

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Equity Funding Associates, 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 RDP and DR 5.5 zone to an DR 5.5 and DR 10.5 zone; for the following reasons:

Genuine change in the neighborhood conditions as appear in the attached memorandum.

See attached description

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

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.

EQUITY FUNDING ASSOCIATES

By C. Dennis Webster Legal Owner

Address: 608 Boskey Avenue

Towson, Maryland 21204

Protestant's Attorney

By Charles E. Brooks Petitioner's Attorney

Address: 610 Boskey Ave

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of April, 1975, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 4th day of September, 1975, at 11:00 o'clock

A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans,
XXXXXXXXXXXXXXXXXXXX
Chairman Jr.

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

April 30, 1975

Mr. C. Dennis Webster
Equity Funding Associates
608 Boskey Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 1 - Cycle Zoning 9
Equity Funding Associates -
Petitioner

Dear Mr. Webster:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Ebenezer and Harewood Roads, and is currently zoned R.D.P. a. 2 D.R. 5.5.

The petitioner proposes a Reclassification of this 118.546 acre tract to 72.2 acres of D.R. 10.5 zoning, and 46.346 acres of D.R. 5.5 zoning, in order that 1010 dwelling units may be constructed.

Although this property by description is located at the northeast corner of Harewood and Ebenezer Roads, the total tract extends northerly and is

Mr. C. Dennis Webster
Equity Funding Associates
Item 1 - Cycle Zoning 9
April 30, 1975
Page 2

bounded to the north by Railroad Creek. Across said Railroad Creek exists single family development in the Harewood Park subdivision. At the intersection of Harewood and Ebenezer Roads existing development on adjacent properties consists of single family development. To the west lie wooded properties zoned R.D.P.

The site plan is grossly lacking in requisite detail and must be revised to indicate specific information concerning this development, including, but not limited to:

- All zoning lines existing and proposed zones.
- Indication of acquired setback distances, most especially residential transition areas.
- Explanation of and typical design sketch of proposed dwelling units showing height and window relationships.
- Comprehensive and clear calculations concerning permitted dwelling units and open space, as well as required off street parking.
- Indication of whether existing buildings on the property are to be removed or to remain; proposed grading and major vegetation existing and to remain.
- All those items as required for a petition of this nature, as per the Rules of Practice and Procedure of the Zoning Commissioner.

The petitioner should note with particular interest the comments of the State Highway Administration concerning materials for additional study.

Mr. C. Dennis Webster
Equity Funding Associates
Item 1 - Cycle Zoning 9
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Page 3

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975 will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Frederick Ward Associates, Inc.
Century Building
Belair, Md. 21014

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 22, 1975

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

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

Re: Item #1 - Cycle #9 (April - October 1975)
Property Owner: Equity Funding Associates
N/E cor. of Ebenezer and Harewood Rds.
Existing Zoning: R.7.P. & D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 and D.R. 10.5
No. of Acres: 118.546 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.

General:

The proposed development of this site as indicated on the submitted plan should be subjected to a comprehensive review by the Joint Subdivision Planning Committee to ascertain such public improvements as may be required and the Petitioner's full responsibilities in connection therewith. A Public Works Agreement may be required to be executed. As a considerable portion of this site comprises water front properties, areas of extremely low ground elevations and wetlands subject to tidal action, the State of Maryland Department of Natural Resources regulations and requirements appear applicable.

Highways:

Eastern Avenue (Md. 150) is a State Road, and the indicated Eastern Avenue - Ebenezer Road intersection is a State Highway Administration project; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come 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.

Harewood Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way in this vicinity.

Ebenezer Road, also an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #1 - Cycle #9 (April - October 1975)
Property Owner: Equity Funding Associates
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April 22, 1975

Sediment Control:

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

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Storm drainage facilities and/or improvements together with supporting drainage and utility easements may be required in connection with any grading or building permit application.

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

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water:

Public water supply exists in Ebenezer and Harewood Roads, see Drawings #72-0813, 72-0816 and 73-0618, File 3. The submitted plan should be revised accordingly to indicate the existing 8-inch (not 16-inch) water main in Ebenezer Road and the continuous 12-inch water main in Harewood Road from Ebenezer Road northerly to Circle Drive. It must be noted that public water mains proposed within this proposed development can be constructed only within public fee-simple rights-of-way.

Item #1 - Cycle #9 (April - October 1975)
Property Owner: Equity Funding Associates
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Sanitary Sewer:

There is an existing 12-inch public sanitary sewer within Ebenezer Road, see Drawing #72-0816, File 1. No approval is inferred or is to be assumed regarding the method of sewerage this proposed development as indicated on the submitted plan. The Petitioner will be responsible for a sanitary sewerage study required in connection with the proposed development of this property.

Very truly yours,

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

END:BAV:PMR:iss

cc: J. Trenner
S. Bellestri
D. Grise
J. Meyers (SHA)

MM-SV Key Sheet
25 - 28 NE 46 - 48 Pos. Sheets
NS 7 L Topo
8" 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 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



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 15, 1975

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

Re: Zoning Cycle #9, April 1975
Owner: Equity Funding Assoc.
Location: NE/C of Ebenezer &
Harewood Roads
Exist. Zoning: RDP & D.R. 5.5
Proposed Zoning: Reclass to
D.R. 5.5 & DR 10.5
No. of Acres: 118.546
District: 15th

Attn: Mr. Franklin Hognas

Dear Mr. DiNenna:

The subject plan indicates effects to the property by a proposed highway relocation to be done in conjunction with a proposed railroad grade separation. The effects indicated on the plan reflect information that was given to the property owner in September of 1974.

Since that date our studies have proceeded to a point where some of the proposed apartment units may be affected. There are several schemes for the grade separation that affect the site in varying degrees. It may be one year before it is known which scheme is to be utilized.

It is requested that three (3) additional copies of the plan be made available to this office in order to facilitate our review of the matter. The plan indicates 1010 units which could generate over 6000 trips per day. It is anticipated that a large portion of the traffic generated by the development would be by way of Eastern Avenue.

Eastern Avenue in this area is a narrow 2-lane highway with little or no shoulders. Although the traffic count at present is relatively low, 3,600 vehicles, 1973 average daily count at Ebenezer Road, the count at Bowleys Quarters Road is ... 15,500 and is steadily increasing due to recent development in the area.

There are no improvements planned for this section of Eastern Ave. until after 1980. The proposed development, as planned, could cause considerable traffic problems on the existing highways in the area.

CLJEM:bk

Very truly yours,

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

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

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 1 - ZAC - April, 1975 - October, 1975
Property Owner: Equity Funding Associates
Location: NE/C of Ebenezer & Harewood Rds.
Existing Zoning: R.D.P. & D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 & D.R. 10.5
No. of Acres: 118.546
District: 15th

Dear Mr. DiNenna:

The subject petition is requesting a change from R.D.P. & D.R. 5.5 to D.R. 5.5 and D.R. 10.5 of 118 plus acres.

This change will increase the trip density from 4,000 to 6,000 trips per day. This area is extremely limited in access and if this area is to be increased in density, a major study is going to be required to determine what additional access is going to be needed. At this time, Ebenezer Road is the only access to the proposed site.

Very truly yours,

Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/bza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 10, 1975

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

Dear Mr. DiNenna:

Comments on Item #..... Zoning Re-Classification
Cycle #9, are as follows:

Property Owner: Equity Funding Associates
Location: NE/C of Ebenezer & Harewood Rds.
Existing Zoning: RDP & D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 & DR 10.5
No. of Acres: 118.546
District: 15th

Metropolitan water and sewer lines must be extended into the site prior to construction of buildings.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ncv

CC--J.A. Messina

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 2, 1975

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 # 1, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Equity Funding Associates
Location: NE/C of Ebenezer & Harewood Roads
Existing Zoning: R.D.P. and D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 and D.R. 10.5
No. of Acres: 118.546
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.

If the petition is granted the developer must comply with the Comprehensive Manual Development Policy.

Very truly yours,

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 494-3211 ZONING 494-3251

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 1
Property Owner: Equity Funding Associates
Location: NE/C of Ebenezer & Harewood Roads
Present Zoning: R.D.P. & D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 & D.R. 10.5

District: 15th
No. Acres: 118.546

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HEDS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERVISOR

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

"Equity Funding Associates"

School Situation:

School	Sept. 19, 1974 Enrollment	Capacity	Over/Under
Chase Elementary	654	620	+34
Middle River Jr.	1483	1215	+268
Perry Hall Sr.	1970	1910	+60

Projections:

School	Sept. 19, 75	Sept. 19, 76	
Chase Elementary	787	911	Steady rise in enrollment
Middle River Jr.	1587	1518	Shows a slight drop then rising trend
Perry Hall Sr.	1901	1871	Shows gradual decline

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Oliver Beach Elementary	Drawing Stage	595	FY'78
Chesapeake Senior	Drawing Stage	1260	FY'78

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
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Possible Student Yield:

	Elementary	Junior High	Senior High
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Present Zoning: 183 113 96

* Proposed Zoning: From 40 to 608 From 10 to 230 No decent sample available

* Range for student yield is due to the fact that there was no indication as to what types of bedrooms were intended for the apartments.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
812-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Equity Funding Associates

Location: NE/C of Ebenezer & Harewood Roads

Item No. 1-CYCLE #9 Zoning Agenda April 1975- October 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at.....

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
() 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: J. Austin Deitz Noted and Approved: Paul H. Rains
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

MAR 10 1977

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 11, 1975

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

Z.A.C. Meeting of: April 1975 - October 1975

Re: Item
Property Owner: Equity Funding Associates
Location: NE/C of Ebenezer & Harwood Roads
Present Zoning: R.D.P. & D.R. 5.5
Proposed Zoning: Re-class to D.R. 5.5 & D.R. 10.5

District: 15th
No. Acres: 118.546

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,

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

MWP/ml

H. EMILIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. DEWILLY

MARCUS M. BOTSANIS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. WHEELER

Equity Funding

COUNTIES

School Situation:

School	Sept. 30, 1975 Enrollment	Capacity	Over/Under
Chase Elementary	671	620	+51
Middle River Jr.	1415	1215	+200
Perry Hall Sr.	1974	1910	+64

Projections:

School	Sept. 19 76	Sept. 19 77	
Chase Elementary	680	711	Shows Gradual Rise
Middle River Jr.	1480	1566	Shows Steady Rise
Perry Hall Sr.	2040	2062	Shows Gradual Rise

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Oliver Beach Elementary	Drawing Stage	595	FY '77
Chesapeake Sr.	Site Prep. Stage	1260	FY '77

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:	183	113	96
Proposed Zoning:	236 *	70 *	46 *
	268 **	99 **	52 **

* Based on updated study of this area supplied by Mr. W. Willemain

** Based upon June 1974 study of owned townhouses and Dec. 1972 study of apartments.

RE: PETITION FOR RECLASSIFICATION :
from R.D.P. and D.R. 5.5 to
D.R. 5.5 and D.R. 10.5 zones
NW corner of Ebenezer and
Harwood Roads
15th District
Equity Funding Associates,
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 76 - 40 - R

ORDER OF DISMISSAL

Petition of Equity Funding Associates for reclassification from R.D.P. and D.R. 5.5 to D.R. 5.5 and D.R. 10.5 zones, on property located on the northwest corner of Ebenezer and Harwood Roads, in the 15th 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 26th 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.
Walter A. Reiter, Jr., Chairman
Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

494-3180

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

December 20, 1976

Charles E. Brooks, Esq.
610 Basley Avenue
Towson, Md. 21204

Re: Equity Funding Associates
File No. 76-40-R

Dear Mr. Brooks:

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.
Walter A. Reiter, Jr., Chairman

cc: Equity Funding Associates
Mr. James R. Gray
Bernard H. Boake, III, Esq.
Mr. and Mrs. G. T. Jenkins
John W. Hession, III, Esq.

RE: PETITION FOR RECLASSIFICATION :
NW/corner of Ebenezer and :
Harwood Roads - 15th Elec- :
tion District :
Equity Funding Associates - :
Petitioner :
NO. 76-40-R (Item No. 1) :
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Equity Funding Associates, for a Reclassification from an R.D.P. Zone to a D.R. 5.5 Zone, on a parcel of property containing 46.346 acres of land, more or less, and a Reclassification from a D.R. 5.5 Zone to a D.R. 10.5 Zone, on a parcel of property containing 72.2 acres of land, more or less. The subject property is located on the northwest corner of Ebenezer and Harwood Roads, in the Fifteenth Election District of Baltimore County, and contains a net acreage of 112.017 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the anticipated use of the subject property is for one-third townhouses and two-thirds apartments, with a total of 1,013 units. It was indicated that, at the time of the adoption of the Comprehensive Zoning Map on March 24, 1971, public water and sewer were not proposed, but had a six to ten year priority. However, in the Fall of 1974, Baltimore County made it an immediate priority for the extension and installation of water and sewer to the subject property. It was further indicated that Ebenezer Road is to be relocated within five years within the date of the subject hearing. There was extensive testimony with reference to traffic and the impact of this development upon the surrounding roads. It was the opinion of Mr. Steven Peterson, a qualified traffic engineer, that, if the Petition were granted, the additional traffic would not cause congestion on the adjoining roads.

Mr. David Horn, a real estate expert, testifying for the Petitioner, indicated that there has been a substantial change in the character of the neighborhood in that public water and sewer is now available to the subject property. Mr.

Horn indicated that he felt that the proposed development would not have a detrimental effect upon the surrounding community.

Mr. Bernard Willemain, a qualified zoning expert, testifying for the Petitioner, indicated that the Oliver Beach Elementary School is proposed in the new budget for construction. At the time of the hearing, Baltimore County was asking the State of Maryland to allocate funds to complete the school by September, 1977. It was his opinion that this general area had been in the "arrested" area because of the lack of utilities and other facilities to support a higher density than now exists in the area.

Residents of the area, in protest to the subject Petition, indicated that they felt that the granting of this Reclassification would over congest the roads, citing many traffic difficulties along Eastern Avenue and the approaches to Eastern Avenue in the general vicinity. Several residents indicated that they were not objecting to the Petition itself, but felt that the roads, schools, sewer, and fire protection should be allocated to the area prior to any development. One note of objection was the traffic emanating from the Gunpowder State Park to the east of the subject property, indicating that, particularly on weekends from the Spring to Fall months, there is much traffic congestion.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, there has been a substantial change in the character of the neighborhood necessitating the granting of the Reclassification from an R.D.P. Zone to a D.R. 5.5 Zone. The plan, as submitted, indicates that development of the overall property in a higher density would be a benefit to the area; but, unfortunately, at this time, insufficient roads and schools do not warrant a much higher density in this area.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of May, 1976, that the portion of the subject property containing 46.346 acres of land, more or less, be and the same is hereby reclassified from an R.D.P. Zone to a D.R. 5.5 Zone.

It is further ORDERED that the Reclassification for the rest and residue be and the same is hereby DENIED and that said property be and the same is hereby continued as and to remain a D.R. 5.5 Zone.

Robert L. Gilland
Robert L. Gilland
Zoning Commissioner of
Baltimore County

MEMORANDUM TO ACCOMPANY THE PETITION FOR ZONING RECLASSIFICATION FOR THE EQUITY FUNDING ASSOCIATES PROPERTY LOCATED AT EBENEZER & HAREWOOD ROADS IN THE 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

The Petitioner respectfully submits that the changes that have taken place in the neighborhood are as follows:

- 1) Water lines to serve the Chase area were installed in the summer of 1974 and are operational at this time;
- 2) There is existing sewerage line capacity to serve the proposed reclassification request.
- 3) Since the last comprehensive plan, the property has been included in the Baltimore County Master Sewer & Water Plan in its up-date of July, 1974;
- 4) There are several projects under construction or completed within a five-mile radius of the subject property, the largest being the start of construction of approximately 1900 units in the Dundee Village project, and the completion of the Carroll Island Shopping Mall with major food and drug tenants;
- 5) Continuing road improvement to Ebenezer Road. The most recent of which is the start of construction on Ebenezer Road to Vincent Avenue for road modification and widening.

RECEIVED
JUL 21 75 AM
118.546 acre parcel of land surveyed for Zoning Reclassification located on Ebenezer Road, Fifteenth Election District, Baltimore County, Maryland.
ZONING DEPARTMENT
Beginning for the same at a point on the centerline of Ebenezer Road, said point of beginning being where the centerline of Ebenezer Road meets the southeasterly right of way line of Harwood Road and running thence leaving Harwood Road binding on the centerline of Ebenezer Road three courses viz: (1) North 72° 06' 02" West 124.78 feet (2) North 75° 17' 12" West 252.23 feet and (3) North 79° 13' 07" West 53.09 feet to a point at the southeasterly most corner of that tract or parcel of land conveyed by and described in a deed from William Schaadt and Minnie Schaadt, his wife to the Consolidated Gas Electric Light and Power Company of Baltimore dated May 5, 1953 and recorded among the Land Records of Baltimore County in Liber , folio and running thence binding on said conveyance, three courses viz: (1) North 17° 24' 15" East 16.31 feet, thence continuing in the same direction, (2) North 17° 24' 15" East 100.00 feet, (3) North 79° 53' 45" West 100.00 feet to a point in the dividing line between the lands of Schaadt and that tract or parcel of land conveyed by and described in a deed from Asten, Inc. to Charles H. Neumann, et al dated December 23, 1960 and recorded among the Land Records of Baltimore County in Liber 3797, folio 58, and running thence binding on said dividing line and running into Swan Creek, four courses viz: (4) North 17° 24' 15" East 547.88 feet, (5) North 09° 34' 15" East 608.00 feet to a point in Swan Creek, (6) North 26° 05' 45" West 700.00 feet to a point in said creek, (7) North 39° 05' 45" West 600.00 feet to a point in said creek, thence leaving the lands of Neumann, crossing Swan Creek, (8) North 64° 03'

Page No. 2

December 16, 1974

118.546 acre parcel of land surveyed for the Caledon Development Corporation.....

thence binding on said mean high water mark, thirty one courses viz: (9) North 36° 25' 51" East 121.81 feet, (10) North 43° 40' 53" East 237.39 feet, (11) North 14° 42' 52" East 141.58 feet, (12) North 05° 53' 09" West 302.63 feet, (13) North 69° 11' 47" East 196.16 feet, (14) North 83° 53' 47" East 160.45 feet, (15) South 60° 19' 03" East 233.14 feet, (16) South 18° 59' 55" East 99.01 feet, (17) South 52° 47' 04" East 122.29 feet, (18) South 83° 28' 25" East 46.58 feet, (19) South 55° 13' 12" East 205.63 feet, (20) North 69° 37' 58" East 109.84 feet, (21) North 87° 27' 40" East 104.55 feet, (22) South 36° 03' 09" East 87.73 feet, (23) South 28° 04' 30" East 118.71 feet, (24) South 63° 28' 26" East 121.02 feet, (25) South 21° 18' 29" East 82.74 feet, (26) North 81° 28' 56" East 153.12 feet, (27) South 81° 50' 43" East 81.05 feet, (28) South 37° 51' 27" East 52.12 feet, (29) South 87° 54' 49" East 79.80 feet, (30) South 56° 24' 30" East 129.06 feet, (31) South 72° 40' 47" East 98.19 feet, (32) South 66° 24' 36" East 107.99 feet, (33) North 88° 13' 24" East 226.83 feet, (34) South 86° 13' 07" East 54.27 feet, (35) South 80° 50' 41" East 113.79 feet, (36) South 78° 29' 54" East 66.11 feet, (37) South 63° 38' 36" East 146.13 feet, (38) South 65° 49' 48" East 90.10 feet and (39) South 79° 45' 44" East 107.50 feet to a point in the northwesterly right-of-way line of the Penn Central Railroad, said point also

Page No. 3

December 16, 1974

118.546 acre parcel of land surveyed for the Caledon Development Corporation.....

being in the northwesterly right-of-way line of a thirty foot right-of-way heretofore laid out and known as Harwood Road, thence binding on the right-of-way line of the Penn Central Railroad and the right-of-way line of Harwood Road by a line parallel to and 120 feet distant measured at right angles in a northwesterly direction from the centerline of the Penn Central Railroad, (40) South 32° 08' 29" West 1861.85 feet to a point of curvature, thence by a curve to the right in a southwesterly direction of radius 11339.20 feet, an arc distance of 85.10 feet, said arc being subtended by a chord bearing South 32° 21' 23" West 85.10 feet to a pipe heretofore set at the easterly most corner of that tract or parcel of land conveyed by and described in a deed from John Mitchum and Ollie B. Mitchum, his wife to Yetta Appel dated April 9, 1959 and recorded among the Land Records of Baltimore County in Liber 3511, folio 32, and running thence binding on the outline of said conveyance, three courses viz: (41) North 62° 04' 29" West 14.78 feet to a pipe heretofore set, thence (42) North 62° 04' 17" West 193.86 feet to a pipe heretofore set and (43) North 62° 03' 50" West 149.99 feet to a pipe heretofore set in the outline of the lands of Flaworth Cavanaugh thence binding on said outline, two courses viz: (44) North 62° 00' 00" West 265.78 feet to a hickory stump, thence (45)

Page No. 4

December 16, 1974

118.546 acre parcel of land surveyed for Caledon Development Corporation.....

South 79° 26' 52" West 384.20 feet to a ten inch maple tree on the northeasterly side of a thirty foot right-of-way heretofore laid out and known as Bird Avenue, thence binding on the northeasterly side of said right-of-way, three courses viz: (46) South 00° 59' 26" East 103.79 feet to a forty inch oak tree, thence (47) South 18° 41' 15" West 597.41 feet to a point and (48) South 28° 16' 15" West 298.45 feet to the point of beginning.

Containing 118.546 acres, more or less.

SAVING AND EXCEPTING therefrom that portion of the acreage which lies below the mean high water of Swan Creek which comprises 5.613 acres.

ALSO SAVING AND EXCEPTING that portion of the acreage lying in the bed of the public roads known as Ebenezer Road and Bird Avenue comprising 0.826 acres more or less.

LEAVING a net acreage of 112.017 acres more or less.

Page No. 5

December 16, 1974

118.546 acre parcel of land surveyed for Caledon Development Corporation.....

SUBJECT to the use in common with others of that portion of the property (0.826 Acres more or less) that lies in the bed of Ebenezer Road and Bird Avenue.

ALL as shown on a plat attached hereto and made a part hereof.

BEING part of that tract or parcel of land conveyed by and described in a deed from Osello B. Smith and Emily J. Smith, his wife and Leonard T. Gardner to William Schaadt dated October 1, 1918 and recorded among the Land Records of Baltimore County in Liber 539, folio 56.

CHARLES E. BROOKS
JOHN GRABER TURNBULL, II
WILLIAM N. WHITE
BALCOLM F. SPICER, JR.
JAMES H. FARMER

LAW OFFICES
BROOKS & TURNBULL
810 BOSLEY AVENUE
TOWSON, MARYLAND 21204

AREA CODE 410
800-3800

June 14, 1976

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

Re: Petition for Reclassification
NW/corner of Ebenezer and Harwood Roads
15th Election District
Equity Funding Associates - Petitioner
No. 76-40-R

Dear Mr. Commissioner:

Please note an appeal on behalf of the Petitioner from that portion of your Order of May 14, 1976 in the above captioned matter wherein you denied the reclassification of that portion of the property zoned D.R.5.5 to D.R.10.5 containing approximately 72.2 acres of land, more or less.

Please find enclosed a check in and for the sum of \$50.00 to cover the cost of said appeal.

Sincerely yours,
BROOKS & TURNBULL

Charles E. Brooks

CEB:vid

Enclosure (Check)

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



RE: PETITION FOR RECLASSIFICATION
NW/corner of Ebenezer and
Harwood Roads, 15th District
EQUITY FUNDING ASSOCIATES,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-40-R (Item 1)

ORDER FOR APPEAL

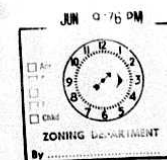
Mr. Commissioner:

Please note an Appeal from your Order of May 14, 1976 in the above-captioned matter to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hessian, III
John W. Hessian, III
People's Counsel

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

I HEREBY CERTIFY that on this 9th day of June, 1976, a copy of the foregoing Order was mailed to Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.



Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

May 14, 1976

RE: Petition for Reclassification
NW/corner of Ebenezer and
Harwood Roads - 15th Election District
Equity Funding Associates -
Petitioner
NO. 76-40-R (Item No. 1)

Dear Mr. Brooks:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/ew

Attachments

cc: Mr. James R. Gray
6811 Harwood Park Drive
Baltimore, Maryland 21220

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

MAR 10 1977

NOTICE OF PUBLIC HEARING
TO BE HELD AT THE OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY, 608 BOSLEY AVENUE, TOWSON, MARYLAND 21204, ON THURSDAY, SEPTEMBER 3, 1975, AT 10:00 A.M.

RE: PETITION FOR RECLASSIFICATION OF ZONING DISTRICT NO. 15th, NW CORNER OF EBENEZER AND HAREWOOD ROADS, 15th DISTRICT, BALTIMORE COUNTY, MARYLAND.

THE ESSEX TIMES
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY, that the annexed advertisement of the petition for reclassification of zoning district No. 15th, NW corner of Ebenezer and Harewood Roads, 15th District, Baltimore County, Maryland, was published in the ESSEX TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., on August 14, 1975, at 10:00 A.M., and that the petition for reclassification of zoning district No. 15th, NW corner of Ebenezer and Harewood Roads, 15th District, Baltimore County, Maryland, was filed with the Zoning Commissioner of Baltimore County, Maryland, on August 14, 1975, at 10:00 A.M.

By order of the Zoning Commissioner of Baltimore County, Maryland:

ERIC DINENNO
Zoning Commissioner of Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 14, 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 August 14, 1975, at 10:00 A.M., and that the petition for reclassification of zoning district No. 15th, NW corner of Ebenezer and Harewood Roads, 15th District, Baltimore County, Maryland, was filed with the Zoning Commissioner of Baltimore County, Maryland, on August 14, 1975, at 10:00 A.M.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8/14/75
Posted for: Planning Board, Sept. 4, 1975, 11:00 A.M.
Petitioner: Equity Funding Assoc.
Location of property: NW corner of Ebenezer & Harewood Rds.
Location of Sign: Signs on Ebenezer Rd. & Signs on Harewood Rd.
Remarks: Signs on Ebenezer Rd. & Signs on Harewood Rd.
Posted by: Paul H. Niss Date of return: 8-21-75

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

No. 33441

DATE June 14, 1976 ACCOUNT 01-662

AMOUNT \$80.00

RECEIVED FROM: John W. Hessler, III, Esquire, People's Counsel
FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 76-40-R (Item No. 1)
NW corner of Ebenezer and Harewood Roads - 15th Election District
Equity Funding Associates - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33442

DATE June 15, 1976 ACCOUNT 01-662

AMOUNT \$80.00

RECEIVED FROM: Charles E. Brooks, Esquire
FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 76-40-R (Item No. 1)
NW corner of Ebenezer and Harewood Roads - 15th Election District
Equity Funding Associates - Petitioner

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

No. 20224

DATE April 22, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
David H. de Villiers, Jr.
106 Castleton Rd.
Baltimore, Md. 21202
Petition for Reclassification for Equity Funding Associates

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

No. 23365

DATE Sept. 17, 1975 ACCOUNT 01-662

AMOUNT \$340.60

RECEIVED FROM: Equity Funding Associates, 608 Bosley Ave., Towson, Md. 21204
FOR: Advertising and posting of property - #76-40-R

340.60 CASH

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
BROOKS & TURNBULL
608 BOSLEY AVENUE
TOWSON, MARYLAND 21204

CHARLES E. BROOKS
JOHN GREGORY TURNBULL, II
WILLIAM N. WHITE
NATHAN F. SPICER, JR.

September 3, 1975

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

Re: No. 76-40-R
Equity Funding Associates
NE/c of Ebenezer and Harewood Roads
15th District

Dear Mr. Commissioner:

Please enter my appearance as counsel of record in the above captioned matter which is scheduled for September 4, 1975 at 11:00 A.M.

Sincerely yours,

BROOKS & TURNBULL

Charles E. Brooks

CEB:vid

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		20" Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JPH										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
North west corner of Ebenezer : ZONING COMMISSIONER OF
and Harewood Roads, 15th : BALTIMORE COUNTY
District :
EQUITY FUNDING ASSOCIATES, : Case No. 76-40-R
Petitioners :

ORDER TO ENTER APPEARANCE

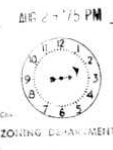
Mr. Commissioner:

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. KOUNTZ, JR.
Deputy People's Counsel

JOHN W. HESSLER, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 29th day of August 1975, to Mr. C. Dennis Webster, 608 Bosley Avenue, Towson, Maryland, 21204.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of March 1975. Item #

Eric DiRenna,
Zoning Commissioner

Petitioner: Equity Funding Assoc. Submitted by: FJH
Petitioner's Attorney: FJH Reviewed by: FJH
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

NOTICE OF PUBLIC HEARING
TO BE HELD AT THE OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY, 608 BOSLEY AVENUE, TOWSON, MARYLAND 21204, ON THURSDAY, SEPTEMBER 3, 1975, AT 10:00 A.M.

RE: PETITION FOR RECLASSIFICATION OF ZONING DISTRICT NO. 15th, NW CORNER OF EBENEZER AND HAREWOOD ROADS, 15th DISTRICT, BALTIMORE COUNTY, MARYLAND.

THE ESSEX TIMES
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY, that the annexed advertisement of the petition for reclassification of zoning district No. 15th, NW corner of Ebenezer and Harewood Roads, 15th District, Baltimore County, Maryland, was published in the ESSEX TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., on August 14, 1975, at 10:00 A.M., and that the petition for reclassification of zoning district No. 15th, NW corner of Ebenezer and Harewood Roads, 15th District, Baltimore County, Maryland, was filed with the Zoning Commissioner of Baltimore County, Maryland, on August 14, 1975, at 10:00 A.M.

By order of the Zoning Commissioner of Baltimore County, Maryland:

ERIC DINENNO
Zoning Commissioner of Baltimore County, Maryland

2 c
**PETITIONER'S
EXHIBIT #14**

November 12, 1975

Hon. S. Eric D'Nenna
Zoning Commissioner
Baltimore County, Maryland

Dear Eric:

On the first day of hearing before you of the Equity Funding case in Middle River I offered to discuss the proposed housing with the Board of Education staff in the hope of obtaining more specific yields. The Education staff would then have the 1975 enrollement figures also.

As I expected, they were receptive and helpful and by now they should have delivered their revised comments directly to you, with copies for the attorneys involved.

The yields that they have given me have been reduced to: 236 elementary, 70 junior high, and 46 senior high pupils, if the zoning is approved. They retained the yields for existing zoning of 183 elementary, 113 junior and 96 senior high.

My estimates are slightly different:

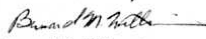
Present zoning: 222 elementary students
Proposed zoning: 195 elementary students

The differences are related to these factors:

1. In computing the yield under present zoning, they used a Middle River detached house yield of .413. I believe that this sample reflects smaller, older units so I opted for the sample they obtained in the Liberty Road area of newer houses with a yield factor of .5.
2. In arriving at the garden apartment yield the Staff used a sample calling for .039 elementary pupils in one bedroom units, based on units that were built during World War II. I have not found school age children sharing the same bedroom with parents in my surveys - therefore my yield figures are slightly less.

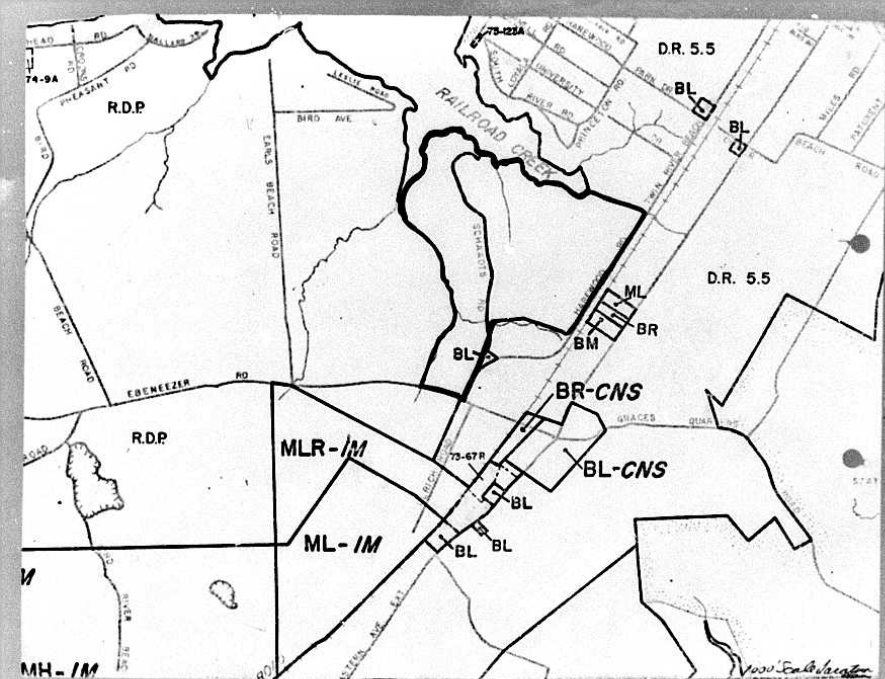
Finally I would like to note that we are submitting 1975 figures which do not reflect the six year drop in birth rate, etc. since the children registered were born.

Respectfully,


Bernard M. Willemain

S
BW/t

MAR 10 1977



Item 1
Cycle Zoning 9

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. C. Dennis Webster
Equity Funding Associates
648 Beale Avenue
Towson, Md. 21204

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

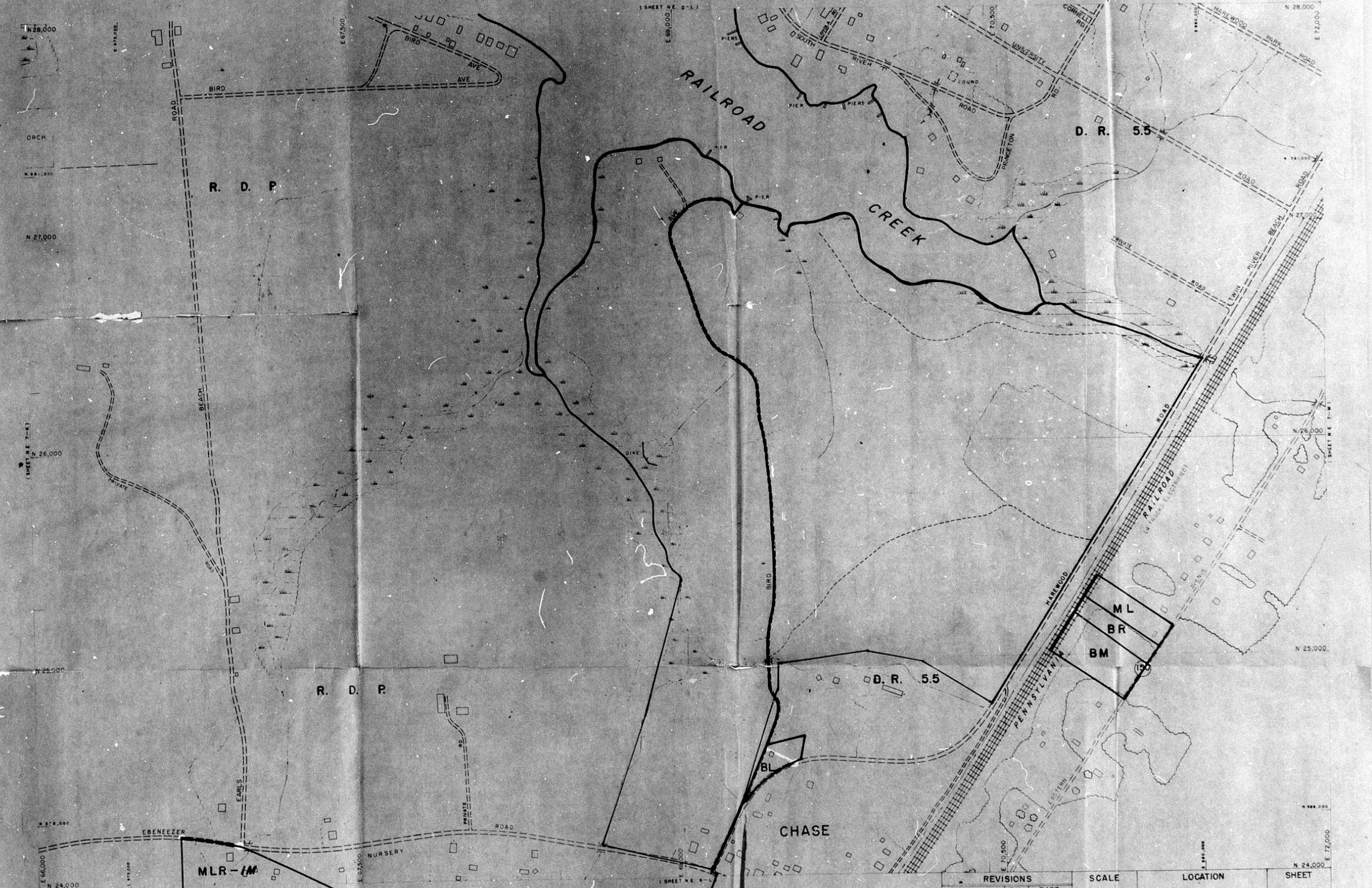
Your Petition has been received and accepted for
filing this 13 day of April 1977

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Equity Funding Associates

Petitioner's Attorney _____ Reviewed by Franklin T. Hoffman, Jr.
Franklin T. Hoffman, Jr.
Chairman,
Zoning Plans
Advisory Committee

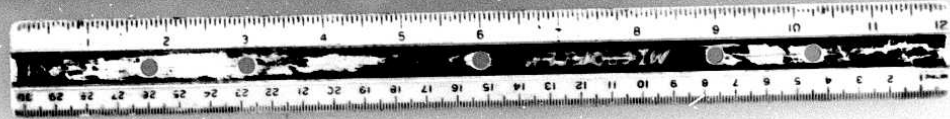
cc: Frederick Ward Associates, Inc.
Century Building
Belair, Md. 21014



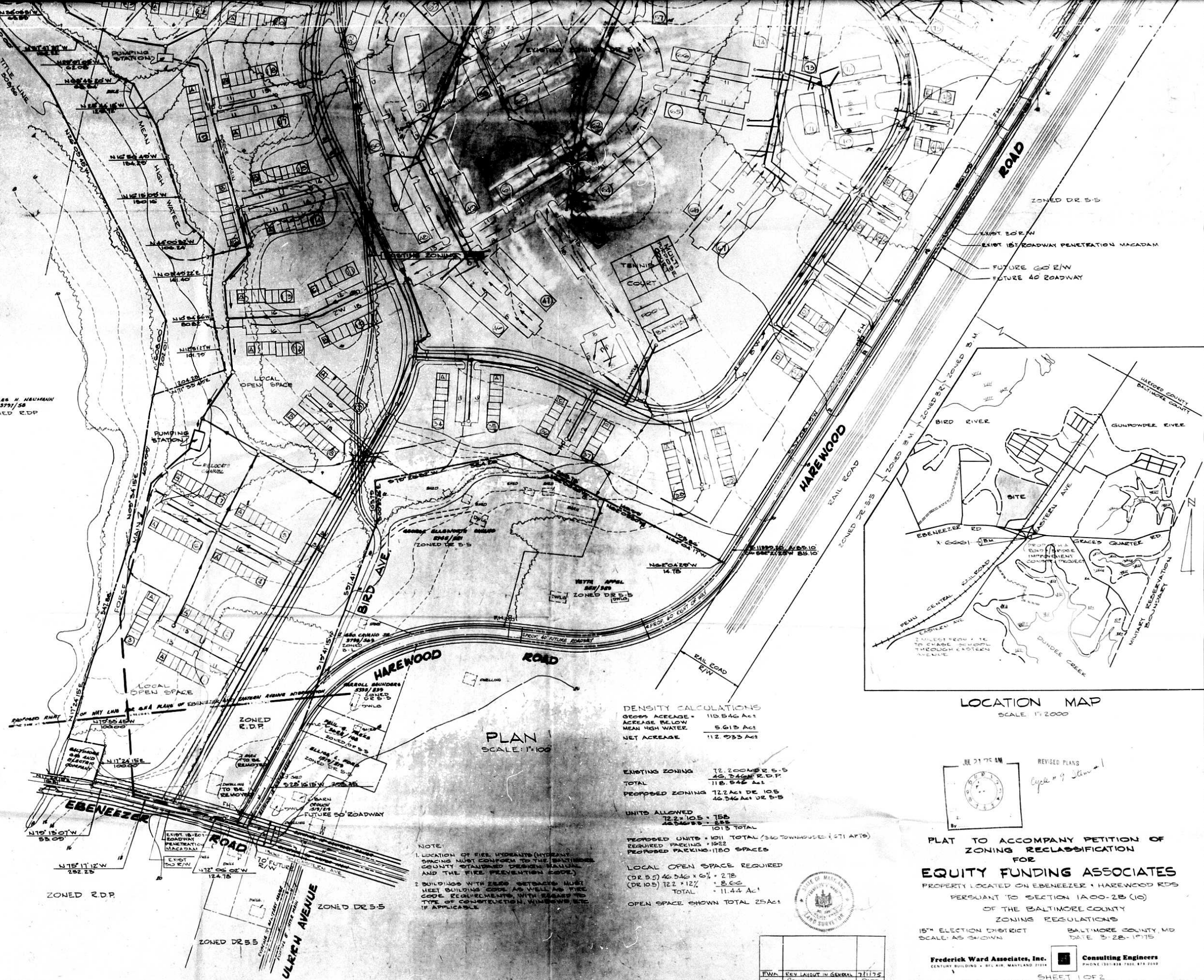
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	HAREWOOD PARK CHASE	N E
		DATE OF PHOTOGRAPHY APRIL 1953		7 - L
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



CHARLES H. NEUMAN
5791/58
ZONED R.D.P.



PLAN
SCALE: 1"=100'

DENSITY CALCULATIONS
GROSS ACREAGE = 110.546 AC
ACREAGE BELOW
MEAN HIGH WATER = 5.613 AC
NET ACREAGE = 112.933 AC

EXISTING ZONING 12.200 AC DR 5-5
TOTAL 46.346 AC R.D.P.
118.546 AC
PROPOSED ZONING 12.2 AC DR 105
46.346 AC DR 5-5

UNITS ALLOWED
12.2 x 105 = 1281
46.346 x 5 = 231.73
1013 TOTAL

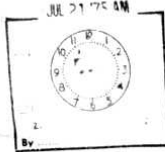
PROPOSED UNITS = 1011 TOTAL (340 TOWNHOUSES (571 APTS)
REQUIRED PARKING = 1982
PROPOSED PARKING = 1180 SPACES

LOCAL OPEN SPACE REQUIRED
(DR 5-5) 46.346 x 6% = 2.78
(DR 105) 12.2 x 12% = 1.46
TOTAL = 4.24 AC

OPEN SPACE SHOWN TOTAL 25 AC

- NOTE:
1. LOCATION OF FIRE HYDRANTS (HYDRANT SPACING MUST CONFORM TO THE BALTIMORE COUNTY STANDARD FIRE FIGHTING MANUAL AND THE FIRE PREVENTION CODE)
 2. BUILDINGS WITH 2500+ SQUARE FEET MUST MEET BUILDING CODE AS WELL AS FIRE CODE REQUIREMENTS WITH REGARD TO TYPE OF CONSTRUCTION, WINDOWS, ETC. IF APPLICABLE

LOCATION MAP
SCALE: 1"=2000'

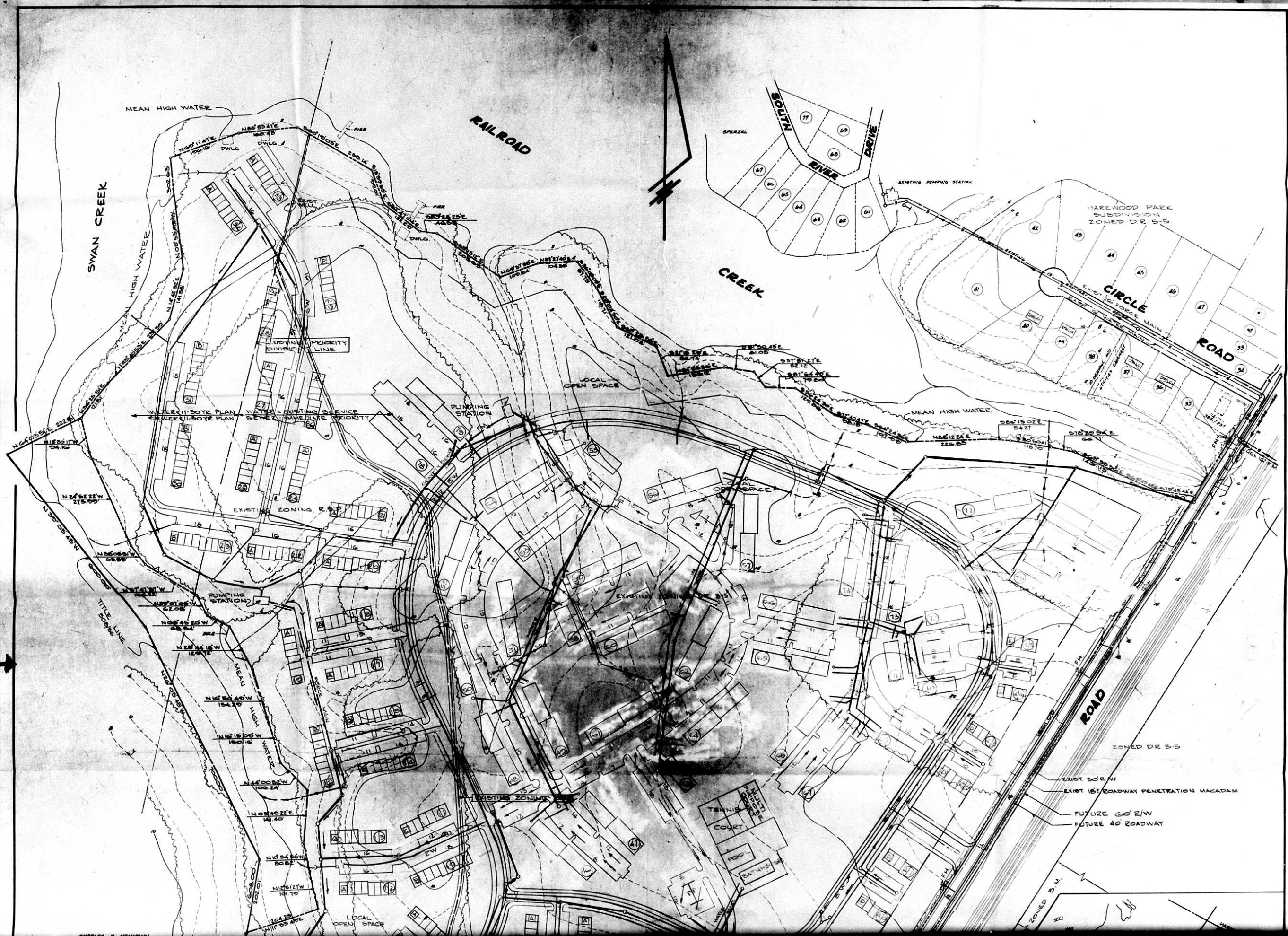


PLAT TO ACCOMPANY PETITION OF
ZONING RECLASSIFICATION
FOR
EQUITY FUNDING ASSOCIATES
PROPERTY LOCATED ON EBENEZER & HAREWOOD RDS
PERSUANT TO SECTION 1A00-2B (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS
15TH ELECTION DISTRICT
SCALE: AS SHOWN
BALTIMORE COUNTY, MD
DATE: 3-28-1975

Frederick Ward Associates, Inc. Consulting Engineers
CENTURY BUILDING • 301 AIR, MARYLAND 21204
PHONE (301) 428-7200, 874-2000



FWA	REV. LAYOUT IN GENERAL	7/1/75
BY	REVISIONS	DATE



CHARLES H. NEUMAN
3791/58
ZONED RDP

GEORG ACREAGE	118.546 Acs
ACREAGE BELOW MEAN HIGH WATER	5.613 Acs
NET ACREAGE	112.933 Acs
EXISTING ZONING	72.200 Acs DE S-B
TOTAL	46.346 Acs R.D.P.
PROPOSED ZONING	72.2 Acs DE 10B
	46.346 Acs DE S-B
UNITS ALLOWED	1221 UNITS
	46346 UNITS
	1013 TOTAL
PROPOSED UNITS	1010 TOTAL
PARKING REQUIRED	1766
PROPOSED PARKING	1847 SPACES
LOCAL OPEN SPACE	30 Acs

NOTE:

1. LOCATION OF BUILDINGS AND THE COUNTY OF BALTIMORE AND THE CITY OF BALTIMORE.
2. BUILDINGS WITH MEET BUILDING CODE REQUIREMENTS.
3. TYPICAL ZONING.

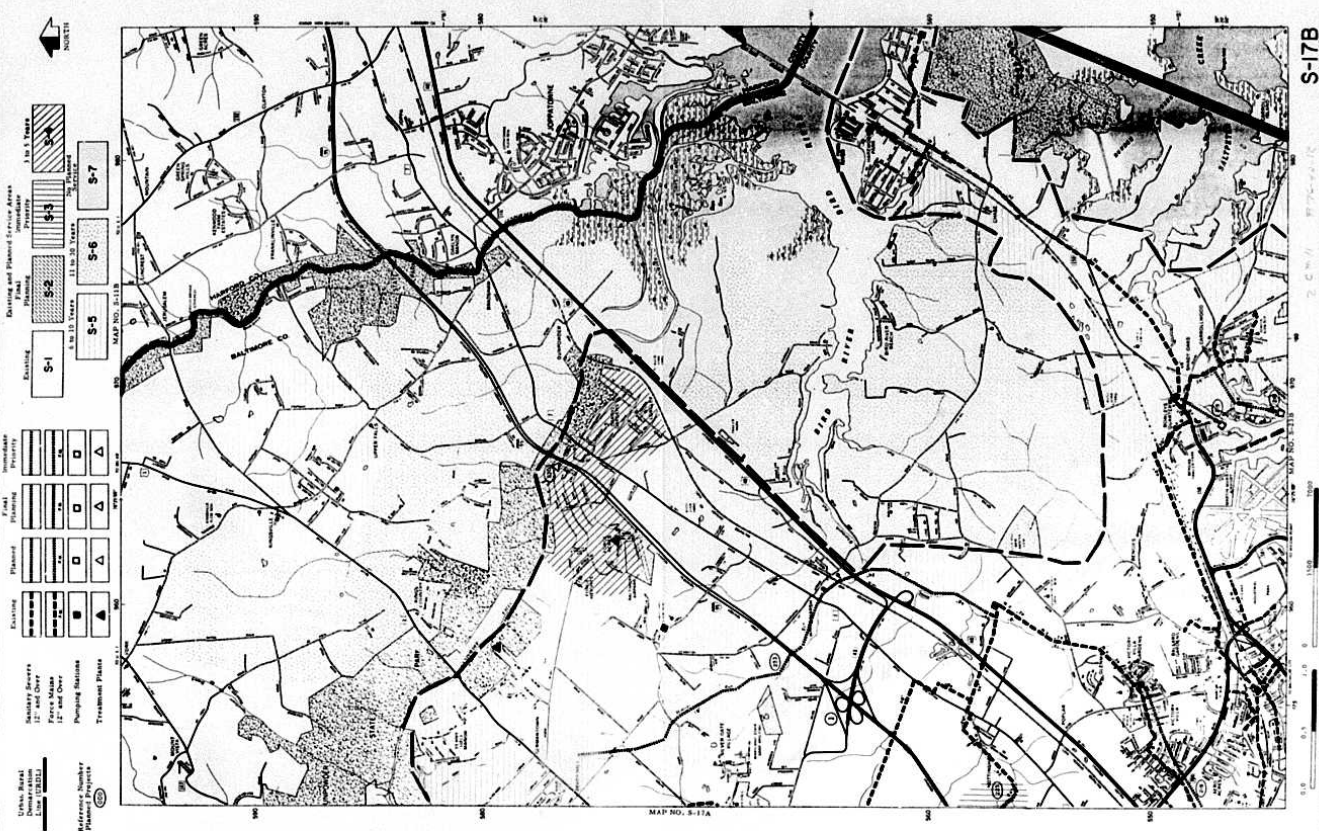
LOCATION MAP
SCALE: 1"=2000

PLAT TO ACCOMPANY PETITION OF
ZONING RECLASSIFICATION
FOR
EQUITY FUNDING ASSOCIATES
PROPERTY LOCATED ON EBENEZER & HAREWOOD RDS
PURSUANT TO SECTION 1A-00-2B (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS

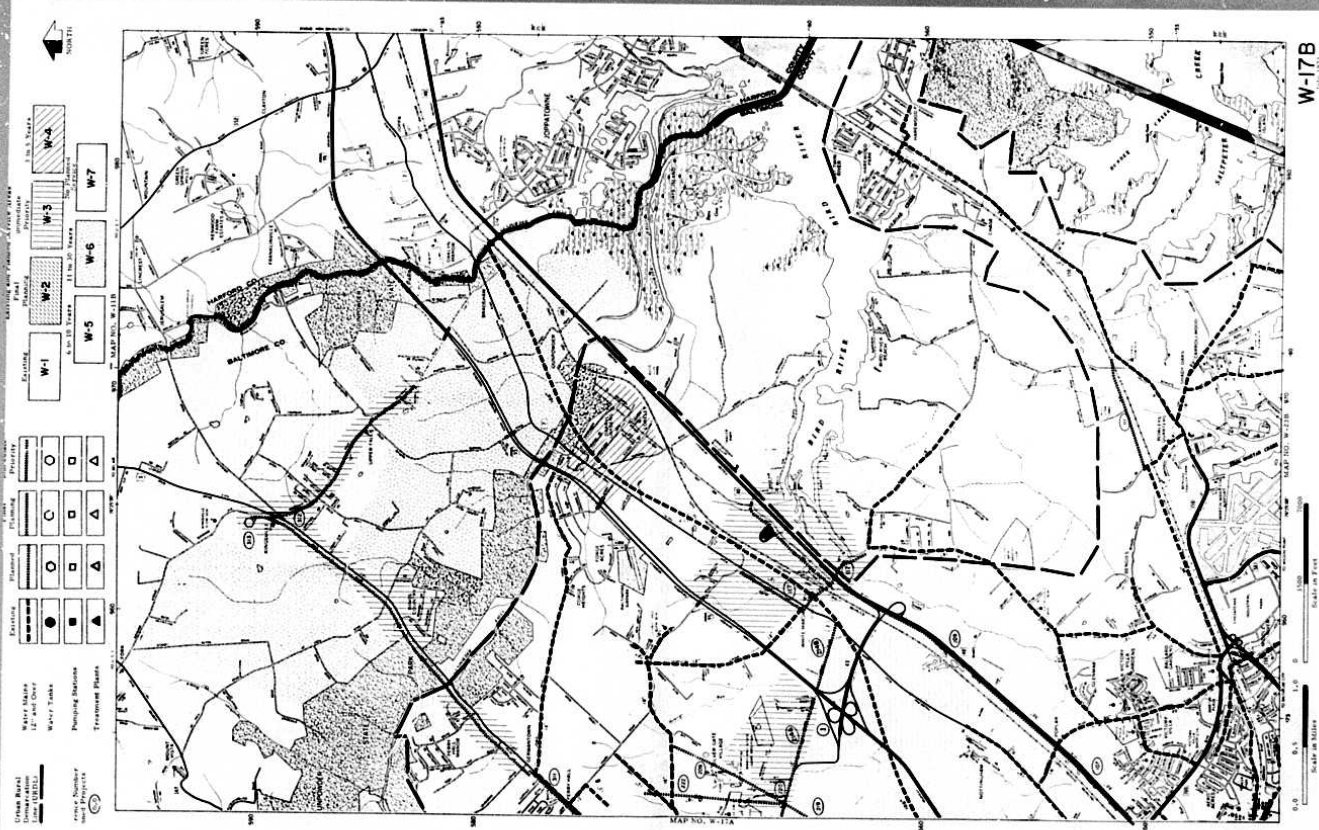
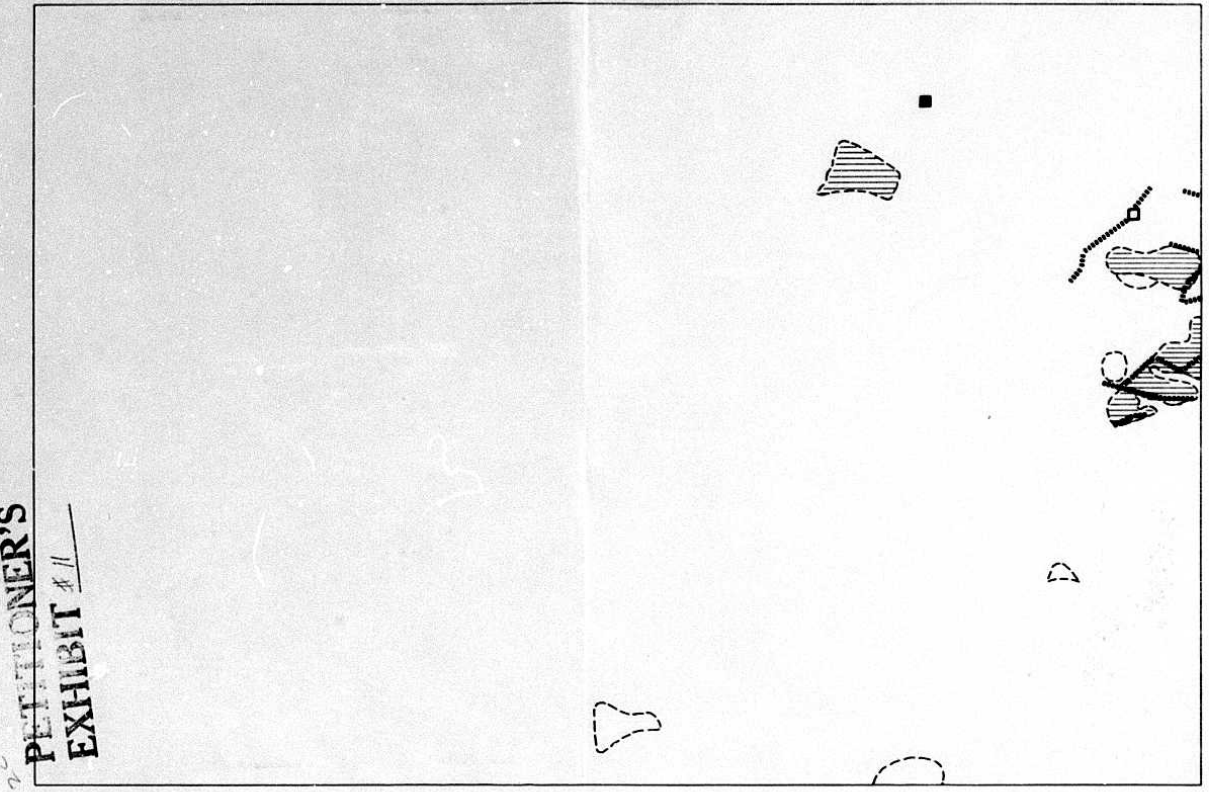
15TH ELECTION DISTRICT
SCALE: AS SHOWN
BALTIMORE COUNTY, MD
DATE: 3-28-1975

Frederick Ward Associates, Inc.
CENTURY BUILDING • BEL AIR, MARYLAND 21014

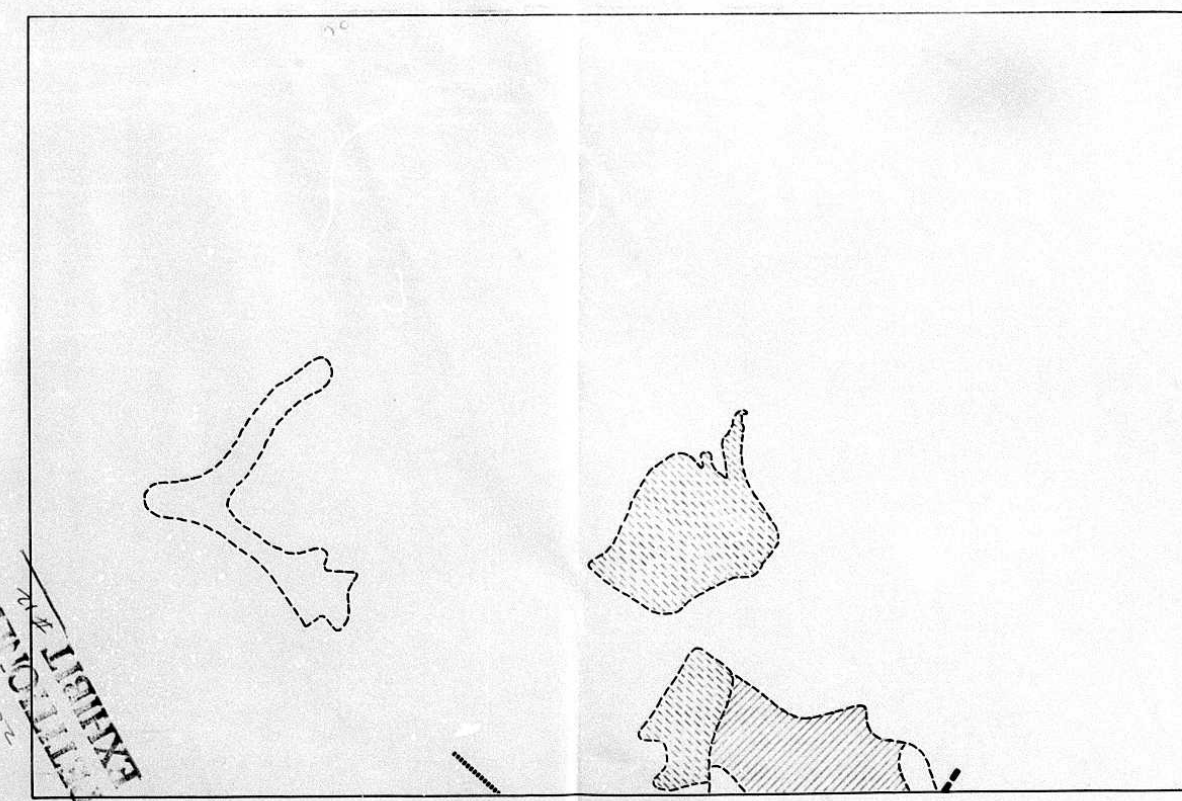
Consulting Engineers
PHONE: 301-818-1900, 818-2000



PETITIONER'S
EXHIBIT #11



PETITIONER'S
EXHIBIT #12



CHARLES H. NEUMANN
3791/58
ZONED R.D.F.



PLAN
SCALE: 1"=100'

LOCATION MAP
SCALE: 1"=2000'

DENSITY CALCULATIONS
GROSS ACREAGE = 110.546 AC
ACREAGE BELOW
MEAN HIGH WATER = 5.615 AC
NET ACREAGE = 112.933 AC

EXISTING ZONING 12.2000 DR 5-5
TOTAL 46.346 R.D.P.
118.946 AC
PROPOSED ZONING 12.2 AC DE 105
46.346 AC DR 5-5

UNITS ALLOWED
12.2 x 105 = 1281
46.346 x 5.5 = 255
1536 TOTAL
PROPOSED UNITS = 1011 TOTAL (346 TOWNHOUSE, 671 APTS)
REQUIRED PARKING = 1952
PROPOSED PARKING = 1780 SPACES

LOCAL OPEN SPACE REQUIRED
(DR 5-5) 46.346 x 6% = 2.78
(DR 105) 12.2 x 12% = 1.46
TOTAL = 4.24 AC
OPEN SPACE SHOWN TOTAL 25.42 AC

NOTE:
1. LOCATION OF FIRE HYDRANTS (INDICATED BY SPACING) MUST CONFORM TO THE BALTIMORE COUNTY STANDARD DESIGN MANUAL AND THE FIRE PREVENTION CODE.
2. BUILDINGS WITH ZERO SETBACKS MUST MEET BUILDING CODE AS WELL AS FIRE CODE REQUIREMENTS, WITH REGARD TO TYPE OF CONSTRUCTION, MINIMUM SETBACK IF APPLICABLE.

PLAT TO ACCOMPANY PETITION OF
ZONING RECLASSIFICATION
FOR
EQUITY FUNDING ASSOCIATES
PROPERTY LOCATED ON EBENEZER & HAREWOOD RDS
PURSUANT TO SECTION 1A-00-2B (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS

15th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE AS SHOWN DATE 3-28-1975

Frederick Ward Associates, Inc. Consulting Engineers
CENTURY BUILDING • 801 AIR, MARYLAND 21014 PHONE 301-838-7000, 879-7000

FWA	REVISED IN GENERAL	7/1/75
BY	REVISIONS	DATE

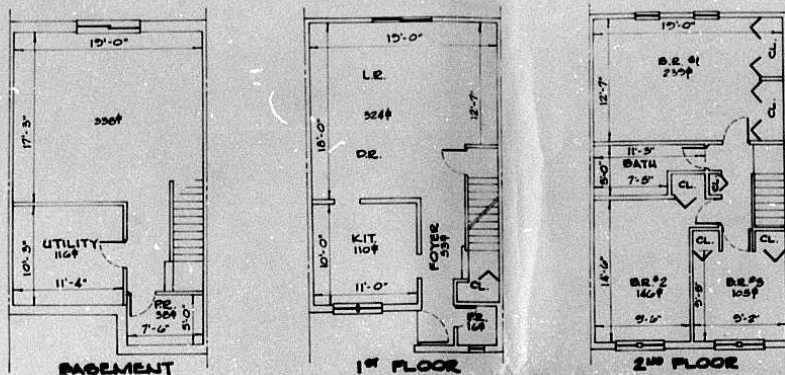
SHEET 1 OF 2



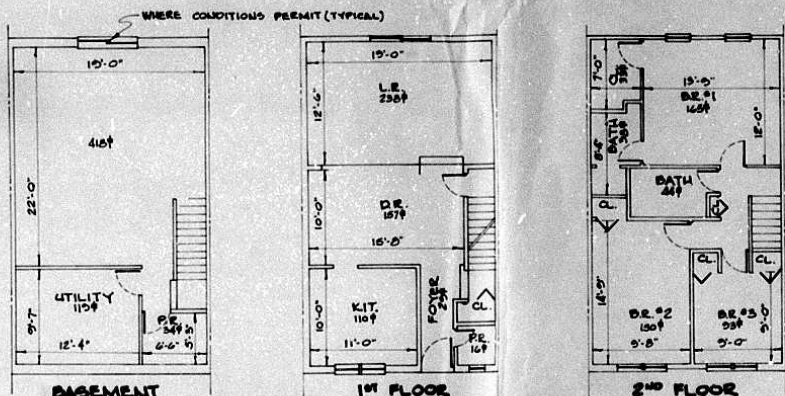
PETITIONER'S
EXHIBIT #1

MAR 10 1977

18' WIDE UNIT - 2 BR., 1 BATH



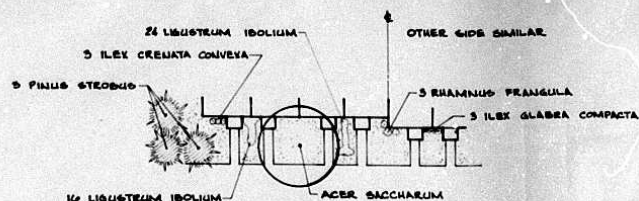
20' WIDE UNIT - 3 BR., 1 BATH



20' WIDE UNIT - 3 BR., 2 BATHS



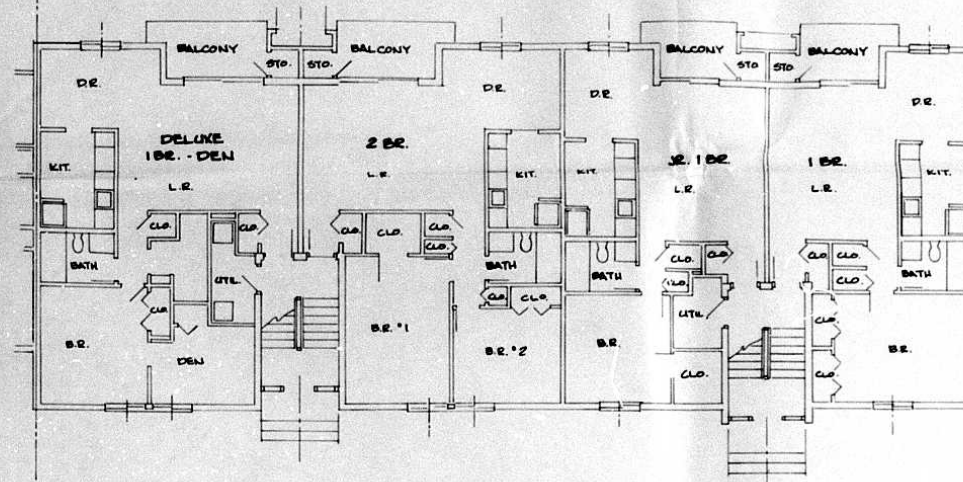
END TO END TOWNHOUSE ELEVATIONS
NOT TO SCALE



TYPICAL PLANTING FOR 8 UNIT TOWNHOUSE
SCALE: 1/8" = 1'-0"

2ND FLOOR APARTMENT PLAN

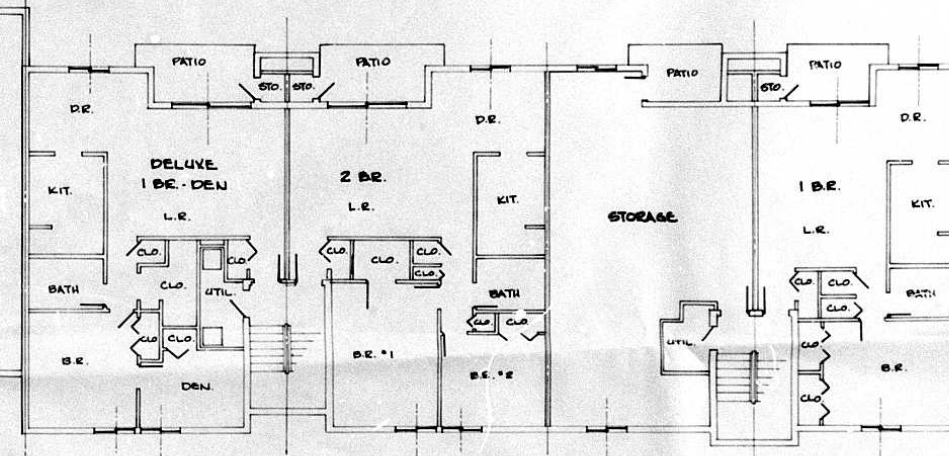
SCALE: 1/8" = 1'-0"



1ST FLOOR APARTMENT PLAN

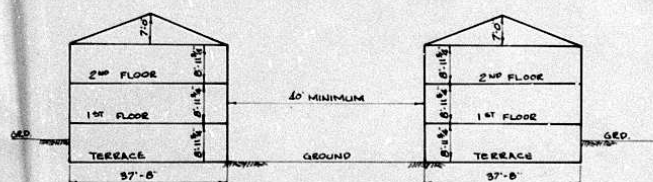
SCALE: 1/8" = 1'-0"

CENTERLINE BUILDING
OTHER SIDE SIMILAR
WHERE APPLICABLE

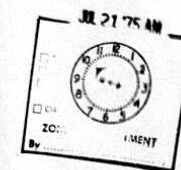


TERRACE FLOOR APARTMENT PLAN

SCALE: 1/8" = 1'-0"



END TO END APARTMENT ELEVATIONS
NOT TO SCALE

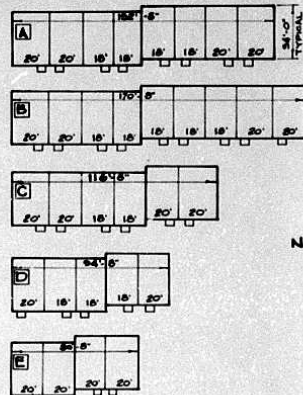


PLAT TO ACCOMPANY PETITION OF
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EQUITY FUNDING ASSOCIATES

PROPERTY LOCATED ON EDENEEZER AND HAREWOOD ROADS
PURSUANT TO SECTION 1A00-2B(10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS

15th ELECTION DISTRICT
SCALE: AS SHOWN
BALTIMORE COUNTY, MD.
DATE: 7-18-75

Frederick Ward Associates, Inc.
CENTURY BUILDING - BEL AIR, MARYLAND 21034
Consulting Engineers
PHONE (301) 328-7920, 879-2010

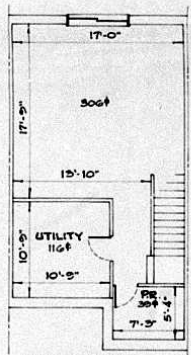


NOTE:
ALL OFFSETS SHALL BE 4'-0" AND
MAY BE SHOWN IN EITHER DIRECTION.
ALL DIMENSIONS ARE TO CENTERLINE
OF WALLS.

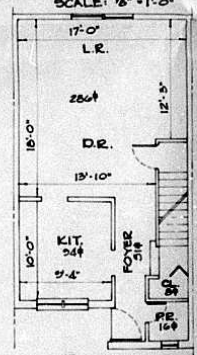
DETAIL OF TOWNHOUSE TYPES
NO SCALE

FLOOR PLANS FOR TOWNHOUSES

SCALE: 1/8" = 1'-0"

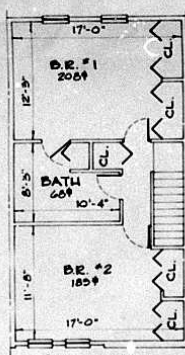


BASEMENT

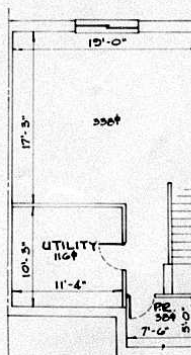


1ST FLOOR

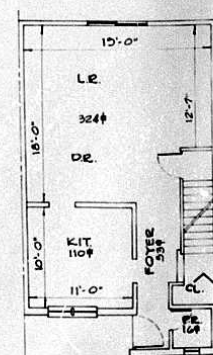
16' WIDE UNIT - 2 BR., 1 BATH



2ND FLOOR

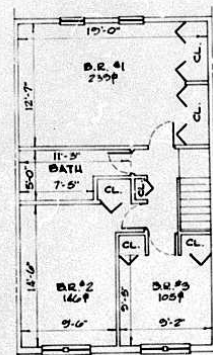


BASEMENT

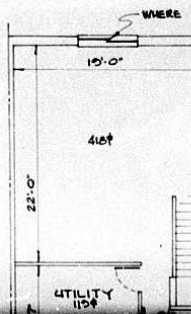


1ST FLOOR

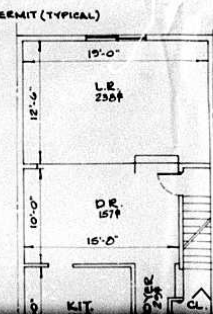
20' WIDE UNIT - 3 BR., 1 BATH



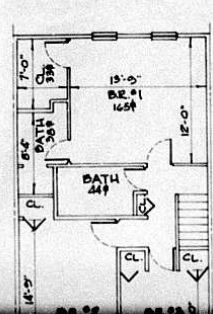
2ND FLOOR



UTILITY



1ST FLOOR

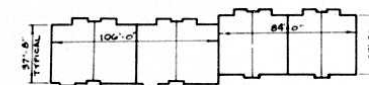


2ND FLOOR

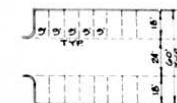
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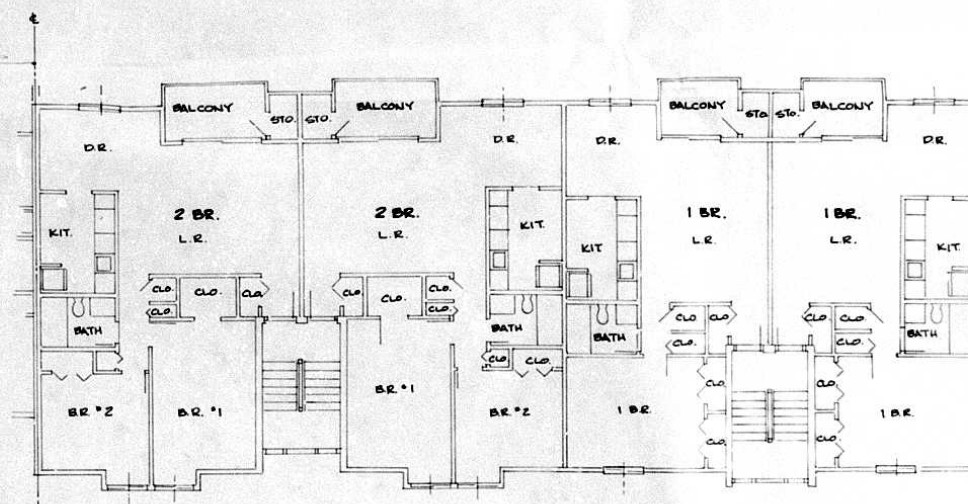


DETAIL OF APARTMENT TYPES
NO SCALE



TYPICAL PARKING LAYOUT
SCALE: 1" = 50'

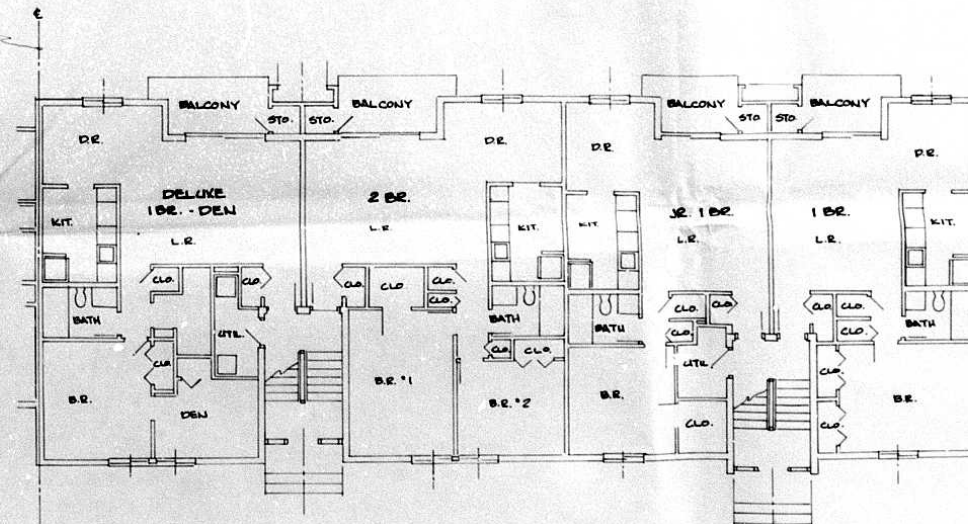
CENTERLINE BUILDING
OTHER SIDE SIMILAR
WHERE APPLICABLE



2ND FLOOR APARTMENT PLAN

SCALE: 1/8" = 1'-0"

CENTERLINE BUILDING
OTHER SIDE SIMILAR
WHERE APPLICABLE



1ST FLOOR APARTMENT PLAN