

75-235-2 #34 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BTR Realty, Inc., 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 MLR-1M, ML-1M & DR 5.5 zone to an DR 16 zone, for the following reasons:

SEE ATTACHED BRIEF

See attached description

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

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

BY: James B. Byrnes, III Pres. BTR REALTY, INC.
Contract purchaser Legal Owner
Address: 1112 North Rolling Road
Baltimore, Md. 21228
WILLIAM S. BALDWIN, Jr. Petitioner's Attorney
Address: 24 West Penna. Avenue
Towson, Maryland 21204
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 26th day of March, 1975, at 11:00 o'clock.

(over)

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 Miller, Chairman
Zoning Advisory Committee

Re: Property Owner: B.T.R. Realty, Inc.

Location: W/ & S/S of re-located Owens Rd. approx. 180 ft. E/ of Sunny Side Lane

Item No. 34 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 this property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 XXXXXX 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.
- () 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: H. J. Kelly Noted and Approved: Paul H. Reinke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

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

James B. Byrnes, III
Chairman

William S. Baldwin, Esq.
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 34 - 8th Zoning Cycle
BTR Realty, Inc. - Petitioners

Dear Mr. Baldwin:

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 north and south sides of Owens Road relocated, approximately 180 feet east of Sunnyside Lane, in the 15th Election District of Baltimore County, and is presently wooded and unimproved. The Owens Elementary School and a large tract, presently zoned DR 16, abut the property to the east and the Susquehanna Transmission Company right-of-way abuts the property to the northwest. Various residential uses exist to the southwest of the site along Sunnyside Lane.

The petitioner is requesting a Reclassification from the existing DR 5.5, MLR and ML zones to a DR 16 zone. A garden apartment and midrise development is proposed for 1192 two bedroom units. Access to the site is proposed via Highville Road, which would be extended from the easterly property

William S. Baldwin, Esq.
Re: Item 34 - 8th Zoning Cycle
October 25, 1974

Page 2

line through the site to Owens Road relocated.

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, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between 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:JD

Enclosure

cc: Wilson F. Outen, Land Surveyor
Daft-McCune-Walker Inc.
Hampton Plaza, Suite 1102
300 East Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 1974

DONALD J. ROGERS, 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 34, of Reclassification Cycle #8 are as follows:

Property Owner: B.T.R. Realty, Incorporated
Location: N/S and S/S of Owens Road Relocated, 180 ft. E of Sunnyside Lane
Existing Zoning: D.R. 5.5, M.L.R., M.L.
Proposed Zoning: D.R. 16
No. of Acres: 88.30
District 15th

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

VLP/ef

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH M. DYER, P. E., Chief

October 23, 1974

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

Re: Item #34 (Cycle VIII - October 1974 - April 1975)
Property Owner: B.T.R. Realty, Inc.
W/S & S/S of Owens Rd. Relocated, 180' E. of Sunnyside La.
Existing Zoning: D.R. 5.5, M.L.R., M.L.
Proposed Zoning: D.R. 16
No. of Acres: 88.30 District: 15th

Dear Mr. DiNenna:

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

Highways:

Martin Boulevard and the proposed Midlans Boulevard traversing this site are State Roads; therefore, all improvements, intersections, entrance and drainage requirements as they affect the roadways under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Owens Road Relocation is an existing 40-foot curb and gutter street on a 60-foot right-of-way.

Highville Road shall be extended and improved to a 40-foot curb and gutter street on a 60-foot right-of-way.

Sunnyside Lane and Owens Road are existing roads which shall ultimately be improved as 30-foot curb and gutter streets on 50-foot rights-of-way.

Storm Drainage:

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.

Open stream drainage requires a drainage reservation. Assessment of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #34 (Cycle VIII - October 1974 - April 1975)
Property Owner: B.T.R. Realty, Inc.
Page 2
October 23, 1974

Soilwater Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water exists within Owens Road, Highville Road and Sunnyside Lane.

Sanitary Sewers:

Existing public sanitary sewer traverses this site.

Very truly yours,

Ellsworth M. Dyer
ELLSWORTH M. DYER, P. E., Chief,
Bureau of Engineering

END:RAM:GIM:ac

1-W Key Sheet
11, M & 15 NE 25 & 29 Pos. Sheets
11, 3 & 4, 5 & 6 H Topo
50 Tax 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... 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



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 15, 1974

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

Attn: Mr. James B. Byrnes III

Re: 8th Zoning Cycle, Oct. 1974
Property Owner: B.T.R. Realty, Inc.
Location: N & S/S of relocated
Ormes Road, approx. 100 ft. East of
Sunnyside Lane
Existing Zoning: DR 5.5, M.L.R. & M.L.
Proposed Zoning: DR 16
No. of Acres: 88.30
District: 15th
WINDLASS FREEWAY

Dear Sir:

In April of 1974 the petitioner requested information from the State Highway Administration relative to the proposed Windlass Freeway. The petitioner was sent a copy of his property plat on which was indicated the effects to the property by the proposed highway.

It is noted that the Zoning plan does not indicate the proposed taking. It is our opinion that the plan should be revised accordingly prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Mayers
By: John E. Mayers

CLJ:JES:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

WILLIAM G. 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 #34, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: B.T.R. Realty, Inc.
Location: N and S/S of re-located Ormes Road approx 180 ft. E of Sunny Side Lane
Existing Zoning: D.R.S.5, M.L.R. and M.L.
Proposed Zoning: D.R.16
No. of Acres: 88.30
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan should be revised to show the proposed Windlass Freeway.

The property must be developed in accordance with Section 504 of the Zoning Regulations.

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 484-3811 ZONING 484-3281

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 34 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - B.T.R. Realty, Inc.
N/S & S/S of Ormes Road relocated, 180 ft. E of Sunnyside Lane
D.R. 16
District 15

Dear Mr. DiNenna:

The subject petition can be expected to increase trip density from 7,500 to 9,500 vehicles per day. However, since large portions of this tract is zoned industrially, the rezoning would decrease the trip density during the peak hour.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg



INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
301-484-3840

H. B. STAAH
DIRECTOR

October 21, 1974

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

Dear Mr. DiNenna:

Re: Reclassifications - Zoning Cycle VIII
Item 34 - Property Owner: B.T.R. Realty, Inc.
Location: N/W and S/S Ormes Road relocated,
180 ft. East of Sunnyside Lane
Existing Zoning: D.R. 5.5, M.L.R., M.L.
Proposed Zoning: D.R. 16
Acreage: 88.30
District: 15th

The staff of the Industrial Development Commission has reviewed the subject petition, visited the site, and offers the following comments:

The site is a part of the zoned industrial land in the eastern part of the County that has both sewer and water available. It is also in close proximity to the new Rossville Boulevard and has access to Martin Boulevard.

This office feels the present zoning should be retained.

Sincerely,

H. B. StaaH
H. B. STAAH
Director



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 34, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: B.T.R. Realty, Inc.
Location: N/W & S/S of re-located Ormes Rd. approx. 180 ft. E of Sunny Side Lane.
Existing Zoning: DR 5.5, M.L.R. & M.L.
Proposed Zoning: DR 16
No. of Acres: 88.30
District: 15th

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 specifications 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.

Very truly yours,

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

HVB/ncp

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 34

Property Owner: B.T.R. Realty, Inc.
Location: N. & S/S of re-located Ormes Rd., approx. 180 ft. E. of Sunny Side Lane
Present Zoning: D.R. 5.5, M.L.R. & M.L.
Proposed Zoning: D.R. 16

District: 15th
No. Acres: 88.30

Dear Mr. DiNenna:

SEE ATTACHED PAGE

Very truly yours,

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

H. EMILIE PARCE, President
EUGENE C. HERR, Vice-President
MRS. ROBERT L. BERNY

MARCEL M. ROTBARIS
JOSEPH N. MURDOCK
ALVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. RAYARD WILLIAMS, JR.
RICHARD W. TRACEY, A.M.D.
MRS. RICHARD A. SUGART, Ed.

COMMENTS

School Situations:

School	Sept. 19, 1974 Enrollment	Capacity	Over/Under
Ormes Elementary	417	520	-103
Middle River Jr.	1483	1215	+268
Kanwood Sr.	2329	1985	+344

Projections:

School	Sept. 19, '75	Sept. 19, '76	Trend
Ormes Elementary	398	395	Trend shows gradual decline
Middle River Jr.	1377	1310	Trend shows decline
Kanwood Sr.	2380	2396	Enrollment peaks then gradual decline

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Chesapeake Sr. High	Budgeted	1225	Sept. '76

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
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Possible Student Yields:

	Elementary	Junior High	Senior High
Present Zoning:	47	29	25
Proposed Zoning:	2--	61	35

494-3180

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from MLR-IM, ML-IM and D.R. 5.5 : COUNTY BOARD OF APPEALS
to D.R. 16, D.R. 10.5 and D.R. 5.5 :
N/S of Orem Road and Orem Road :
Relocated 180 feet E. of Sunnydale La. : OF
15th District :
BTR Realty, Inc. : BALTIMORE COUNTY
Petitioner : No. 75 - 225 - R

ORDER OF DISMISSAL

Petition of BTR Realty, Inc. for reclassification from MLR-IM, ML-IM and D.R. 5.5 to D.R. 16, D.R. 10.5 and D.R. 5.5 zones, on property located on the north side of Orem Road and Orem Road Relocated 180 feet east of Sunnydale Lane, in the 15th 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 25th 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

County Board of Appeals

Room 219, Court House

Towson, Maryland 21204

December 20, 1976

William F. Baldwin, Esquire
24 W. Pennsylvania Avenue
Towson, Md. 21204

Re: Case No. 75-225-R
BTR Realty, Inc.

Dear Mr. Baldwin:

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: Mrs. Alberto Pugh
Mr. William Bocer
John W. Messian, III, Esquire

were developed in its present industrial classification, extensive water run-off could be incurred by the construction and ultimate use then that which would be caused by residential development.

Mr. Bernard Willemain, expert planner, testifying on behalf of the Petitioner, stated that most of the area was developed during World War II. Since that time, there has been new highway construction and better access to surrounding areas, i.e., the recent relocation and construction of Rossville Boulevard and Orem Road. He also indicated that, if the property were developed in its present classification, extensive grading and removal of trees would be necessary, and thus resulting, in his opinion, in extensive water run-off. He further indicated that the subject property, as presently classified, is in error, due to substantial changes in the area and there no longer being a need for industrial zoning in this immediate part of the County. Additionally, it was his opinion that there would be unreasonable hardship to the community if developed industrially. He further indicated that the proposed development would not overcongest the roads, schools, and other facilities in the area.

Residents of the area, in protest to the subject Petition, indicated that they were fearful that residential development of this property would cause additional drainage problems. They were also fearful that the increase in residents in the area could create an increase in the crime rate and the lack of job availability in the Essex area.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification, as amended, should be granted. The subject property is mainly classified in an industrial zone and could be developed as a matter of right at this time. However, this type of development could cause the clearance of all vegetation on the subject property, possibly increasing the

downstream flow of water, thereby creating additional flooding conditions. The subject plan, as proposed, indicated that of the 88.30 acres of land, 19.12 acres would be left in open space. Much of the trees and vegetation would be retained and residential development could be constructed in such a manner as to be attractive to the area. Further, the construction of new roads in the area indicates that there has been a change in the area and, therefore, necessitates the granting of this request.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1976, that the subject property should be and the same is hereby reclassified, as indicated on the subject plat, said plat having been filed as Zoning Commissioner's Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, as described below:

Parcel 1 - "Beginning for the same at a point on the southeast side of the right of way of the Susquehanna Transmission Company at a distance of 1650.06 feet measured southwesterly along said right of way line from the southwest side of Martin Boulevard, and running thence binding along said right of way (1) North 43°56'47" East 286 feet and (2) North 45°05'55" East 330 feet, thence leaving said right of way and running the following four (4) courses and distances, viz.: (3) South 21°45'00" East 250 feet, (4) North 86°30'00" East 200 feet, (5) North 54°54'00" East 582.53 feet and (6) South 70°16'00" East 205 feet to intersect the southeast boundary of the whole tract of land, thence binding thereon (7) South 19°24'00" West 380 feet and (8) South 19°31'19" West 315 feet, thence leaving said boundary and running the following three (3) courses and distances, viz.: (9) South 77°34'50" West 337 feet, (10) South 23°18'45" West 429.18 feet and (11) North 46°03'13" West 916.40 feet to the place of beginning, containing 17.62 acres of land, more or less."

should be and the same is hereby reclassified from an M. L. R. Zone - I. M. District to a D. R. 16 Zone.

Parcel 2 - "Beginning for the same at a point on the southeast side of the right of way of the Susquehanna Transmission Company at a distance of 2803.06 feet measured southwesterly along said right of way line from the southwest side of

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Orem Road and Orem Road : ZONING COMMISSIONER
Relocated, 180' E of :
Sunnydale Lane - 15th Election : OF
District :
BTR Realty, Inc. - Petitioner : BALTIMORE COUNTY
NO. 75-225-R (Item No. 34) :

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1976, that the Order, dated April 14, 1976, passed in this matter, should be and the same is hereby AMENDED "Nunc Pro Tunc" on Page 1, Paragraph 1, Line 6, to read as follows:

....contains 88.30 acres of land...

Walter A. Reiter, Jr.,
Zoning Commissioner of
Baltimore County

Martin Boulevard, and running thence binding along said right of way (1) North 43°56'47" East 1153.00 feet thence leaving said right of way and running the following three (3) courses and distances, viz.: (2) South 46°03'13" East 916.40 feet, (3) South 23°18'45" West 707.25 feet and (4) North 68°54'03" West 1264.87 feet to the place of beginning, containing 22.39 acres of land, more or less."

should be and the same is hereby reclassified from an M. L. R. Zone - I. M. District to a D. R. 16 Zone.

Parcel 3 - "Beginning for the same at a point on the easternmost boundary of the whole tract of land at a distance of 1339.00 feet measured northerly along said easternmost boundary from the northerly side of the relocated Orem Road, as laid out and now existing 60 feet wide, and running thence binding along part of said easternmost boundary (1) North 1°05'11" East 1321.99 feet, thence leaving said boundary and running the following three (3) courses and distances, viz.: (2) South 77°34'50" West 337.00 feet, (3) South 23°18'45" West 1136.43 feet and (4) South 68°54'03" East 353.54 feet to the place of beginning, containing 8.93 acres of land, more or less."

should be and the same is hereby reclassified from a D. R. 5.5 Zone to a D. R. 16 Zone.

Parcel 4 - "Beginning for the same at a point on the northeast side of the relocated Orem Road as laid out and now existing 60 feet wide, said point being located 362 feet, more or less, southeasterly from the southeast side of Sunnydale Lane, 40 feet wide, and running thence leaving Orem Road (1) North 18°15'19" East 895.00 feet and (2) North 66°27'51" West 363.67 feet to the southeast side of Sunnydale Lane and a corner of the whole tract, thence binding along the southwestern and northwestern boundaries of the whole tract the following three (3) courses and distances, viz.: (3) North 78°39'41" West 40.29 feet, (4) North 68°06'41" West 717.27 feet and (5) North 43°56'47" East 410.82 feet, thence leaving the boundary of the whole tract and running the following four (4) courses and distances, viz.: (6) South 68°54'03" East 1264.87 feet, (7) South 23°18'45" West 833.57 feet, (8) South 24°40'26" West 320.37 feet and (9) 130.82 feet in a northwesterly direction along an arc of a curve to the left having a radius of 700 feet to intersect the aforesaid northeast side of Orem Road, 60 feet wide, thence binding thereon the following two (2) courses and distances, viz.: (10) North 64°12'20" West 55.25 feet and (11) 155.93 feet in a northwesterly direction along an arc of a curve to the left having a radius of 2321.83 feet to the place of beginning, containing 17.02 acres of land, more or less."

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Orem Road and Orem Road : ZONING COMMISSIONER
Relocated, 180' E of :
Sunnydale Lane - 15th Election : OF
District :
BTR Realty, Inc. - Petitioner : BALTIMORE COUNTY
NO. 75-225-R (Item No. 34) :

This matter comes before the Zoning Commissioner as a result of a Petition filed by BTR Realty, Inc., for a Reclassification from an M. L. R. Zone - I. M. District, M. L. Zone - I. M. District, and D. R. 5.5 Zone to a D. R. 16 Zone. The subject property is located on the north side of Orem Road and Orem Road Relocated, 180 feet east of Sunnydale Lane, in the Fifteenth Election District of Baltimore County, and contains 83.30 acres of land, more or less.

At the outset of the hearing, counsel for the Petitioner verbally moved to amend the Petition and, subsequently, filed an amended Petition for Alternative Zoning Reclassification to request D. R. 16, D. R. 10.5, and D. R. 5.5 Zones in lieu of the original request for D. R. 16 zoning, all in accordance with Petitioner's Exhibit 2. Said motion was granted.

Evidence on behalf of the Petitioner indicated that the property was formerly known as the Baltimore Raceway. Although the majority of the property is in an industrial zone, it could not be developed in its present classification for many years.

Mr. Fred Walker, landscape architect and planner, testifying on behalf of the Petitioner, indicated that, if the Petition were granted as amended, a suitable density for the subject property would be 1,192 units. He indicated that over 20 acres, in the northwest part of the subject property, is in a flood plain area and cannot be developed. He further indicated that, if the property

should be and the same is hereby reclassified from an M. L. R. Zone - I. M. District to a D. R. 10.5 Zone.

Parcel 5 - "Beginning for the same at a point on the northeast side of the relocated Orem Road, as laid out and now existing 60 feet wide, said point being located 573 feet, more or less, southeasterly from the southeast side of Sunnydale Lane, 40 feet wide, and running thence, leaving Orem Road, the following four (4) courses and distances, viz.: (1) 130.82 feet in a northeasterly direction along an arc of a curve to the right having a radius of 700 feet, (2) North 24°40'26" East 320.37 feet, (3) North 23°18'45" East 853.57 feet and (4) South 68°54'03" East 353.54 feet to intersect the southeast boundary of the whole tract, thence binding thereon (5) South 19°31'19" West 1339.00 feet to the aforesaid northeast side of Orem Road, thence binding thereon (6) North 64°12'20" West 432.95 feet to the place of beginning, containing 11.98 acres of land, more or less."

should be and the same is hereby reclassified from a D. R. 5.5 Zone to a D. R. 10.5 Zone.

Parcel 6 - "Beginning for the same at a point on the northeast side of the relocated Orem Road, as laid out and now existing 60 feet wide, said point being located 180 feet, more or less, southeasterly from the southeast side of Sunnydale Lane, 40 feet wide, and running thence, leaving Orem Road and binding on the southwest boundary of the whole tract, the following three (3) courses and distances, viz.: (1) North 18°15'19" East 507.44 feet, (2) North 71°04'41" West 180.00 feet to the southeast side of Sunnydale Lane, 40 feet wide, and (3) North 18°15'19" East, binding along Sunnydale Lane, 416.19 feet, thence leaving Sunnydale Lane (4) South 68°27'51" East 363.67 feet and (5) South 18°15'19" West 895.00 feet to intersect the aforesaid northeast side of Orem Road, 60 feet wide, thence binding thereon the following two (2) courses and distances, viz.: (6) 148.00 feet in a northwesterly direction along an arc of a curve to the left having a radius of 2321.83 feet and (7) North 71°04'20" West 34.25 feet to the place of beginning, containing 5.45 acres of land, more or less."

should be and the same is hereby reclassified from an M. L. R. Zone - I. M. District to a D. R. 5.5 Zone.

Parcel 7 - "Beginning for the same at a point on the southwest side of the relocated Orem Road, sixty (60) feet wide, at a distance of 251 feet, more or less, southeasterly from the southeast side of Sunnydale Lane, forty (40) feet wide,

and running thence binding on said southwest side of Orens Road the following two (2) courses and distances, viz.: (1) 258.57 feet in a southeasterly direction along an arc of a curve to the right having a radius of 2261.83 feet, and (2) South 64°12'20" East 70.59 feet, thence leaving Orens Road the following two (2) courses and distances, viz.: (3) 110.39 feet in a southerly direction along an arc of a curve to the left having a radius of 700 feet and (4) South 00°08'26" East 200 feet to the north side of the Old Orens Road, thence binding on the north side of said road the following two (2) courses and distances, viz.: (5) South 89°51'34" West 195 feet and (6) South 88°05'52" West 50.11 feet, thence leaving Orens Road and running with the boundary of the whole tract of land the following four (4) courses and distances, viz.: (7) North 00°08'26" West 102.94 feet, (8) 97.55 feet in a northerly direction along an arc of a curve to the right having a radius of 869.02 feet, (9) South 87°59'34" West 212.05 feet and (10) North 18°15'19" East 268.11 feet to the southwest side of the new Orens Road, thence binding thereon (11) South 71°27'30" East 71.39 feet and (12) North 19°14'40" East 18.00 feet to the place of beginning, containing 3.00 acres of land, more or less."

should be and the same is hereby reclassified from an M.L.R. Zone - I, M. District to a D.R. 5.5 Zone, from and after the date of this Order, all subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William S. Baldwin
Zoning Commissioner of
Baltimore County

Petition of BTR Realty, Inc.
for Reclassification
MLR-IM (DR 5.5 to DR 16)
Election District 15

BEFORE THE
ZONING COMMISSION
FOR BALTIMORE COUNTY
Item #34, 8th Cycle
Case #75-225R

AMENDED PETITION FOR
ALTERNATIVE ZONING RECLASSIFICATION

BTR REALTY, INC., Petitioner herein, petitions the Zoning Commissioner for reclassification from MLR-IM and DR 5.5 to DR 16, or in the alternative MLR-IM DR 5.5 to DR 16, DR 10.5, and DR 5.5, all in accordance with Petitioner's exhibit # _____ which is filed herewith and made a part hereof.

William S. Baldwin
William S. Baldwin
Attorney for BTR Realty, Inc.

I HEREBY CERTIFY that a copy of the foregoing Petition was
and delivered this 26th day of March, 1975 to
William F. Outen
Office of People's Council, Baltimore County
Office Building, Towson, Maryland 21204.

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
21204

MEMORANDUM
IN SUPPORT OF THE PETITION OF BTR REALTY, INC.

1. That the County Council erred in classifying the subject property ML and MLR and DR 5.5 in that the property is more properly oriented to the residential zoning and uses of the properties immediately to the east and south of the subject property and the individual houses on the southwest side of the subject property, which in the opinion of the Petitioner, are improperly placed in an ML zone.
2. That the subject property is separated from the balance of your Petitioner's property which is zoned ML and MLR to the west by the Susquehanna Transmission Company high tension power line, the sizable flood plane and the proposed right-of-way of the proposed Windless Boulevard.
3. That there is an excess of ML and MLR property in the immediate area that cannot be used for manufacturing purposes within the foreseeable future and that there is an immediate and pressing need for high density residential uses in the area.
4. The topography of the subject tract makes it virtually impossible from an economic feasibility standpoint to develop the property in its ML and MLR classification in that it would require excessive grading and land clearing and denudment of the subject tract and further that the topography of the subject tract from an economic feasibility point of view dictates that it be developed in high density residential use rather than low density residential use as the engineering and lot cost would be excessive in a DR 5.5 zone.
5. That the construction and opening of the new Rosville Boulevard in the immediate area constitutes a change in conditions of the neighborhood since the adoption of the present maps in 1971.

6. That the dramatic change in the economic climate of the Country and especially regarding high interest rates constitutes a change which creates a need for rental housing in this immediate area because of the lack of availability of financing for individual housing together with the substantial downpayments that are now required by lending institutions and the large number of persons unable to meet this requirement.

7. The property is ideally suited for high density residential uses in that it is separated by the physical features of the land from the adjoining ML and MLR zoned property and that it is near schools, churches, shopping, the Baltimore County Beltway and public transportation.

8. That the relocation and reconstruction of Orens Road constitutes a change in the character of the neighborhood that has occurred since the adoption of the map in 1971.

9. That the construction of the new Golden Ring Mall Shopping Center Regional Shopping Center within less than one-half mile of the subject property constitutes a change in the conditions of the neighborhood since the adoption of the map.

10. And for such other reasons that may be assigned at the time of the hearing on this Petition.

Respectfully submitted,

William S. Baldwin
William S. Baldwin
Attorney for BTR Realty, Inc.

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
21204

DESCRIPTION

Parcel A - 3.06 Acre Parcel to be Reclassified
from M.L.R.-IM to D.R. 16
Fifteenth Election District
Baltimore County, Maryland

Beginning for the same at a point on the southwest side of the new Orens Road, sixty (60) feet wide, at a distance of two hundred fifty-one (251) feet, more or less, southeasterly from the southeast side of Sunnyside Lane, forty (40) feet wide, and running thence binding on said southwest side of Orens Road the following two (2) courses and distances, viz.: (1) 258.57 feet in a southeasterly direction along an arc of a curve to the right having a radius of 2261.83 feet, and (2) South 64°12'20" East 70.59 feet, thence leaving Orens Road the following two (2) courses and distances, viz.: (3) 110.39 feet in a southerly direction along an arc of a curve to the left having a radius of 700 feet and (4) South 00°08'26" East 200 feet to the north side of the old Orens Road, thence binding on the north side of said road the following two (2) courses and distances, viz.: (5) South 89°51'34" West 195 feet and (6) South 88°05'52" West 50.11 feet, thence leaving Orens Road and running with the boundary of the whole tract of land the following four (4) courses and distances, viz.: (7) North 00°08'26" West 102.94 feet, (8) 97.55 feet in a northerly direction along an arc of a curve to the right having a radius of 869.02 feet, (9) South 87°59'34" West 212.05 feet and (10) North 18°15'19" East 268.11 feet to the southwest side of the new Orens Road, thence binding thereon (11) South 71°27'30" East 71.39 feet and (12) North 19°14'40" East 18.00 feet to the place of beginning, containing 3.00 acres of land, more or less.

William F. Outen 9/30/74
William F. Outen
Professional Land Surveyor Reg. No. 2493



DESCRIPTION

Parcel B - 1.91 Acre Parcel to be Reclassified
from D.R. 5.5 to D.R. 16
Fifteenth Election District
Baltimore County, Maryland

Beginning for the same at a point on the southwest side of the new Orens Road, 60 feet wide, at a distance of 580 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, 40 feet wide, and running thence binding on the southwest side of Orens Road (1) South 64°12'20" East 423.83 feet, thence leaving said road and binding on the southeast boundary of the whole tract of land (2) South 19°51'19" West 140.00 feet to the north side of the old Orens Road, thence binding thereon the following two courses and distances, viz.: (3) North 88°17'46" West 217.07 feet and (4) South 89°51'34" West 125 feet thence leaving said road and running the following two courses and distances, viz.: (5) North 00°08'26" West 200 feet and (6) 110.39 feet in a northerly direction along an arc of a curve to the right having a radius of 700 feet to the place of beginning, containing 1.91 acres of land, more or less.

William F. Outen 9/30/74
William F. Outen
Professional Land Surveyor Reg. No. 2493



DESCRIPTION

Parcel C - 20.91 Acre Parcel to be Reclassified
from D.R. 5.5 to D.R. 16
Fifteenth Election District
Baltimore County, Maryland

Beginning for the same at a point on the northeast side of the new Orens Road, 60 feet wide, at a distance of 573 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, 40 feet wide, and running thence, leaving Orens Road, the following four courses and distances, viz.: (1) 130.82 feet in a northeasterly direction along an arc of a curve to the right having a radius of 700 feet, (2) North 24°40'26" East 320.37 feet, (3) North 23°18'45" East 1990 feet and (4) North 77°34'50" East 337 feet, thence binding on the southeast boundary of the whole tract of land (5) South 19°51'19" West 2660.99 feet to intersect the northeast side of the new Orens Road, thence binding thereon (6) North 64°12'20" West 432.95 feet to the place of beginning, containing 20.91 acres of land, more or less.

William F. Outen 9/30/74
William F. Outen
Professional Land Surveyor Reg. No. 2493



DESCRIPTION

Parcel D - 44.86 Acre Parcel to be Reclassified
from M.L.R.-IM to D.R. 16
Fifteenth Election District
Baltimore County, Maryland

Beginning for the same at a point on the northeast side of the new Orens Road, sixty (60) feet wide, at a distance of one hundred eighty (180) feet, more or less, southeasterly from the southeast side of Sunnyside Lane, forty (40) feet wide, and running thence, leaving Orens Road and binding on the southwest boundary of the whole tract of land, the following five (5) courses and distances, viz.: (1) North 18°15'19" East 507.44 feet, (2) North 71°44'41" West 180.00 feet to the southeast side of Sunnyside Lane, (3) North 18°15'19" East 416.19 feet along the southeast side of Sunnyside Lane, (4) North 78°39'41" West 40.29 feet, crossing Sunnyside Lane and (5) North 68°06'41" West 717.27 feet to the southeast right of way line of the Susquehanna Transmission Company, thence binding on said right of way (6) North 43°56'47" East 1563.82 feet to a point located 1650.06 feet southwesterly along said right of way line from the southwest side of Martin Boulevard, thence leaving said right of way and running the following four (4) courses and distances, viz.: (7) South 46°03'13" East 916.40 feet, (8) South 23°18'45" West 1560.82 feet, (9) South 24°40'26" West 320.37 feet and (10) 130.82 feet in a southerly direction along an arc of a curve to the left having a radius of 700 feet to a point on the northeast side of the new Orens Road, thence binding thereon the following three (3) courses and distances, viz.: (11) North 64°12'20" West 55.25 feet, (12) 303.93 feet in a northerly direction along an arc of a curve to the left having a radius of 2321.83 feet and (13) North 71°42'20" West 34.23 feet to the place of beginning, containing 44.86 acres of land, more or less.

William F. Outen 9/30/74
William F. Outen
Professional Land Surveyor Reg. No. 2493



DESCRIPTION

Parcel E - 17.62 Acre Parcel to be Reclassified from M.L. - IM to D.R. 16 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the southeast side of the right of way of the Susquehanna Transmission Company at a distance of 1650.06 feet measured southwesterly along said right of way line from the southwest side of Martin Boulevard, and running thence binding along said right of way (1) North 43°56'47" East 286 feet and (2) North 45°05'55" East 330 feet, thence leaving said right of way and running the following four (4) courses and distances, viz.: (3) South 21°45'00" East 250 feet, (4) North 86°30'00" East 200 feet, (5) North 54°54'00" East 582.53 feet and (6) South 70°16'00" East 205 feet to intersect the southeast boundary of the whole tract of land, thence binding thereon (7) South 19°44'00" West 380 feet and (8) South 19°51'19" West 315 feet, thence leaving said boundary and running the following three (3) courses and distances, viz.: (9) South 77°34'50" West 337 feet, (10) South 23°18'45" West 429.18 feet and (11) North 46°03'13" West 916.40 feet to the place of beginning, containing 17.62 acres of land, more or less.

William F. Quinn 9/30/79
William F. Quinn
Professional Land Surveyor Reg. No. 2493



PARCEL 1 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

17.62 Acre Parcel Reclassified from M.L. - IM to D.R. 16 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the southeast side of the right of way of the Susquehanna Transmission Company at a distance of 1650.06 feet measured southwesterly along said right of way line from the southwest side of Martin Boulevard, and running thence binding along said right of way (1) North 43°56'47" East 286 feet and (2) North 45°05'55" East 330 feet, thence leaving said right of way and running the following four (4) courses and distances, viz.: (3) South 21°45'00" East 250 feet, (4) North 86°30'00" East 200 feet, (5) North 54°54'00" East 582.53 feet and (6) South 70°16'00" East 205 feet to intersect the southeast boundary of the whole tract of land, thence binding thereon (7) South 19°44'00" West 380 feet and (8) South 19°51'19" West 315 feet, thence leaving said boundary and running the following three (3) courses and distances, viz.: (9) South 77°34'50" West 337 feet, (10) South 23°18'45" West 429.18 feet and (11) North 46°03'13" West 916.40 feet to the place of beginning, containing 17.62 acres of land, more or less.

DESCRIPTION

PARCEL 2 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

22.39 Acre Parcel Reclassified from M.L.R. - IM to D.R. 16 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the southeast side of the right of way of the Susquehanna Transmission Company at a distance of 2803.06 feet measured southwesterly along said right of way line from the southwest side of Martin Boulevard, and running thence binding along said right of way (1) North 43°56'47" East 1153.00 feet thence leaving said right of way and running the following three (3) courses and distances, viz.: (2) South 46°03'13" East 916.40 feet, (3) South 23°18'45" West 707.25 feet and (4) North 68°54'03" West 1264.87 feet to the place of beginning, containing 22.39 acres of land, more or less.

DESCRIPTION

PARCEL 3 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

8.93 Acre Parcel Reclassified from D.R. 5.5 to D.R. 16 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the easternmost boundary of the whole tract of land at a distance of 1339.00 feet measured northerly along said easternmost boundary from the northerly side of the relocated Orens Road, as laid out and now existing 60 feet wide, and running thence binding along part of said easternmost boundary (1) North 19°51'19" East 1321.99 feet, thence leaving said boundary and running the following three (3) courses and distances, viz.: (2) South 77°34'50" West 337.00 feet, (3) South 23°18'45" West 1136.43 feet and (4) South 68°54'03" East 353.54 feet to the place of beginning, containing 8.93 acres of land, more or less.

DESCRIPTION

PARCEL 4 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

17.02 Acre Parcel Reclassified from M.L.R. - IM to D.R. 10.5 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the northeast side of the relocated Orens Road as laid out and now existing 60 feet wide, said point being located 362 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, 40 feet wide, and running thence leaving Orens Road (1) North 18°15'19" East 895.00 feet and (2) North 66°27'51" West 363.67 feet to the southeast side of Sunnyside Lane and a corner of the whole tract, thence binding along the southwestern and northwestern boundaries of the whole tract the following three (3) courses and distances, viz.: (3) North 78°39'41" West 40.29 feet, (4) North 68°06'41" West 717.27 feet and (5) North 43°56'47" East 410.82 feet, thence leaving the boundary of the whole tract and running the following four (4) courses and distances, viz.: (6) South 68°54'03" East 1264.87 feet, (7) South 23°18'45" West 853.57 feet, (8) South 24°40'26" West 370.37 feet and (9) 130.82 feet in a southwesterly direction along an arc of a curve to the left having a radius of 700 feet to intersect the aforementioned northeast side of Orens Road, 40 feet wide, thence binding thereon the following two (2) courses and distances, viz.: (10) North 64°12'20" West 55.25 feet and (11) 155.93 feet in a northwesterly direction along an arc of a curve to the left having a radius of 2321.83 feet to the place of beginning, containing 17.02 acres of land, more or less.

DESCRIPTION

PARCEL 5 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

11.93 Acre Parcel Reclassified from D.R. 5.5 to D.R. 10.5 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the northeast side of the relocated Orens Road, as laid out and now existing 60 feet wide, said point being located 573 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, 40 feet wide, and running thence, leaving Orens Road, the following four (4) courses and distances, viz.: (1) 130.82 feet in a north-easterly direction along an arc of a curve to the right having a radius of 700 feet, (2) North 24°40'26" East 320.37 feet, (3) North 23°18'45" East 853.57 feet and (4) South 68°54'03" East 353.54 feet to intersect the south-easterly boundary of the whole tract, thence binding thereon (5) South 19°51'19" West 1339.00 feet to the aforementioned northeast side of Orens Road, thence binding thereon (6) North 64°12'20" West 432.95 feet to the place of beginning, containing 11.93 acres of land, more or less.

DESCRIPTION

PARCEL 6 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

5.45 Acre Parcel Reclassified from M.L.R. - IM to D.R. 5.5 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the northeast side of the relocated Orens Road, as laid out and now existing 60 feet wide, said point being located 180 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, 40 feet wide, and running thence, leaving Orens Road and binding on the southwest boundary of the whole tract, the following three (3) courses and distances, viz.: (1) North 18°15'19" East 507.44 feet, (2) North 71°44'41" West 180.00 feet to the southeast side of Sunnyside Lane, 40 feet wide, and (3) North 18°15'19" East, binding along Sunnyside Lane, 416.19 feet, thence leaving Sunnyside Lane (4) South 66°27'51" East 363.67 feet and (5) South 18°15'19" West 895.00 feet to intersect the aforementioned northeast side of Orens Road, 40 feet wide, thence binding thereon the following two (2) courses and distances, viz.: (6) 148.00 feet in a northwesterly direction along an arc of a curve to the left having a radius of 2321.83 feet and (7) North 71°42'20" West 34.23 feet to the place of beginning, containing 5.45 acres of land, more or less.

DESCRIPTION

PARCEL 7 - SUPPLEMENTING PETITIONER'S EXHIBIT NO. 2, CASE NO. 75-225 R, ZONING CYCLE 8, ITEM 34

3.00 Acre Parcel Reclassified from M.L.R. - IM to D.R. 5.5 Fifteenth Election District, Baltimore County, Maryland

Beginning for the same at a point on the southwest side of the relocated Orens Road, sixty (60) feet wide, at a distance of 251 feet, more or less, southeasterly from the southeast side of Sunnyside Lane, forty (40) feet wide, and running thence binding on said southwest side of Orens Road the following two (2) courses and distances, viz.: (1) 258.57 feet in a south-easterly direction along an arc of a curve to the right having a radius of 2361.83 feet, and (2) South 64°12'20" East 70.29 feet, thence leaving Orens Road the following two (2) courses and distances, viz.: (3) 110.39 feet in a southerly direction along an arc of a curve to the left having a radius of 700 feet and (4) South 00°08'26" East 200 feet to the north side of the old Orens Road, thence binding on the north side of said road the following two (2) courses and distances, viz.: (5) South 89°51'34" West 195 feet and (6) South 88°02'52" West 50.11 feet, thence leaving Orens Road and running with the boundary of the whole tract of land the following four (4) courses and distances, viz.: (7) North 00°08'26" West 102.94 feet, (8) 97.55 feet in a northerly direction along an arc of a curve to the right having a radius of 869.02 feet, (9) South 87°59'34" West 212.05 feet and (10) North 18°15'19" East 268.11 feet to the southwest side of the new Orens Road, thence binding thereon (11) South 71°27'30" East 71.39 feet and (12) North 19°14'40" East 18.00 feet to the place of beginning, containing 3.00 acres of land, more or less.

RE: PETITION FOR RECLASSIFICATION
N/S of Orens Road and Orens Road
Relocated, 180' E of Sunnydale Lane,
15th District
BTR REALTY, INC., Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 75-225-R

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your Order of April 14, 1976, as amended by
your Order dated April 29, 1976, to the County Board of Appeals and forward all
papers in connection therewith to said Board for hearing.

John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of April, 1976, a copy of the foregoing
Order was mailed to William S. Baldwin, Esquire, 24 West Pennsylvania Avenue, Towson,
Maryland 21204, Attorney for Petitioner.



BTR Realty, Inc.
4991 Fairview Avenue
Linthicum, Maryland 21090

March 26, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Utilities Report
Item 34 - 15th Zoning Cycle
N/S and S/S of Orens Road Relocated
180' E of Sunnydale Lane
Petitioner - BTR Realty, Inc.

Dear Mr. DiNenna:

The following information has been developed by the writer
through conferences with Baltimore County Engineering personnel,
examination of existing and proposed construction plans, visits to
the site and study of the Baltimore County Water and Sewerage Plan.

Sanitary Sewerage

Parcels for which reclassification is requested are served by
two sanitary flow interceptors:
1.) 33" Brien Run Interceptor through northwest portion,
2.) 30" Interceptor in bed of Orens Road Relocated through
south portion of property.

Present and proposed flows can be accommodated without taxing
existing facilities. County Flow Monitoring Program will limit
development in any one year to the equivalent of 200 lots to prevent
overtaking treatment facilities.

Water

Existing mains:
1.) 8" main in Orens Road Relocated
2.) 36" main in Orens Road
3.) 8" main in Highbrook Road
4.) 12" main in Kolso Drive

Area is served by gravity flow from the Montebello filtration
plants. The distribution system is adequate to meet present demands.

William S. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Orens Road and Orens
Road Relocated, 180' E of
Sunnydale Lane - 15th Election
District
BTR Realty, Inc. - Petitioner
NO. 75-225-R (Item No. 34)

Dear Mr. Baldwin:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachment

cc: Mrs. Alberta Pugh
843 Middlesex Road
Baltimore, Maryland 21221

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

Mr. William Pacer
326 Langley Road
Baltimore, Maryland 21221

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachment

cc: Mrs. Alberta Pugh
843 Middlesex Road
Baltimore, Maryland 21221

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

Mr. William Pacer
326 Langley Road
Baltimore, Maryland 21221

WILLIAM S. BALDWIN
ATTORNEY AT LAW
24 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
494-2188

April 21, 1976

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

RE: Petition for Reclassification
N/S of Orens Road and Orens Road
Relocated, 180' E of Sunnydale Lane
15th Election District
BTR Realty, Inc. - Petitioner
No. 75-225-R (Item No. 34)

Dear Mr. DiNenna:

I am in receipt of your Opinion and Order in the above captioned
case.

I believe that there is a typographical error in Paragraph #1
of the Opinion which should be corrected. In the next to the last
sentence of the first paragraph of the Opinion, the language is:
". . . and contains 83.32 acres of land . . ." I believe that this
should read 88.32 acres instead of as written. If you will be so
kind as to check page 3 of the Opinion, line #2, you refer to 88.32
acres of land which, in fact, is the total acreage involved including
the 1.91 acres of land south of Orens Road for which no change in
classification was requested.

I feel that this typographical error should be corrected either
by an amendment or interlineation.

Very truly yours,

William S. Baldwin

WEB/dj

cc: Mrs. Alberta Pugh
John W. Hession, III, Esquire

April 14, 1976

William S. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Orens Road and Orens
Road Relocated, 180' E of
Sunnydale Lane - 15th Election
District
BTR Realty, Inc. - Petitioner
NO. 75-225-R (Item No. 34)

Dear Mr. Baldwin:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mrs. Alberta Pugh
843 Middlesex Road
Baltimore, Maryland 21221

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

Bill Pacer - owner
843 Langley Rd
21221

Franklin Square Hospital

9000 Franklin Square Drive - Baltimore, Md. 21237 - JVI-3900

February 13, 1975

Mrs. Nellie Harden
25 Yawmeter Drive
Baltimore, MD 21220

Dear Mrs. Harden:

I am sorry that a representative of the Hospital can not be
present at your meeting this afternoon. As I stated to you
on the telephone, the Hospital's purpose is to serve all factions
in a community - those for a subject and those against a subject.

Your concern about the erection of an apartment complex of
1,192 units is understandable. I will attempt to outline the
impact of such a project on Franklin Square Hospital.

The proposed location of the project tells us that almost all
patients requiring hospitalization will come to this Hospital.
Very few, if any, will go to other institutions. The Baltimore
County Office of Planning and Zoning tells us that an average
of 2.57 people will occupy each of these units. This is based
on a county-wide average. If you multiply 1,192 units by 2.57
people per unit, this gives a total of over 3,000 people residing
in this complex.

The Regional Planning Council tells us that a hospital needs 2.8
inpatient beds per 1,000 people. This means that this Hospital
would have to dedicate 8 of its beds to treat this complex. Our
experience tells that one in every seven people in our service
area uses our outpatient facilities every year. Therefore, this
would add approximately 450 visits to our outpatient load.

Let me quickly summarize what I have just said:

1. There will be 3,000 people in the complex.
2. The Hospital will require 8 inpatient beds to treat these people.
3. There will be an increase of 450 visits per year to our outpatient area.

Our present facility is taxed to its utmost. We currently are
89% occupied on the inpatient side and we are treating 110,000
outpatients per year. (Our outpatient area is designed to handle
45,000 outpatients per year).

Mrs. Nellie Harden
2/13/75
Page 2

Recently, we obtained permission from the State Comprehensive
Health Planning Agency to expand our facilities an additional
160 beds and to increase the size of our outpatient area to
accommodate some 150,000 outpatients per year. This will cost
some \$20 million and is expected to be completed by 1980.

As I stated before, we take no stand on this issue one way or
the other. However, I hope the above gives you some idea of
the impact of this proposed project on our facilities.

If you need additional information, please contact us.

Sincerely,

David L. Woodrum
Assistant Director

DLW/mce

RE: PETITION FOR RECLASSIFICATION FROM M.L.R. to M.L.R.-1.1.1.1. ZONING COMMISSIONER OF BALTIMORE COUNTY

BTR REALTY, INC. Case No. 75-225-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. Burt, Jr.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland, 21204
410-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 22nd day of March, 1975, to William S. Baldwin, Esquire, 24 West Pennsylvania Avenue, Towson, Maryland, 21204, Attorney for Petitioner.

I WILL NOT ATTEND.

MAR 12 75 PM

ZONING DEPARTMENT

PETITION FOR RECLASSIFICATION FROM M.L.R. to M.L.R.-1.1.1.1. ZONING COMMISSIONER OF BALTIMORE COUNTY

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for reclassification of property from M.L.R. to M.L.R.-1.1.1.1. as filed in the Zoning Department of Baltimore County on March 6, 1975.

Parcel A - 1.11 Acres Parcel to be Reclassified from M.L.R. to M.L.R.-1.1.1.1. Beginning for the same at a point on the southeast side of the new Orem Road, 40 feet wide, at a distance of 110 feet, more or less, northerly from the southeast corner of the intersection of the new Orem Road and the old Orem Road, 40 feet wide, and running thence leaving Orem Road, the following four corners and distances, viz: (1) 110 feet to a northerly direction, along a curve to the right having a radius of 110 feet, (2) 110 feet to a northerly direction, along a curve to the right having a radius of 110 feet, (3) 110 feet to a northerly direction, along a curve to the right having a radius of 110 feet, (4) 110 feet to a northerly direction, along a curve to the right having a radius of 110 feet.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 6th day of March, 1975, the first publication appearing on the 6th day of March, 1975.

THE JEFFERSONIAN
S. Eric DiNenna, Manager

Cost of advertisement, \$

Appeal

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#75-225-R

District: 15th

Date of Posting: 5-27-76

Posted by: BTR Realty, Inc.

Location of property: N/S of Orem Rd. & Orem Rd. Relocated 186' E of Sunnydale Lane

Location of Signs: Signs on Orem Rd. Relocated 186' E of Sunnydale Lane

Remarks: M.H. Hesse

Posted by: M.H. Hesse

Date of return: 6-3-76

William S. Baldwin, Esq.
24 West Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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.

S. ERIC DINENNA
Zoning Commissioner

Petitioner BTR Realty, Inc.

Petitioner's Attorney William S. Baldwin, Esq. Reviewed by James B. Grier, Jr.
cc: Wilson F. Outen, Land Surveyor
Duffy-McCune-Walker Inc.
Towson, Md. 21204

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

No. 17151

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
YELLOW - CUSTOMER

BTR Realty, Inc.
1112 N. Holling Road
Baltimore, Md. 21228
Petition for Reclassification

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 September 1974. Item #

S. ERIC DINENNA
Zoning Commissioner

Petitioner BTR Realty Submitted by Baldwin

Petitioner's Attorney Baldwin Reviewed by J.B.G.

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

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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: J.B.G.									
Previous case:									
Revised Plans: Change in outline or description									Yes
Map #									No

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

No. 17991

DATE April 11, 1975 ACCOUNT 01-662

AMOUNT \$270.53

WHITE - CASHIER
YELLOW - CUSTOMER

BTR Realty, Inc.
6991 Fairview Ave.
Kintlin Heights, Md. 21090
Advertising and posting of property #75-225-R

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

No. 33374

DATE May 5, 1976 ACCOUNT 01-662

AMOUNT \$85.00

RECEIVED FROM: John W. Hessian, III, Esquire, People's Counsel

FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 75-225-R (Item No. 34)

N/S of Orem Road and Orem Road Relocated, 186' E of Sunnydale Lane - 15th Election District

BTR Realty, Inc. - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#75-225-R

District: 15th

Date of Posting: 3-6-75

Posted for: M.H. Hesse

Petitioner: BTR Realty, Inc.

Location of property: N/S of Orem Rd. & Orem Rd. Relocated 186' E of Sunnydale Lane

Location of Signs: Signs on Orem Rd. Relocated 186' E of Sunnydale Lane

Remarks: M.H. Hesse

Posted by: M.H. Hesse

Date of return: 3-12-75

CERTIFICATE OF PUBLICATION

OFFICE OF
Essex Times

805 Eastern Blvd
Essex, Md. 21221

March 6 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - AVERE SINE OF OREM ROAD was inserted in the ESSEX TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of March 1975; that it is to say, the same was inserted in the issues of March 6, 1975

Shromberg Publications, Inc.
Publisher.

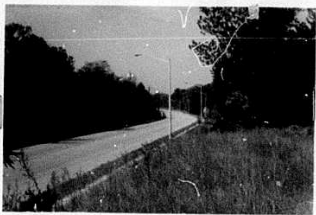
By: C. C. C.

RECLASSIFICATION

FROM M.L.R. to M.L.R.-1.1.1.1. ZONING COMMISSIONER OF BALTIMORE COUNTY

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for reclassification of property from M.L.R. to M.L.R.-1.1.1.1. as filed in the Zoning Department of Baltimore County on March 6, 1975.

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2c Protestant's Exhibit A!!





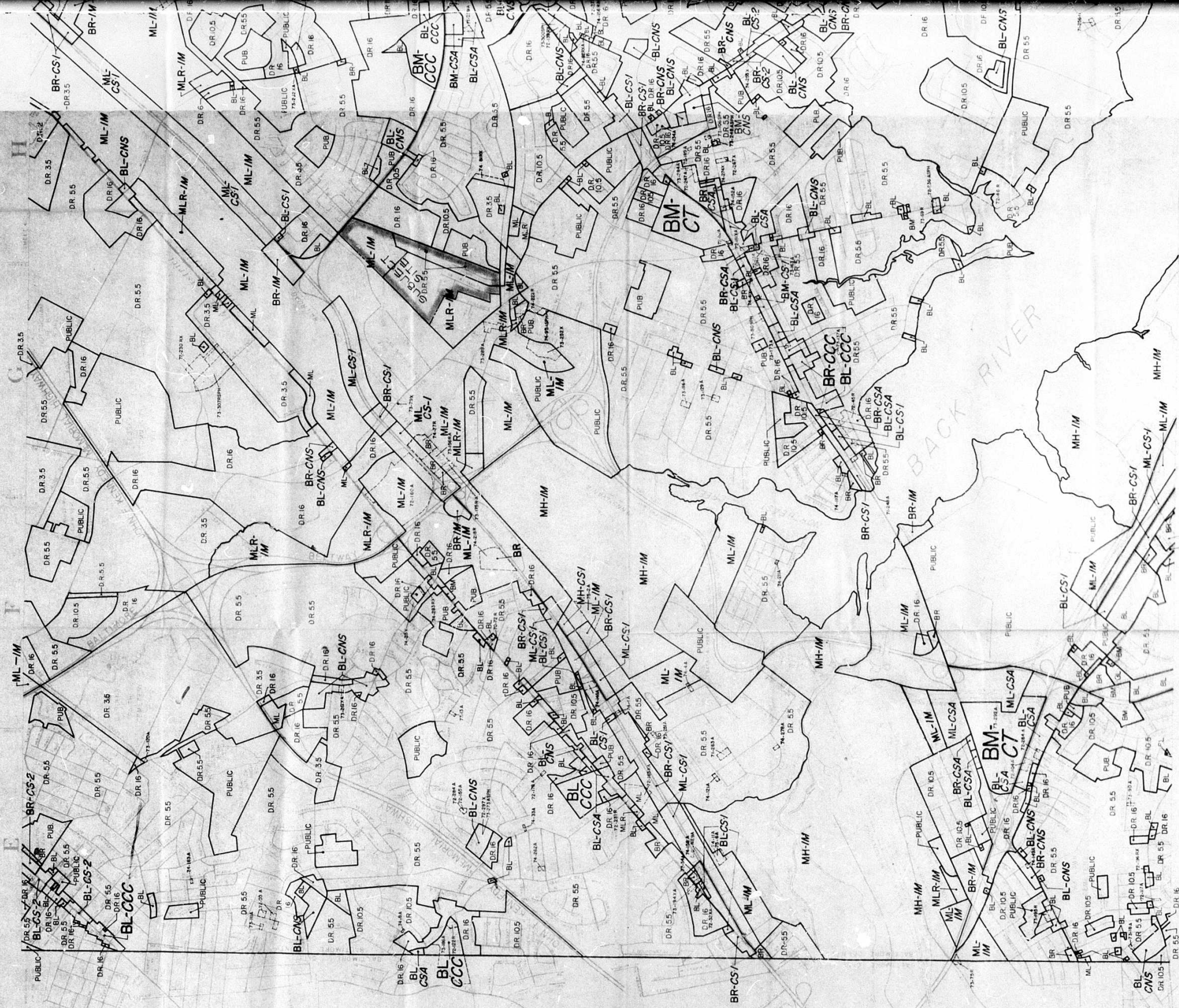
OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

ESSEX - MIDDLE RIVER

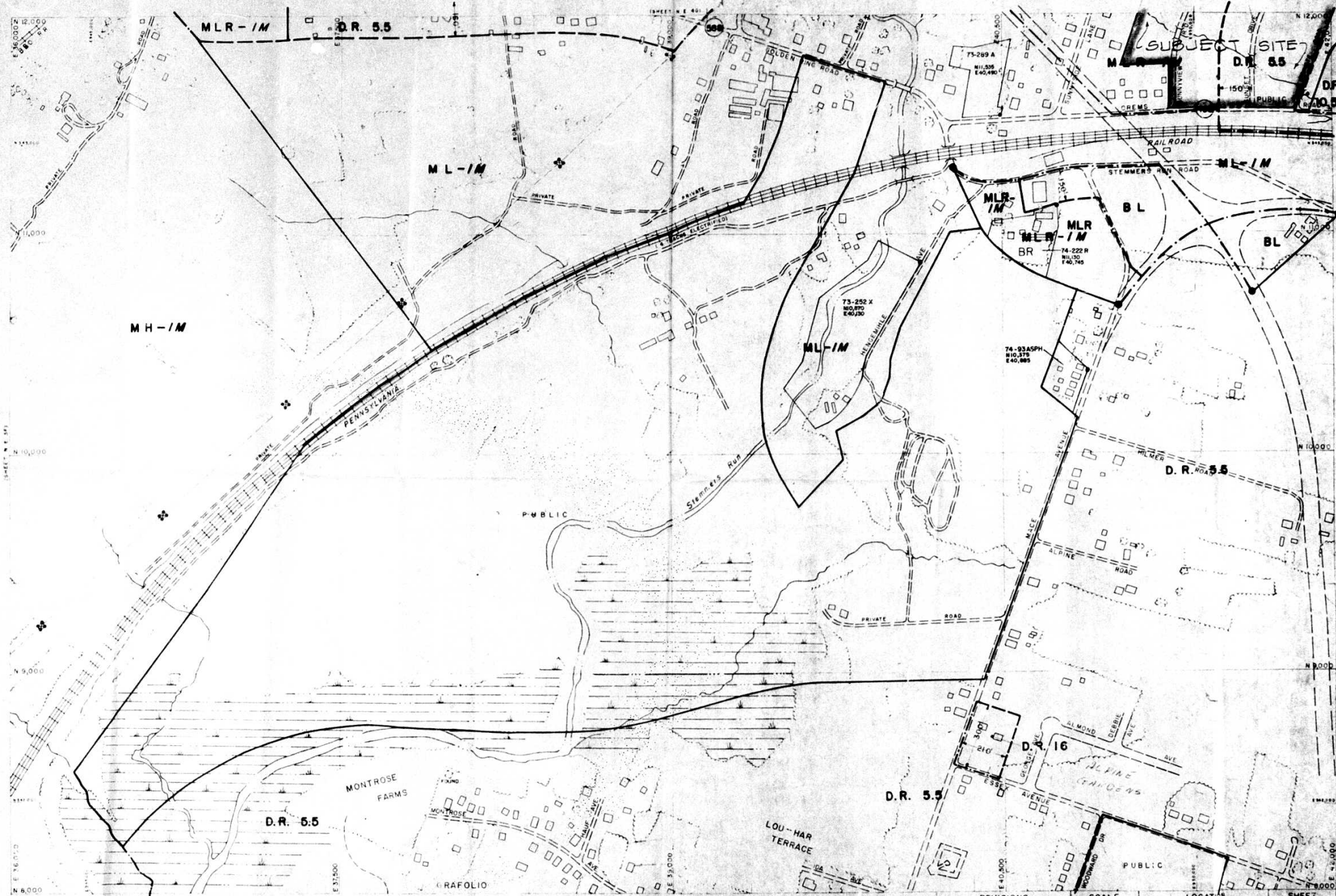
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OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



1 - SW
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ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHC. OGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	STEMMERS RUN	N.E. 3-6
		DATE OF PHOTOGRAPHY DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

MICROFILMED



MARTIN BLVD



731111000000



DAFI - McCune - Walker Inc.
LANDSCAPE ARCHITECTS
ENGINEERS
1000 N. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112

PROPOSED DEVELOPMENT
GARDEN APARTMENTS
1070 UNITS PROPOSED
GREEN ROAD
BTR REALTY: DEVELOPER



SCALE 1"=100'
13-74225
05/14/75

REVISIONS
1-5-75 ZONING PARCEL 9 ALLEY
75-225 R

Zoning Commissioners
Exhibit "A"



AS BUILT MAPS BY THE ENGINEERING DEPT. OF THE DISTRICT OF COLUMBIA

COMPANY

TRANSMISSION

SUSQUEHANNA

TO MARTIN BLVD.

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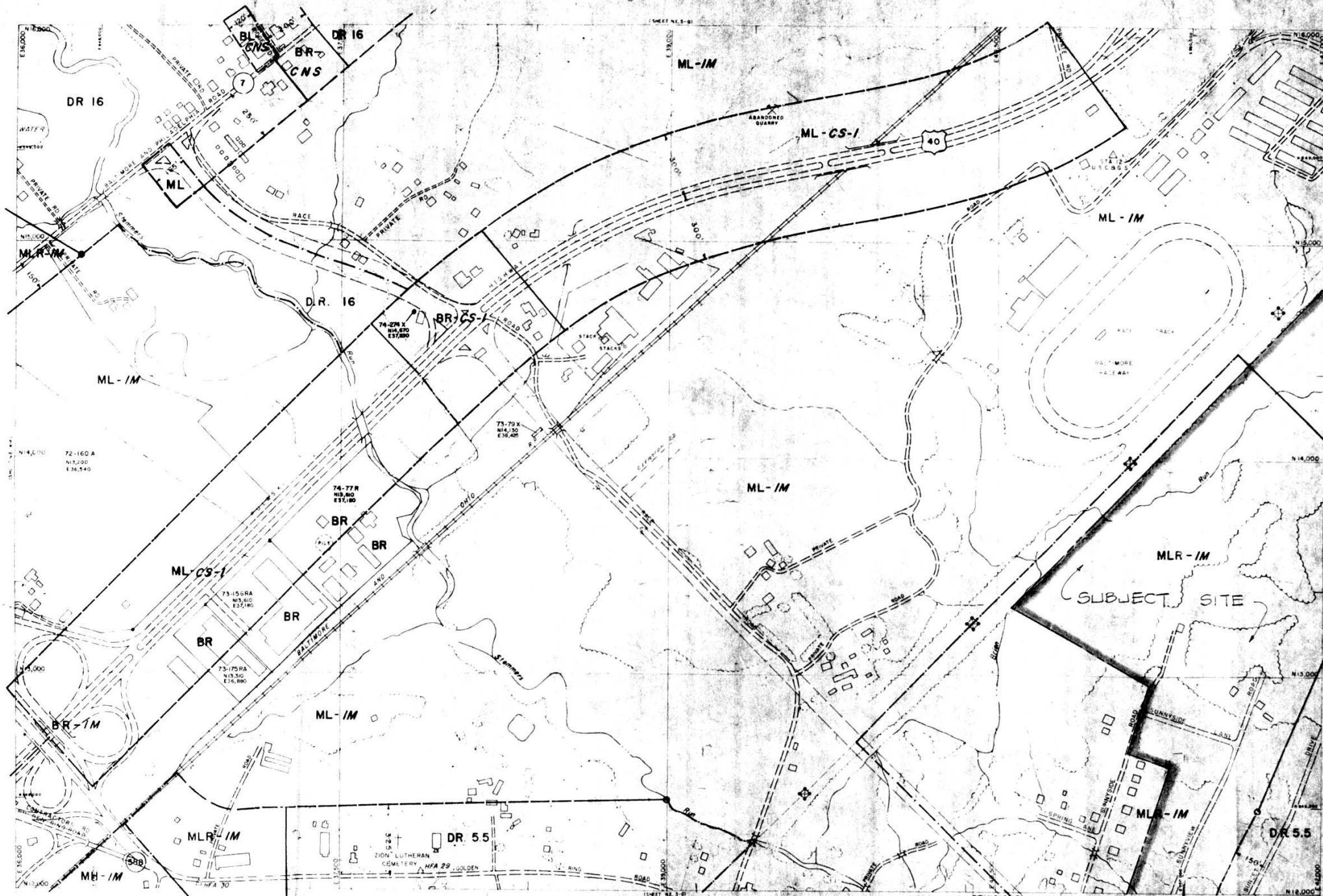
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ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	ROSSVILLE	N E 4-G
		DATE OF PHOTOGRAPHY APRIL 1955		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

MICROFILMED



ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	MIDDLE RIVER	N.E. 4-N
		DATE OF PHOTOGRAPHY DEC. 1964		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING, MICH.				



MARTIN BLVD
LEX PAVING?

330°28'25"E 471.50'

LOCATION
PLAN
Scale 1"=500'

SUBJECT
SITE

DAFT · MCCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
ARCHITECTS
ENGINEERS
100000 MC TROCK BLVD, SUITE 100, BALTIMORE, MD 21206
TELEPHONE (410) 381-1000
FAX (410) 381-1001
HOURS: 9:00 AM - 5:00 PM



PLAT TO ACCOMPANY
PETITION FOR
RECLASSIFICATION
OF PROPERTY

VICINITY OREMS ROAD
AND SUNNYSIDE LANE
Election District 15
Baltimore County Maryland

Scale: 1"=100'	JO: E7423	SEPT. 30, 1974

GENERAL NOTES

- Total area of tract 88.90 Acres
- Existing zoning DR 55 MLR 1M, ML 1M
- Existing use No Use
- Proposed zoning DR 12
- Proposed use Garden Apartment & Midrise
- Density Calculations 88.90 Acres
- Number of density units allowed 145
- Number of density units shown 145
- Required open space 10.25 Ac. (15% of 68.30)
- Proposed open space 19.12 Ac (28.24 in Flood Plain)
- 7055 street parking (110.0 x 15.0)
- Proposed 1321 PS
- Storm drainage of site will be in accordance with the policy of the Baltimore County Department of Engineering
- Fire protection will be provided in accordance with the policy of the Baltimore Fire Bureau.

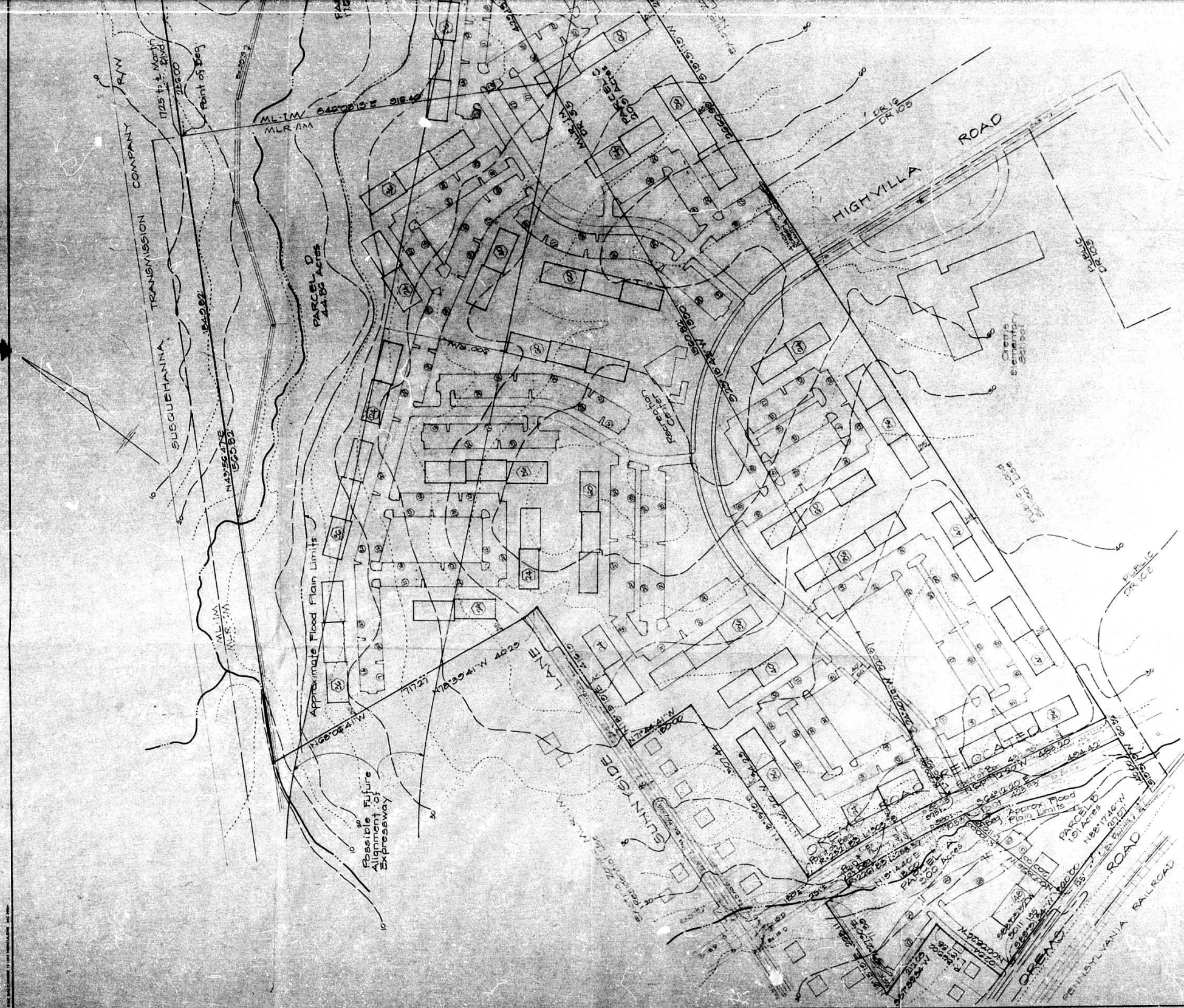
Cycle 1, Month 34

DEC 2 - 74 PM



11/27/74 Show alignment of pass for expressway
DATE REVIEWER





MARTIN BLVD

2 Ex. Paving 7

950' 25" E 471' 50"

ML-1M
11.71 AC.

Approximate Flood Plain Limits

PARCELE
17.62 ACRES

PARCEL D
44.86 ACRES

ML-1M
MLR-1M

MARTIN BLVD

SUBJECT SITE

LOCATION PLAN
Scale: 1"=500'



DAFT - McCune - WALKER INC.
LAND PLANNING CONSULTANTS
LAND DEVELOPMENT ENGINEERS
1000 E. BALTIMORE AVE., SUITE 1112, BALTIMORE, MD 21201
TELEPHONE (410) 528-1112
FAX (410) 528-1113

PLAT TO ACCOMPANY
PETITION FOR
RECLASSIFICATION
OF PROPERTY
VICINITY OREMS ROAD
AND SUNNYSIDE LANE
Election District 15
Baltimore County Maryland

Scale:
1"=100'
J.O.
D 74-23
SEPT. 30, 1974

REVISED PLANS
DEC 11 74 AM



By *[Signature]*
Baltimore County

GENERAL NOTES

1. Total area of tract 88.30 Acres
2. Existing zoning DR-55, MLR-1M, ML-1M
3. Existing use No Use
4. Proposed zoning DR-16
5. Proposed use Garden Apartment & Midrise
6. Density Calculations 88.30 Acres
- a. Total area density units allowed 1415
- b. Number of density units shown 1192
- c. Required open space 100% (25%)
- d. Proposed open space 12.25 AC (15% of 88.30)
- e. Proposed open space 12.12 AC (15% of 88.30)
7. Off-street parking (1102 x 152) 1521 PS
- a. Proposed 1521 PS
- b. Storm drainage of site will be in accordance with the policy of the Baltimore County Department of Engineering
- c. Fire protection will be provided in accordance with the policy of the Baltimore County Fire Bureau

11-27-74 Show alignment of proposed expressway
DATE REVISION





Ref
Exp # 3



MARTIN BLVD

P.S. # 4

550° 08' 25" E 471.50'

11450' 00" E 48500'

11450' 00" E 8700'

R.N.

TRANSMISSION COMPANY

11450' 00" E 8700'

11450' 00" E 8700'

11450' 00" E 8700'

11450' 00" E 8700'

DR 10

MALIN MLR 100'

DR 10 11450' 00" E 8700'

HIGHVILLA ROAD

DR 12 DR 100'

ROAD

CLARK ELEMENTARY SCHOOL

SITE DATA:

PROPOSED ZONING CLASSIFICATION

DR B5	200 AC ±
DR 10/5	47.10 AC ±
DR 10	88.30 AC ±
TOTAL ALLOWABLE UNITS	
DR B5	91 UNITS
DR 10/5	900 UNITS
DR 10	785 UNITS
TOTAL ALLOWABLE UNITS	1776 UNITS

ALLOWABLE DENSITY

DR B5	134 UNITS/AC
DR 10/5	1920 UNITS
DR 10	1324 UNITS/AC
TOTAL PROPOSED UNITS	
PROPOSED DENSITY	



DAFT MCCUNE WALKER INC.
LANDSCAPE ARCHITECTS
ENGINEERS

DAFT MCCUNE WALKER INC.
11450' 00" E 8700'
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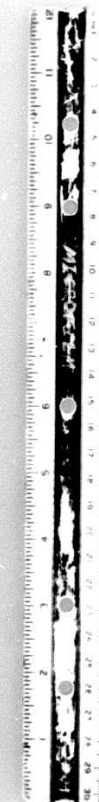
PROPOSED DEVELOPMENT
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1020 UNITS PROPOSED
CRENS ROAD
BITR REALTY: DEVELOPER

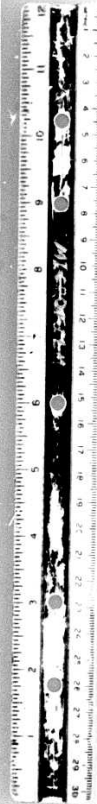


SCALE: 1"=100'

B-74203

02/14/79





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---E- 87904

Y Z A D A C

TRANSITION

W. E. GUGLIELMO

7.8678

$$\frac{ML-TW}{MLR-TM}$$

DR 160

DR 10.5

HIGHVILLE

ROAD

Orem
Elementary
School

SITE DATA:

PROPOSED ZONING CLASSIFICATION

RR 5.5	5.65 AC ±
RR 10.5	28.85 AC ±
RR 10	49.10 AC ±

TOTAL ALKALINE 0330 AL2

TOTAL ALLOWABLE UNITS

DR 15.5
DR 10.5
DR 14.

ALUMINUM
PENNY

PROPOSED DENSITY	TOTAL PROPOSED UNITS
100	100
120	120
140	140
160	160
180	180
200	200
220	220
240	240
260	260
280	280
300	300
320	320
340	340
360	360
380	380
400	400
420	420
440	440
460	460
480	480
500	500
520	520
540	540
560	560
580	580
600	600
620	620
640	640
660	660
680	680
700	700
720	720
740	740
760	760
780	780
800	800
820	820
840	840
860	860
880	880
900	900
920	920
940	940
960	960
980	980
1000	1000

SCALE: 1"=100'

B-7422

SAL/5/50



DAFT · McCUNE · WALKER INC.
AND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS

ENGINEERS
HAMPSON PLAZA SUITE 1102 300 EAST JOPPA ROAD
TOWSON, MD 21204 TELEPHONE: 301-294-3333
THE MCJONIGHER CENTER SUITE 515 8420 HENDON ST
SILVER SPRING, MD 20910 TELEPHONE: 301-585-0379
SUITE 214 3480 GREENSBORO PARKWAY SW
ATLANTA, GA 30321 TELEPHONE: 404-344-1770

PROPOSED DEVELOPMENT
GARDEN APARTMENTS:
1020 UNITS PROPOSED
CRENS KOAD
BTR REALTY: DEVELOPER



MARTIN BLVD
LEX. PAVING?

LEX. PAVING?
S. 80° 28' 25" E 471.80'

ML-1M
11.71 AC.

Approximate Flood Plan Limits

PARCELE
1762 ACRES

PARCEL D
44.86 ACRES

MARTIN BLVD

SUBJECT
SITE

LOCATION
PLAN
Scale: 1"=500'

GENERAL NOTES

- 1 Total area of tract 88.30 Acres
- 2 Existing zoning DR-55, ALR-1M, ML-1M
- 3 Existing use No Use
- 4 Proposed zoning DR-16
- 5 Proposed use Garden Apartment & Midrise
- 6 Density Calculations 88.30 Acres
- 7 a Number of density units allowed 1413
- 7 b Number of density units shown 100% (2.88)
- 7 c Required open space 19.12 AC (15.22% of 88.30)
- 7 d Proposed open space 19.12 AC (15.22% of 88.30)
- 7 e Off-street parking (1102 x 1.53) 1654 P.S.
- 7 f Proposed 1654 P.S.
- 8 Storm drainage of site will be in accordance with the policy of the Baltimore County Department of Engineering
- 9 Fire protection will be provided in accordance with the policy of the Baltimore County Fire Bureau.

REVISED PLANS



11-27-74 Show alignment by proposed expressway
DATE REVISION



DAFI-McCune-WALKER INC.
LAND PLANNING CONSULTANTS
ENGINEERS

HAMILTON CITY, MD. 21051
100 EAST APPA ROAD
BALTIMORE, MD. 21201
TELEPHONE: 341-5889
FAX: 341-5899

LET TO ACCOMPANY
PETITION FOR
RECLASSIFICATION
OF PROPERTY

VICINITY CRENS ROAD
AND SUNNYSIDE LANE
Election District 15
Baltimore County, Maryland

Scale:

1"=100'

J.O.

07423

SEPT. 30, 1974



MARTIN BLVD



DAFT · MCCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
10000 W. 11TH AVE. SUITE 1000 WEST 10TH AVE. SUITE 1000
DENVER, CO 80202 TELEPHONE 347-2933
FAX 347-2934
10000 W. 11TH AVE. SUITE 1000 WEST 10TH AVE. SUITE 1000
DENVER, CO 80202 TELEPHONE 347-2933
FAX 347-2934

PROPOSED DEVELOPMENT
GARDEN APARTMENTS:
1020 UNITS PROPOSED
KENDAL ROAD
BTR REALTY: DEVELOPER

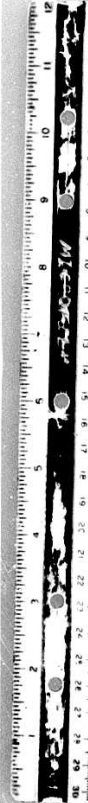


SCALE: 1"=100'

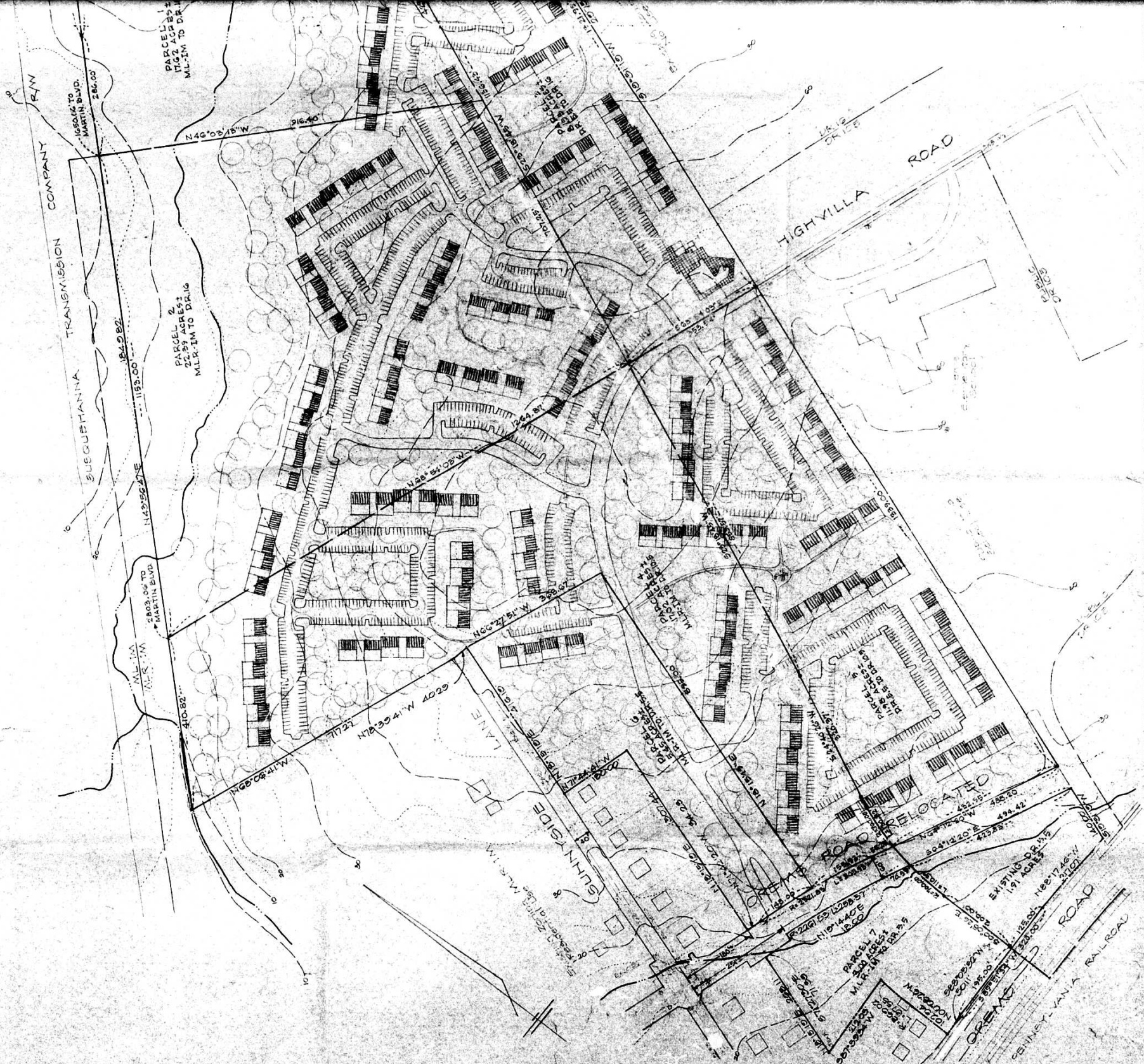
5-2425

2/14/79

REVISIONS
1-5-79 ZONING PARCELS ADDED



ALL DATA OBTAINED BY 1977 RECONSTRUCTION, INC. 2074



MARTIN BLVD

LEX PARKING

LEX PARKING

471.80'

ML-1M
11.71 AC.

Approximate Flood Plain Limits

PARCELE
17.02 ACRES

PARCEL D
44.86 ACRES

TRANSMISSION COMPANY

1725 to 1726

Point of Beg.

ML-1M
MLR-1M

Recreation

Recreation

SUBJECT SITE

LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. Total area of tract 88.30 Acres
2. Existing zoning DRB, MLR-1M, ML-1M
3. Existing use Office
4. Proposed use Garden Apartment & Office
5. Density Calculations
6. Gross area 88.30 Acres
7. Number of density units allowed 14.15
8. Number of density units shown 10.00 (10.00)
9. Required open space 10.00 AC (10.00)
10. Proposed open space 10.00 AC (10.00)
11. Required street parking (10.00 x 1.52) 15.20 PS
12. Proposed street parking 15.20 PS
13. Storm drainage of site will be in accordance with the policy of the Baltimore County Fire Protection will be provided in accordance with the policy of the Baltimore Co Fire Bureau



DAFT, McCune, WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
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TELEPHONE (410) 528-1100
FAX (410) 528-1101

PLAT TO ACCOMPANY
PETITION FOR
RECLASSIFICATION
OF PROPERTY

VICINITY CREWS ROAD
AND SUNNYSIDE LANE
Election District 10
Baltimore County, Maryland

Scale:
1"=100'

J.O. D7423

SEPT. 30, 1974

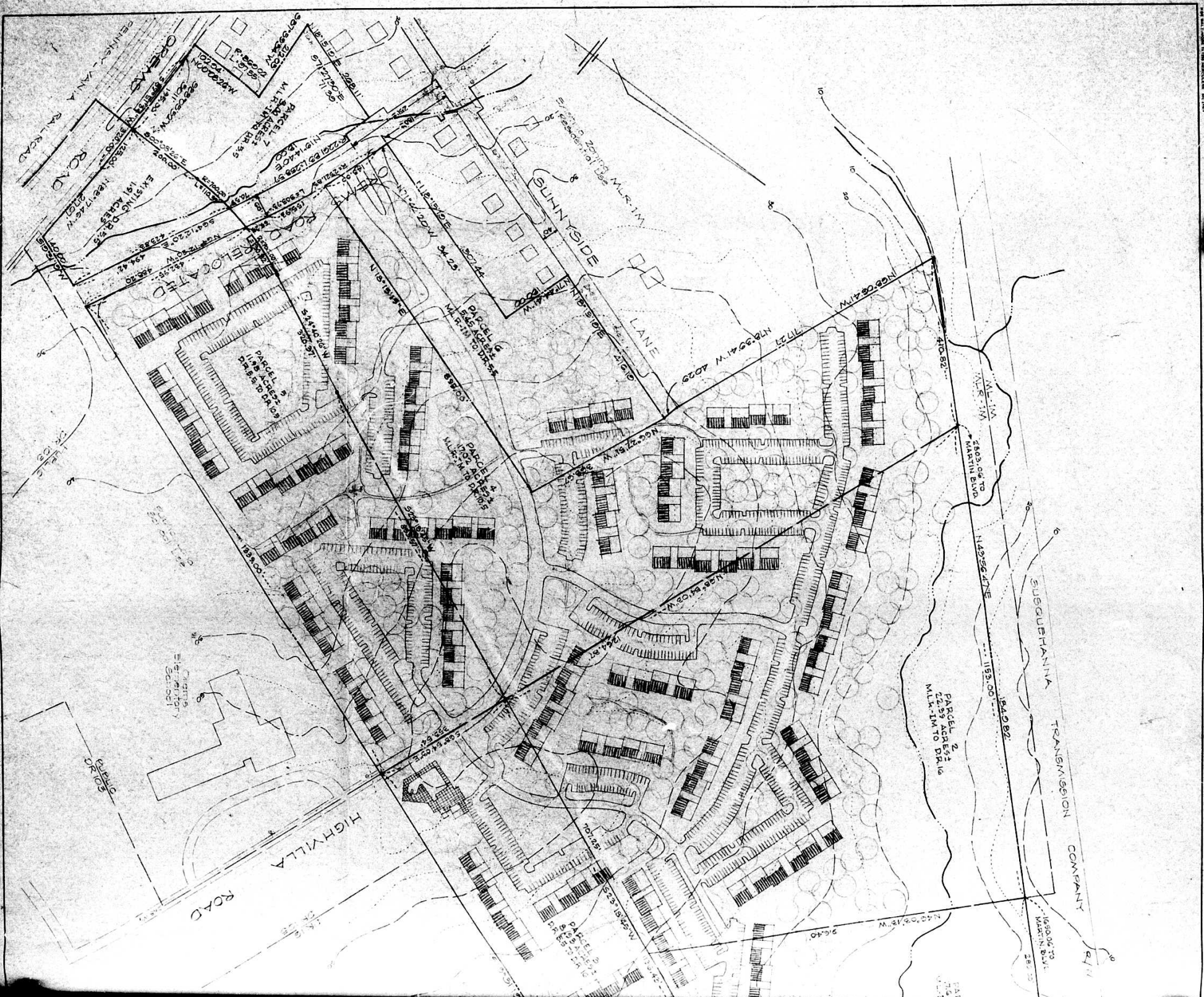
OFFICE COPY

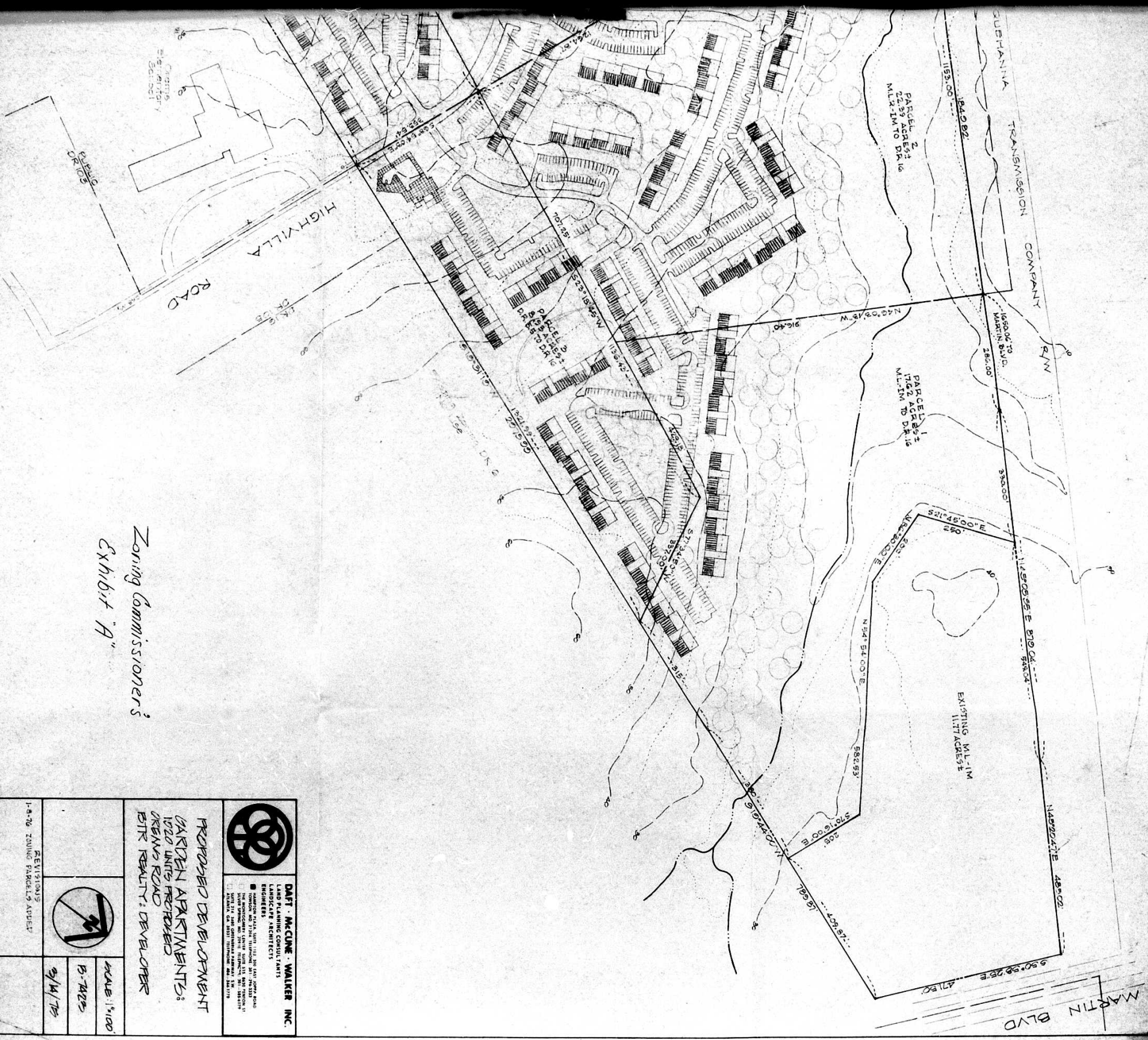
REVISED PLANS



DATE 11/27/74 Show agreement of local tax expression
REVISION







Zoning Commissioner's
Exhibit "A"



DAFF · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
ENGINEERS · ARCHITECTS

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TELEPHONE (303) 751-1000
FAX (303) 751-1001
WWW.DMCI.COM

PROPOSED DEVELOPMENT
GARDEN APARTMENTS;
1020 UNITS PROPOSED
ORANGE ROAD
BTR REALTY DEVELOPER



SCALE: 1"=100'

B-7A25

3/14/79

REVISIONS
1-3-76 ZONING PARCELS ADDED