

76-41-R (Slem No. 2) **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **UNIVERSAL HOUSING & DEVELOPMENT COMPANY**, 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 **DR 5.5 and RDP** zone to an **DR 10.5** zone; for the following reasons:

1. That the County Council committed error in placing the subject property in the DR 5.5 zone and the RDP zone.
2. That there have been changes in the character of the neighborhood since the adoption of the Land Use Maps which warrant the requested reclassification for the subject property.

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.

**UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY**

Contract purchaser

By: *Michael K. Blum*
V.P. Legal Owner

Address: 805 Lannerton Road

Baltimore, Md. 21220

Protestant's Attorney

James H. Cook
James H. Cook, Petitioner's Attorney
409 Washington Avenue
Towson, Md. 21204
823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 35th 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of September, 1975, at 10:00 o'clock.

Eric Dikenna
Zoning Commissioner of Baltimore County.

(over)

10:00 A
9/8/75

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

Item 2
Zoning Cycle 9

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 18th day of April, 1975.

Eric Dikenna
S. Eric Dikenna,
Zoning Commissioner

Petitioner: **Universal Housing & Development Company**

Petitioner's Attorney: **James H. Cook**
cc: **George William Stephens, Jr. and Associates, Inc.**
P.O. Box 6828
Towson, Md. 21204

Reviewed by: *Franklin T. Hogsan*
Franklin T. Hogsan, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Franklin T. Hogsan
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Universal Housing & Development
Company - Petitioner
Item 2 - Zoning Cycle 9

Dear Mr. Cook:

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 a 66.36 acre tract, located for all intents and purposes at the intersection of Carroll Island Road and Keeners Road, and currently exists as wooded and vacant lands. The present zoning is R.D.P. and D.R. 5.5, and the petitioner is requesting a Reclassification for the entire property to D.R. 10.5, in order that 693 dwelling units may be constructed.

Existing development in the immediate environs of this site consists primarily of single family detached dwellings and vacant residential lands.

At the southeasternmost corner of the subject property the submitted site plan indicates

James H. Cook, Esq.
Item 2 - Zoning Cycle 9
April 30, 1975
Page 2

proposed parking area to be located within a Residential Transition Area created by a single family dwelling. The site plan must be revised to eliminate this situation.

Please note with particular interest the comments of the Bureau of Engineering and the Project and Development Planning division.

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 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. Hogsan
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: **George William Stephens, Jr. and Associates, Inc.**
P. O. Box 6828
Towson, Md. 21204

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

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

April 28, 1975

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

Re: Item #2 - Cycle #9 (April - October 1975)
Property Owner: Universal Housing & Development Co.
N/S of Carroll Island Rd., 181/91 S/E of Keeners Rd.
& S/S of Keeners Rd., 801' N/E of Carroll Island Rd.
Existing Zoning: D.R. 5.5 & R.D.P.
Proposed Zoning: Re-class to D.R. 10.5
No. of Acres: 66.36 Acre(s); 15th

Dear Mr. Dikenna:

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:

Formal comments were supplied the Petitioner by the Bureau of Public Services January 8, 1974, in connection with the Preliminary Plan for "Carroll Crest" (dated October 10, 1973) and supplemented February 15, 1974 and July 26, 1974. Those comments are referred to for your consideration. Subsequently, Public Works Agreement #157406 was executed for certain Baltimore County utilities and highway improvements in connection with the development of Carroll Crest, Section One.

The submitted plan indicates proposed development of a greater portion of the Petitioner's over-all property, including the aforesaid Carroll Crest, Section One. It must be noted that the area designated as "Proposed Section I Carroll Crest" on the submitted plan is but a small portion of Carroll Crest, Section One (for which Public Works Agreement #157406 was executed) and more probably should be designated as Plat 1 of Carroll Crest Section 1.

The proposed development of this property, as indicated on the submitted plan, should again 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; additional Public Works Agreements may be required to be executed.

Highways:

Carroll Island Road and Keeners Road, existing public roads are proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way, and as a 40-foot closed section roadway on a 60-foot right-of-way, respectively.

Item #2 - Cycle #9 (April - October 1975)
Property Owner: Universal Housing & Development Co.
Page 2
April 28, 1975

Highways: (Cont'd)

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

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; however, adequate drainage facilities and drainage and utility easements will be required in connection with development of this property, both onsite and offsite.

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:

There is a 16-inch public water main in Carroll Island Road, see Drawings #60-0503 - 0506, File 3.

Item #2 - Cycle #9 (April - October 1975)
Property Owner: Universal Housing & Development Co.
Page 3
April 28, 1975

Sanitary Sewer:

There is a 16-inch public sanitary sewer in Carroll Island Road along a portion of the frontage of this property, see Drawings #60-0503 and 0505, File 1.

No approval is inferred, implied or to be assumed regarding the method of sewerage the presently unsewered portions of this proposed development as indicated on the submitted plan. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" in the area as Immediate Priority.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:es

cc: **G. Reier (File Carroll Crest)**
J. Trenner
S. Bellestri
C. Warfield

2-MW Key Sheet
13 - 25 NE 43 - 45 Pos. Sheets
NE 1/4 & 1/2 Twp
91 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....., 196...., 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....., 196...., 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

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 2

Property Owner: Universal Housing & Development Company

Location: N/S of Carroll Island Rd. 1849' S.E. of Keeners Rd. &
S/S of Keeners Rd. 801' N.E. of Carroll Island Rd.

Present Zoning: D.R. 5.5 & R.D.P.

Proposed Zoning: Re-class to D.R. 10.5

District: 15th

No. Acres: 66.36

Dear Mr. DiNenna:
See attached sheet.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BENNEY

MARCUS W. BOTSANIS
JOSEPH N. MURDOCK
ALVIN LOBECK
JOSHUA W. WHEELER, ALTERNATE

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VICE
MRS. RICHARD W. TRACY

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 4, 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: Universal Housing & Development Co.
Location: N/S of Carroll Island Rd. 1849' SE of
Keeners Rd. & S/S of Keeners Rd. 801'
+ NE of Carroll Island Rd.
Existing Zoning: D.R. 5.5 & R.D.P.
Proposed Zoning: Re-class to DR 10.5
No. of Acres: 66.36
District: 15th

Water and sewer must be extended to site.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHVB:ncg

CC--W.L. Phillips

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 2 - ZAC - April, 1975 - October, 1975
Property Owner: Universal Housing & Development Co.
Location: N/S of Carroll Island Rd. 1849' SE of Keeners Rd. &
S/S of Keeners Rd. 801' NE of Carroll Island Rd.
Existing Zoning: D.R. 5.5 & R.D.P.
Proposed Zoning: Re-class to D.R. 10.5
No. of Acres: 66.36
District: 15th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 and
R.D.P. to D.R. 10.5.

This will increase the trip density from 2,100 trips per day to
3,300 trips per day. This increase is undesirable since Carroll Island
Road between Bowleys Quarters and Eastern Avenue is the only access to
this peninsula and is already overloaded and insufficient capacity to
handle this increased trip density.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/bza

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Universal Housing & Development Co.

Location: N/S of Carroll Island Rd. 1849' SE of Keeners Rd. & S/S of Keeners Rd.
801' NE of Carroll Island Rd.
Item No. 2 Zoning Agenda Cycle #9
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. Minimum Main Size 8"
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at.....
exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "The Life Safety Code", 1970 Edition prior
to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *Thomas H. Devlin* Noted and
Planning Group Approved: *Paul H. Rinsche*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 10, 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: Universal Housing & Development Company

Location: N/S of Carroll Island Rd. 1849' S.E. of Keeners Rd. &
S/S of Keeners Rd. 801' N.E. of Carroll Island Rd.

Present Zoning: D.R. 5.5 & R.D.P.

Proposed Zoning: Re-class to D.R. 10.5

District: 15th

No. Acres: 66.36

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,
W. Nick Petrovich,
Field Representative.

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BENNEY

MARCUS W. BOTSANIS
JOSEPH N. MURDOCK
ALVIN LOBECK
JOSHUA W. WHEELER, ALTERNATE

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VICE
MRS. RICHARD W. TRACY

MAR 28 1977

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. 1976	Sept. 1977		
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:	94	89	49	
Proposed Zoning:	213 *	68 *	44 *	
	415 **	173 **	87 **	

* Based on updated study of this area supplied by Mr. B. Willemain.
 ** Based upon June 1974 study of townhouses owned by individuals.

Maryland Department of Transportation
 State Highway Administration

September 8, 1975

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

Re: Petition for Special Hearing/Exception for Unit Developments
 Universal Housing and Development Co., Inc.
 and Estate of Charles Laudenklos, dec'd.,
 Petitioners

Attention: Mr. Franklin Hogens
 File: Whitmarsh Blvd.

Dear Mr. DiNenna:

In reply to your letter of August 19, 1975, we wish to state that our comments of April 29, 1975 remain unchanged.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

BY: John E. Meyers

CLJEM:vrd

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

UNIVERSAL HOUSING
 AND DEVELOPMENT COMPANY

DEC 10 75 PM

I am Melvin R. Colvin - Vice Chairman of the Board of Universal Housing and Development Co. which owns Towson Nursery consisting of 390 acres located in Cockeysville, east of York Road. Our company is opposed to the staff recommendation of down zoning this property for the following reasons.

1) We acquired the property in 1972, at a cost of over \$1,900,000.00, and since that time, we have expended \$544,679.97 in utility extensions, engineering, and legal fees making a total investment of over \$2,400,000.00.

2) As a developer of long standing, for over 25 years, I recognized the potential of this property as a logical easterly extension of the present Hunt Valley Complex, being in the same valley at its eastern terminus. The portion zoned for industrial use is a broad flat valley adjacent to existing rail, completely served by water and sewer, and can be connected by a short extension of Shawan Road to Interstate I-83, with a free flowing, newly improved interchange. The upper portions, with frontage on York Road and Phoenix Road, presents an excellent site for high type cluster housing development completely served by now existing utilities and affords a maximum opportunity because of topography to provide an excess of required open spaces.

As a result of the proposed downshifting in zoning, my engineers and I have exhaustively studied the threat of pollution in the Loch Raven Reservoir and find that the major causes of eutrophication were cattle farming, over fertilization, point sources, such as Hampstead, Manchester, and Dutterer's Sewage Treatment Plants, and failing septic systems. I have made field trips to this area during the most recent flooding and observed, with my engineers, that a much greater portion of the silt was coming into Loch Raven from sources north of Cockeysville Industrial Area. As a result of these observations, I had the services of Dr. John Cookson to make environmental studies, which was proven without a doubt, that well maintained industrial parks and well planned low density clustered housing units with county water, sewer, storm water management and sediment control would have no adverse effect on the Loch Raven Reservoir.

9917 COLLINS AVENUE - MIAMI BEACH, FLORIDA 33141 - TELEPHONE (305) 866-7771

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 North side of Carroll Island Road
 1849 feet Southeast of Keenans Road
 and the South side of Keenans Road
 801 feet Northeast of Carroll Island
 Road, 15th District : OF BALTIMORE COUNTY

UNIVERSAL HOUSING AND
 DEVELOPMENT COMPANY, Petitioner : Case No. 76-41-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. Kountz, Jr.
 Deputy People's Counsel

John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I hereby certify that on this 26th day of November, 1975, a copy of the foregoing was mailed to James H. Cook, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney to Petitioner.



MAR 28 1977

LAW OFFICES
COOK, MURRAY, HOWARD & TRACY
 MERCANTILE-TOWSON BUILDING
 409 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

April 30, 1976

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

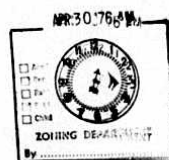
Re: Petition No. 76-41-R
 N/S of Carroll Island Road, 1849'
 SE of Keenans Road
 Universal Housing & Development
 Company

Dear Mr. DiNenna:

On behalf of the Petitioner, I hereby note an appeal to the County Board of Appeals from your Order of April 14, 1976 denying the reclassification petitioned for.

Very truly yours,
 James H. Cook

JHC:rm



LAW OFFICES
COOK, MURRAY, HOWARD & TRACY
 MERCANTILE-TOWSON BUILDING
 409 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

May 6, 1976

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

Re: Petition No. 76-41-R
 N/S of Carroll Island Road, 1849'
 SE of Keenans Road
 Universal Housing & Development
 Company

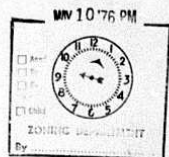
Dear Mr. DiNenna:

Supplementing my letter of April 30, 1976 noting an appeal in the above matter. The appellant's name and address is:

Universal Housing & Development Company
 9901 Langs Road
 Baltimore, Maryland 21220

Very truly yours,
 James H. Cook

JHC:rm



James H. Cook, Esquire
 Mercantile-Towson Building
 409 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Reclassification
 N/S of Carroll Island Road, 1849'
 SE of Keenans Road and the S/S of
 Keenans Road, 801' NE of Carroll
 Island Road - 15th Election District
 Universal Housing and Development
 Company - Petitioner
 NO. 76-41-R (Item No. 2)

Dear Mr. Cook:

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/saw

Attachments

cc: Mr. Julian Ross
 513 Grissold Road
 Baltimore, Maryland 21206

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

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
North side Carroll Island Road 1849 feet : ZONING COMMISSIONER
Southeast of Keenens Road and South side : OF BALTIMORE COUNTY
of Keenens Road 801 feet Northeast of :
Carroll Island Road : Case No. 76-41-R
15th District :
UNIVERSAL HOUSING AND DEVELOPMENT CO., :
Petitioner :

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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy Peoples Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that a copy of the foregoing Order was delivered this 8th day of September, 1975, to James H. Cook, Esquire, Mercantile-Towson Building, Towson, Maryland, 21204.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Carroll Island Road, 1849' : ZONING COMMISSIONER
SE of Keenens Road and the S/S of : OF
Keenens Road, 801' NE of Carroll :
Island Road - 15th Election District : BALTIMORE COUNTY
Universal Housing and Development :
Company - Petitioner :
NO. 76-41-R (Item No. 2) :

This matter comes before the Zoning Commissioner as a result of a Petition filed by Universal Housing and Development Company, for a Reclassification from D.R. 5.5 and R.D.P. Zones to a D.R. 10.5 Zone. The subject property is located on the north side of Carroll Island Road, 1849 feet southeast of Keenens Road and the south side of Keenens Road, 801 feet northeast of Carroll Island Road, in the Fifteenth Election District of Baltimore County, and contains 66.36 acres of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted. The burden of proving error in the Comprehensive Zoning Map, as adopted on March 24, 1971, and/or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, these burdens have not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1976, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain D.R. 5.5 and R.D.P. Zones.

John W. Hession, III
John W. Hession, III
Zoning Commissioner of
Baltimore County

Summary

Location	Area (Ac.)	Vol.	Est. Val.	Cap. Val.	County C/E	Unimproved Signal
Carroll Island Rd. NW/4	445	301	746	1467	.52	.51
Bowling's Quarters Rd.	123	246	363	406	.50	.50
Carroll Island Rd. NE/4	201	0	201	1068	.60	.19
Bowling's Quarters Rd.	83	61	144	617	.58	.23
Carroll Island Rd.	345	200	545	1217	.51	.55
Carroll Island Rd. NE/4	726	301	1227	748	.50	.11
Eastern Ave. NE/4	207	0	207	865	.59	.16

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8-23-75
Posted for: Hearing Mon. Sept. 8, 1975, 9:00 a.m. A.D.
Petitioner: Universal Housing & Dev. Co.
Location of property: N/S of Carroll Island Road 1849' SE of Keenens Rd. & S/S of Keenens Road 801' NE of Carroll Island Rd. - 15th Election District
Location of signs: at 3 signs posted on S/S of Carroll Island Rd. & S/S of Keenens Rd.
Remarks: Mail 14 days
Posted by: Mail 14 days Date of return: 8/24/75

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 zone and R.D.P. District :
to D.R. 10.5 zone : COUNTY BOARD OF APPEALS
N/S of Carroll Island Road 1849' SE :
of Keenens Road, and S/S of Keenens :
Road 801' NE of Carroll Island Road :
15th District : BALTIMORE COUNTY
Universal Housing and Development Co. : No. 76-41-R
Petitioner :

ORDER OF DISMISSAL

Petition of Universal Housing and Development Company for reclassification from D.R. 5.5 and R.D.P. to D.R. 10.5 zone, on property located on the north side of Carroll Island Road 1849 feet southeast of Keenens Road, and south side of Keenens Road 801 feet northeast of Carroll Island Road, 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 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

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

The Petitioner states that the Baltimore County Council committed, at the very least, the following errors and very probably additional errors in classifying the subject property partly in a D.R. 5.5 zone and partly in a R.D.P. zone:

1. The subject property is roughly triangular in shape and two sides of said property have road frontage totaling approximately 3172 feet. A substantial portion of the remaining boundary of the property is affected by a transmission line of the Baltimore Gas & Electric Company which adjoins said property. The division of said tract into two zones was clearly arbitrary and without any supporting factual basis.
2. That said tract is capable of being served by existing sanitary sewer and water lines and with the availability of utilities it was error to zone the property partly in a D.R. 5.5 zone and there was no basis whatsoever to zone a substantial portion in a R.D.P. zone.
3. For such other and further errors as shall be disclosed during the course of the preparation of this matter for hearing, which errors will be testified to at the time of any hearings hereon.

The Petitioner further states that since said property was last classified the following changes, at least, have occurred in the neighborhood:

494-3180

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

December 20, 1976

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

Re: Universal Housing and Development Co.
File No. 76-41-R

Dear Mr. Cook:

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: Universal Housing and
Development Co.
Ms. Julia Ross
Mr. John J. Mafewski
John W. Hession, III, Esq.

1. A substantial tract of land on the southerly side of Carroll Island Road has been classified in a D.R. 16 zone. Said property is directly opposite a portion of the subject property and constitutes a substantial change in the neighborhood and has a direct effect upon the subject property and the land use factor that should be taken into consideration in determining the appropriate zoning for the subject property.
2. For such other and further changes as may be disclosed by a complete and detailed study of the area, which changes will be testified to at the time of any hearings hereon.

Respectfully submitted,

James H. Cook
James H. Cook
Attorney for Petitioner

March 24, 1975

Description to Accompany Zoning Petition
for Reclassification from Existing DR 5.5 Zone
to DR 10.5 Zone - 36.205 Acres More or Less
Northeast side of Carroll Island Road
and South side of Keenars Road

Beginning for the same at a point on or near the center line of Keenars Road,
said point being northeasterly along the bed of said Road distant 801 feet more or
less from the intersection formed by the center line of said Keenars Road with the
center line of Carroll Island Road and running thence in the bed of said Keenars Road
the four following courses viz: (1) North 65° 30' 50" East 221.66 feet, (2) North 61°
46' 08" East 660.00 feet, (3) North 65° 08' 03" East 363.00 feet and (4) North 66°
27' 26" East 64.62 feet to intersect the existing zoning line separating the DR 5.5
zone from the R.D.P. zone and running thence leaving said Keenars Road and binding
on part of said zoning line (5) South 23° 44' 21" East 709.52 feet; thence leaving
said zoning line and running the two following courses, viz: (6) North 71° 21' 16"
West 113.66 feet and (7) South 15° 51' 08" West 534.91 feet to intersect the herein
above mentioned zoning line and running thence binding on part of said zoning line
(8) South 36° 40' 28" West 854.59 feet to a point in the bed of Carroll Island Road;
thence in the bed of said road (9) North 53° 43' 41" West 772.09 feet, running thence
leaving said Carroll Island Road (10) North 35° 57' 31" East 204.81 feet, (11) North
54° 02' 29" West 224.92 feet, (12) North 52° 46' 12" West 48.05 feet, (13) North 54°
02' 29" West 72.20 feet, (14) North 47° 30' 59" West 54.47 feet, (15) North 51° 44'
40" West 4.60 feet, (16) North 35° 57' 31" East 310.91 feet and (17) North 24° 29'
10" West 125.07 feet to the place of beginning.

Containing 36.205 acres of land, more or less.



March 24, 1975

Description to Accompany Zoning Petition
for Reclassification from Existing R.D.P. Zone
to DR 10.5 Zone - 3.136 Acres More or Less
Northeast side of Carroll Island Road
and South side of Keenars Road

Beginning for the same at a point on or near the center line of Carroll
Island Road, said point being southeasterly along the bed of said road distant
1849 feet, more or less, from the intersection formed by the center line of said
Carroll Island Road with the center line of Keenars Road, said point also being
a corner of the existing zoning line separating the DR 5.5 zone from the R.D.P.
zone and running thence leaving said road and binding on part of said zoning line
(1) North 36° 40' 28" East 854.59 feet thence leaving said zoning line (2) South
15° 51' 08" West 882.70 feet to the bed of the heretofore mentioned Carroll
Island Road; thence in the bed of said road the two following courses, viz: (3)
North 65° 39' 13" West 132.33 feet, and (4) North 53° 43' 41" West 184.50 feet
to the place of beginning.

Containing 3.136 acres of land, more or less.



March 24, 1975

Description to Accompany Zoning Petition
for Reclassification from Existing R.D.P. Zone
to DR 10.5 Zone - 24.756 Acres More or Less
Northeast side of Carroll Island Road
and South side of Keenars Road

Beginning for the same at a point on or near the center line of Keenars Road,
said point being northeasterly along the bed of said Road distant 2111 feet more
or less from the intersection formed by the center line of said Keenars Road with
the center line of Carroll Island Road, said point being also a corner of the
existing zoning line separating the DR 5.5 zone from the R.D.P. zone and running
thence in the bed of said Keenars Road and binding on part of said zoning line
(1) North 66° 27' 26" East 235.66 feet; thence leaving said road and said zoning
line (2) South 28° 19' 14" East 180.54 feet, (3) South 50° 19' 14" East 334.84 feet,
(4) along a curve to the right with a radius of 5579.65 feet for a distance of
355.88 feet, said curve being subtended by a chord bearing South 21° 48' 02" East
355.82 feet, (5) South 19° 58' 24" East 646.70 feet, (6) South 13° 36' 54" West
1082.99 feet to a point in the bed of the aforesaid Carroll Island Road, said point
being also on the existing zoning line separating the R.D.P. zone from the DR 16
zone and running thence in the bed of said road and binding on said zoning line
(7) North 71° 21' 16" West 606.10 feet; thence leaving said road and said zoning
line the two following courses viz: (8) North 15° 52' 08" East 1417.60 feet and
(9) North 71° 21' 16" West 195.04 feet to intersect a point on the herein above
first mentioned zoning line and running thence binding on part of said zoning line
(10) North 23° 44' 21" West 709.52 feet to the place of beginning.

Containing 24.756 acres of land more or less.



March 24, 1975

Description of Property to be Reclassified
from Existing R.D.P. Zone to DR 10.5 Zone
2.261 Acres of Land More or Less
Northeast side of Carroll Island Road
and South side of Keenars Road

Beginning for the same at the end of the two following courses from the
intersection formed by the center line of Carroll Island Road and the center line
of Keenars Road: first southeasterly along the center line of said Carroll Island
Road 3080.87 feet and second North 13° 36' 54" East 1408.35 feet and running thence
from said point of beginning (1) North 19° 58' 24" West 375.65 feet, (2) northeasterly
along a curve to the left with a radius of 5759.65 feet for a distance of 28.93 feet,
said curve being subtended by a chord bearing North 20° 07' 02" West 28.93 feet,
(3) South 50° 19' 14" East 869.12 feet, (4) South 22° 58' 30" West 131.17 feet,
(5) North 49° 15' 16" West 601.72 feet and (6) South 13° 36' 54" West 100.09 feet
to the place of beginning.

Containing 2.261 acres of land, more or less.



Protestants' Exhibit A1 - A3



CARROLL ISLAND RD LOOKING SOUTH
TO BOWLERS RTE. A1
12-3-75



CARROLL ISLAND RD LOOKING NORTH
TO EASTERN AVE. EXTENDING WITH
SPECIAL CENTER LINES. A4
12-3-75



CARROLL ISLAND RD LOOKING SOUTH
ALL SINGLE LANE AND NO SHOULDER
A5
12-3-75



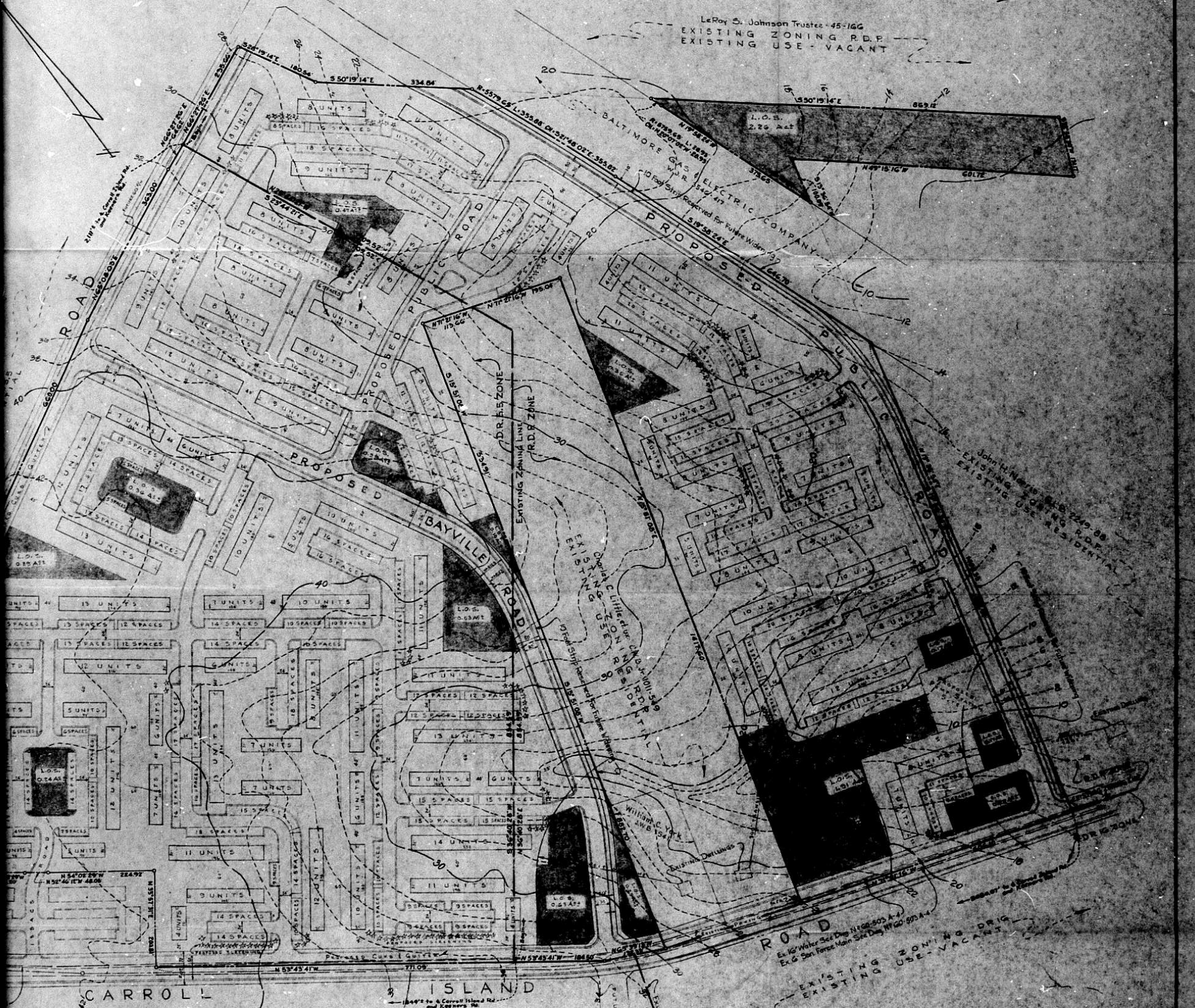
PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, A.C, CA										
Reviewed by: <u>7</u>			Revised Plans:				Change in outline or description		Yes	No
Previous case:			Map #							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5-22-76
Posted for 75
Petitioner Wm. J. Stephens, Jr. & Associates, Inc.
Location of property N.E. of Carroll Island Rd. 1849' S.E. of Keenars Rd. 1849' S.E. of Carroll Island Rd. 1849'
Location of Signs 1. S. of Carroll Island Rd. 2. S. of Keenars Rd. 3. S. of Carroll Island Rd.
Remarks See map
Posted by George W. Stephens, Jr. Signature Date of return 6-3-76

N PET EX #1



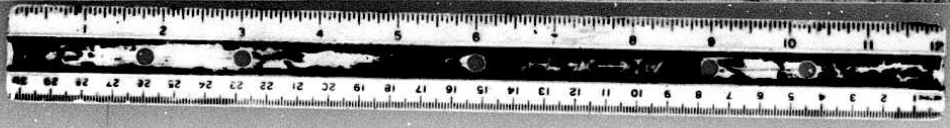
CARROLLWOOD MANOR
EXISTING ZONING DR.55
EXISTING USE - VACANT
ENCL. 5325-312

NOTE: REVISIONS MADE JUNE 2, 1975 TO COMPLY
WITH BALTO. CO. ZONING PLANS ADVISORY
COMMITTEE COMMENTS, AS FOLLOWS:
1. PROPOSED PUBLIC ROADS BE ALIGNED TO
PROVIDE FUTURE 10 FT. WIDENING STRIPS
ALONG ADJACENT PROPERTY.
2. OPEN SPACE AREAS ADJUSTED.
3. PARKING BAY @ SOUTHEAST CORNER
SITE REVISED TO CLEAR TRANSITION AREA.

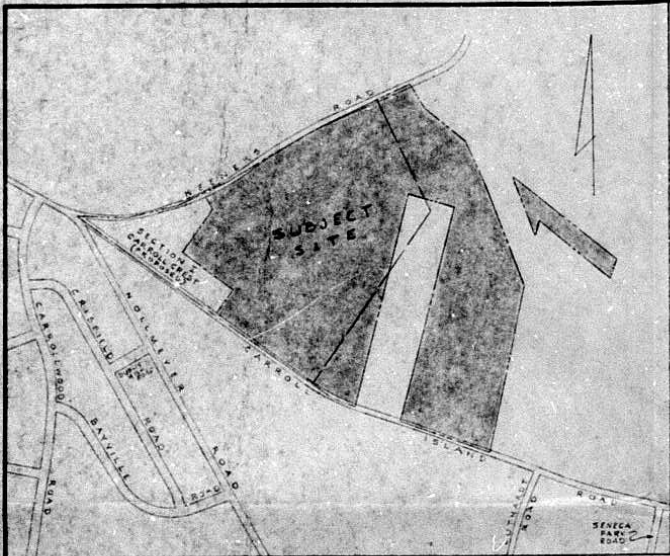
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
903 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY
ZONING PETITION
FOR
RECLASSIFICATION
FROM
EXISTING DR.55 AND R.D.P. ZONES
TO
DR.105 ZONE
PROPERTY N.E. SIDE CARROLL ISLAND RD.
& SOUTH SIDE KEENERS RD.
BALTO. CO., MD.
SCALE: 1" = 100'
REVISED JUNE 2, 1975
ELECT. DIST. N.Y.
MARCH 24, 1976



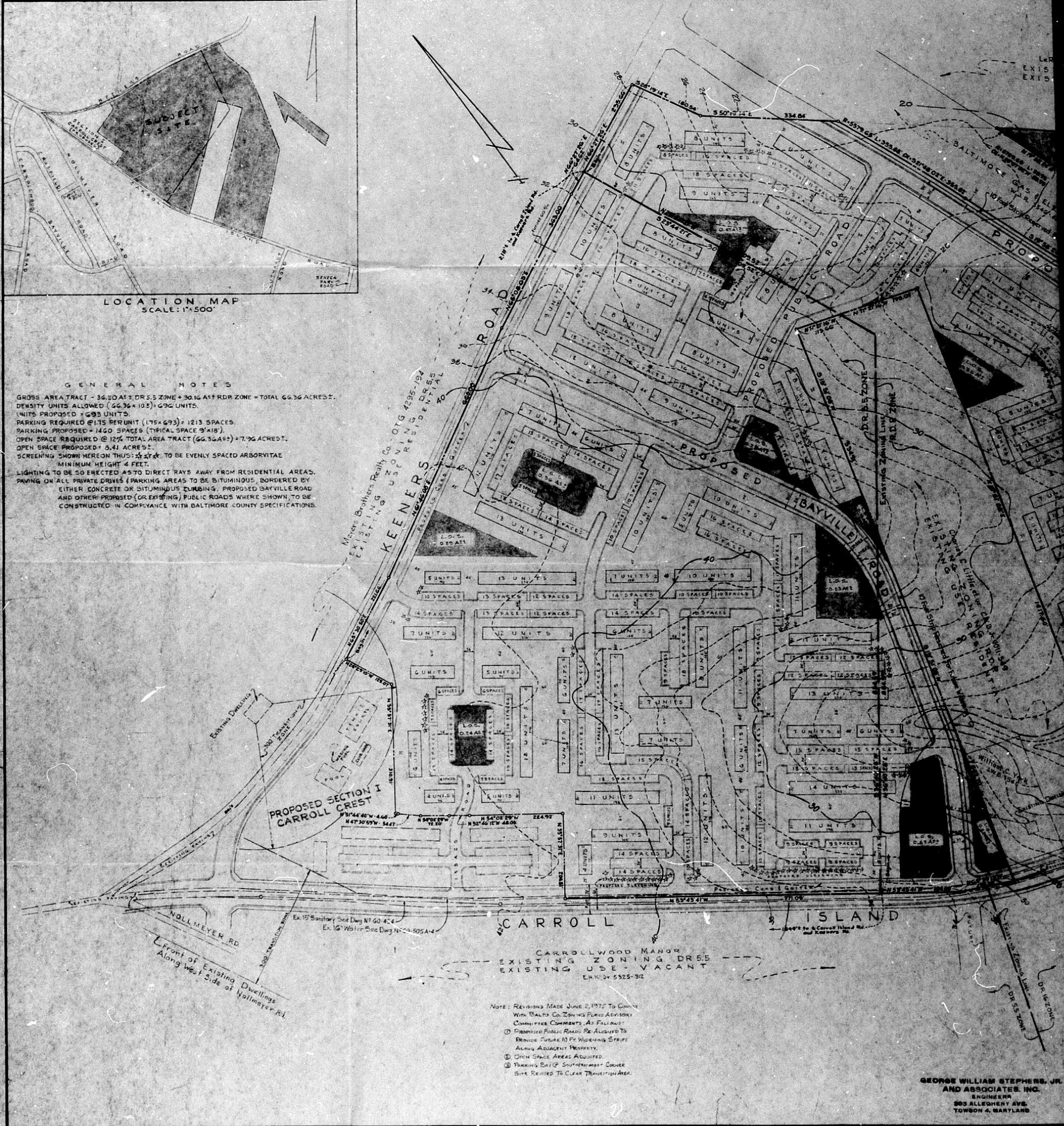
MAR 28 1977



LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

GROSS AREA TRACT - 34.20 AC ± DR 5.5 ZONE + 30.16 AC ± RDP ZONE = TOTAL 64.36 AC ±.
DENSITY UNITS ALLOWED (64.36 x 10.5) = 692 UNITS.
UNITS PROPOSED = 693 UNITS.
PARKING REQUIRED @ 1.75 PER UNIT (1.75 x 693) = 1213 SPACES.
PARKING PROPOSED = 1460 SPACES (TYPICAL SPACE 9'x18').
OPEN SPACE REQUIRED @ 12% TOTAL AREA TRACT (64.36 AC ±) = 7.92 AC ±.
OPEN SPACE PROPOSED = 8.41 AC ±.
SCREENING SHOWN HEREON THUS: 1. TO BE EVENLY SPACED ARBORVITAE
MINIMUM HEIGHT 4 FEET.
LIGHTING TO BE SO ERRECTED AS TO DIRECT RAYS AWAY FROM RESIDENTIAL AREAS.
PAVING ON ALL PRIVATE DRIVES (PARKING AREAS TO BE BITUMINOUS, BORDERED BY
EITHER CONCRETE OR BITUMINOUS CURBING, PROPOSED BAYVILLE ROAD
AND OTHER PROPOSED (OR EXISTING) PUBLIC ROADS WHERE SHOWN, TO BE
CONSTRUCTED IN COMPLIANCE WITH BALTIMORE COUNTY SPECIFICATIONS.



NOTE: REVISIONS MADE JUNE 2, 1975 TO COMPLY
WITH BALTO. CO. ZONING PLANNING ADVISORY
COMMITTEE COMMENTS, AS FOLLOWS:
① PROPOSED PUBLIC ROADS, RE-ALIGNED TO
PROVIDE FUTURE 10 FT. WIDENING STRIPS
ALONG ADJACENT PROPERTY.
② OPEN SPACE AREAS ADJUSTED.
③ PARKING BAY @ SOUTHERNMOST CORNER
SITE RE-ROUTED TO CLEAR TRANSITION AREA.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
803 ALLEGHENY AVE.
TOWSON 4, MARYLAND



COORDINATE SCHEDULE

NO	NORTH	EAST	NO	NORTH	EAST
1	12,934.08	64,406.11	2	15,145.64	64,309.97
3	15,451.90	65,665.40	4	15,504.55	65,645.92
5	15,382.06	65,975.60	6	15,450.77	64,329.04
7	15,709.50	64,434.87	8	15,530.24	64,476.40
9	15,645.20	64,295.04	10	15,504.24	64,537.63
11	15,761.55	64,506.07	12	15,752.70	64,454.52
13	15,102.71	64,616.55	14	12,962.50	64,515.97
15	15,096.66	64,530.76	16	15,176.65	64,227.88
17	15,446.47	65,005.58	18	15,467.60	65,301.58
19	15,407.68	65,010.25	20	15,565.15	64,038.77
21	15,805.91	64,345.39	22	15,648.55	64,365.41
23	15,602.05	64,457.00	24	15,001.50	64,506.00
25	15,023.14	64,485.10	26	12,305.69	64,522.00
27	15,045.97	64,570.20	28	15,000.80	64,515.59
29	15,004.61	64,526.07	30	15,005.20	64,500.88
31	15,171.62	64,509.04	32	15,289.59	64,451.91
33	15,154.46	64,565.04	34	15,210.54	64,551.25
35	15,272.06	64,574.07	36	15,301.15	64,552.10
37	15,597.90	64,394.86	38	15,405.97	64,300.65
39	15,405.75	64,305.79	40	15,406.40	64,162.74
41	15,504.04	64,189.20	42	15,574.11	64,182.55
43	15,566.52	64,145.57	44	15,578.67	64,145.65
45	15,426.06	64,070.80	46	15,569.52	64,095.87
47	15,510.15	64,099.00	48	15,541.05	64,397.46

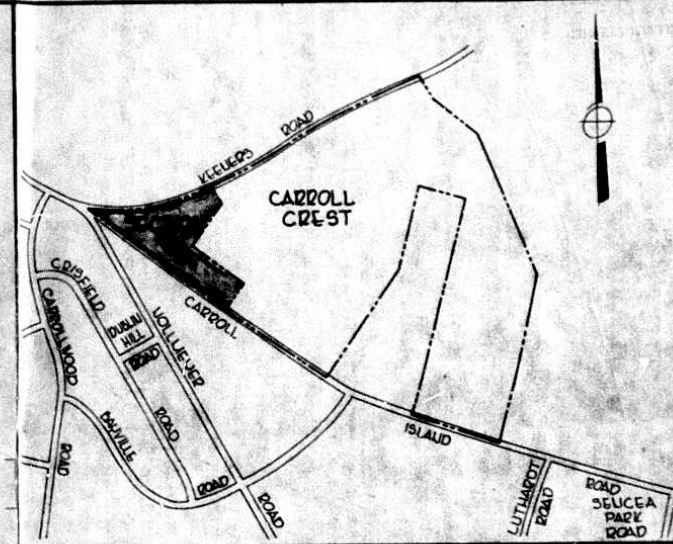
* A 75' UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOTS 12, 17, & 20 WILL BE REQUIRED

NOTE:
ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE.

LEGEND

OUTLINE OF PLAT SHOWN THIS
PUBLIC BOUNDARY & V. SHOWN THIS
PRIVATE BOUNDARY SHOWN THIS
BUILDING SETBACK LINE SHOWN THIS
EASEMENTS SHOWN THIS
BUILDINGS SHOWN THIS
HOUSE LINES SHOWN THIS
COORDINATES SHOWN THIS
LOCAL OPEN SPACE SHOWN THIS
LOT LINES SHOWN THIS
LOT LINES SHOWN THIS

PETITIONER'S EXHIBIT #2



VICINITY MAP
SCALE: 1"=500'

TABULATION

Gross Area Of Tract	6.236 ± ACRES
Dwelling Units Allowed (6.236 x 5.5)	34,298 UNITS
Dwelling Units Proposed	30 UNITS
Parking Spaces Required (30 x 1.75)	52.50 SPACES
Parking Spaces Proposed	64 SPACES
Local Open Space Required (6.236 x 6%)	0.374 ± ACRES
Local Open Space Proposed	2.079 ± ACRES
Existing Zoning	D.2.5.5

CARROLL CREST FUTURE SECTION II

5' UTILITY EASEMENT - RIGHTS RESERVED FOR SECTION I & FUTURE SECTION II

5' UTILITY EASEMENT - RIGHTS RESERVED FOR SECTION I & FUTURE SECTION II

SECTION ONE - PLAT ONE

CARROLL CREST

DALTO COND. ELECT. DIST. #15
SCALE: 1"=50' MARCH 11, 1975

OWNER & DEVELOPER
UNIVERSAL HOUSING & DEVELOPMENT CO.
9901 LAUGS ROAD
BALTIMORE, MARYLAND
21220

NOTE

COORDINATES AND EASEMENTS SHOWN ON THIS PLAT ARE BASED ON THE STATE OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING DATUM: NAD 83
X 5966 U 12346.65 E 65304.19
Y 5367 U 12365.47 E 64441.00
TRAVERSE STATION VALUES ASSIGNED DATE: 1/1/75

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE EASEMENTS THEREON IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEEDS TO PUBLIC USE. THE PERMITS FOR THE ROAD THEREON IS EXPRESSLY RESERVED IN THE HANDS OF THE STATE TO WHICH THIS PLAT IS ATTACHED, THERE HERE AND AROUND.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF ITS KNOWLEDGE, THE DEEDS OF SUBSECTION (C) OF SECTION 5-403 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAYED OUT AND THE PLAT THEREOF, HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 5-403 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.



APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

HEALTH DEPT. & COUNTY HEALTH OFFICER DATE

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

PLANNING BOARD DATE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

TOWSON, MARYLAND 21204

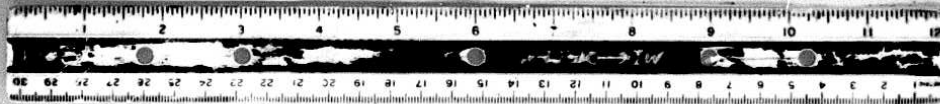
BEL AIR, MARYLAND 21014

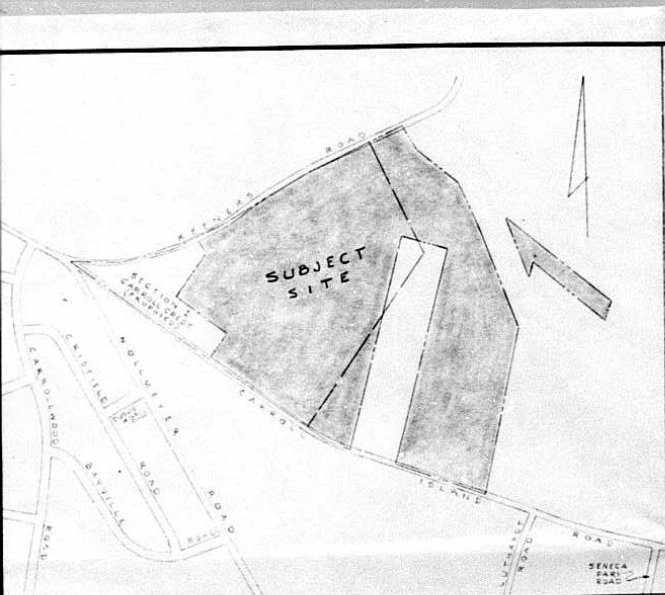
APPROVED AS TO ACCURACY AND LOCATION OF STREETS

ROADS ENGINEER OF BALTIMORE CO., MD. DATE

2. W.A. COMPLETED
FINAL PLAT CHECKED
PLANNING
ENGINEERING
DATE

COMPUTED BY: U.S. CHECKED BY: U.S.
DRAWN BY: U.S. W.D. NO. 2000

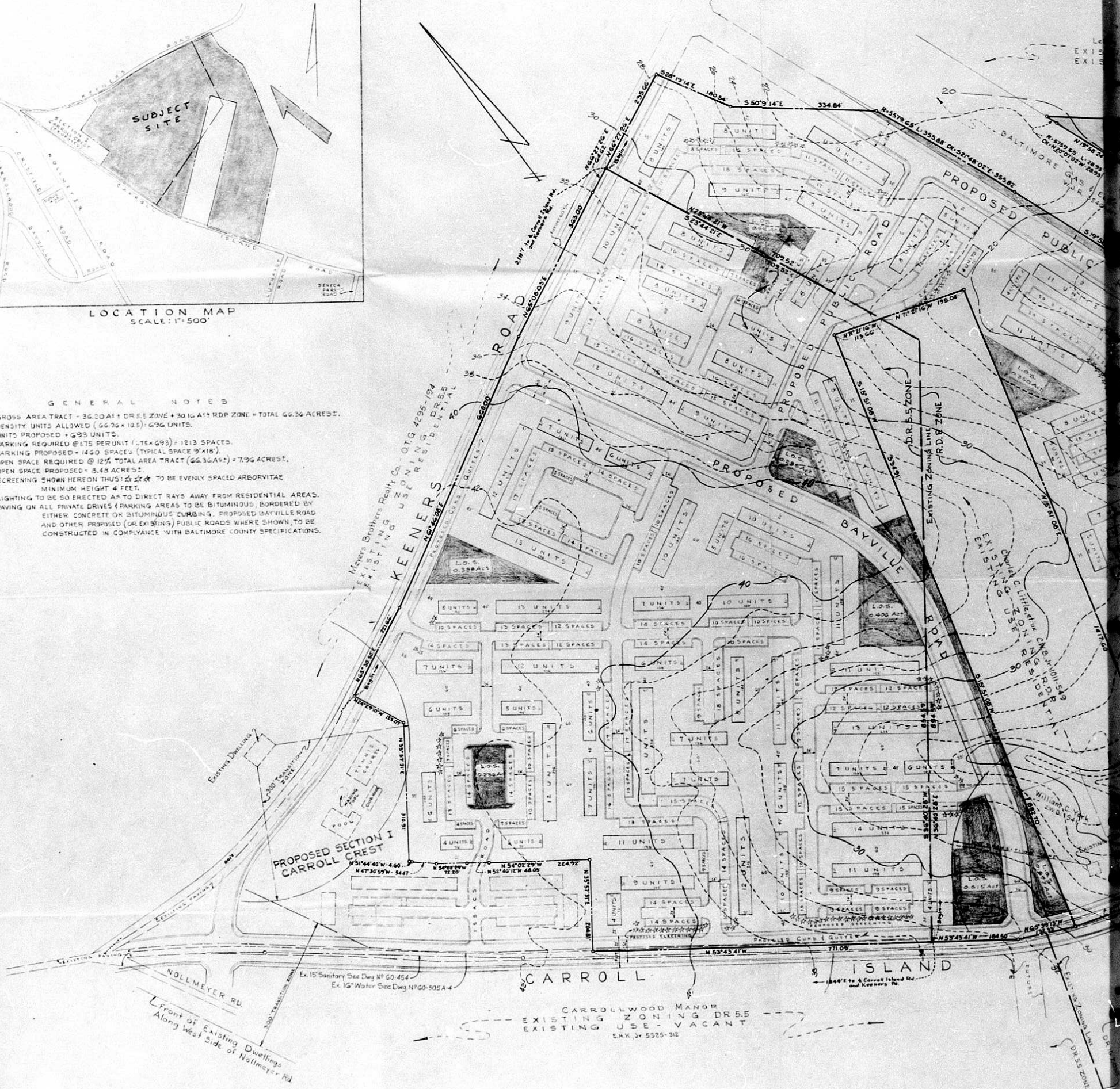




LOCATION MAP
SCALE: 1"=500'

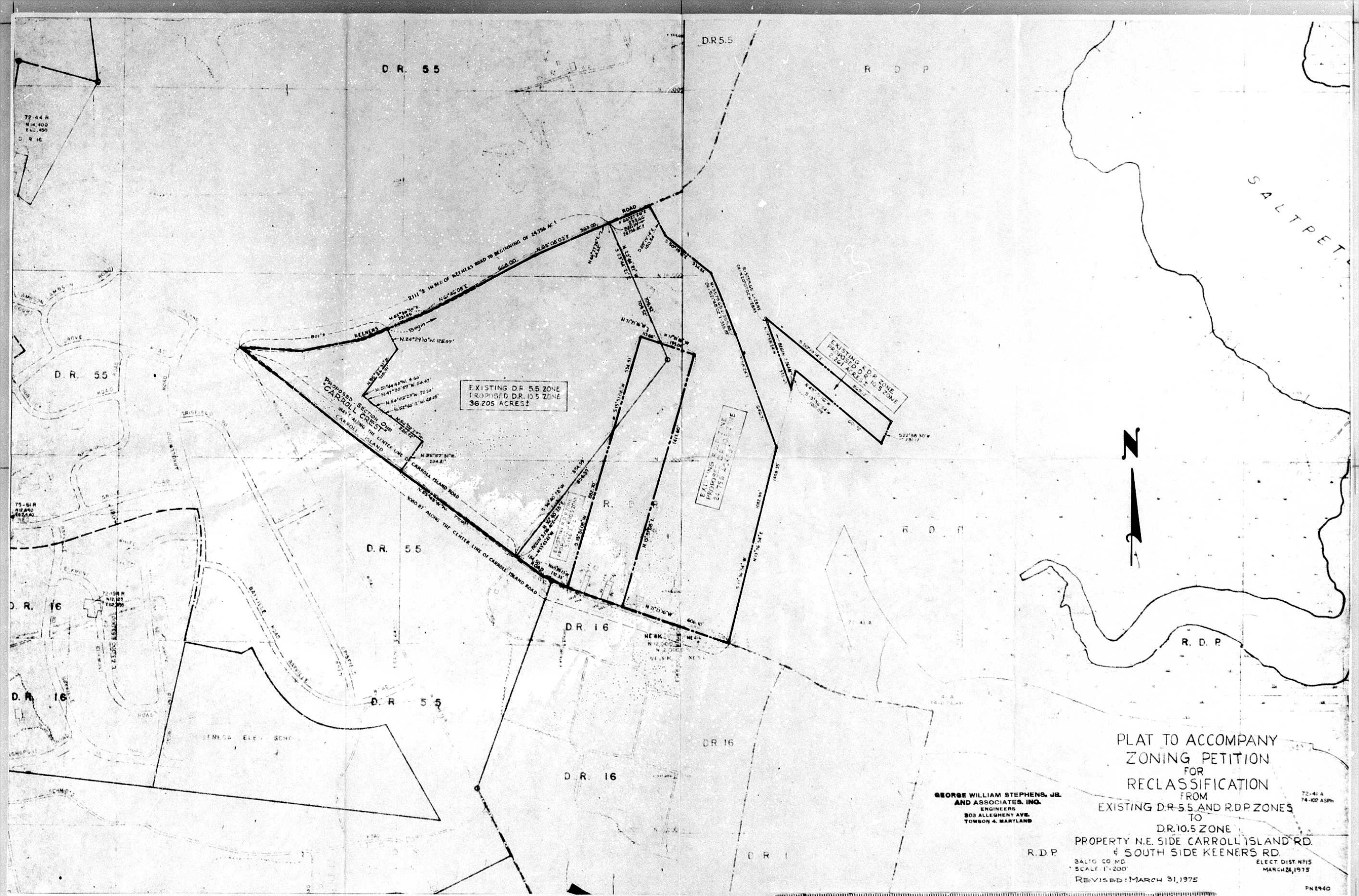
GENERAL NOTES

GROSS AREA TRACT = 36.20 AC ± DR.55 ZONE + 30.16 AC ± RDP ZONE = TOTAL 66.36 ACRES ±.
DENSITY UNITS ALLOWED (66.36 x 125) = 8295 UNITS.
UNITS PROPOSED = 693 UNITS.
PARKING REQUIRED @ 1.75 PER UNIT (1.75 x 693) = 1213 SPACES.
PARKING PROPOSED = 1450 SPACES (TYPICAL SPACE 9'x18').
OPEN SPACE REQUIRED @ 12% TOTAL AREA TRACT (66.36 AC ±) = 7.96 ACRES ±.
OPEN SPACE PROPOSED = 8.45 ACRES ±.
SCREENING SHOWN HEREON THUS: *** TO BE EVENLY SPACED ARBORVITAE
MINIMUM HEIGHT 4 FEET.
LIGHTING TO BE SO ERRECTED AS TO DIRECT RAYS AWAY FROM RESIDENTIAL AREAS.
PAVING ON ALL PRIVATE DRIVES (PARKING AREAS TO BE BITUMINOUS, BORDERED BY
EITHER CONCRETE OR BITUMINOUS CURBING. PROPOSED BAYVILLE ROAD
AND OTHER PROPOSED (OR EXISTING) PUBLIC ROADS WHERE SHOWN, TO BE
CONSTRUCTED IN COMPLIANCE WITH BALTIMORE COUNTY SPECIFICATIONS.



GEORGE WILLIAM STEPHENS
AND ASSOCIATES, INC.
ENGINEERS
803 ALLEGHENY AVE.
TOWSON 4, MARYLAND





PLAT TO ACCOMPANY
ZONING PETITION
FOR
RECLASSIFICATION

FROM
EXISTING D.R. 55 AND R.D.P. ZONES
TO

D.R. 10.5 ZONE
PROPERTY N.E. SIDE CARROLL ISLAND RD.
& SOUTH SIDE KEENERS RD.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

R.D.P.

3ALTO CO. MD.
SCALE 1"=200'

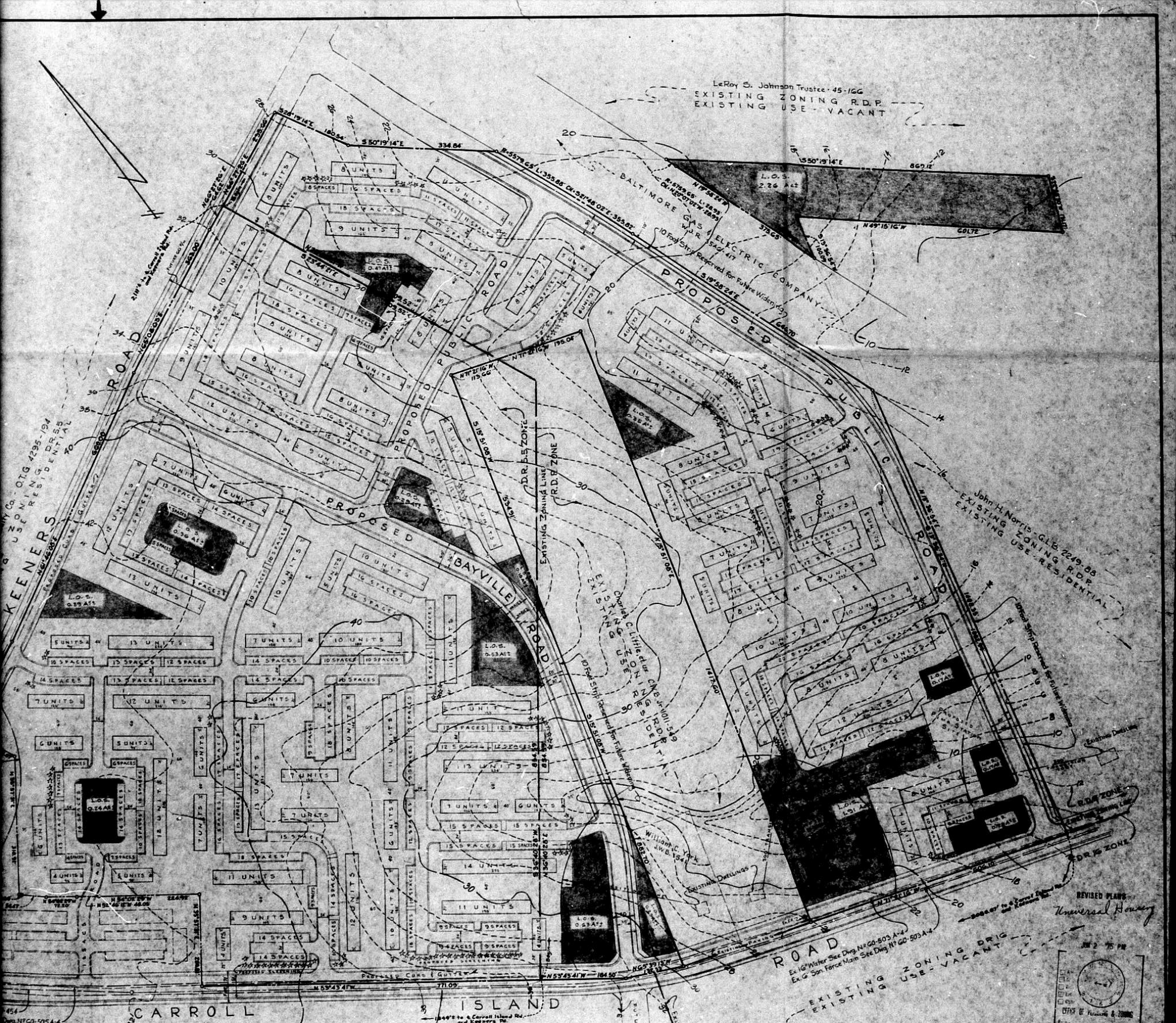
REVISED: MARCH 31, 1975

ELECT. DIST. N. 15
MARCH 24, 1975

PN 2940



MAR 28 1977



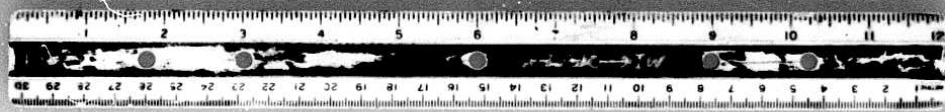
CARROLLWOOD MANOR
EXISTING ZONING DR 5.5
EXISTING USE - VACANT
ENR. 34 5325-312

NOTE: REVISIONS MADE JUNE 2, 1975 TO COMPLY
WITH BALTO. CO. ZONING PLANS ADVISORY
COMMITTEE COMMENTS, AS FOLLOWS:
① PROPOSED PUBLIC ROADS RE-ALIGNED TO
PROVIDE FUTURE 10 FT. WIDENING STRIPS
ALONG ADJACENT PROPERTY.
② OPEN SPACE AREAS ACQUIRED.
③ PARKING BAY @ SOUTHWEST CORNER
SITE REVERTED TO CLEAR TRANSITION AREA.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY
ZONING PETITION
FOR
RECLASSIFICATION
FROM
EXISTING DR 5.5 AND RDP ZONES
TO
DR 10.5 ZONE
PROPERTY N.E. SIDE CARROLL ISLAND RD.
& SOUTH SIDE KEENERS RD.
BALTO. CO., MD.
SCALE: 1" = 100'
REVISED JUNE 2, 1975
ELECT. DIST. NO. 18
MARCH 24, 1975



MAR 28 1977

22"

17"

11"

5'0"

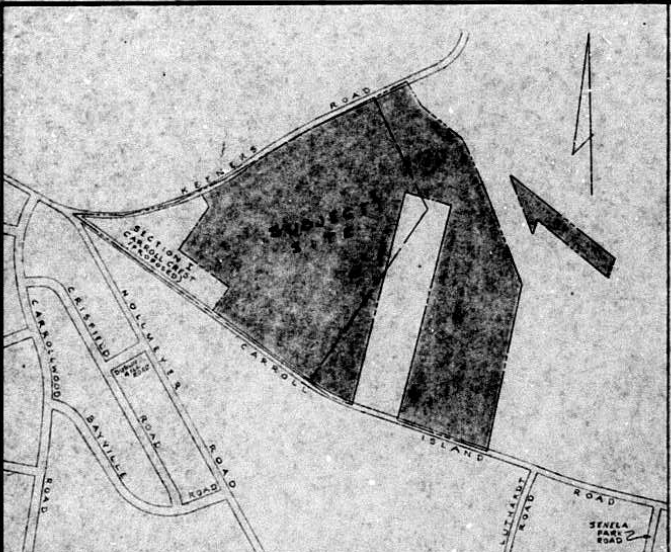
5'0"

11"

17"

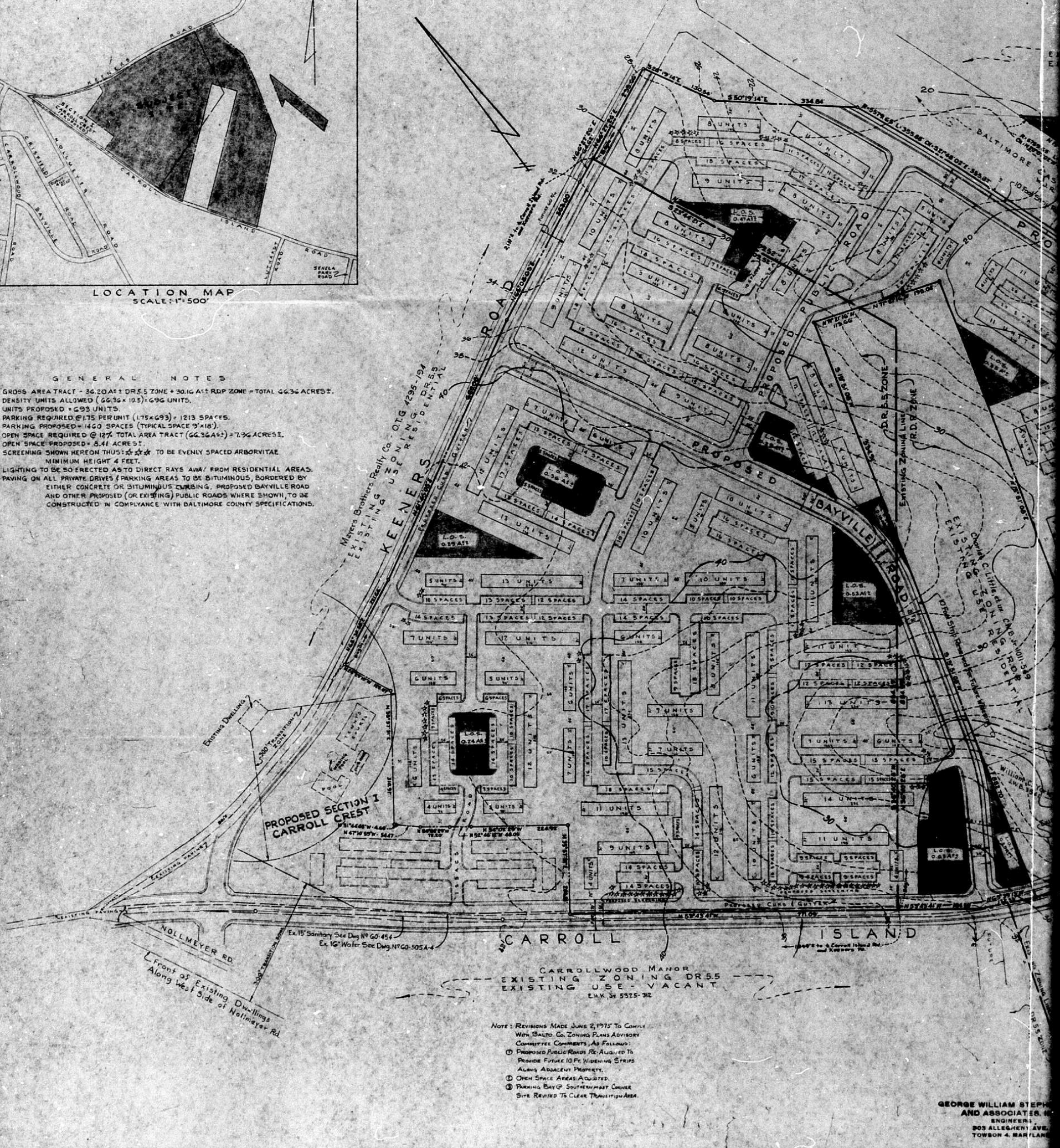
22"

34"



LOCATION MAP
SCALE 1"=500'

GENERAL NOTES
GROSS AREA TRACT - 36.20 AC ± DR 5.5 ZONE + 30.16 AC ± RDP ZONE = TOTAL 66.36 ACRES ±.
DENSITY UNITS ALLOWED (66.36 x 105) = 6968 UNITS.
UNITS PROPOSED - 693 UNITS.
PARKING REQUIRED @ 1.75 PER UNIT (1.75 x 693) = 1213 SPACES.
PARKING PROPOSED - 1460 SPACES (TYPICAL SPACE 9' x 18').
OPEN SPACE REQUIRED @ 12% TOTAL AREA TRACT (66.36 AC ±) = 7.96 ACRES ±.
OPEN SPACE PROPOSED - 8.41 ACRES ±.
SCREENING SHOWN HEREON THUS: ★ ★ ★ TO BE EVENLY SPACED ARBORVITAE
MINIMUM HEIGHT 4 FEET.
LIGHTING TO BE SO ERRECTED AS TO DIRECT RAYS AWAY FROM RESIDENTIAL AREAS.
PAVING ON ALL PRIVATE DRIVES / PARKING AREAS TO BE BITUMINOUS, BORDERED BY
EITHER CONCRETE OR BITUMINOUS CURBING. PROPOSED DAYVILLE ROAD
AND OTHER PROPOSED (OR EXISTING) PUBLIC ROADS WHERE SHOWN, TO BE
CONSTRUCTED IN COMPLIANCE WITH BALTIMORE COUNTY SPECIFICATIONS.



CARROLLWOOD MANOR
EXISTING ZONING DR 5.5
EXISTING USE - VACANT
CHX 34 5325-32

NOTE: REVISIONS MADE JUNE 2, 1975 TO COMPLY
WITH BALTO. CO. ZONING PLANS ADVISORY
COMMITTEE COMMENTS, AS FOLLOWS:
① PROPOSED PUBLIC ROADS RE: ADJUSTED TO
PROVIDE FUTURE 10 FT. WIDENING STRIPS
ALONG ADJACENT PROPERTY.
② OPEN SPACE AREAS ADJUSTED.
③ PARKING BAY @ SOUTHEAST CORNER
SITE REVISED TO CLEAR TRANSITION AREA.

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