

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Severn River Const. Co. legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 zone to an BL - CCC zone; for the following reasons: See attached Brief.

See attached description

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

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.

SEVERN RIVER CONSTRUCTION CO.

Contract purchaser Francis X. Knott Legal Owner  
 Address 2 W. University Parkway  
Baltimore, Md. 21218  
 Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
 Address \_\_\_\_\_

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

*Francis X. Knott*  
 Zoning Commissioner of Baltimore County.

(over)

March 25, 1975

Description of Exist. D.R.-16 Zoned Parcel Proposed to be Zoned B.L.-CCC - North Side of Perring Parkway at the City Line, Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point on the northwest right-of-way line of Perring Parkway, said point of beginning being South 37°-40'-26" West 280.80 feet from the point of intersection of the said right-of-way line and the west side of Hillway Avenue, and running thence along lines of division now established the following three (3) courses and distances, viz.: (1) North 62°-10'-07" West 110.82 feet, (2) South 60°-29'-00" West 626.13 feet, and (3) South 16°-52'-27" West 177.69 feet to a point on the current northern boundary of Baltimore City; thence thence binding on said boundary line due East 280.00 feet to a point on the aforesaid northwest right-of-way line of Perring Parkway; thence binding on said right-of-way line the following six (6) courses and distances viz.: (1) North 4°-24'-55" East 52.10 feet, (2) North 41°-54'-43" East 103.20 feet, (3) North 44°-01'-26" East 103.26 feet, (4) North 48°-09'-40" East 103.42 feet, (5) North 49°-30'-34" East 89.05 feet, and (6) North 45°-44'-01" East 120.10 feet to the point of beginning;

Containing 2.92 acres of land, more or less, being a portion of the land known as "Northbrook Apartments" as recorded among the Plat Book Records of Baltimore County in Liber R.R.G. 30, folio 16.

Prepared in the office of:

HUNAR & SCHLAPMAN, INC.  
 Landscape Architects/Land Planners  
 16 Old Padonia Road  
 Cockeysville, Maryland 21030

*Andrew H. Kuecht*

RE: PETITIONS FOR RECLASSIFICATION AND DISTRICTING : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Severn River Construction Company, for a Reclassification from a D.R. 16 Zone to a B. L. Zone and, additionally, Districting from Undistricted to a C. C. C. District. The subject property is located on the northwest side of Perring Parkway, 250.29 feet west of Hillway Avenue, in the Ninth Election District of Baltimore County, and contains 2.92 acres of land, more or less.

Let it be noted that, although People's Counsel entered his appearance, he did not attend the hearing.

Evidence on behalf of the Petitioner indicated that he proposes to construct a 22 story apartment building for housing of the elderly. Testimony indicated that there has been substantial changes in the general area justifying the Reclassification; namely, the construction of apartment units on Silver Circle, the construction of a nursing home on Perring Parkway, north of the subject property, and the construction of a tennis barn, on Oakleigh Road at Perring Parkway.

Residents of the area, in protest of the subject Petition, indicated that they were fearful that the granting of the requested Reclassification and Districting would cause undue concentration of population in the area, would overburden the existing roads, and would otherwise be detrimental to the health, safety, and general welfare of the community.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification from a D. R. 16 Zone to a B. L. Zone and the Districting from Undistricted to a C. C. C. District should not be granted.

The burden of proving error in the Comprehensive Zoning Map and/or that there has been a substantial change in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9<sup>th</sup> day of February, 1976, that the Reclassification be and the same is hereby DENIED and the subject property be and the same is hereby continued as and to remain a D. R. 16 Zone, and, by necessity, the Districting be and the same is hereby DENIED.

*John W. Hessian, III*  
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE February 9, 1976  
 BY Charles E. Kountz, Jr.  
 Deputy People's Counsel

**MEMORANDUM IN SUPPORT OF THE RECLASSIFICATION OF THE HILLSWAY ROAD AND PERRING PARKWAY PROPERTY TO ALLOW FOR A HOUSING FOR THE ELDERLY PROJECT BECAUSE OF A CHANGE IN NEIGHBORHOOD**

Petitioner seeks a reclassification of the subject property to BL-CCC in order to develop it as a residential apartment project limited exclusively to the elderly. The project would have only efficiencies and one-bedroom apartments and would be designed with special features to create a suitable living environment for elderly persons. Because of recent development in the area and changes in the neighborhood, the supporting services necessary for an elderly project are now in the vicinity of the subject property and make it suitable for elderly housing.

Not only is there a substantial need for housing for the elderly in the Baltimore Region, but the present site can fulfill part of that need without in any way impinging on public services. Water and sewer, as well as excellent transportation access, are now readily available to the site.

Further, because the planned project is for the elderly, there will be no effect on school capacity and only a negligible effect on traffic.

The Zoning Commissioner and Board of Appeals have within their province the authority to decide on whether changes in conditions justify a reclassification. Germenko v. County v. County Board of Appeals of Baltimore County, 257 Md. 707 (1970). The increased density surrounding the subject site along with the recent development appropriate to the support of housing for the elderly are conditions which justify just such a reclassification.

Good Samaritan Hospital which was completed in 1968 and which has a full range of medical services, including an emphasis on special geriatric care, is near to the subject site; Perring Parkway which provides excellent access for the site has been built in recent years bringing with it an increased amount of traffic contributing further to the change in neighborhood; Perring Parkway Shopping Center, which will provide support services and convenient shopping for the elderly, has also contributed to the change in neighborhood; as well as the increased residential density represented by the large scale developments surrounding the site.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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. HESSIAN, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21284  
 494-3211



Zoning, once imposed, is not static and when the character of the neighborhood has changed, there may be sufficient grounds to support a reclassification, which may be approved by the Zoning Commissioner, Baltimore County v. Missouri Realty, 219 Md. 153 (1959); and the aggregate of all changes in the area including a trend toward commercialization may be taken into consideration in determining the validity of any reclassification. West Ridge, Inc. v. McNamara, 227 Md. 448 (1960).

For the reasons cited above, Petitioner respectfully requests the reclassification to BL-CCC be approved.

**TLRCC**

Towson - Loch Raven Community Council, Inc.  
P. O. Box 9709 Eudwood Branch  
Towson, Maryland 21204

President  
William G. Wood  
Vice President  
Robert Breschi  
Recording Secretary  
Fred G. Schmitt  
Corresponding Secretary  
Delores Lilly  
Treasurer  
John W. Perry, Jr.  
Legal Counsel  
Cyril R. Murphy, Jr.

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

August 26, 1975

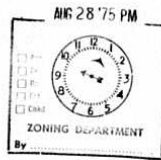
Re: Case #76-42 R  
Item #7  
Severn River Construction Co.

Dear Mr. DiNenna:

Please enter the Towson-Loch Raven Community Council, Inc. and William G. Wood, President as protestants in the above mentioned case. It is my understanding that this case will be heard on Wednesday, September 10th at 10 A.M..

Sincerely,  
*W.G. Wood*  
William G. Wood,  
President

WGW:mn



CAMPUS HILLS, CROMWELL VALLEY, FELLOWSHIP FOREST, G. ENDALE, GREENBRIAR, HILLCREST, HILLENDALE, KNETHSHALL, LOCH RAVEN HEIGHTS, LOCH RAVEN VILLAGE, NORTHBROOK, OLD HILLENDALE, PELHAM WOOD, RIDGELEIGH, TOWSON ESTATES

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
**Franklin T. Hoggans**  
XXXXXXXXXXXXXXXXXX  
Chairman, Jr.

Mr. Francis X. Knott  
Severn River Construction Co.  
2 W. University Parkway  
Baltimore, Md. 21218

**MEMBERS**  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF FIRE PREVENTION  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE HIGHWAY ADMINISTRATION  
BUREAU OF ENGINEERING  
PRINCIPAL AND DEVELOPMENT PLANNING  
INDUSTRIAL DEVELOPMENT COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE BUILDINGS ENGINEER

RE: Reclassification Petition  
Item 7 - Zoning Cycle 9  
Severn River Construction Co. -  
Petitioner

Dear Mr. Knott:

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 at the northwest corner of Perring Parkway and Hillway Avenue, and is unimproved. The 2.92 acre parcel under petition is a part of an overall tract partially within the Baltimore City limits, and is currently zoned D.R. 16. The petitioner is requesting a Reclassification to R.L.-C.C.C., in order that a twenty-two (22) story building may be constructed with a width of 36.92 feet and length of 286.17 feet, to provide apartment housing for the elderly. The proposed building is to be located in the Baltimore County portion of the property, with access to Perring Parkway

Mr. Francis X. Knott  
2 West University Parkway  
Baltimore, Maryland 21218

RE: Petitions for Reclassification and Districting NW/S of Perring Parkway, 250.29' W of Hillway Avenue - 9th Election District Severn River Construction Company - Petitioner NO. 76-42-R (Item No. 7)

Dear Mr. Knott:

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

Very truly yours,  
*S. Eric DiNenna*  
S. ERIC DINENNA  
Zoning Commissioner

SED/scw

Attachments  
cc: John Price, Esquire  
405 Tower Building  
Baltimore, Maryland 21202

John Austin, Esquire  
1222 Deanwood Road  
Baltimore, Maryland 21234

Mr. William G. Wood, President  
Towson-Loch Raven Community Council, Inc.  
P.O. Box 9709, Eudwood Branch  
Towson, Maryland 21204

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

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

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

April 30, 1975

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

Re: Item #7 - Cycle #9 (April - October 1975)  
Property Owner: Severn River Construction Co.  
N/W cor. of Perring Parkway & Hillway Avenue  
Existing Zoning: D.R. 16  
Proposed Zoning: Re-class to R.L. & Redistricting to U.C.C.  
No. of Acres: 2.92 District: 9th

Dear Mr. DiNenna:

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

Highways:

Perring Parkway (Md. 41) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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.

Hillway Avenue is an existing County street, improved as a 42-foot closed section roadway on a 70-foot right-of-way.

Solar Circle is an existing private road within the Northbrook Apartment complex.

Two means of access to the subject site and proposed 22 story building are indicated, one via a structural crossing of the Herring Run and the indicated "Existing Drainage and Utilities Easement", and the other from Perring Parkway within Baltimore City.

Vehicular access is denied for the Perring Parkway frontage of this site within Baltimore County (See S.E.C. Plat 25060); therefore, any portion of the proposed entrance or transition requires State Highway Administration approval. Further, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Very truly yours,  
*Franklin T. Hoggans*  
FRANKLIN T. HOGANS, JR., Chairman  
Zoning Plans Advisory Committee

PTH:JD  
Enclosure  
cc: Human & Schlafman, Inc.  
15 Old Padonia Road, Cockeysville, Md. (21030)

Item #7 - Cycle #9 (April - October 1975)  
Property Owner: Severn River Construction Co.  
Page 2  
April 30, 1975

Sediment Control and Storm Water Management:

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. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm Drains:

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

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.

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 area along the Herring Run, indicated as "Existing Drainage and Utilities Easement" (RW 41-329-1, Job Order 1-1-1824), on the basis of a 50-year design storm, has not been conveyed to Baltimore County. The Petitioner shall verify the recording reference for any such conveyance. In any event, open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

This site, or a portion thereof, consists of fill materials.

Water:

There is an existing public 12-inch water main located in the Hillway Avenue - McLean Boulevard crossing of Perring Parkway. It appears that additional fire hydrant protection would be required.

Item #7 - Cycle #9 (April - October 1975)  
Property Owner: Severn River Construction Co.  
Page 3  
April 30, 1975

Sanitary Sewer:

The 21-inch Herring Run Sanitary Interceptor Sewer lies to the north and west of this site as indicated on the submitted plan. This existing interceptor sewer is proposed to be supplemented in the future with a sanitary interceptor sewer to the west of and generally parallel with the present interceptor, see Drawing #71-0111, File 1.

No approval is inferred, implied or to be assumed regarding the method of sewerage for this site which will be dependent upon the approval of the Petitioner's future sanitary sewerage study.

Very truly yours,  
*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAH:ENR:tee

cc: J. Trenner  
G. Reier (File Northbrook Apts.)  
D. Grise  
S. Bellestri

N-W Key Sheet  
28 NE 9 Pns. Sheet  
WF 7 C Tono  
50 Tax Map



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director  
WM. T. MELSER Deputy Traffic Engineer

April 28, 1975

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

Re: Cycle Zoning 9  
Item 7 - ZMC - April, 1975 - October, 1975  
Property Owner: Severn River Construction Co.  
Location: NW/C of Perring Pkwy. & Hillsway Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Re-class to B.L. & Redistricting to C.C.C.  
No. of Acres: 2.92  
District: 9th

Dear Mr. DiNenna:

Reclassification from D.R. 16 to B.L. will increase the trip density from 360 to 1,250.

This is extremely undesirable since any increased development on this tract will necessarily increase the turning movements from Perring Parkway either at a median opening or as U Turns at the intersection of Hillsway and Perring Parkway. Neither the median opening or the U Turns on Perring Parkway solve the traffic problems created by the increased density proposed.

Very truly yours,

*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRS/32a



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

April 16, 1975

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

Re: Zoning Cycle #9, Apr. 1975  
Owner: SEVERN RIVER CONST.CO.  
Location: NW/C of Perring Pkwy  
& Hillsway Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Re-class to  
B.L. & Redistricting to a  
C.C.C. district  
No. of Acres: 2.92 - Dist. 9.

Dear Sir:

The subject site is planned for a 2-story Apartment Building with 252 units plus Medical Offices. Although the plan specifies Senior Citizens residents, there is no guarantee that other than senior citizens would not occupy the building; therefore, we must assume that the occupants will rely on private transportation. This situation could generate over 2000 trips per day.

Although the building site is within Baltimore County, the plan indicates access proposed to and from Perring Parkway within Baltimore City. Perring Parkway within Baltimore County is a controlled-access highway with access permitted only at intersecting county streets and other pre-established points of access. It is our understanding that there are no controls on this section of highway in Baltimore City.

Perring Parkway is proposed to be extended as a Freeway from its present terminus at Joppa Road, through Harford County to connect into US Route 1, near the Pennsylvania State line.

The 1973 average daily traffic count for the subject section of Perring Parkway is ... 27,000 vehicles. This is an increase of 10,500 vehicles since 1968. At such time as Perring Parkway is extended, the traffic will increase considerably.

An Apartment Building with Medical Offices is not the type of facility that attracts or depends upon the passing motorist, but rather the patrons of such establishments are cognizant of their destination in advance; therefore, access exclusively oriented to Hillsway Avenue, via internal streets, would not be detrimental to the proposed development.

It is our opinion that if the Petition is granted, the site should be developed in such a manner that all access be by way of Hillsway Ave.

It is recommended that a copy of the plan be made available to the Baltimore City Planning Office, and Bureau of Highways for their comments.

CL:JEM/bk

Very truly yours,

cc: Mr. Francis W. Kuchta  
Mr. Larry Reich, Director of  
Planning for Baltimore City  
Charles Lee, Chief,  
Bureau of Engineering Access Permits  
J. E. Meyers  
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 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 7  
Property Owner: Severn River Construction Company  
Location: NW/C of Perring Pkwy. & Hillsway Avenue  
Present Zoning: D.R. 16  
Proposed Zoning: Re-class to B.L. & Redistricting to C.C.C.

District: 9th  
No. Acres: 2.92

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

*M. Nick Petrovich*  
M. Nick Petrovich,  
Field Representative.

WNP/21

Baltimore County Fire Department



J. Austin Deliz  
Chief

Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman,  
Zoning Advisory Committee

Re: Property Owner: Severn River Construction Company

Location: N/W Side Perring Parkway and Hillsway

Item No. 7 Zoning Agenda CYCLE 9  
April 1975 to 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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_
- ( ) 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: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

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

Property Owner: Severn River Const. Co.  
Location: NW/C of Perring Pkwy and Hillsway Avenue  
Existing Zoning: D.R. 16  
Proposed Zoning: Re-class to B.L. and Redistricting to a C.C.C. district  
No. of Acres: 2.92  
District: 9th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*

John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281

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 5, 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: Severn River Const. Co.  
Location: NW/C of Perring Pkwy. & Hillsway Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Re-class to B.L. & Redistricting to a C.C.C. district.  
No. of Acres: 2.92  
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

*Thomas B. Devlin*  
Thomas B. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HBV:mc

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 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 7  
Property Owner: Severn River Construction Company  
Location: NW/C of Perring Pkwy. & Hillsway Avenue  
Present Zoning: D.R. 16  
Proposed Zoning: Re-class to B.L. & Redistricting to C.C.C.

District: 9th  
No. Acres: 2.92

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

*M. Nick Petrovich*  
M. Nick Petrovich,  
Field Representative.

WNP/21

Baltimore County Fire Department



J. Austin Deliz  
Chief

Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman,  
Zoning Advisory Committee

Re: Property Owner: Severn River Construction Company

Location: N/W Side Perring Parkway and Hillsway

Item No. 7 Zoning Agenda CYCLE 9  
April 1975 to 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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_
- ( ) 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: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

PETITION FOR RECLASSIFICATION AND REDISTRICTING 9TH DISTRICT

ZONING: From D.R. 16 to B.L. Zone  
L.L. Zone. Petition for Redistricting from Undistricted to C.C.C. District.  
LOCATION: Northwest side of Perring Parkway 2523 feet West of Hillsway Avenue.  
DATE & TIME: WEDNESDAY, SEPTEMBER 18, 1975 at 10 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: D.R. 16  
Proposed Zoning: B.L.  
Present District: Undistricted  
Proposed District: C.C.C.

All that parcel of land in the North District of Baltimore County, beginning for the same at a point on the southwest right-of-way line of Perring Parkway, said point of beginning being South 27° 48' 30" West 259.79 feet from the point of intersection of the said right-of-way line and the west side of Hillsway Avenue, and running thence along line of division now established the following three (3) courses and distances, viz: (1) North 67° 47' 00" West 120.00 feet, (2) South 69° 39' 58" West 425.12 feet, and (3) South 18° 29' 27" West 177.60 feet to a point on the current northern boundary of Baltimore City, thence bearing N 88° 58' 00" East 225.00 feet to the point of beginning.

Containing 2.92 acres of land, more or less, being a portion of the land known as "Northbrook Apartments" as recorded among the Plat Book Records of Baltimore County in Liber B. & C. 26, folio 18.

Being the property of Severn River Construction Co., as shown in plat filed with the Zoning Department.

Hearing Date: Wednesday, September 18, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

Aug 27 1975

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 August 22 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTHWEST SIDE OF PERRING PARKWAY

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one successive

weeks before the 10 day of Sept. 1975; that is to say, the same

was inserted in the issues of August 22, 1975

STROMBERG PUBLICATIONS, Inc.

By: *[Signature]*

PETITION FOR RECLASSIFICATION AND REDISTRICTING 9TH DISTRICT

ZONING: From D.R. 16 to B.L. Zone. Petition for Redistricting from Undistricted to C.C.C. District.  
LOCATION: Northwest side of Perring Parkway 2523 feet West of Hillsway Avenue.  
DATE & TIME: Wednesday, September 18, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: D.R. 16  
Proposed Zoning: B.L.  
Present District: Undistricted  
Proposed District: C.C.C.

All that parcel of land in the North District of Baltimore County, beginning for the same at a point on the southwest right-of-way line of Perring Parkway, said point of beginning being South 27° 48' 30" West 259.79 feet from the point of intersection of the said right-of-way line and the west side of Hillsway Avenue, and running thence along following three (3) courses and distances, viz: (1) North 67° 47' 00" West 120.00 feet, (2) South 69° 39' 58" West 425.12 feet, and (3) South 18° 29' 27" West 177.60 feet to a point on the current northern boundary of Baltimore City, thence bearing N 88° 58' 00" East 225.00 feet to the point of beginning.

Containing 2.92 acres of land, more or less, being a portion of the land known as "Northbrook Apartments" as recorded among the Plat Book Records of Baltimore County in Liber B. & C. 26, folio 18.

Being the property of Severn River Construction Co., as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, September 18, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DINENNA Zoning Commissioner of Baltimore County

Aug 27

CERTIFICATE OF PUBLICATION

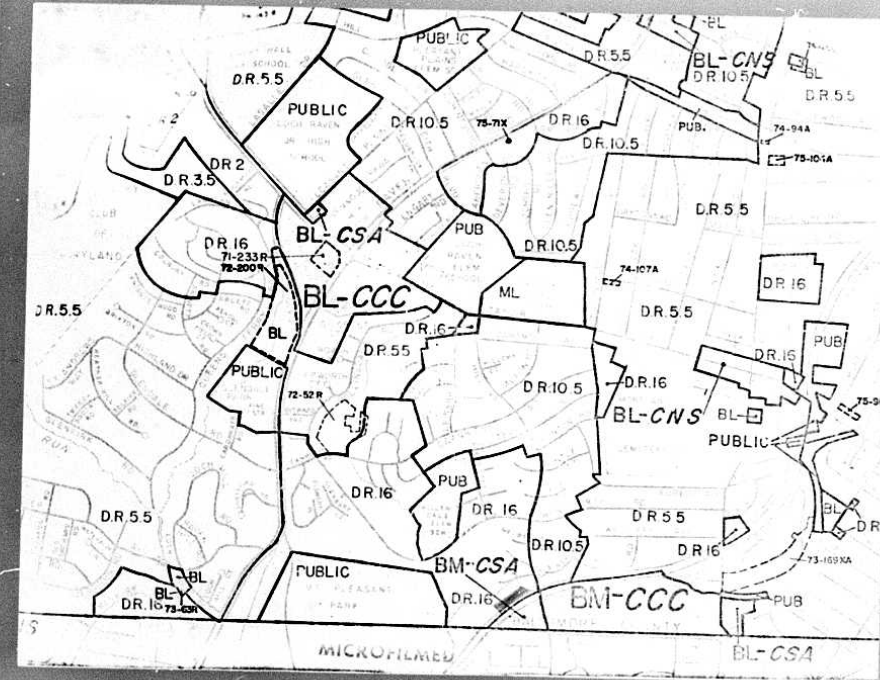
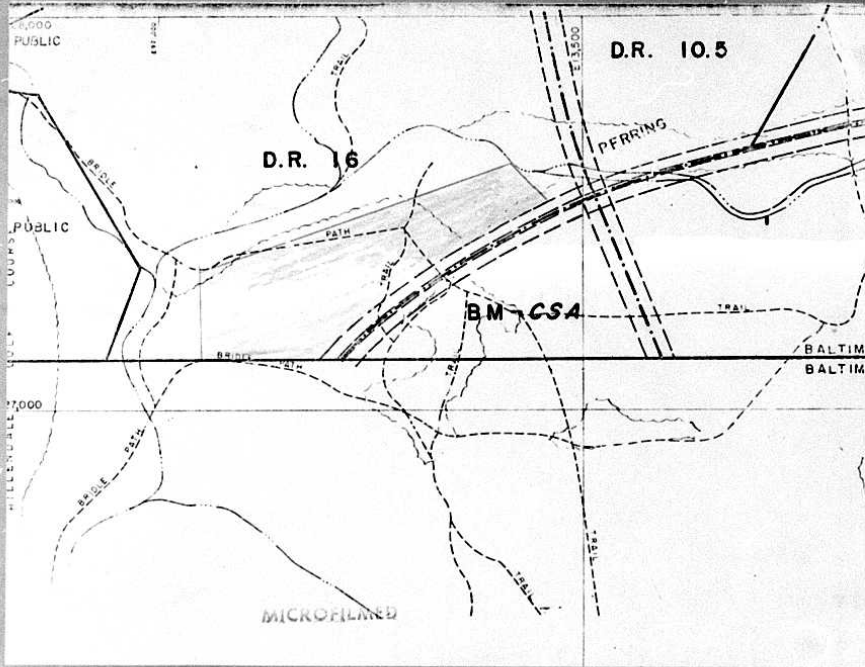
TOWSON, MD. August 21 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each

of one (1) week before the 10th day of September 1975, the publication appearing on the 23rd day of August 1975.

THE JEFFERSONIAN  
*[Signature]*  
Manager

Cost of Advertisement, \$ 26.50



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#76-42-R

District: 9th Date of Posting: 11/21/75  
 Posted for: Henry Hill Sept 16<sup>th</sup> 1975 @ 10:00 A.M.  
 Petitioner: Severn River Constr. Co.  
 Location of property: N.W. 15th Perryway Parkway 25a-49 West of Hillisway Ave.  
 Location of Sign: 2 signs posted on Perryway Parkway

Remarks:  
 Posted by: Mark H. Hill Signature Date of return: 8/28/76

MICROFILMED

Item 7  
Zoning Cycle 9

Mr. Francis X. Knott  
Severn River Construction Co.  
2 W. University Parkway  
Baltimore, Md. 21216

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 15th day of April 1974

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Severn River Construction Co.  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by Franklin T. Hoagans, Jr.  
 cc: Human & Schlafman, Inc. Chairman,  
 15 Old Padonia Road Zoning Advisory  
 Cockeysville, Md. 21030 Committee

MICROFILMED

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		CCO 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: <u>T.B.C.</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous case: <u>MICROFILMED</u>	Map # _____									

BALTIMORE COUNTY, MARYLAND No. 17983  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: April 2, 1975 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

Cash  
 Petition for Reclassification for Severn River Constr Co.

MICROFILMED

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

Your Petition has been received \* this 2 day of Apr 1975. Filing Fee \$ 50. Received  Check  Cash  Other

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Severn River Constr Submitted by F. Knott  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by NBL

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND No. 25340  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: Oct. 24, 1975 ACCOUNT: 01-662

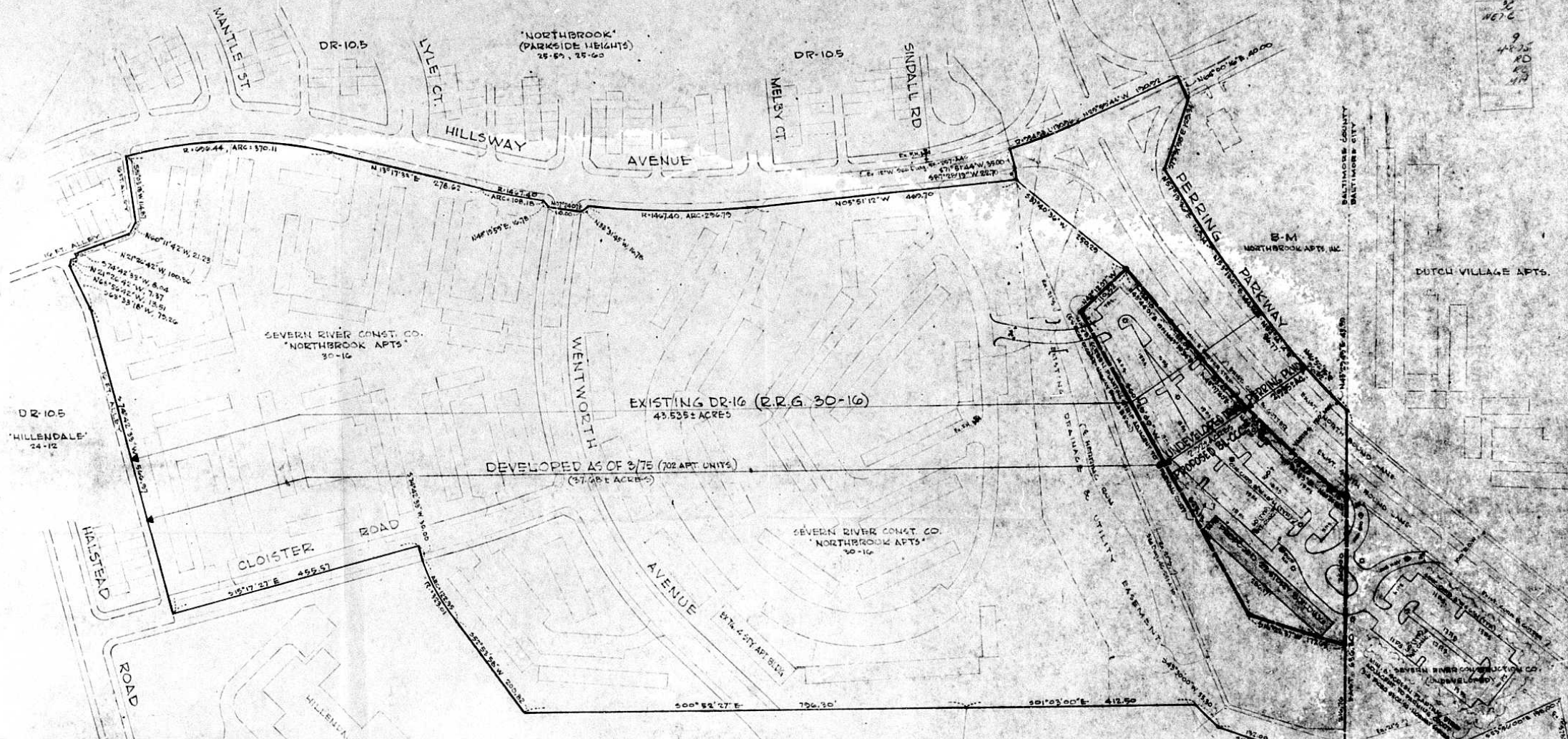
AMOUNT: \$240.10

RECEIVED The Severn River Constr. Co., 2 W. University Parkway, Baltimore, Md. 21216  
Advertising and posting of property #76-42-R

MICROFILMED

240.10 CBS

VALIDATION OR SIGNATURE OF CASHIER



NETC  
9  
48-25  
RD  
15  
113

DR 105  
'HILLENDALE'  
24-12

SEVERN RIVER CONST. CO.  
'NORTHBROOK APTS'  
30-16

EXISTING DR-16 (R.R.G. 30-16)  
43.535 ± ACRES

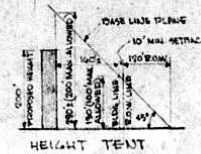
DEVELOPED AS OF 3/75 (702 APT. UNITS)  
(37.68 ± ACRES)

SEVERN RIVER CONST. CO.  
'NORTHBROOK APTS'  
30-16

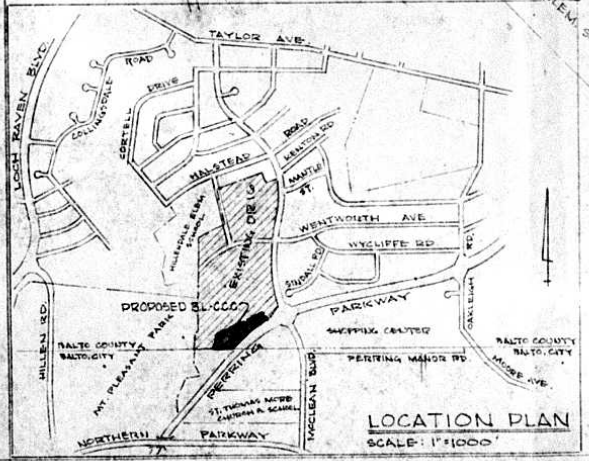
BOARD OF EDUCATION OF BALTIMORE COUNTY

DR-55,  
ERNEST V. DEMOSS

LIGHTING  
\* indicates proposed Baltimore  
Cans & Electric Single King Post Top Unit  
175-watt, 12' high, or equal.



MT. PLEASANT PARK  
MAYOR & CITY COUNCIL OF BALTIMORE



**LAND USE DATA:-**  
 43.535 ± ACRES TOTAL TRACT  
 - 2.935 ± Ac. Perring Parkway  
 40.60 ± Ac.  
 - 2.92 ± Ac. Area proposed for rezoning  
 37.68 ± Ac. Area currently developed  
 + 1.22 ± Ac. 1/2 Peripheral Roads (30' Max) & Alleys  
 37.00 ± Ac. Gross Area for 702 Apt. Units currently developed and  
 Designed Density with One 4-Story Unit: - 16 Units per Acre

2.92 ± ACRES UNDEVELOPED  
 0.38 ± Ac. 1/2 Peripheral Road (30' Max)  
 3.30 ± Ac. GROSS AREA  
 EXISTING ZONING: DR-16  
 PROPOSED ZONING: BL-CCC  
 PROPOSED 22 STORY BUILDING:-  
 FIRST STORY - MEDICAL & DENTAL OFFICES  
 2ND-22ND STORY - APARTMENT UNITS - 252 TOTAL  
 OFF-STREET PARKING SPACES:-  
 252 APT. UNITS @ 1.25 = 315 SPACES REQUIRED  
 10,845 SQ. FT. OFFICE SPACE @ 1 PER 300 SQ. FT. = 36 SPACES  
 REQUIRED. SINCE 50% OF 315 = 157 ALLOWED 93 CREDIT  
 FROM APT. REQUIREMENT. NO ADDITIONAL SPACES REQ'D  
 TOTAL 2120 PARKING SPACES REQUIRED 315, PROVIDED 315  
 ALL PAVING OF PARKING AREAS AND ACCESS ROADS - BITUMINOUS CONCRETE



Andrew H. Kuecht  
March 25, 1975

**PARKSIDE HEIGHTS  
SENIOR CITIZENS RESIDENCE**  
 Andrew H. Kuecht  
March 5, 1968

ZONING PETITION PLAT - PROPERTY NORTH OF PERRING  
 PARKWAY AT CITY LINE AND WEST OF HILLSWAY AVE.  
 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

SEVERN RIVER CONSTRUCTION COMPANY  
 2 W. UNIVERSITY PKWY., BALTIMORE MARYLAND 21218

HUMAN & SCHLAFMAN, INC. LANDSCAPE ARCHITECTS/LAND PLANNERS  
 15 OLD PADONIA RD., COCKEYSVILLE, MD. 21030

SCALE: 1" = 100'  
 MARCH 5, 1968, REVISED MARCH 25, 1975

FILE: 5-141

