

76-478
211

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SPECTRUM INTERNATIONAL, Inc., 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. 5.5 zone to an D.R. 16 zone; for the following reasons:

It is the belief of the undersigned that an urgent need currently exists for quality housing for high - middle and high socio - economic applicants. An increase in the present zoning would make available three times as many garden apartment dwellings as are currently allowed and would provide housing convenient to the Jones Falls Expressway and the Baltimore Beltway which would be conducive to energy conservation for persons employed in the City of Baltimore and Employees close to the Beltway. More significantly, the proposed change would permit the construction of a complex which would present a more uniform neighborhood pattern as the Bonnie Ridge Apartments, adjacent to the subject property, and the Copper Hill Development, across the street on Smith Avenue, have been zoned for the higher density. The depressed housing industry, as evidenced by the low number of housing starts in 1974, has compounded the need for quality housing and it is submitted that the proposed change will help satisfy that need as well as create employment, sorely needed, for the housing industry. See attached description.

County, to use the herein described property, for Construction of 50-60 unit Garden Apartments

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.

SPECTRUM INTERNATIONAL, INC.

Contract purchaser
Address: 7425 Capital Heights, Md. 20627

ARRIE W. DAVIS

Petitioner's Attorney

Protestant's Attorney

Suite 1300, Tower Building 227 E. G. St.
Baltimore, Maryland 21202

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 27th day of September, 1975, at 10:00 o'clock.

Single Zoning Commissioner of Baltimore County

(over)

Arrie W. Davis, Esq.
Item 11 - Zoning Cycle 9
April 30, 1975
Page 2

buildings within 200 feet of the property line boundaries of this site.

The site plan must further be revised to indicate the following:

- a typical layout of proposed residential units relating to their heights, floor plans, and location of windows;
- the required distance between the two separate apartment buildings; and
- screening clearly shown to be provided on eastern and western property boundaries.

Please note with particular interest the comments of the Department of Traffic Engineering, and those of the Project and Development Planning Division concerning ingress and egress.

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

Very truly yours,

Franklin T. Hoggans, Jr.

FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg. (21204)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COM. STENOGRAPHER



May 1, 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 # 11, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Spectrum International, Inc.
Location: N/S of Smith Avenue 1618' E. of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6
District: 3rd

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 stopping sight distance at the driveway to the site is very poor. This office would also suggest that there be one driveway into Smith Avenue instead of the two proposed.

If the petition is granted the site 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 494-3211 ZONING 494-3211

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 11 - ZAC - April, 1975 - October, 1975
Property Owner: Spectrum International, Inc.
Location: N/S of Smith Ave. 1618' E. of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6
District: 3rd

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to D.R. 16 - 3.6 acres.

This should increase the trip density from 200 to 500 trips per day. Presently problems exist in the city on Smith Avenue and Northern Parkway and its interchange with Jones Falls Expressway.

This increased density is extremely undesirable for this area unless additional means of access is provided. Also, sight distance problems exist at the proposed entrances.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRU/bza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 1, 1975

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

Dear Mr. DiNenna:

Comments on Item # 11, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Spectrum International, Inc.
Location: N/S of Smith Ave. 1618' E. of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6
District: 3rd

Water and sewer must be extended to the site.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nc

76-88 R-11 11-462 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **SPECTRUM INTERNATIONAL, Inc.**, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **D.R. 5.5** zone to an **D.R. 16** zone; for the following reasons:

It is the belief of the undersigned that an urgent need currently exists for quality housing for high - middle and high socio - economic applicants. An increase in the present zoning would make available three times as many garden apartment dwellings as are currently allowed and would provide housing convenient to the Jones Falls Expressway and the Baltimore Parkway which would be conducive to energy conservation for persons employed in the City of Baltimore and Employees close to the Beltway. More significantly, the proposed change would permit the construction of a complex which would present a more unified neighborhood pattern on the Bonita Ridge Apartments, adjacent to the subject property, and the Copper Hill Development, across the street on Smith Avenue, have been zoned for the higher density. The depressed housing industry, as evidenced by the low number of housing starts in 1974, has compounded the need for quality housing and it is submitted that the proposed change will help satisfy that need as well as create employment, greatly needed, for the housing industry. and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... **Construction of 50-60 unit Garden Apartments**

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.

SPECTRUM INTERNATIONAL, INC.

Contract purchaser

Franklin T. HOGANS, JR.
Legal Owner

Address: **7425 Calver Drive**

Capitol Heights, Md. 20627

ARRIE W. DAVIS

Petitioner's Attorney

Protestant's Attorney

Suite 1300, Tower Building, 222 E. & N. St.
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 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 27th day of September, 1975, at 10:00 o'clock.

Franklin T. HOGANS, JR.
Zoning Commissioner of Baltimore County

(over)

DATE: Sept 29, 1975
15
10.0071
9/17/75

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

filing this Your Petition has been received and accepted for day of April 1975

Franklin T. HOGANS, JR.
S. Eric DiNenna,
Zoning Commissioner

Petitioner: **Spectrum International, Inc.**

Petitioner's Attorney: **Arrie W. Davis**
on: **Smithman, Larson & Associates, Inc.**
Suite 303, Investment Bldg.
Towson, Md. 21204

Reviewed by: *Franklin T. HOGANS, JR.*
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. HOGANS, JR.
XXXXXXXXXXXXXXXXXXXX

April 30, 1975

Arrie W. Davis, Esq.
Suite 1300, Tower Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 11 - Zoning Cycle 9
Spectrum International, Inc. -
Petitioner

Dear Mr. Davis:

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

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

The subject property is located on the north side of Smith Avenue, 1618 feet east of Edenvale Road, and is currently zoned D.R. 5.5. The petitioner is requesting a Reclassification to D.R. 16, in order that sixty (60) dwelling units (57 density units) may be constructed on this site as garden apartments.

Adjacent properties to the north, east, and west are zoned D.R. 5.5, and not currently utilized; and properties to the south across Smith Avenue are developed as a golf course and as single family residences zoned D.R. 3.5. The site plan must be revised to indicate location, use of all principal

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELTZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 11 - ZAC - April, 1975 - October, 1975
Property Owner: Spectrum International, Inc.
Location: N/S of Smith Ave, 1618' E of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16.
No. of Acres: 3.6
District: 3rd

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to D.R. 16 - 3.6 acres.

This should increase the trip density from 200 to 500 trips per day. Presently problems exist in the city on Smith Avenue and Northern Parkway and its interchange with Jones Falls Expressway.

This increased density is extremely undesirable for this area unless additional means of access is provided. Also, sight distance problems exist at the proposed entrances.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/bza

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 1, 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 # 11, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Spectrum International, Inc.
Location: N/S of Smith Avenue 1618' E. of Edenvale Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6
District: 3rd

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 stopping sight distance at the driveway to the site is very poor. This office would also suggest that there be one driveway into Smith Avenue instead of the two proposed.

If the petition is granted the site 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 484-3211 ZONING 484-3251

Arrie W. David, Esq.
Item 11 - Zoning Cycle 9
April 30, 1975
Page 2

buildings within 200 feet of the property line boundaries of this site.

The site plan must further be revised to indicate the following:

- a typical layout of proposed residential units relating to their heights, floor plans, and location of windows,
- the required distance between the two separate apartment buildings, and
- screening clearly shown to be provided on eastern and western property boundaries.

Please note with particular interest the comments of the Department of Traffic Engineering, and those of the Project and Development Planning Division concerning ingress and egress.

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

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

FTH:JD
Enclosure
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg. (21204)

BALTIMORE COUNTY, MARYLAND **DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE HEALTH COMMISSIONER

April 3, 1975

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

Dear Mr. DiNenna:

Comments on Item # 11, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Spectrum International, Inc.
Location: N/S of Smith Ave, 1618' E of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6
District: 3rd

Water and sewer must be extended to the site.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

FHB:ncg

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

the above Reclamation should be had, and it further appearing that by reason of.....

a Special Exception for a.....should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....day of....., 197... that the herein described property or area should be and the same is hereby reclassified; from a.....zone to a.....zone, and/or a Special Exception for a.....should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....day of....., 197... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a.....zone; and/or the Special Exception for.....be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 11
Property Owner: Spectrum International, Inc.
Location: N/S of Smith Avenue, 1618' E. of Edenvale Road
Present Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16

District: 3rd
No. Acres: 3.6

Dear Mr. DiNenna:
Difference in pupil yield too slight to have an effect on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMBELIE PARKS, President
EUGENE C. HERS, Vice-President
MRS. ROBERT L. BERNY

MARCUS H. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.O.
MRS. RICHARD F. MUEFEL

Baltimore County Fire Department

J. Austin Dantz
Chief



Towson, Maryland 21204
825-7516

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Spectrum International, Inc.

Location: N/S of Smith Avenue 1618' E of Edenvale Road

Item No. 11 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.....

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. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: *H. Thomas Gilly* Noted and Approved:
Planning Group
Special Inspection Division

Paul H. Reinhardt
Deputy Chief
Fire Prevention Bureau

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

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

May 12, 1975

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

Re: Item #11 - Cycle #9 (April - October 1975)
Property Owner: Spectrum International, Inc.
N/S of Smith Ave., 1618' E. of Edenvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to D.R. 16
No. of Acres: 3.6 District: 3rd

Dear Mr. DiNenna:

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

General:

A field inspection revealed that this site is being used illegally as a "dump" with the inherent problems of such use.

Highways:

Smith Avenue, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Adequate sight distance must be provided for any entrance to this site. 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.

Item #11 - Cycle #9 (April - October 1975)
Property Owner: Spectrum International, Inc.
Page 2
May 12, 1975

Sediment Control: (Cont'd)

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Storm drainage facilities and/or improvements together with supporting drainage and utility easements may be required in connection with any grading or building permit application.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, specially 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:

There is a 16-inch public water main in Smith Avenue.

Sanitary Sewer:

Public sanitary sewerage though not readily available, can be provided to serve this site by construction of a sanitary sewer extension, or extensions.

This property is tributary to the Jones Falls Sewerage System subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellenworth N. Diver
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:iss

0-02 Key Sheet
29 & 30 NW 10 Pos. Sheets
RW 8 C Topo
79 Tax Map

cc: G. Reier (Glen Eden)
P. Koch (Glen Eden)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 zone to D.R. 16 zone : COUNTY BOARD OF APPEALS
N/S of Smith Avenue 1618' E. of : OF
Edenvale Road :
3rd District : BALTIMORE COUNTY
Spectrum International, Inc. :
Petitioner : No. 76 - 48 - R

ORDER OF DISMISSAL

Petition of Spectrum International, Inc. for reclassification from D.R.

5.5 zone to D.R. 16 zone, on property located on the north side of Smith Avenue 1618 feet east of Edenvale Road, in the 3rd District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 26th day of January, 1977, that said petition be and the same is declared moot, and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 20, 1976

Arrie W. Davis, Esq.
Equitable Building
Baltimore, Md. 21202

Re: Spectrum International, Inc.
File No. 76 - 48 - R

Dear Mr. Davis:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

cc: Robert A. DiCicco, Esq.
Mrs. Phyllis Sachs
John W. Hession, III, Esq.

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3535

ROBERT L. SPELLMAN, P.E.
JOSEPH J. LARSON
LOUIS J. PABECKI, P.E.

DESCRIPTION FOR REZONING, 2010 SMITH AVENUE
THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the center of Smith Ave., 30 feet wide, at the distance of 1618 feet, more or less, measured Easterly along the centerline of Smith Avenue from the centerline of Edenvale Road said point being also at the distance of 390 feet, more or less, measured Easterly along the centerline of Smith Avenue from the centerline of Broadview Road, a private road, and running thence and binding on the centerline of Smith Avenue South 88 Degrees 30 Minutes East 225 feet thence leaving the centerline of Smith Avenue and running North 3 Degrees 00 Minutes East 718.5 feet, South 83 Degrees 00 Minutes East 227.5 feet and South 3 Degrees 00 Minutes East 689.5 feet to the place of beginning.

Containing 3.6 acres of land, more or less.

3-31-75



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FLOODPLAIN STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

RE: PETITION FOR RECLASSIFICATION
N/S of Smith Avenue, 1618' E of
Edenville Road - 3rd Election
District
Spectrum International, Inc. -
Petitioner
NO. 76-48-R (Item No. 11)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Spectrum International, Inc., for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone. The subject property is located on the north side of Smith Avenue, 1618 feet east of Edenville Road, in the Third Election District of Baltimore County, and contains 3.6 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 57 apartment units are proposed. It was indicated that public utilities are available to the site. Additionally, the Petitioner owns approximately 1.25 acres of land to the rear of the subject property.

Mr. Frederick P. Klaus, a qualified realtor, appraiser, and consultant on zoning matters, indicated that he felt that the subject property was classified in error in that the Baltimore County Council did not foresee growth in the general area and did not provide sufficient D.R. 16 zoning in the adoption of the Comprehensive Zoning Map on March 24, 1971. He further indicated that there has been substantial changes in the character of the neighborhood; namely, the improvement of Smith Avenue, immediately to the east and southeast of the subject property; the construction of a townhouse development called "Copper Hill", immediately to the southeast of the subject property; and various changes in zoning classifications, i.e., Case Nos. 72-65-R, 74-180-R, and 74-265-R. It was Mr. Klaus's opinion that the continued growth in the area necessitates

the granting of this Reclassification. He further indicated that there has been no cottage development in the area since 1971 and that only townhouses and apartments have been built in the general vicinity since then.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, substantial changes in the character of the neighborhood necessitate the granting of this Reclassification and, therefore, said Reclassification should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1976, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

-2-

AMENDED PETITION FOR ZONING
RECLASSIFICATION
Re: Spectrum International, Inc.
Item 11, Cycle 9
Smith Avenue, South of
Broadview Lane

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

AMENDED PETITION FOR ZONING RECLASSIFICATION

The Petitioner, Spectrum International, Inc., by Robert A. DiCicco, Askew, Wilson & DiCicco, its attorneys, requests that the property which is the subject of these proceedings be zoned from DR 5.5 to DR 16 zone for the following additional reasons, which the Petitioner prays to be taken as an amendment to the original Petition filed herein:

1. There was an error in the original Zoning Reclassification Petition.

[Signature]
Robert A. DiCicco
Askew, Wilson & DiCicco
208 W. Pennsylvania Avenue
Towson, MD 21204
823-5400; Attorneys for
Petitioner

THIS IS TO CERTIFY that on this 17th day of September, 1975, a copy of the foregoing Amended Petition for Zoning Reclassification was hand delivered to John Hessian, III, Esquire, Peoples' Counsel.

[Signature]
Robert A. DiCicco

LAW OFFICES
ASKEW, WILSON
& DICICCO
TOWSON, MD 21204

AMENDED PETITION FOR ZONING
RECLASSIFICATION
Re: Spectrum International, Inc.
Item 11, Cycle 9
Smith Avenue, South of
Broadview Lane

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

MEMORANDUM

The designation of the subject land for which reclassification is requested as DR 5.5, on the Baltimore County zoning maps is erroneous for the following reasons, among others:

1. The placing of the subject tract in a DR 5.5 category failed to take into account proper usage which would be made of the land, failed to take into account the needs of Baltimore County and area residents, and failed to take into account the comprehensive plan for the tract as reviewed by, approved by and recommended by the Baltimore County Planning and Zoning officials and the Baltimore County Planning Board, whose primary duties are to provide for comprehensive plan development in the county.

2. The Baltimore County Planning Board Sector Plan for the subject area includes recommendations for more intensive residential zoning in such area to house several thousand new people.

3. Population projections for the West-Northwestern Sector, wherein the subject property is located, indicate a need for higher density residential development in the subject area.

4. Sewer and water utilities are within reasonable proximity to the subject site.

5. Development of the subject site as DR 5.5 as opposed to DR 16 is economically unfeasible because of:

(a) the rough topography of the subject land; (b) the difficulty

LAW OFFICES
ASKEW, WILSON
& DICICCO
TOWSON, MD 21204

of construction roads on the subject area in accordance with the grade standards required by the County; and (c) the high per unit cost of extending individual sewer and water facilities throughout the subject site.

[Signature]
Robert A. DiCicco
Askew, Wilson & DiCicco
208 W. Pennsylvania Avenue
Towson, MD 21204
823-5400; Attorneys for Petitioners

THIS IS TO CERTIFY that on this 17th day of September, 1975, a copy of the foregoing Memorandum was hand delivered to John Hessian, III, Esquire, Peoples' Counsel.

[Signature]
Robert A. DiCicco

ARRIE W. DAVIS
ATTORNEY AT LAW

610 Cross Country Boulevard, Baltimore, Maryland 21215

BRIEF OF SPECTRUM INTERNATIONAL, INC. IN SUPPORT OF PETITION
FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

RECLASSIFICATION SOUGHT

The Petitioner seeks a zoning change from D.R. 5.5 to D.R. 16.

FACTUAL SUMMARY

The Petitioner, Spectrum International, Inc., is the lawful owner of the property known as 2010 Smith Avenue located in Baltimore County. Petitioner, in assessing the type of development of said property which would be most feasible and conducive to the surrounding community, has determined that a garden apartment complex similar to the adjacent Bonnie Ridge Development would be most beneficial to the expansion of the immediate community. In accordance therewith, Petitioner has submitted the Petition filed herewith and enlisted the services of Spellman, Larson Associates in furtherance of its application for the above mentioned zoning re-classification.

ISSUE PRESENTED

HAS THERE BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD IN QUESTION SUCH AS TO REQUIRE OR JUSTIFY THE ZONING RE-CLASSIFICATION SOUGHT?

ARGUMENT

In order to sustain rezoning different from zone established in comprehensive zoning map, it must be established that there was either a mistake in original zoning or a change in conditions which resulted in a change in the character of the neighborhood. Montgomery v. Board of County Commissioners for Prince George's County, 261 A2d 447, 256 Md. 597 (1970); Rhode et. al. v. County Board of Appeals for Baltimore County and Ortel Realty, Inc., 199 A2d 216, 234 Md. 259 (1964). It is further a well recognized precept zoning officials are empowered to exercise broad discretion in ruling on Petitions for Rezoning so long as there is room for reasonable debate or such officials or administrative body have not acted arbitrarily, capriciously or illegally. Gemenko v. County Board of Appeals of Baltimore County, 264 A2d 825, 257 Md. 706 (1970); Montgomery County, Maryland et. al. v. Ertter et. ux., 197 A2d 135, 233 Md. 414 (1964).

Concomitant with the above principles, Petitioner prays that the zoning of the subject

ARRIE W. DAVIS
ATTORNEY AT LAW

610 Cross Country Boulevard, Baltimore, Maryland 21215

property be changed to D. R. 16 on the basis that there has been a drastic and demonstrative change in the character of the neighborhood in question. One need look only across the street to the Copper Hill Development located on Smith Avenue, which complex is either in the process of completion or has just been completed. The property upon which Copper Hill is located is zoned D.R. 16. Petitioner is informed that the Bonnie Ridge Apartment Complex, situated adjacent to 2010 Smith Avenue with one intervening unimproved lot separating it from Petitioner's property, is no more than 15 to 20 years old. It should be noted that Petitioner desires the instant zoning change in order to build a complex similar to the Bonnie Ridge Development and that the "Glen Eden" Development would, in every respect, complement the Bonnie Ridge Development.

Although it is recognized by Petitioner that the primary consideration and principal basis for the application herein is "substantial change in conditions", zoning officials are mandated to consider the change in zoning in relation to the public welfare. Offutt v. Board of Zoning Appeals of Baltimore County, 105 A 2d 219, 204 Md. 551 (1954). In connection therewith, Petitioner proposes to construct high quality housing units for middle to upper income residence in keeping with the surrounding neighborhood and the nature of the proximate residential structures. Petitioner believes, and therefor avers, that the proximity of the Jones Falls Expressway and the Baltimore Beltway, indeed, would render the proposed Development conducive to the location of several residents of Baltimore County in a most convenient area to their employment and allow these residents easy access to virtually every major population center near the Baltimore County - Baltimore City metropolitan area. This is clearly in the interest of and beneficial to the public welfare. The public welfare would further be served by the jobs created and the ability prospective residents of the Development would have to conserve energy and save money due to the nearness of the Development to vital areas. It is therefore submitted that the instant Petition presents a case which is almost not subject to reasonable debate as to the beneficial effect of the Development on the surrounding community.

Respectfully Submitted,
[Signature]
Arrie W. Davis
Attorney for Spectrum International, Inc.

April 12, 1976

Arrie W. Davis, Esquire
Suite 1000, Tower Building
One South Calvert Street
Baltimore, Maryland 21202

RE: Petition for Reclassification
N/S of Smith Avenue, 1618' E
of Edenville Road - 3rd Election
District
Spectrum International, Inc. -
Petitioner
NO. 76-48-R (Item No. 11)

Dear Mr. Davis:

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

Very truly yours,

[Signature]
S. ERIC DE NENNA
Zoning Commissioner

SED/ew
Attachments

cc: Robert A. DiCicco, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

Mrs. Phyllis Sachs
2415 Ken Oak Road
Baltimore, Maryland 21209

John W. Hession, III, Esquire
Peoples' Counsel

LAW OFFICES
ASKEW, WILSON
& DICICCO
TOWSON, MD 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
N/S of Smith Avenue 1618' E of Edenville Road
3rd District : OF BALTIMORE COUNTY
SPECTRUM INTERNATIONAL, INC., : Case No. 76-48-R
Petitioner

ORDER FOR APPEAL

Mr. Commissioner:

Please note on Appeal from your decision in the above-captioned matter under date of April 12, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

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

I HEREBY CERTIFY that on this 30th day of April, 1976, a copy of the foregoing Order was mailed to Arrie W. Davis, Esquire, Suite 1300, Tower Building, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
North side of Smith Avenue 1618' East of Edenville Road, 3rd District : OF BALTIMORE COUNTY
SPECTRUM INTERNATIONAL, INC., : Case No. 76-48-R
Petitioner

ORDER TO ENTER APPEARANCE

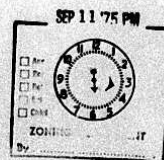
Mr. Commissioner:

Pursuant to the authority contained in Section 534.1 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. Kowitz, Jr.
Charles E. Kowitz, Jr.
Deputy People's Counsel

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

I hereby certify that on this 11th day of September, 1975, a copy of the foregoing Order was mailed to Arrie W. Davis, Esquire, 1300 Tower Building, Baltimore, Maryland 21202.



LAW OFFICES
ASHEN WILSON & DICICCO
208 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

August 28, 1975

S. Eric DiWenna, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Spectrum International, Inc.
Glen Eden, District 3

Dear Mr. DiWenna:

Please enter my appearance as attorney for the Petitioner, Spectrum International, Inc. with respect to the above-captioned property.

Very truly yours,

Robert A. DiCicco
Robert A. DiCicco

RAD/slm
cc: Spectrum International, Inc.



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3533

ROBERT E. SPELLMAN, P.L.C.
JOSEPH L. LARSON
LOUIS A. FRANKEL, P.E.

RESUME OF QUALIFICATIONS AND EXPERIENCE FOR LAND SURVEYING

ROBERT E. SPELLMAN	
Graduate of Baltimore Polytechnic Institute, "B" Course	1943
Successful completion of accredited Land Surveying course, Johns Hopkins University Night School	1943-1946
Bureau of Water Supply, Baltimore City	1943-1951
Survey Party work, property outline work, construction stakeout, water tunnel work, inspections	
Albert E. Pohrer and David W. Pohrer	1951-1966
Residential and commercial development, computations, title work, site and grading plans, roads and utilities, coordination of subdivisions with City and County Bureaus	
Joseph D. Thompson, Inc.	1966-1973
Same as above including supervision	
Spellman, Larson & Associates, Inc.	1973-
Registered Professional Land Surveyor #4503	1964
Member, Maryland Society of Surveyors	
Member, American Congress on Surveying and Mapping	
Recognized expert, Baltimore County Zoning Department and Baltimore County Board of Appeals and Baltimore County Circuit Court	

721 PETITION FOR RECLASSIFICATION ON
N/S of Smith Avenue 1618' E of Edenville Road, 3rd District
The Commission on the
Petitioner

The Petitioner requests a Reclassification from a D.R.S. 1.5 zone to a D.R.S. 1.6 zone for a parcel of property located on the southeast side of Smith Avenue, twenty-one hundred feet (2100') west of the Jones Falls Expressway, in the Third District of Baltimore County, containing 37.196 acres of land, more or less. Testimony on behalf of the Petitioner indicated that five hundred and sixty (560) apartment units are proposed for the property. The full development will be completed in 1976 or 1977. A traffic engineer, testifying for the Petitioner, indicated that the means of ingress and egress, namely Old Viatic Road, could handle possibly four (4) times the number of cars it now handles under ideal conditions. The property was bought by the Petitioner in May of 1969. At that time, the property had been zoned R.A. as a result of a decision by the then Zoning Commissioner of Baltimore County and the Baltimore County Board of Appeals on appeal under Petition No. 68-16-02. Also, an additional request for a Special Exception for Elevator Apartments had been denied by the Baltimore County Board of Appeals in October of 1968. The property is surrounded on several sides by apartment units now under construction and is in close proximity to the Jones Falls Expressway. Testimony indicated that there is a proposed interchange with Old Viatic Road and the Jones Falls Expressway sometime in the future. The Bonnie View Golf Course is located to the south of the property and the development known as Greenbriar Subdivision is located to the northwest.

Testimony indicated that the schools in the immediate vicinity are under capacity. There is an expansion of the Bonita Park Elementary School in the Capital Budget and Five Year Capital Program.

Furthermore, upon acquisition of this property, the Petitioner had already submitted plans to Baltimore County, and they were presented. A Public Works Agreement was presented at that time.

Residence in the area, in protest of the subject Petition, indicated the traffic hazards that may occur as a result of this development and also the possible overcrowding of schools.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Zoning Commissioner, the Comprehensive Zoning Map as adopted on March 21, 1971, was in error in placing this property in a D.R.S. 1.5 classification. Under Item No. 27 of the recommendation of the Baltimore County Planning Board to the Zoning Commissioner, it is indicated that:

"The area along the west side of the Jones Falls Expressway to the north of Bonnie View Golf Course has been designated as a high-density development on the northwest corner of the intersection of Old Viatic Road and the Jones Falls Expressway. A north-south connection of Smith Avenue and Old Viatic Road, and an interchange of Old Viatic Road with the Jones Falls Expressway."

The property was previously zoned and was in the process of development with the submission of plans and the execution of a Public Works Agreement. It is felt that these facts were not known to the Baltimore County Council at the time of the adoption of the Map, and this was not taken into consideration.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1977, that the herein described property or area should be and the same is hereby reclassified from a D.R.S. 1.5 zone to a D.R.S. 1.6 zone from and after the date of this Order, subject to the approval of

SPECTRUM INTERNATIONAL, INC.,
Petitioner : Case No. 76-48-R

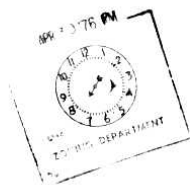
Mr. Commissioner:

Please note an Appeal from your decision in the above-entitled matter under date of Apr. 11, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III
People's Counsel

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

I HEREBY CERTIFY that on this 30th day of April, 1976, a copy of the foregoing Order was mailed to Arrie W. Davis, Esquire, Suite 1300, Tower Building, Baltimore, Maryland 21202, Attorney for Petitioner.



RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
North side of Smith Avenue 1618 feet :
East of Edenville Road, 3rd District : OF BALTIMORE COUNTY
SPECTRUM INTERNATIONAL, INC., : Case No. 76-48-R
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. Kountz, Jr.
Deputy People's Council

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

I hereby certify that on this 11th day of September, 1975, a copy of the foregoing Order was mailed to Arrie W. Davis, Esquire, 1200 Tower Building, Baltimore, Maryland 21202.



RESULTS OF QUALIFICATION OF THE EXPANDED TWO DAY SERVICE:

DOI: 10.1002/for

Graduate of Baltimore Polytechnic Institute, "B" Course	1943
Successful completion of accredited Land Surveying course, Johns Hopkins University Night School	1943-1944
Bureau of Water Supply, Baltimore City Survey Party work, property outside work, construction statement, water tunnel work, inspections	1943-1951
Albert F. Peher and David L. Johnson Residential and commercial development, consultations, title work, site and grading plans, roads and utilities, coordination of subdivisions with city and County bureaus	1951-1966
Joseph F. Thompson, Inc. Same as above including supervision	1966-1973
Spallman, Larson & Associates, Inc. Registered Professional Land Surveyor #4593	1973-- 1966
Member, Maryland Society of Surveyors	
Member, American Congress on Surveying and Mapping	
Recognized expert, Baltimore County Zoning Board and and Baltimore County Court of Appeals and Baltimore County Circuit Court	

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[illegible]

ASKEW, WILSON & DILLON

August 28, 1975

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

Re: Spectrum International, Inc.
Glen Eden, District 1

Dear Mr. DiNenna:

Please enter my appearance as attorney for the Petitioner, Spectrum International, Inc. with respect to the above-captioned property.

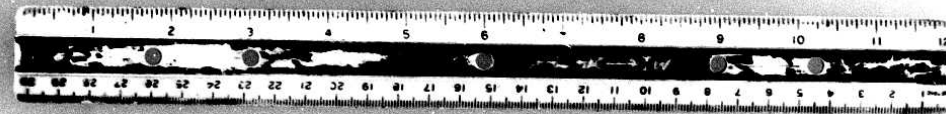
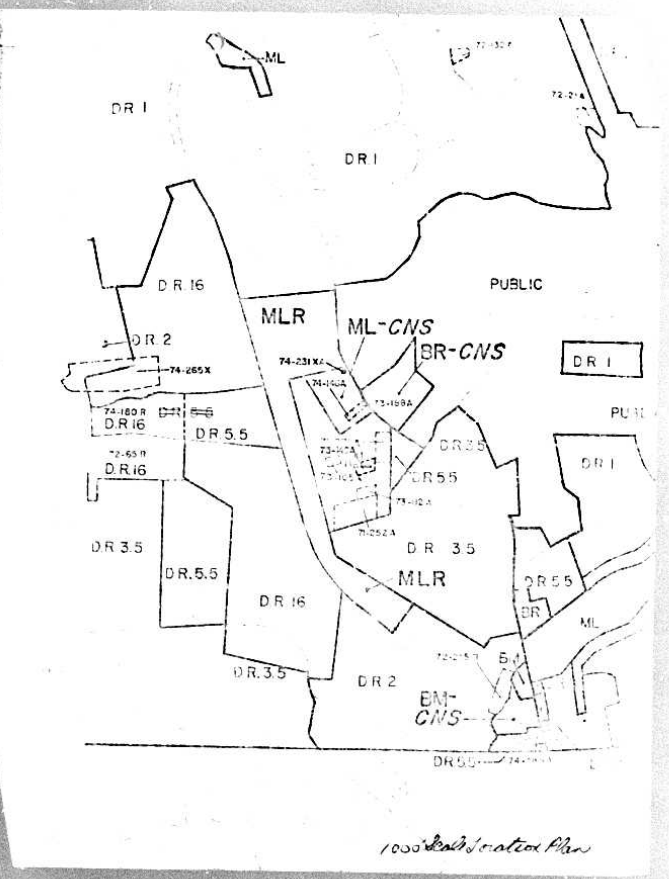
Very truly yours,

Robert A. McCarty

© 1993 Spectrum International, Inc.



VALIDATION OR SIGNATURE OF CASHIER 2
9
9



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of

MARCH

1975

Item # _____


S. Eric DiNenna,
Zoning Commissioner

Petitioner Spectrum Int'l, Inc. Submitted by Spellman, Loran

Petitioner's Attorney DAVIS

Reviewed by ET HOGANS

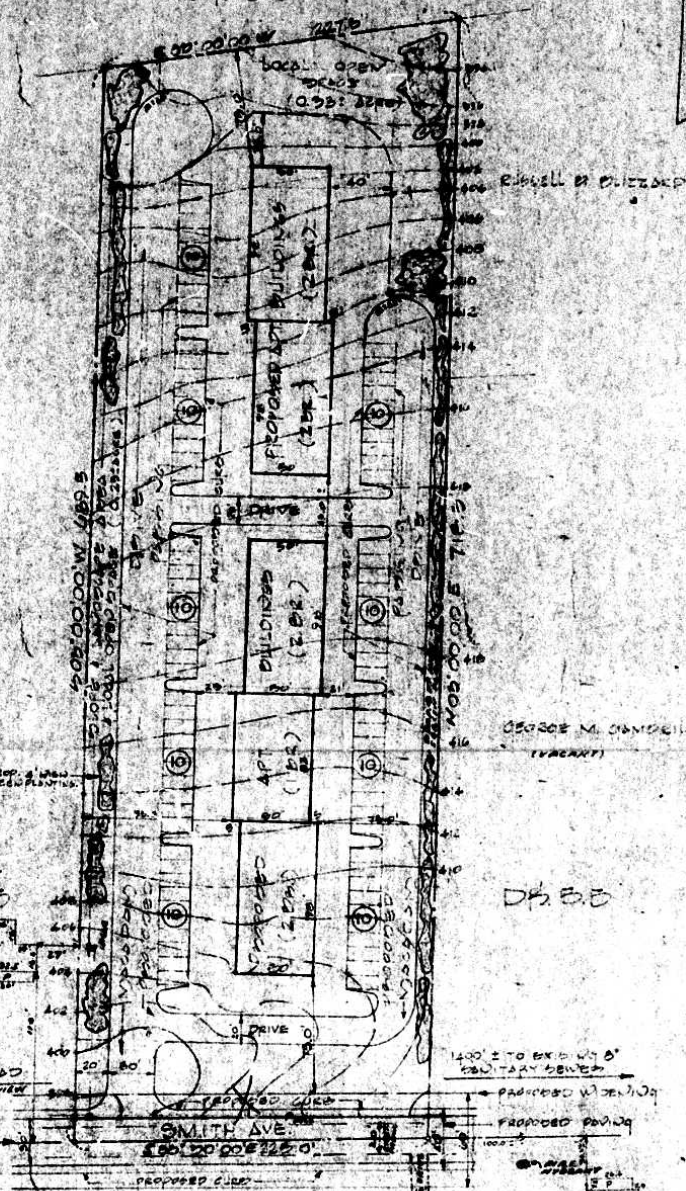
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

2000

7225

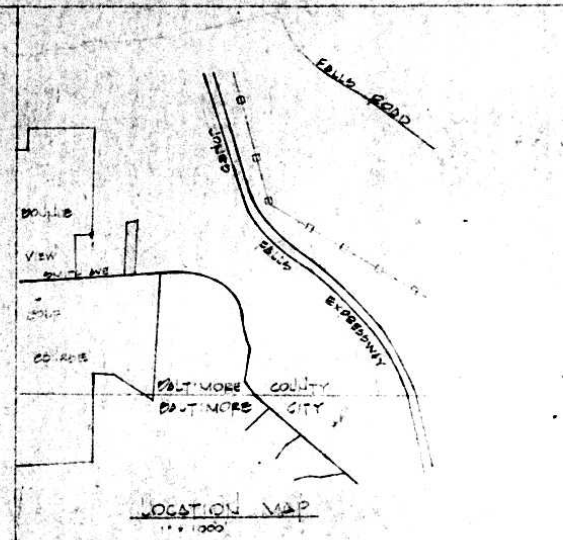
VERNON R. JOCHTE

DP-55



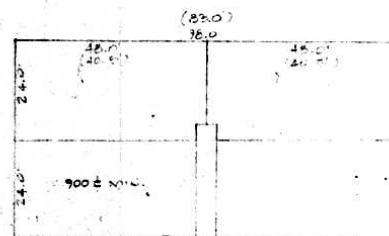
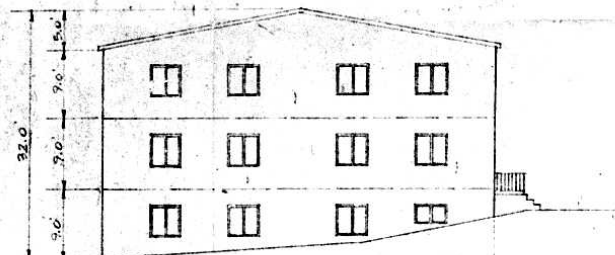
2ND VIEW OF OLD COURSE

DP-55



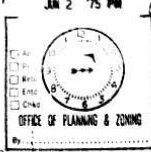
GENERAL NOTES

EXISTING ZONING - DP-55
 PROPOSED ZONING - DP-15
 AREA - 1.01 ACRES
 NO. OF DENSITY UNITS ALLOWED 5.0 X 10 = 50
 NO. OF DENSITY UNITS 12-1 DENSITY UNIT = 9 DENSITY UNITS
 40-2 DENSITY UNITS = 40 DENSITY UNITS
 NO. OF PARKING SPACES REQUIRED - 50 DENSITY UNITS X 1.5 = 75 SPACES
 NO. OF PARKING SPACES PROVIDED = 90 SPACES
 LOCAL OPEN SPACE FROM DEVELOPMENT - 15% X 2.6 = 0.39 ACRES
 LOCAL OPEN SPACE PROVIDED = 0.58 ACRES
 ORD ELECTION DISTRICT



TYPICAL APARTMENT LAYOUT

REVISED PLAN
 Spectrum International
 JAN 27 1975
 Cycle # 9



REVISED: MAY 27, 1975
 PREPARED TO ACCOMPANY APPLICATION FOR REZONE NO.

GLEN EDEN

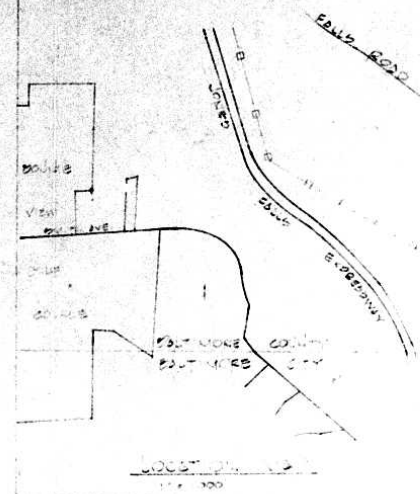
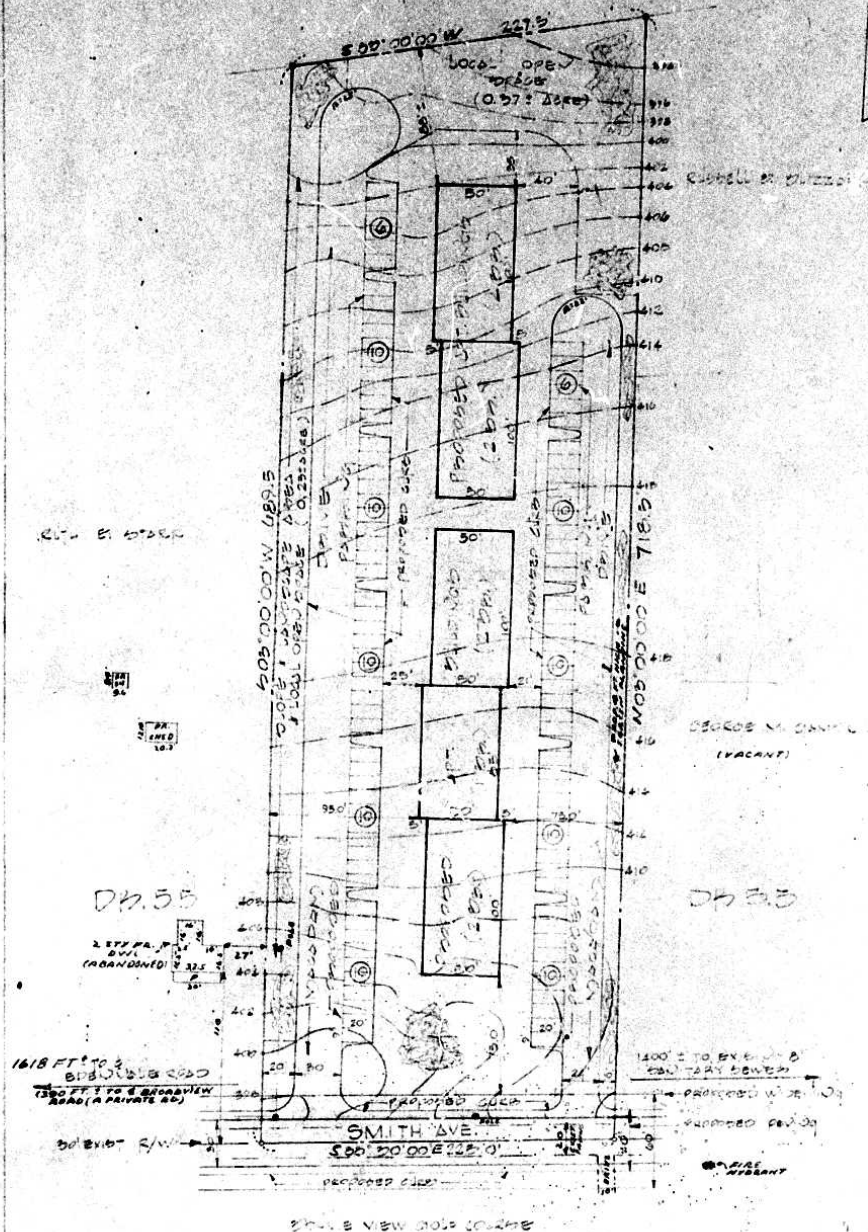
2010 SMITH AVE
 BALTIMORE COUNTY, MARYLAND
 DATE: MARCH 27, 1975
 SCALE: 1"=50'

SPELLMAN, LORSON & ASSOC. INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 517 E. 303 INVESTMENT BLDG.
 BALTIMORE, MARYLAND 21204

74035

74025

DP 3.5

[illegible]

Dn. 3.5

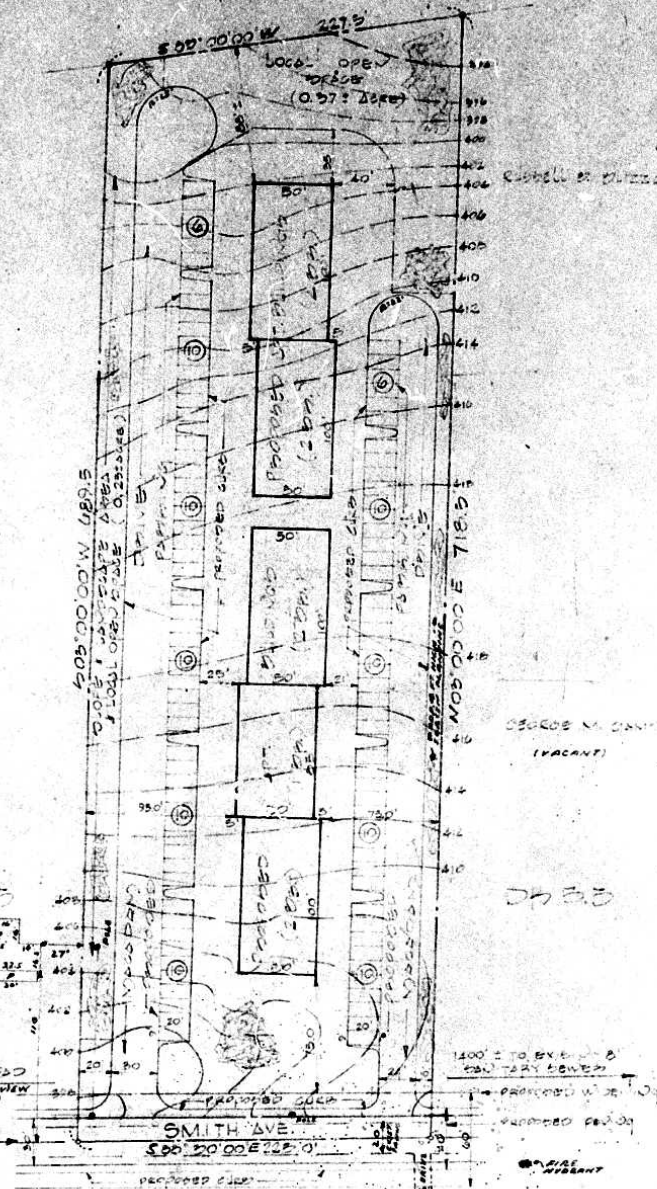
DATE: 2
NWTC
9
4-1-75
RC
AK
BT

old Olive

PLANT TO ACCOMMODATE PLANTATION FOR 1950-51

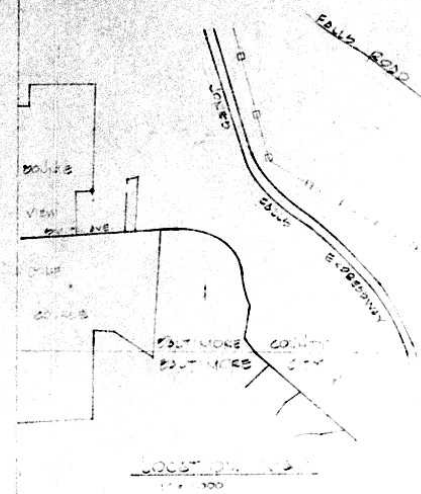
GLEN EDEN

Pr 3.5



27-1. a view gold machine

Dn. 3.5

[illegible][illegible]

GEORGE M. DANIEL
(VACANT)

27 5.5

32
 NWBC
 9
 4-1-75
 RC
 NH
 RT



old Phil

PLAT TO SECURE ANY DEF. ACTION FOR RECOVER.

GLEN EDEN

2010 5M1-1 A.2

the election of 1964

Scale: 1" = 50'

20. - more to increase

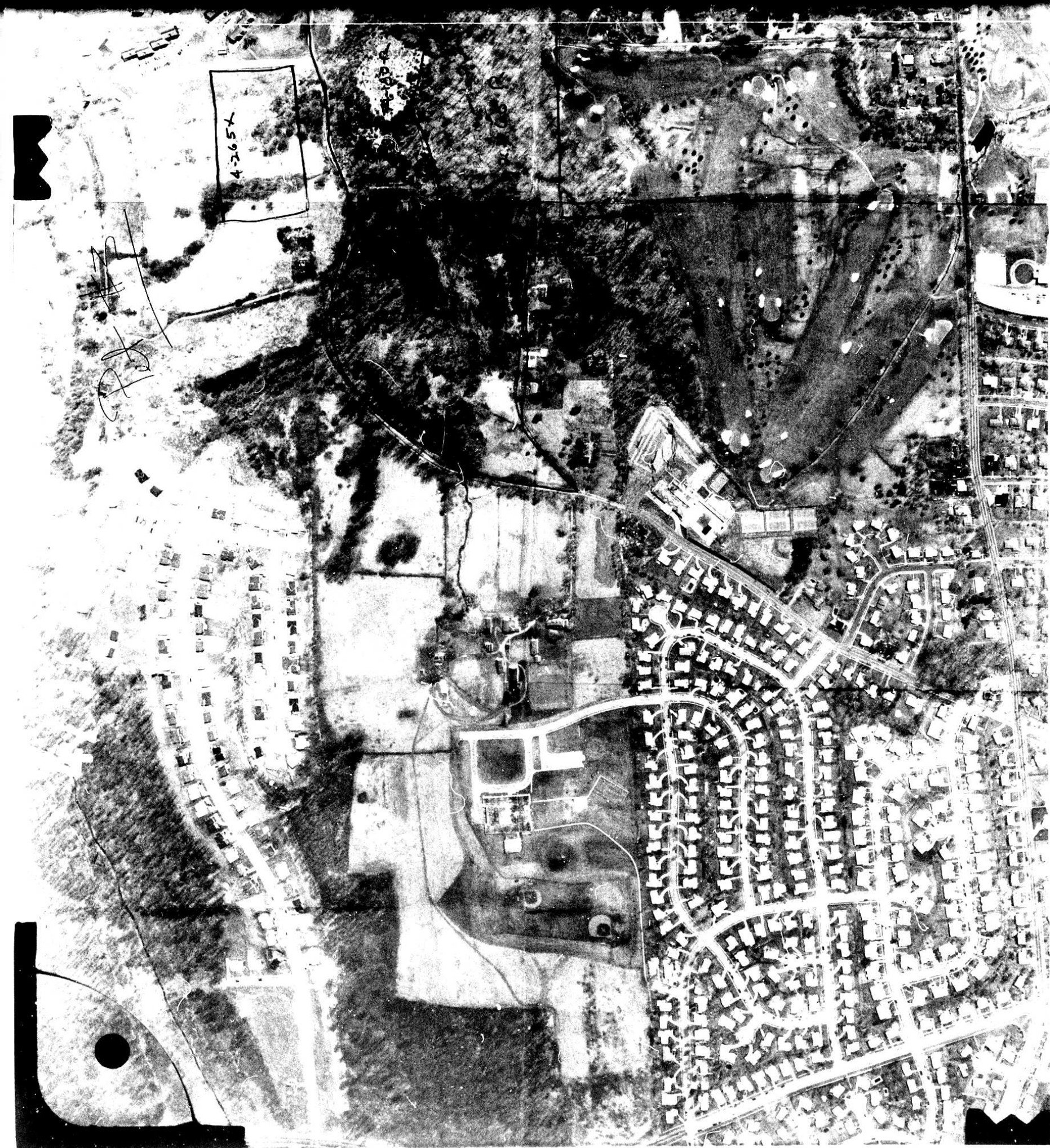
DATE: MARCH 27, 1970

स 74025

SPELLMAN, LORSON & ASSOC. INC.
CIVIL ENGINEERS & LAND SURVEYORS
SUITE 303 INVESTMENT BLDG.
TOWSON, MARYLAND 21204



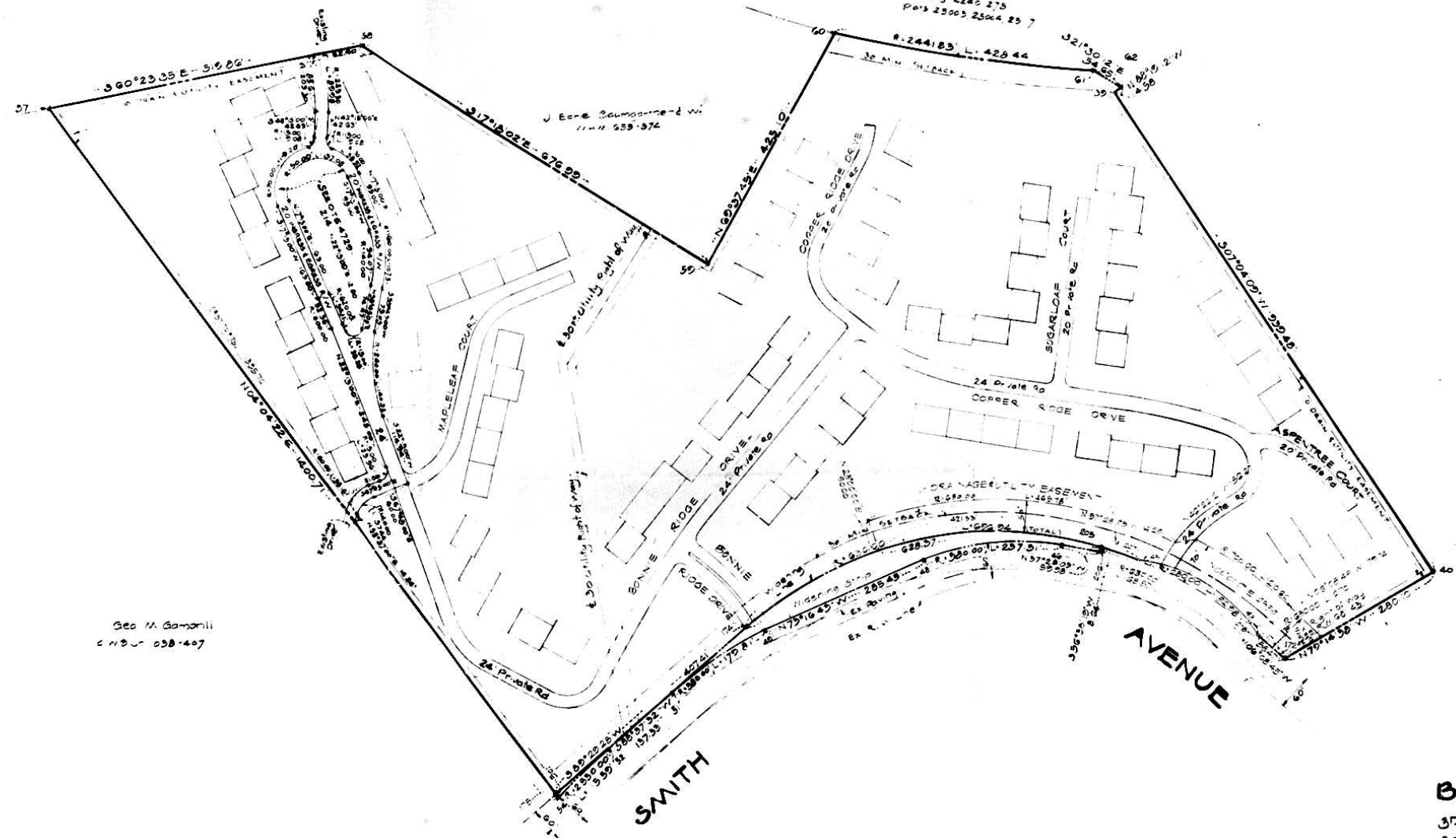
4-265x



J. Edgar Baumgartner & Co.
11111 535-574

Geo. M. Gannon
11111 538-407

JONES FALLS EXPRESSWAY



TOTAL ACRES OF TRACT 34.736 AC
NO OF APT. UNITS PERMITTED 556 U

-PROPOSED REALIGNMENT OF
SMITH AVE AS ESTABLISHED
BY ENGINEERING DEPARTMENT
OF BALTIMORE COUNTY

~ COORDINATES ~

LINE	WEST	NORTH	LINE	WEST	NORTH
39	12212.54	28989.63	57	13349.63	30118.75
40	12327.96	28007.28	58	13097.66	29861.96
41	12513.54	28002.54	59	12896.33	29810.58
42	12608.75	28153.53	60	12497.82	29503.97
43	12666.58	28376.16	61	12178.00	29040.06
44	12753.27	28485.32	62	12008.30	28673.30
45	12845.54	28622.30	63	12001.08	28309.34
46	12936.54	28728.85	64	13235.06	28728.98
47	13033.64	28728.36	65	13648.63	28728.67
48	13149.13	28721.62	66	12700.88	28446.16
49	13255.52	28704.42	67	12762.25	2844.27
50	13345.40	28677.77	68	12977.77	28985.20
51	13448.88	28735.18	69	13124.14	29111.75
52	13548.88	28723.33	70	13275.77	29248.58
53	13645.72	28744.72	71	13425.75	29375.98
54	13745.10	28755.57	72	13575.57	29503.97

~ CURVES ~

FROM	TO	L	R	T	Chord
43	45	39°12'20"	28000	12.98	60.40
46	48	33°48'41"	38000	22.75	22.78
49	51	7°45'43"	38000	1.6	60.43
52	54	52°37'04"	253000	15.50	57.0
55	57	51°02'00"	244.53	43.44	2.47
29	33	83°45'02"	63000	92.62	565.44
36	38	2°12'23"	63000	27.23	52.56
38	39	54°36'06"	63000	622.37	33°23'16"
40	42	55°44'03"	63000	1.35	43.00
42	44	55°44'03"	63000	1.35	43.00

073.33 FOLIO 16

AMENDED PLAT
(COPPER HILL RIDGE)
BONNIE RIDGE APARTMENTS
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=100'

DEVELOPER:
ALBERT SMALL & HERMAN GREENBERG
707 L STREET N.W.
WASHINGTON, D.C.

6A

APPROVED

DATE 7/17/63, DEPUTY STATE & COUNTY HEALTH OFFICER

DATE ---, COUNTY HEALTH ENGINEER

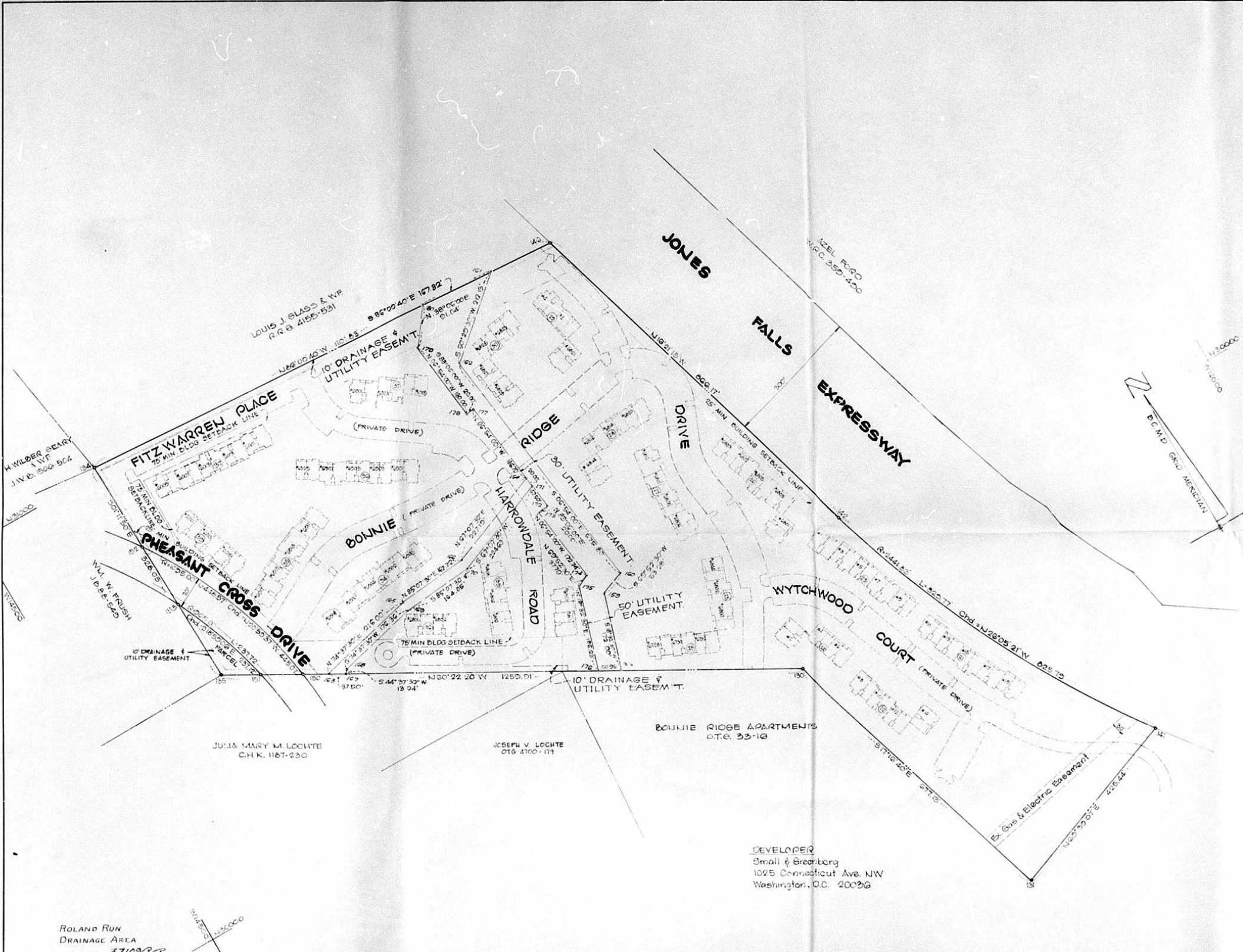
NOTE:
STREETS and/or ROADS shown hereon and mentioned therein in deeds are for purposes of description only, and the same are not intended to be dedicated to public use, the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
1667 - VI 3072.01 N 28582.11
12021 - VI 14356.21 N 28640.31

OWNERS CERTIFICATE:
The requirements of Section 72-B Article 17 of the Annotated Code of Maryland (Plat 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
Albert Small and Herman Greenberg
OWNERS DATE

SURVEYORS CERTIFICATE:
I JOHN C. CHILDS SR. a Registered Land Surveyor of the State of Maryland do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459 Chapter 1016 of the Acts of 1961 and subsequent amendatory acts.
John C. Childs Sr.
REGIS. LAND SURVEYOR No 3622 DATE

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE RD.
TOWSON, 4, MD.
COMPUTED R.S. DRAWN W.D. CHECKED L.M. 10-64-20



~ COORDINATES ~

LINE	WEST	NORTH	LINE	WEST	NORTH
100	13008.428	28601.563	141	12408.421	10563.216
101	12807.320	28015.384	142	12601.500	30104.210
102	14204.646	31012.743	143	13105.481	30103.059
103	4103.616	30184.818	144	11111.111	30101.503
104	4041.031	30208.032	145	11111.111	30101.503
105	11111.111	30443.111	146	13104.003	30101.503
106	13987.068	30227.802	147	13770.552	30101.503
107	13337.034	30280.165	148	13207.097	30101.503
108	13043.446	30245.717	149	13100.35	30101.503
109	13407.109	30210.764	150	13393.227	30101.503
110	13082.357	30164.656	151	13413.086	30101.503
111	13402.634	30124.076	152	13392.33	30101.503
112	13774.087	30101.311	153	13427.727	30101.503
113	13611.954	30135.764	154	13425.064	30101.503
114	13049.759	30146.128	155	13425.064	30101.503
115	13444.918	30107.018	156	13425.064	30101.503
116	13410.869	30057.556	157	13425.064	30101.503

~ CURVES ~

From	To	Δ	R	L	T	Chord	O
150	152	14-45-56	1035.00	448.57	227.80	1205'50" ST W	448.01
153	151	14-13-52	968.00	237.12	117.42	N 16°50'05" W	237.12
142	141	15-28-12	2441.83	829.71	418.23	S 22°05'21" E	825.75

DENSITY CALCULATIONS

- TOTAL AREA OF SITE: 28.03 AC
- PERMITTED DENSITY UNITS (16+28.03 AC) 402
- DENSITY UNITS SHOWN: 145 - 1 BRG, 108 - 2 BRG, 30 - 3 BRG
- OPEN SPACE REQ'D: 3.34 AC (15% OF 28.03 AC)
- OPEN SPACE SHOWN: 7.11 AC (24.58%)
- PARKING SPACES REQ'D: 608 (431.5 + 155)
- PARKING SPACES SHOWN: 716
- PRESENT ZONING OF SITE: (DR-1G)

DR-1G CALCULATIONS

10% (1 BR GARDEN APT) = 0.75 + 100.5 D.U.
 10% (2 BR GARDEN APT) = 1.00 + 200.0 D.U.
 30% (3 BR GARDEN APT) = 1.50 + 300.0 D.U.

TOTAL 431.5 D.U.

PLAT OF SECTION THREE
"BONNIE RIDGE APARTMENTS"
 3RD ELECTION DISTRICT BALTO. COUNTY MD.
 SCALE: 1" = 100' JANUARY 6, 1972

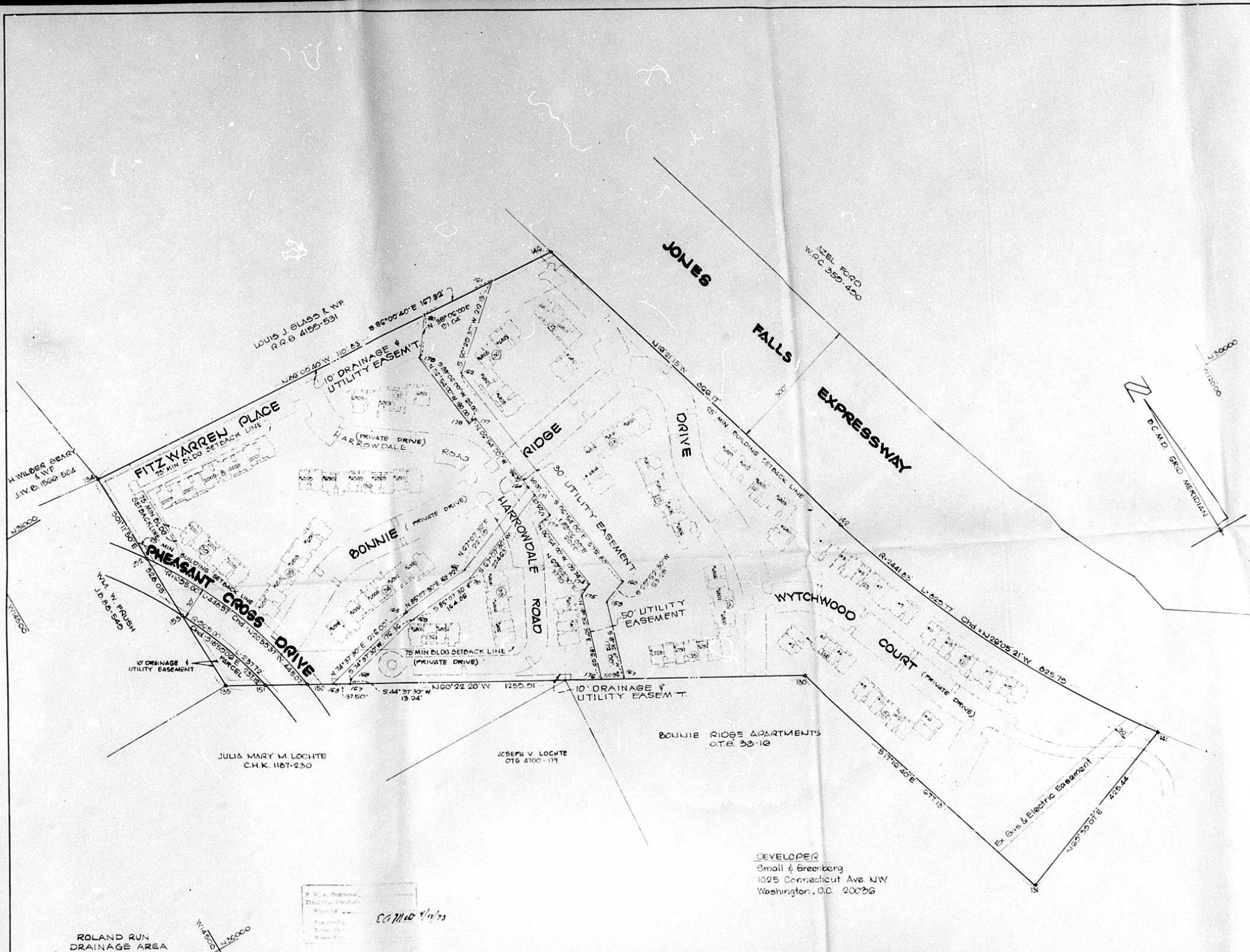
RECEIVED FOR RECORD
 MAY 4 1972
 MAY 4 1972
 MAY 4 1972

6B

APPROVED: <i>[Signature]</i> DATE: <i>[Date]</i> APPROVED: BALTIMORE COUNTY PLANNING BOARD DATE: <i>[Date]</i> DIRECTOR: <i>[Signature]</i>	APPROVED: <i>[Signature]</i> DATE: <i>[Date]</i> DEPUTY STATE & COUNTY HEALTH OFFICER	NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X3024 W 12403.510 N33360.150 X3025 W 12335.020 N32771.800	OWNERS CERTIFICATE: The requirements of Section 72-8 Article 17 of the Annotated Code of Maryland (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with. SMALL & GREENBERG OWNER: <i>[Signature]</i> DATE: <i>[Date]</i>	SURVEYORS CERTIFICATE: I, LESTER MATZ, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459 Chapter 1016 of the Acts of 1945 and subsequent amendatory acts. LESTER MATZ I.C. 72 REGISTERED LAND SURVEYOR No. 6253 DATE: <i>[Date]</i>
	APPROVED: <i>[Signature]</i> DATE: <i>[Date]</i> COUNTY ROADS ENGINEER				

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204

COMPUTED: *[Signature]* DRAWN: T.G.O. CHECKED: *[Signature]* 4-0 6/2/72



~ COORDINATES ~

NE	WEST	NORTH	NE	WEST	NORTH
120	3008.432	20621.063	141	2458.431	20663.316
121	12697.320	20215.364	142	12601.500	20104.370
124	4204.646	21012.743	143	13105.481	20238.056
125	4193.616	20464.613	152	12601.500	20104.370
150	4041.031	20206.036	153	14157.425	20027.332
151	4100.000	20443.111	168	13400.503	20355.405
159	13987.063	20220.802	169	13770.556	20402.164
160	13937.034	20289.165	170	13207.097	20416.106
161	9043.446	20245.717	171	13400.503	20355.405
162	13407.109	20210.764	172	13393.227	20446.340
163	13982.357	20364.666	173	13413.082	20443.937
164	13400.503	20524.076	174	13392.331	20272.453
165	13774.087	20401.934	175	13427.727	20259.282
166	13611.954	20435.764	176	13482.947	20082.918
167	13049.750	20346.128	177	13425.064	20709.421
178	13444.918	20707.018	178	13466.543	20895.714
120	3410.869	20957.356			

~ CURVES ~

From	To	Δ	R	L	T	Chord	D
150	152	14-45-56	1035.00	442.57	227.86	N 20° 50' 37" W	445.07
153	151	14-3-52	265.00	237.72	13.46	N 18° 50' 08" W	237.12
142	141	15-28-12	2441.83	825.77	418.53	S 28° 05' 21" E	825.75

DENSITY CALCULATIONS

1. TOTAL AREA OF SITE 28.93 AC
 2. PERMITTED DENSITY UNITS (16.28.93 AC) 452
 3. DENSITY UNITS SHOWN
 14G - 1 BRG
 128 - 2 BRG
 36 - 3 BRG
 250 (438.75 DENSITY UNITS)
 4.34 AC (15% OF 28.93 AC)
 7.11 AC (24.58%)
 5. PARKING SPACES REQ'D 662 (431.5 + 155)
 6. PRESENT ZONING OF SITE (DR-1G)

DR-1G CALCULATIONS

14G (1 BR GARDEN APT) * 0.75 = 109.5 D.U.
 128 (2 BR GARDEN APT) * 1.00 = 128.0 D.U.
 36 (3 BR GARDEN APT) * 1.50 = 54.0 D.U.
 TOTAL 431.5 D.U.

**AMENDED
 PLAT OF
 SECTION THREE
 "BONNIE RIDGE APARTMENTS"**

3RD ELECTION DISTRICT BALTO COUNTY, MD
 SCALE: 1" = 100' APRIL 4, 1973

DEVELOPER
 Small & Greenberg
 1025 Connecticut Ave. NW
 Washington, D.C. 20036

APPROVED:
 [Signature]
 DATE _____
 DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED BALTIMORE COUNTY PLANNING BOARD
 DATE _____
 DIRECTOR

DATE _____
 COUNTY ROADS ENGINEER

NOTE:
 STREETS and or ROADS shown hereon and mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached their heirs and assigns.

NOTE:
 COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations

X 3524 W 12403.510 N 33369.150
 X 3525 W 12235.020 N 32771.000

OWNERS CERTIFICATE:
 The requirements of Section 72.8 Article 17 of the Annotated Code of Maryland, (Plat 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

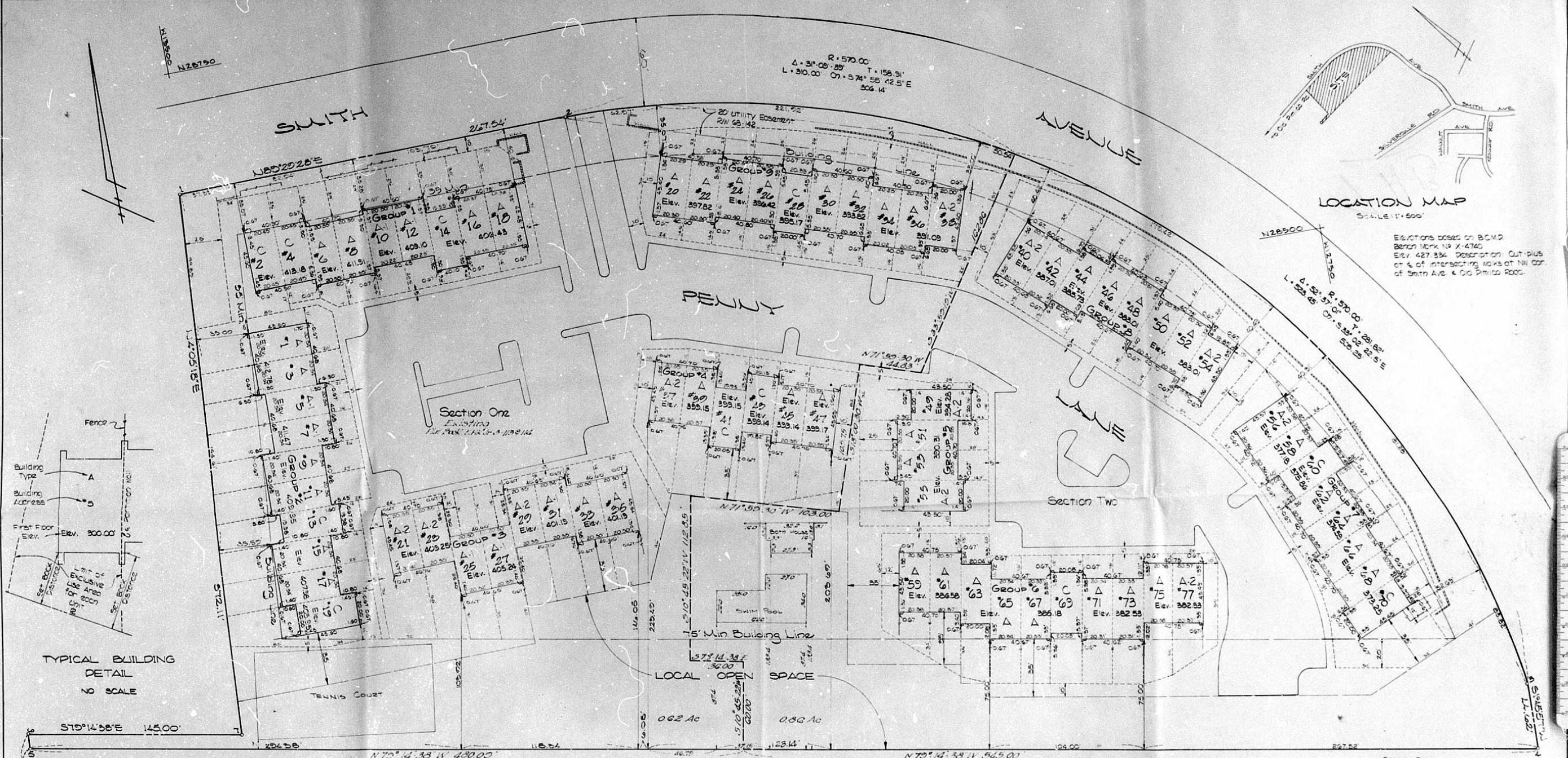
SMALL & GREENBERG
 [Signature]
 OWNER DATE _____

SURVEYORS CERTIFICATE:
 I, LESTER MATZ, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459 Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

[Signature]
 LESTER MATZ
 REGISTERED LAND SURVEYOR No. 6253 DATE _____

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204

COMPUTED _____ DRAWN T.O.C. _____ CHECKED _____



SURVEYOR'S CERTIFICATE

I, David W. Dallas, Jr., Professional Land Surveyor, hereby certify that this plat consisting of 2 sheets together with the applicable wording of the Declaration of Copper Hill Condominium recorded among the Land Records of Baltimore County on the date this plat is recorded, is a correct representation of the condominium described, and the certification and location of each unit and the common elements as constructed can be determined from them.

David W. Dallas, Jr.
David W. Dallas, Jr.
Professional Land Surveyor
Maryland No. 4473

APPROVED Baltimore County Planning Board
3/17/75
Date
Director

APPROVED
3/17/75
Date
Deputy State & Colonial Officer

APPROVED
3/17/75
Date
County Record Engineer

ENK. JR. 4 FOLIO 67

Filed
MAR 27 1975

COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
1	28647.84	13505.47	7	28296.70	13555.00
2	28670.23	13540.24			
3	28647.87	13660.71			
4	28222.47	13671.05			
5	28235.75	13670.16			
6	28235.76	13671.45			

NOTE

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:

X-667 N 28952.11 W 15072.01
X-2821 N 28645.31 W 14336.21

OWNER'S CERTIFICATE

The requirements of Real Property Art. Sect. 3-108 of the Annotated Code of Md. (Chapter 12 of the Acts of 1974) as for as they relate to the preparation of this plat have been complied with to the best of the owner's knowledge.

THE COPPER HILL DEVELOPMENT CO.
Michael J. Cook, President
3/17/75

SURVEYOR'S CERTIFICATE

I, David W. Dallas, Jr., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of the land known as Real Property Art. Sect. 3-108 of the Annotated Code of Md. (Chapter 12 of the Acts of 1974).

David W. Dallas, Jr.
Registered Land Surveyor No. 4473 Date

AS BUILT PLAT SECTION TWO COPPER HILL CONDOMINIUM

A CONDOMINIUM PROJECT
315 ELECTION DISTRICT BALTIMORE COUNTY, MD.
Scale 1"=50'
January 3, 1975
DEVELOPER
THE COPPER HILL DEVELOPMENT CO.
1515 REISTERSTOWN RD.
BALTO. MD. 21208

SECTION TWO	
1. Area	34.00 Ac
2. Existing Zoning	DE 1C
3. Allowable Density	35.28
4. Living Units Shown	30
5. Proposed Density Units	45
6. Required Local Open Space	0.52 Ac
7. Proposed Local Open Space	0.88 Ac
8. Required Parking	60 Spaces
9. Proposed Parking	54 Spaces

7B
Sheet No 1 of 2

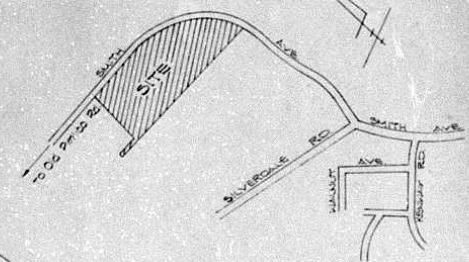
DAVID W. DALLAS, JR.
CIVIL ENGINEER



8113 Old Harford Road
Baltimore, Maryland 21234
Phone 665-7422

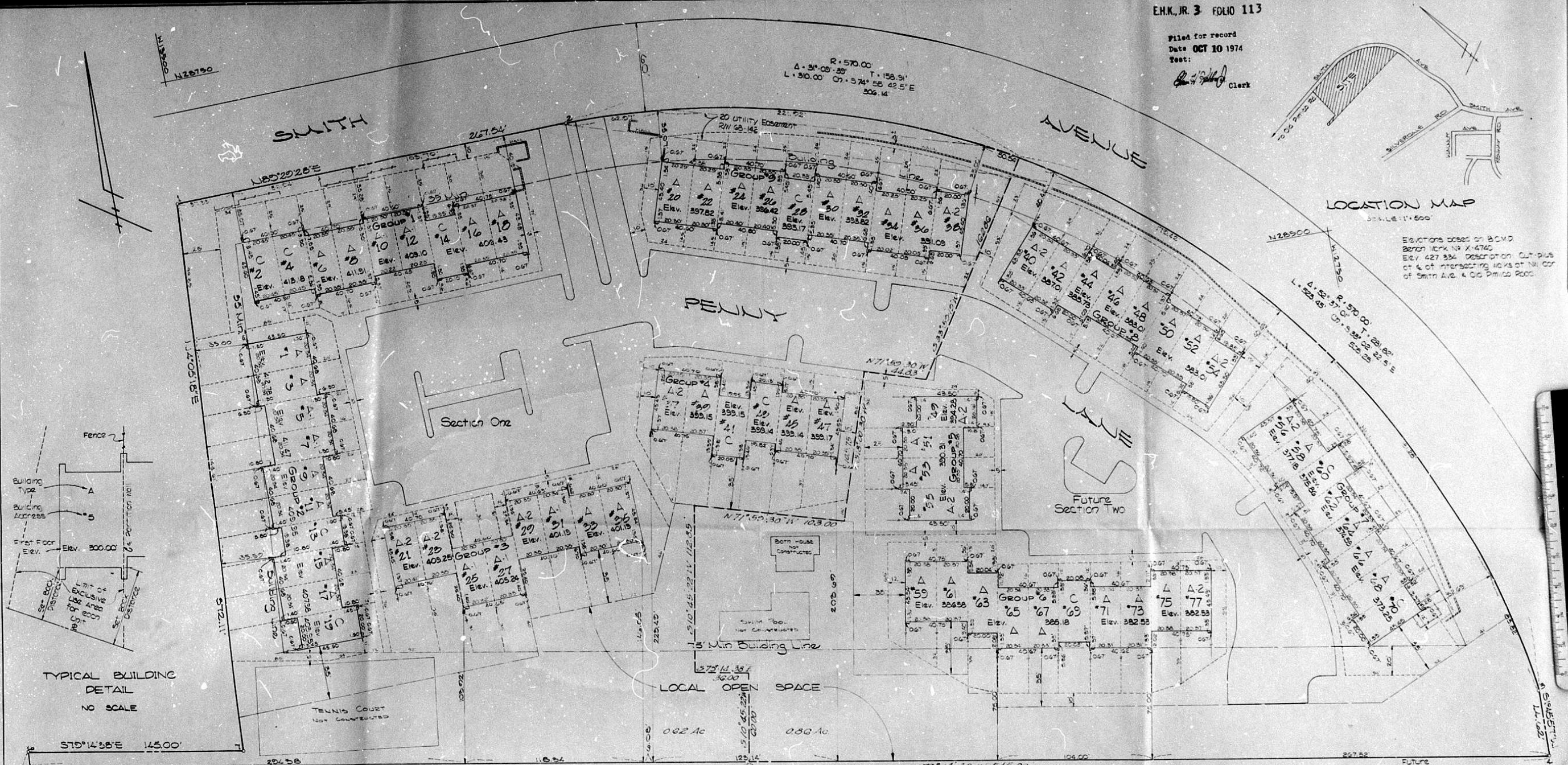
Filed for record
Date OCT 10 1974
Test:

Clerk



LOCATION MAP
Scale 1" = 500'

Elevations based on B.C.M.D.
Bench Mark No. X-4740
Elev. 427.334 Description: CUT-PIN
at 4 of intersecting MD 4 at NW Cor.
of Smith Ave. & Old Pimlico Road.



TYPICAL BUILDING
DETAIL
NO SCALE

SURVEYOR'S CERTIFICATE

I, David W. Dallas, Jr., Professional Land Surveyor,
hereby certify that this plat consisting of 2 sheets together with the
applicable wiring of the Declaration of Copper Hill Condominium recorded
among the Land Records of Baltimore County on the date this plat is
recorded, is a correct representation of the condominium described, and
the identification and location of each unit and the common elements, as
constructed can be determined from them.

David W. Dallas, Jr.
David W. Dallas, Jr.
Professional Land Surveyor
Maryland No. 4473

COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
1	284617.0	13505.47	7	282976.1	13525.00
2	284619.25	13505.74			
3	284619.7	13505.71			
4	284621.27	13505.98			
5	284617.8	13505.16			
6	284619.74	13505.45			

NOTE
Coordinates and Bearings shown
on this plat are referred to the
system of coordinates established
in the Baltimore County Metropolitan
District and are based on the
following traverse stations:
X-467
X-2521
X-4379.51

OWNER'S CERTIFICATE
The requirements of Real Property Art.
Sect. 3-10b of the Annotated Code of Md.
(Chapter 12 of the Acts of 1974) as for as
they relate to the preparation of this
plat have been complied with to the best
of the owners knowledge.
THE COPPER HILL DEVELOPMENT CO.
[Signature]
President Date

SURVEYOR'S CERTIFICATE
I, DAVID W. DALLAS, JR., a Registered Land
Surveyor of the State of Maryland, do hereby
certify that the land shown herein has
been laid out, and the plat thereof prepared
in accordance with the provisions of the
Real Property Art. Sect. 3-10b of the Annotated
Code of Md. (Chapter 12 of the Acts of 1974).
[Signature]
Registered Land Surveyor No. 4473 Date

**AS BUILT PLAT
SECTION ONE
COPPER HILL
CONDOMINIUM**

A CONDOMINIUM PROJECT
JEE ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 50'
DEVELOPER
THE COPPER HILL DEVELOPMENT CO.
1515 REISTERSTOWN RD.
BALTO. MD. 21208

FUTURE SECTION TWO	
1. Area	3.499 Ac
2. Existing Zoning	DR 10
3. Allowable Density	39.08
4. Living Units Shown	101
5. Proposed Density Units	49
6. Required Local Open Space	0.52 Ac
7. Proposed Local Open Space	0.68 Ac
8. Required Parking	60 Spaces
9. Proposed Parking	51.8 60 Spaces

74

Sheet No 1 of 2

DAVID W. DALLAS, JR.
CIVIL ENGINEER

8713 Old Hanford Road
Baltimore, Maryland 21244
Phone 965-7422

APPROVED Balto. County Planning Board
10/1/74
Date
APPROVED
10/1/74
Date
APPROVED
10/1/74
Date