

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Holdit, Inc., legal owner(s) 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-1 and Public Land zone to an DR-3.5 zone; for the following reasons:

1. a. The map adopted on March 24, 1971 failed to recognize that the subject properties topography diminishes the usable land to such an extent as to greatly harm the economical use thereof.
- b. Further the subject property is surrounded by DR #3-5 zoning as well as property owned by Baltimore City and Baltimore County and that this location lends itself to residential development of higher density than it is currently allowed.
2. That there have been substantial changes in the area including such developments as Top Field which includes Town Houses and Condominiums as well as others changing the area considerably from the original intent.
3. And for such other and further sufficient reasons to be shown at the hearing hereon.

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

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

By Holdit, Inc.
Contract purchaser
By Edward G. Wyatt
Address: 305 W. Penna Ave.
Towson, Md.
Petitioner's Attorney
By John W. Hession, III
Address: 21304
Towson, Md.
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1977, 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 11th day of September, 1977, at 10:00 o'clock A. M.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/corner of Old Bosley and Pot : ZONING COMMISSIONER
Spring Road - 8th Election : OF
District :
Holdit, Inc. - Petitioner :
NO. 76-45-R (Item No. 10) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Holdit, Inc., for a Reclassification from a D.R. 1 Zone and Public Land to a D.R. 3.5 Zone. The subject property is located on the northeast corner of Old Bosley and Pot Spring Roads, in the Eighth Election District of Baltimore County, and contains 109,3973 acres of land, more or less.

Testimony on behalf of the Petitioner indicated that 73.78 acres of land would be left undeveloped and the remainder of the land would be developed into 384 townhouse units. Further testimony indicated that the Loch Raven watershed is located east of the subject property and that land zoned D.R. 1, owned by the Roman Catholic Church, is located south of the subject property.

Mr. Richard Smith, a qualified engineer, testified that the property has very severe grade differentials (15 to 20%), with a severe drainage area, which falls into the Loch Raven Reservoir. He indicated that if the property is developed, Pot Spring Road would have to be improved with curb and guttering in accordance with a Public Works agreement. He further indicated that there is a sewerage pumping station, "Springdale B", on Pot Spring Road, northwest of the subject property, which is designed for D.R. 3.5 density. He indicated that public water and sewer facilities are available to the subject property and that sewer could be extended to the subject property at the present time.

Mr. John W. Hession, People's Counsel for Baltimore County, upon cross-examination of Mr. Smith, produced the fact that sewer was not available to the subject property without the Metropolitan District Line being extended by the Baltimore County Council.

Residents of the area, in protest to the subject Petition, were fearful that the granting of the Reclassification would overcrowd the schools and cause undue concentration of traffic in the area. They testified that the roads in the area are of a substandard nature.

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 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, this burden has not been met and this Petition is premature.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 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 a D.R. 1 Zone and Public Land.

Richard Smith
Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
Northeast corner of Old Bosley Road : OF BALTIMORE COUNTY
and Pot Spring Road, 8th District :
HOLDIT, INC., Petitioner : No. 76-45-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.

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 to Edward G. Wyatt, Esquire, Attorney for the Petitioner, this 11th day of September, 1975.

John W. Hession, III
People's Counsel

MEMORANDUM IN SUPPORT OF THE
PETITION FOR RECLASSIFICATION
OF PROPERTY OWNED BY HOLDIT,
INC., CONTAINING 109.4 ACRES
ON THE N/E CORNER OF OLD BOSLEY
AND POT SPRING ROADS IN THE
EIGHTH ELECTION DISTRICT OF
BALTIMORE COUNTY. PRESENT
ZONING D.R. 1 - REQUESTED ZONING
D.R. 3.5

On behalf of my client, Holdit, Inc., relative to 109.4 acres on the northeast corner of Old Bosley and Pot Spring Roads in the Eighth Election District of Baltimore County, the following Memorandum is submitted in support of a request for reclassification of said property from D.R. 1 to D.R. 3.5.

Submitted herewith are the necessary three copies of the Petition, seven copies of the description and ten plats, in compliance with the Zoning Regulations of Baltimore County.

In support of the requested reclassification, the following comments are submitted which indicate mistake and/or change since the adoption of the comprehensive maps in March, 1971.

a. The staff draft of the Comprehensive Plan for Baltimore County has designated the subject property to be in a low density - one to four dwellings per acre - area. Our request falls within this proposed range.

b. The recommendations for the central area specifically refer to nine areas deserving special attention, and the area of the subject property, although part of the Central Sector, is not mentioned. It is submitted that the reason for not considering this area especially is that the entire corridor is basically already committed, with little growth potential.

c. Using Pot Spring Road or even Eastridge and Padonia Roads as the western edge of the corridor, the Baltimore County Beltway as the south edge, the Loch Raven watershed (Mayor and City Council property) on the east, and the U.R.D.L. (Urban Rural Demarcation Line) line on the north, we have a corridor of residentially zoned and developed land with high moderate to expensive homes. Basically, the only undeveloped land in this large corridor is land owned by various agencies of the Catholic Church and the subject property.

d. The enclaves of very expensive homes occur to the south of the Catholic Church properties. All of the land to the north of the church properties and, therefore, compatible areas with the subject property are developed or being developed in apartments, townhouses and D.R. 3.5 categories.

e. Because of the minimal undeveloped acreage in this corridor, the D.R. 3.5 zoning to the west, the watershed property contiguous on the east, the extensive church ownership to the south and the U.R.D.L. line on the north, an assignment of D.R. 3.5 to the subject property would not only be a logical extension of the existing D.R. 3.5 zoning on the west, but would not result in further requests for an extension of D.R. 3.5. It is recognized that a given zone must stop someplace, and in this instance, it should be the Mayor and City Council property.

f. Within the past few months the owners sold thirteen acres of its land on the west side of Pot Spring Road to the Baltimore County Board of Education. We accept the fact that the Department of Planning anticipated an additional school site somewhere in the corridor. However, the sale of the thirteen acres requires special consideration of the requested zoning classification for the subject property for three reasons:

- (1) Conceivably the Board of Education could have abandoned its plans for an additional school, or it could have chosen a different site requiring busing from the subject property. The fact of the school site now being across the road from this property gives strength to our request.
- (2) The thirteen acres formerly being in the same ownership could have prompted an additional zoning request asking for greater density on that property. This has been eliminated.
- (3) The sale of thirteen acres has eliminated some residential development by the owner and can now be transferred by planning as part of the increase requested herein.

g. An examination of the topo maps will evidence a considerable portion of the subject property as being unusable for development. This ensures a green belt adjacent to the watershed property. It also requires additional development capabilities on the remaining land.

h. The road patterns strongly suggest an affirmative decision on the D.R. 3.5 request. Homeowners would have the choice of old or new Bosley Roads for westerly travel and Old Bosley to Dulaney, and Pot Spring Road for southerly travel.

i. In addition to the school site located across Pot Spring Road from the subject property, there is an existing school at the intersection of Old and New Bosley Road so that the educational criteria which would justify D.R. 3.5 zoning are also present.

j. The public water supply is immediately adjacent to the subject property and ready for servicing a D.R. 3.5 development.

k. An 8" sewer line exists in Pot Spring Road along the frontage of Springdale across from our property. The existing pumping station would service a part of the subject property and an additional pumping station could service the remainder.

l. The subject property is included in the ten year plan for water and sewer service.

m. The property has been tested by Robert B. Balter of Soil and Foundation Construction, Inc., and the report concluded that there were no unfavorable soil or foundation conditions on this site.

It is submitted that a D.R. 3.5 zoning classification on the subject property would be logical, compatible with the neighborhood, would not have any possible adverse effect on the neighborhood and would meet every established guideline for D.R. 3.5 development.

We will appreciate your careful consideration of our request.

Very truly yours,
Eric Di Nenna
Eric C. Trimble

ect'mb
enclosure

Edward G. Wyatt, Esquire
10 Light Street
Baltimore, Maryland 21202

RE: Petition for Reclassification
NE/corner of Old Bosley and
Pot Spring Road - 8th Election
District
Holdit, Inc. - Petitioner
NO. 76-45-R (Item No. 10)

Dear Mr. Wyatt:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw
Attachments
cc: Mr. Paul Hosman
10602 Lake Spring Way
Cockeysville, Maryland 21030

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

John Grason Turnbull, Esquire
610 Bosley Avenue
Towson, Maryland 21204

DESCRIPTION

**109.3973 ACRE PARCEL, AT POT SPRING ROAD AND BOSLEY ROAD,
BALTIMORE COUNTY, MARYLAND.**

THIS DESCRIPTION IS FOR DR 3.5 ZONING.

Beginning for the same at the intersection of the northeast side of Bosley Road and the center line of Pot Spring Road, running thence binding on the northeast side of said Bosley Road, (1) S 71° 46' 15" E 1052.60 feet to a 3/4 inch pipe set on the third line of the land described in the deed from Laura V. Merryman to Aringdale D. Jones and wife dated February 12, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1426, page 209, thence binding on part of the third line and on the fourth line thereof (2) N 20° 21' 35" E 109.04 feet to a 3/4 inch pipe set, thence binding on the fifth line of said last mentioned land (3) S 70° 51' 23" E 383.86 feet to a concrete monument set on the sixth line of the land described in the deed from Laura V. Merryman to Neville R. Ridgely dated September 30, 1949 and recorded among said Land Records in T.B.S. 1790 page 92, thence binding on a part of the sixth line and binding on the seventh, eighth and ninth lines of said last mentioned land, three courses: (4) N 18° 05' 36" E 933.11 feet to a stone heretofore set, (5) S 85° 31' 30" E 607.88 feet to a stone heretofore set and (6) N 81° 57' 05" E 355.64 feet to a concrete

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

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monument heretofore set, thence binding on the tenth line of said last mentioned land and also binding reversely on a part of the eleventh line of the third parcel of land described in the deed from E. June Shock to Isaac A. Jones and wife, dated May 6, 1960 and recorded among said Land Records in Liber W.J.R. 3697 page 105, (7) N 39° 35' 35" E 819.11 feet to a concrete monument set on the N 07° 50' 53" W 1079.21 foot line of the west outline of "The Bureau of Water Supply, Loch Raven Supply Property", thence binding on a part of said N 07° 50' 53" W 1079.21 foot line (8) N 07° 50' 10" W 1009.17 feet to a railroad spike set in the bed of Overshot Road, thence running in or along the bed of said Overshot Road, ten courses: (9) S 72° 18' 05" W 223.64 feet, (10) S 59° 40' 36" W 231.00 feet, (11) S 73° 30' 36" W 300.00 feet, (12) S 84° 30' 36" W 100.00 feet, (13) N 84° 04' 24" W 22.50 feet, (14) N 54° 58' 24" W 383.92 feet, (15) N 70° 13' 24" W 198.00 feet, (16) S 79° 55' 36" W 165.00 feet, (17) S 68° 06' 36" W 419.33 feet, and (18) N 66° 41' 50" W 33.00 feet to a railroad spike set in the bed of Pot Spring Road at the point designated "I" located at the beginning of the S 27° 40' 26" W 277.77 foot line of the land shown on "Plat 7 (revised) Springdale" as recorded among said Land Records in Plat Book O.T.G. 33, page 7, thence binding on said last mentioned line and continuing to bind on the southeast outlines of said Plat 7 (revised) and Plat 8, Springdale, and in Pot Spring Road, seven courses: (19) S 27° 39' 07" W 277.66 feet, (20) S 36° 00' 24" W 135.96 feet, (21) S 44° 26' 00" W 148.44 feet, (22) S 53° 36' 26" W 391.05 feet, (23) S 42° 49' 20" W 169.05 feet, (24) S 26° 56' 25" W 194.02 feet, and (25)

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S 05° 27' 16" W 219.16 feet to the point designated "4" located at the beginning of the N 74° 38' 13" W 735.00 foot line of the land as shown on "Plat 8, Springdale" as recorded among the Land Records of Baltimore County in Plat Book O.T.G. 32, page 107, thence binding on the center line of said Pot Spring Road four courses: (26) S 08° 21' 27" W 154.39 feet, (27) S 20° 01' 42" W 216.07 feet, (28) S 21° 10' 14" W 185.52 feet, and (29) S 23° 55' 12" W 283.11 feet to the place of beginning.

Containing 109.3973 acres of land.

RWB:egr

J.O.# 172047

March 27, 1975



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. Hogans
XXXXXXXXXXXXX
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PLANNING AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

RE: Reclassification Petition
Item 10 - Zoning Cycle 9
Holdit, Inc. - Petitioner

Dear Mr. Wyatt:

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 109.3973 acre tract currently zoned D.R. 1 with a small portion designated unincorporated or public land. The eastern end abuts public lands of Baltimore City, Loch Raven watershed area, and is proposed as an open space area of 49.10 acres. Adjacent property opposite this site across Pot Spring Road is developed as single family homes in Section 3 of the Springdale subdivision. The properties at the intersection of Pot Spring and Old Bosley Roads exist as farm uses and vacant lands, as well as properties to the north and south.

The petitioner should note the comments of Bureau of Engineering with particular interest.

Edward G. Wyatt, Esq.
Re: Item 10
April 30, 1975
Page 2

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

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

**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 10
Property Owner: Holdit Inc.
Location: NE/C of Old Bosley Road & Pot Spring Road
Present Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Re-class to D.R. 3.5

District: 8th
No. Acres: 109.3973

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,

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

WNP/ml

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BRANET

MARCUS W. BODKINS
JOSEPH N. WIGGANS
ALVIN LORICK
JOSHUA W. WHEELER, Secretary

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VMD
MRS. RICHARD W. MUEFFEL

Edward G. Wyatt, Esq.
10 Light Street
Baltimore, Md. 21202

Item 10
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 18 day of April 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Holdit, Inc.

Petitioner's Attorney: Edward G. Wyatt
cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

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

COMMENTS

School Situation:

School	Sept. 19, 1974 Enrollment	Capacity	Over/Under
Warren Elementary	784	635	+149
Cockeysville Jr.	1363	1170	+193
Ridgely Jr.	1348	1335	+13
Dulaney Sr.	1837	1645	+192

Projections:

School	Sept. 19 '75	Sept. 19 '76	
Warren Elementary	871	959	Steady rise in enrollment
Cockeysville Jr.	1263	1218	Stabilizing trend
Ridgely Jr.	1419	1375	Declining enrollment later
Dulaney Sr.	1799	1809	Declining enrollment later

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Cockeysville Jr. Add'n.	Being Built	380	Fall '75
Jacksonville Elementary	Drawing Stage	650	Fall '77

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Padonia High"	1200	FY'80	FY'82

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	56	36	22
Proposed Zoning:	196	82	46

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: Holdit Inc.
Location: NE/Cor. of Old Bosley Rd. & Pot Spring Rd.
Existing Zoning: DR 1 & DR 2
Proposed Zoning: Re-class to DR 3.5
No. of Acres: 109.3973
District: 8th

Metropolitan water and sewer are available.

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

Very truly yours,

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

EHVB:nc6

CC--W.L. Phillips

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

Property Owner: Holdit Inc.
Location: NE/Cor. of Old Bosley Road and Pot Spring Road
Existing Zoning: D.R. 1 and D.R. 2
Proposed Zoning: Re-class to D.R. 3.5
No. of Acres: 109.3973
District: 8th

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

The property, if granted the reclassification, must be developed in accordance with the Comprehensive Manual Development Policy.

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 484-2811 ZONING 484-3381

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELTZER
DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9

Item 10 - ZAC - April, 1975 - October, 1975
Property Owner: Holdit Inc.
Location: NE/Cor. of Old Bosley Rd. & Pot Spring Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Re-class to D.R. 3.5
No. of Acres: 109.3973
District: 8th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 1 and D.R. 2 to D.R. 3.5 - 109 acres.

This change should increase the trip density from 1,100 trips per day to 3,850 trips per day. This increased trip density is undesirable due to the present traffic conditions in this corridor.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/baa

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

678-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Holdit Inc.

Location: NE/Cor. of Old Bosley Rd. & Pot Spring Road

Item No. 10 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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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. 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.
5. Site plans are approved as drawn.

7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. Austin Deitz* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

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

May 13, 1975

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

Re: Item #10 - Cycle #9 (April - October 1975)
Property Owner: Holdit Inc.
N/E cor. of Old Bosley Rd & Pot Spring Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Re-class to D.R. 3.5
No. of Acres: 109.3973 District: 8th

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:

Pot Spring Road, an existing partially improved County road in this vicinity is proposed to be improved in the future as a 14-foot closed section roadway on a 70-foot right-of-way, see Drawings #63-0316 and 0317, File 5.

Bosley Road extended and Old Bosley Road are proposed to be constructed as 40-foot closed section roadways on 60-foot rights-of-way. The need and requirements for other public or private roads within this proposed development, including right-of-way and paving widths, horizontal and vertical alignments, etc. will be determined at such time that proposed development of this site is reviewed by the Joint Subdivision Planning Committee.

Highway improvements, together with highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with the proposed development of this property or any grading or building permit application.

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 and Storm Water Management Comments:

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.

Item #10 - Cycle #9 (April - October 1975)
Property Owner: Holdit Inc.
Page 2
May 13, 1975

Sediment Control and Storm Water Management Comments: (Cont'd)

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.

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.

Drainage and utility easements, both on and offsite may be required in connection with development of this property.

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.

Water:

This property lies within the Urban Rural Demarcation Line, but beyond the limits of the Baltimore County Metropolitan District. An extension of the Metropolitan District Boundary is required before public water can be extended to serve the entire site or portion thereof, indicated as intended to be developed.

A public 12-inch water main exists in Pot Spring Road.

Sanitary Sewer:

With the requisite extension of the Metropolitan District and alleviation of problems in the major systems serving this area, public sanitary sewerage could be provided for the development of this property. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 3 to 5 years.

Item #10 - Cycle #9 (April - October 1975)
Property Owner: Holdit Inc.
Page 3
May 13, 1975

Sanitary Sewer: (Cont'd)

There is an 8-inch public sanitary sewer in Pot Spring Road, and Springdale Sewage Pumping Station "B" is located on the northwest side of the present end of Pot Spring Road (Drawing #68-0512, File 1).

Due to the topography of the site, extension of gravity service from the existing public sewerage can be provided to serve only a portion of the overall property.

Proposals for the provision of public sanitary sewerage service for the tract are not shown on the submitted plan. When this property develops, engineering studies of the existing and proposed public sanitary sewerage, including pumping facilities, force mains and outfall systems will be required to determine their adequacy to serve this property.

Due to the proximity of Loch Raven Reservoir, and the hazards attendant on the adequate and prompt operation and maintenance of sanitary sewage pumping facilities during times of trouble, any pumping stations and their outfalls to existing public sewerage facilities required to serve more than one building shall be public.

Sewage from this tract is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:HAM:FWR:ss

cc: J. Tremner
S. Bellestri

U-SH Key Sheet
63 - 66 WS 3 - 5 Pos. Sheets
NE 16 & 17 A & B Topo
52 Tax Map



THE JEFFERSONIAN
L. Frank Strickland

 Manager
 Cost of Advertisement, \$ *49.00* _____

Proposed Section 15.2, B.3
of the Baltimore City
Eighth
County
Ordinance
FOR THE DESCRIPTION
Beginning for the corner of
the intersection of the
side of Baltimore
center line of Spring Spring
Road, thence running on the
side of Baltimore
(15) 571' 46" 15" E. 302.02' on
to a 3/4 inch pipe set on the third
line line on the fourth line
laid from Laura V. Meyer and
A. Virginia D. Jones and wife
to the intersection of the
thence recorded among the Land
Records of Baltimore County in
the 15th line of the land described
thence binding on part of the
third line line on the fourth line
laid from Laura V. Meyer and
A. Virginia D. Jones and wife
100.04' to a 3/4 inch pipe set,
thence binding on the fifth
line line on the fourth line
(31) 37' 50" 22" E. 302.02' on
to a concrete monument set on the
fifth line of the land described
thence running on the side of
Baltimore
highway in Newell R. Ridgely
dated September 28, 1960 and
recorded among the Land
Records in B.3. 1790 page 19,
thence binding on a part of the
third line line on the fourth
line, eighth and ninth line

83rd last mentioned Parcel, Three corners: (1) N 88° 05' 30" E 932.60 feet; (2) S 88° 05' 30" E 551.50 feet; (3) S 85° 31' 30" E 607.80 feet to a stone heretofore set; and (4) N 81° 57' 05" E 355.64 feet to concrete monument heretofore set, thence binding on the fifth line of said last mentioned land and also binding reversely on a part of the eleventh line of the third parcel of land described in the deed from E. June Shook to the Jones and wife, dated May 6, 1906, recorded among said Land Records in Liber W.J.R. 2067, page 166, (7) N 30° 25' 35" E 819.11 feet to a concrete monument set on the N 07° 30' 53" W 1079.71 foot line of the west outline of "The Bureau of

Water Supply, Loch Raven
 Supply Property, a three-bund-
 ing on a part of said lot N 87° 59'
 52" W 1679.21 foot line (181) 57'
 36' 10" W 1000.17 foot line (182)
 railroad spike set in the top of
 (overlaid) said lot, the corner
 of said lot, the top of said over-
 shot Road, two corners: (181)
 72° 18' 00" W 273.64 foot, (180)
 40° 40' 30" W 231.60 foot, (183)
 72° 30' 30" W 300.00 foot, (122)
 64° 30' 30" W 106.00 feet, (123)
 64° 04' 24" W 27.56 foot, (144-2)
 54° 58' 24" W 263.82 feet, (155)
 70° 12' 24" W 196.00 feet, (136)
 79° 55' 30" W 165.00 foot, (170)
 70° 30' 30" W 419.33 foot, (184)
 131° 10' 00" 41' 50" W 23.00 foot,
 a railroad spike set in the top
 of said over-shot Road at the point
 designated "1", located at the

beginning of the S 27° 40' 26" E
277.77 foot line of the land
shown on "Plat 7 (revision
Springdale" as recorded
among said Land Records,
Plat Book O.T.G. 12, page
thence binding on said land
mentioned line and continuing
to bind on the southeast cor-
ners of said Plat 7 (revision
and Plat 8, Springdale, and
"Not Spring Haul" as rec-
ords, (19) 27° 27' 30" 07"
125.96 feet, (20) 54° 46' 00" 24"
144.44 feet, (21) 53° 36' 00" 24"
31.05 feet, (22) 5° 42' 40' 20"
169.85 feet, (23) 8° 56' 56" 35"
159.62 feet, and (25) S 85°
06' W 719.15 feet - to the point
designated "c" located at

beginning of the N 74° 30' 13"
773.89 foot line to the plat
shown on "Plat 8, Springfield
as recorded among the Land
Records of Baltimore County
Plat Book O.T.G. 30, page 3
therein binding on the
line of said Fox Spring Road
(from corner: 176) S 80° 21' 1"
W 154.20 feet, (177) S 70° 07' 1"
W 216.02 feet, (178) S 71° 10' 1"
W 185.52 feet, and (179) S 72° 13' 17"
W 283.11 feet to the place
beginning.

Containing 100.2973 acers
acre land.

Being the property of Hol-
loway, as shown on plat plan filed
with the Zoning Department.

Hearing Date: Thursday
September 11, 1973 at 10:00 a.m.

**Public Hearing: Room
County Office Building, 131
Chesapeake Avenue, Towson
Md.**

**BY ORDER
S. ERIC DINEN
ZONING COMMISSIONER
BALTIMORE COUNTY**

Aug 77

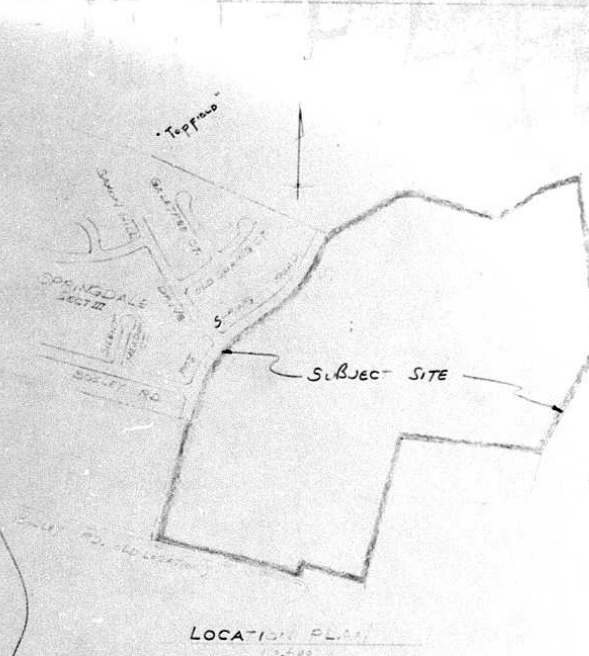
By Pete Smith

District 8th. Date of Posting 8/26/75
 Posted for: Heaving Horse Sept 11" 1975 @ 10:00 AM
 Petitioner: Heldt, R.
 Location of property: NE 1/4 of old Bailey + Port Spring Rds
 Location of Signs: 3 signs Total on Port Spring Rd - 2 signs
Pointed on old Bailey Rd
 Remarks:
 Posted by Mail - H. H. Date of return 8/28/75

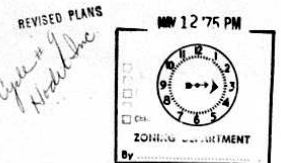
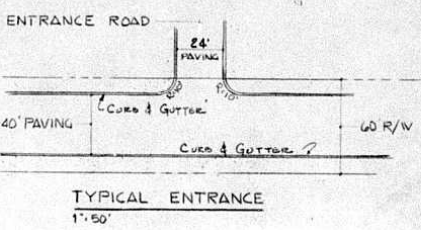
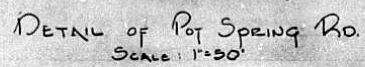
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Revised Plans:
Change in outline or description _____ Yes
_____ No
Map # _____

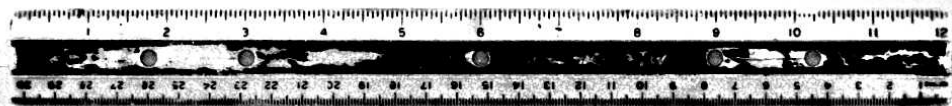


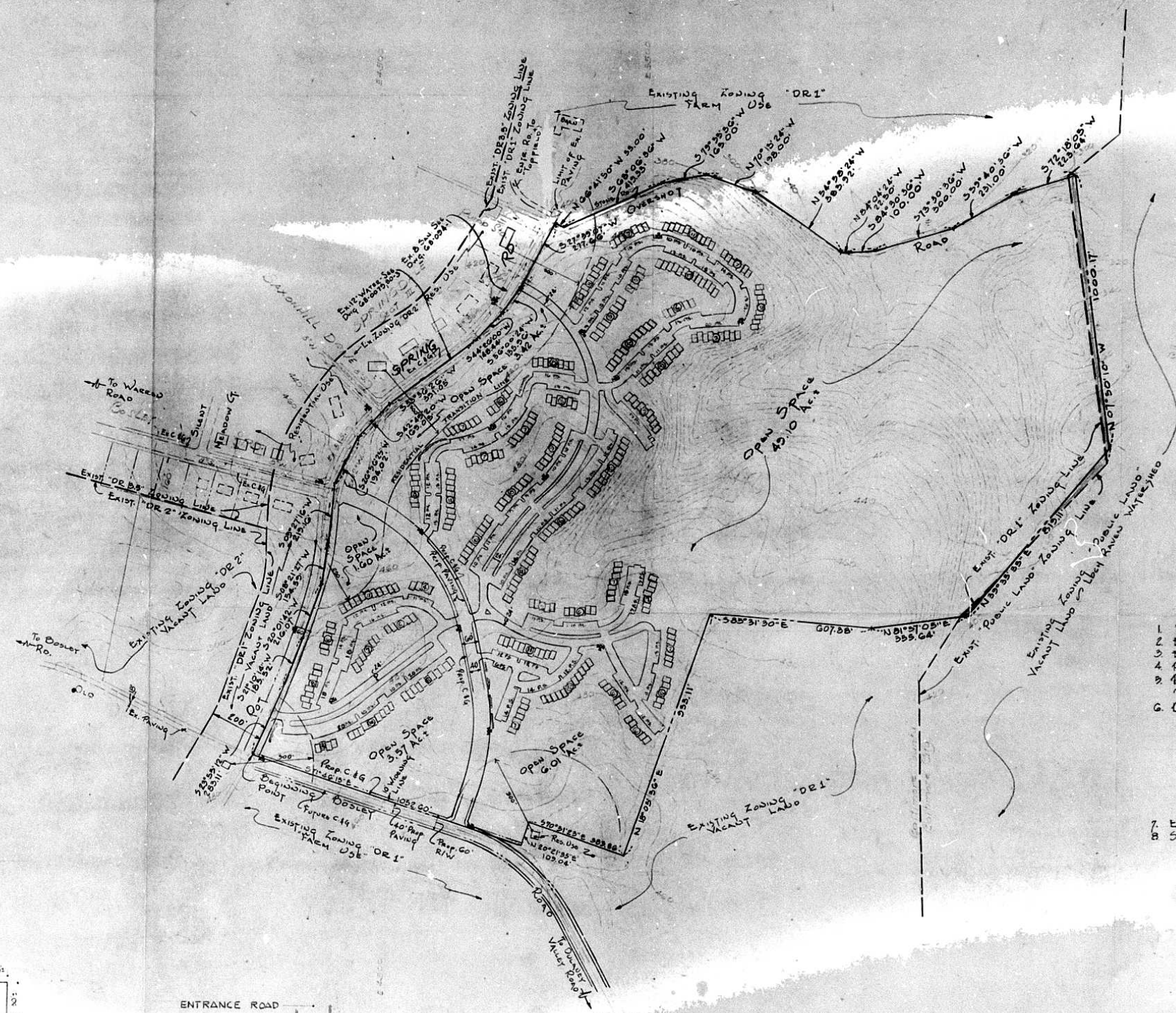


1. TOTAL AREA OF PROPERTY EQUALS 109.3973 ACRES
2. EXISTING ZONING OF PROPERTY "DR 1"
3. EXISTING USE OF PROPERTY "VACANT LAND" & "FARM USE"
4. PROPOSED ZONING OF PROPERTY "DR 35"
5. PROPOSED USE OF PROPERTY RESIDENTIAL - PLANNED TOWNHOUSE COMMUNITY
6. DENSITY CALCULATIONS:
 - A. AREA OF TRACT = 109.40 ACRES
 - B. GROSS AREA (1/2 A.C. 21/5) = 109.76 ACRES
 - C. NUMBER OF DWELLING UNITS ALLOWED = 384
 - D. NUMBER OF DWELLING UNITS PROPOSED = 384
 - E. REQUIRED PARKING = 768 SPACES (2/D.U.)
 - F. PROPOSED PARKING = 848 SPACES
 - G. REQUIRED OPEN SPACE = 3.28 ACRES (3% OF 109.40 AC.)
 - H. PROPOSED OPEN SPACE = 63.70 ACRES
7. EXISTING BUILDINGS ON SITE TO BE REMOVED
8. SITE TO BE SOWNEN BY THE "SPRINGDALE PUMPING STATION"



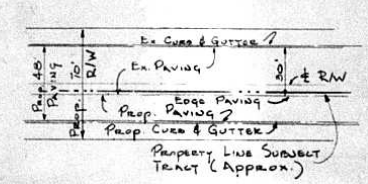
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
POT SPRING ROAD & BOSLEY ROAD
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD
SCALE: 1"=200'
MARCH 28, 1975



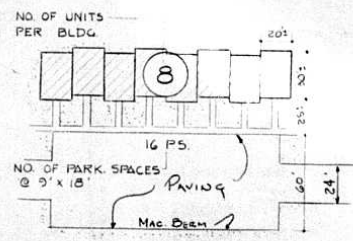


- GENERAL NOTES**
1. TOTAL AREA OF PROPERTY EQUALS 109.3973 ACRES
 2. EXISTING ZONING OF PROPERTY "DR1"
 3. EXISTING USE OF PROPERTY "VACANT LAND" & "FARM USE"
 4. PROPOSED ZONING OF PROPERTY "DR35"
 5. PROPOSED USE OF PROPERTY "RESIDENTIAL" & "PLANNED TOWNHOUSE COMMUNITY"
 6. DENSITY CALCULATIONS:
 - A. AREA OF TRACT = 109.40 ACRES
 - B. GROSS AREA (1/2 E. R/Ws) = 109.76 ACRES
 - C. NUMBER OF DWELLING UNITS ALLOWED = 384
 - D. NUMBER OF DWELLING UNITS PROPOSED = 384
 - E. REQUIRED PARKING = 768 SPACES (2/0.0)
 - F. PROPOSED PARKING = 848 SPACES
 - G. REQUIRED OPEN SPACE = 3.28 ACRES (3% of 109.40 AC)
 - H. PROPOSED OPEN SPACE = 63.70 ACRES
 7. EXISTING BUILDINGS ON SITE TO BE REMOVED
 8. SITE TO BE SERVED BY THE "SPRINGDALE PUMPING STATION"

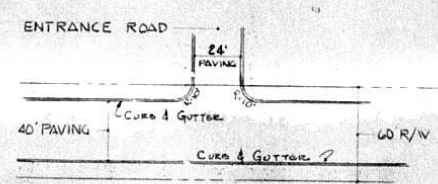
2 Springdale Subdivision



DETAIL of Pot Spring Rd.
SCALE: 1"=50'



TYPICAL SITE PLAN
1"=50'



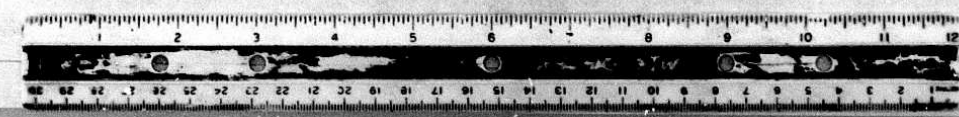
TYPICAL ENTRANCE
1"=50'

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
Pot Spring Road & Bosley Road
Election District 8
Scale: 1"=200'

DATUMORE COUNTY, MD.
March 28, 1975

old Plat

MCA
MCA ENGINEERING CORP.
1000 DUNDAS STREET, BALTIMORE, MD. 21204





—DRAINAGE AREA MAP—
SCALE: 1"=2000'

—DRAWING INDEX—

- SHEET NO. 1 DRAINAGE & LOCATION MAP - DESIGN COMPUTATIONS
- SHEET NO. 2 SITE PLAN - BORING DATA - PROFILES
- SHEET NO. 3 PLANS: TOP SLAB REMOVED - FIRST FLOOR
- SHEET NO. 4 MECHANICAL: SIDE VIEW & ARCHITECTURAL DETAILS
- SHEET NO. 5 MECHANICAL: FRONT VIEW & ARCHITECTURAL DETAILS
- SHEET NO. 6 STRUCTURAL DETAILS & ARCHITECTURAL DETAILS
- SHEET NO. 7 STRUCTURAL DETAILS & ARCHITECTURAL DETAILS
- SHEET NO. 8 ELECTRICAL DIAGRAMS & SCHEDULES
- SHEET NO. 9 ELECTRICAL DIAGRAMS & DETAILS

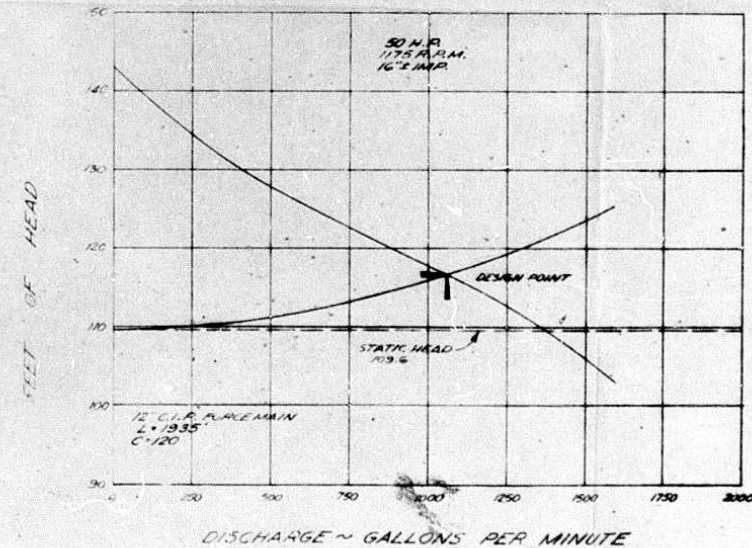
—BENCH MARKS—

- X-7244 A SQUARE CUT IN S.E. CORNER OF S.E. QUARTER OF SECTION 300'S N. OF HANCOCK ROAD ELEV. 300.717
- X-7153 GALVANIZED SPIKE IN HANCOCK INTERSECTION OF HANCOCK ROAD AND BOSLEY ROAD ELEV. 300.003
- X-7255 R.R. SPIKE IN HANCOCK N. SIDE BOSLEY ROAD @ DRIVE TO LUCKY PROPERTY ELEV. 300.25

—DESIGN COMPUTATIONS—

AREA	ACRES	DENSITY	POPULATION	AVERAGE FLOW M.G.D.	PEAK FLOW M.G.D.	INFL. TREATMENT M.G.D.	DESIGN FLOW M.G.D.
B	75	11/AC.	825	0.078			
B-1	72	"	792	0.071			
B-2	66	"	726	0.066			
B THRU B-2	2/3	"	2343	0.211	0.845	0.171	1.016
B-3 (PUMP)	31	"	1001	0.090	0.360	0.073	0.433
B THRU B-3	304	"	3344	0.301		0.244	1.449

PETITIONER'S
EXHIBIT #1



—SYSTEM CURVE—



PLWA. #06611

DATE: 4/30/68

ENGINEER: [Signature]

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

APPROVED: [Signature]

DATE: 4/30/68

ENGINEER: [Signature]

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

APPROVED: [Signature]

DATE: 4/30/68

ENGINEER: [Signature]

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

APPROVED: [Signature]

DATE: 4/30/68

BALTIMORE COUNTY

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

SPRINGDALE SEWAGE PUMPING STATION "B"

DRAINAGE & LOCATION MAP - DESIGN COMPUTATIONS

ELECTION DISTRICT 8

SCALE: AS SHOWN

DATE: 4/30/68

ENGINEER: [Signature]

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

APPROVED: [Signature]

DATE: 4/30/68