

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dulaney Valley Estates, A Maryland General Partnership, 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 _____ zone to an _____ zone, for the following reasons:

To amend the "First Amended Plan, Final Development Plan" 7/23/73 for the purpose of eliminating the construction of two proposed 14 story buildings which would contain 221 living units and instead thereof to build 82 townhouses for sale.

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... the construction of 82 townhouses for sale.

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above re-classification and/or Special Exception advertising, 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.

DULANEY VALLEY ESTATES
A MARYLAND GENERAL PARTNERSHIP

Contract purchaser

Legal Owner

Address 700 Fairmount Avenue

Towson, Maryland 21204

Attorney's Office

Protestant's Attorney

Address Baltimore, Maryland 21203

ORDERED By The Zoning Commissioner of Baltimore County, this... 7th... day of... 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... 17th... day of... November... 1975, at 1:00 o'clock

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
to amend "First Amended Plan, Final Development Plan" : COUNTY BOARD OF APPEALS
Approved 7/23/73 : OF
Beg. 375' NW of Locustvale Road : BALTIMORE COUNTY
on the NE/S of Swarthmore Drive : No. 76-110-X
9th District :
Dulaney Valley Estates, :
A Maryland General Partnership :
Petitioner :

ORDER OF DISMISSAL

Petition of Dulaney Valley Estates, A Maryland General Partnership, for a special exception to amend "First Amended Plan, Final Development Plan" - approved July 23, 1973 - on property located beginning 375 feet northwest of Locustvale Road on the northeast side of Swarthmore Drive, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal filed March 19, 1976, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of March 19, 1976.

IT IS HEREBY ORDERED, this 22nd day of March, 1976, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gifford, Vice-Chairman

William T. Hackett

Herbert A. Davis

RE: SPECIAL EXCEPTION TO AMEND FIRST AMENDED PLAN, FINAL DEVELOPMENT PLAN : BEFORE THE
APPROVED 7-23-73 : COUNTY BOARD OF APPEALS
LOCATION: Beginning 375 ft. : OF
NW OF LOCUSTVALE ROAD ON THE : BALTIMORE COUNTY
NE SIDE OF SWARTHMORE DRIVE : CASE NO. 76-110-X
9th DISTRICT :
DULANEY VALLEY ESTATES, :
a Maryland General Partnership, :
Petitioner :

ORDER OF DISMISSAL

Please dismiss the Appeal filed on behalf of Protestants GERARD A. SELBY and FRANK BARTKOWSKI from the decision of the Zoning Commissioner dated December 3, 1975.

Gerard A. Selby, Protestant

Frank Bartkowski, Protestant

Clarence M. Thomas
10 Light Street-30th floor
Baltimore, Maryland 21202
685-2713
Attorney for Protestants

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 375 feet, more or less, Northwest :
of Locustvale Road and on the Northeast :
side of Swarthmore Drive, 9th District : OF BALTIMORE COUNTY
DULANEY VALLEY ESTATES A MARYLAND :
GENERAL PARTNERSHIP, Petitioners : Case No. 76-110-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

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

I hereby certify that on this 14th day of November, 1975, a copy of the foregoing Order was mailed to Mr. Lawrence R. Rachuba, President, Dulaney Valley Estates, A Maryland General Partnership, 700 Fairmount Avenue, Towson, Maryland 21204.



MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

5.9411 ACRE PARCEL, PART OF "DULANEY TOWERS", SOUTH OF THE BALTIMORE BELTWAY, WEST OF DULANEY VALLEY ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION TO AMEND THE FINAL DEVELOPMENT PLAN.

Beginning for the same at the point shown and designated "1045" along the southeast outline of the land shown on the plat titled Amended Plat 1 of 2 "Dulaney Towers" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 36, page 133, said beginning point being 375 feet, more or less, as measured northwesterly along the northeast side of Swarthmore Drive from its intersection with the northwest side of Locustvale Road, fifty feet wide, running thence binding on the lines of said Swarthmore Drive as shown on said plat, seven courses: (1) N 41° 27' 29" W 281.81 feet, (2) northerly, by a curve to the right with the radius of 214.50 feet, the distance of 336.94 feet, (3) N 48° 32' 31" E 129.60 feet, (4) northeasterly, by a curve to the right with the radius of 148.50 feet, the distance of 107.45 feet, (5) Due East 50.00 feet, (6) southeasterly, by a curve to the right with the radius of 274.50 feet the distance of 232.56 feet, and (7) S 41° 27' 29" E 220.28 feet, thence binding on a part of

the southeast outline of the land shown on said plat, (8) S 48° 32' 31" W 572.65 feet to the place of beginning.
Containing 5.9411 acres of land.

CAE:dmc

J.O. 167046 B
W.O. 10708 X

June 25, 1975



MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

A. HERMAN SISKIND (1909-1964)
WILLIAM L. SISKIND
NEIL TABOR
S. LEONARD ROTTMAN
ARTHUR E. ROSEN

NEW OFFICES OF
SISKIND AND TABOR
TWO EAST FAYETTE STREET
BALTIMORE, MD. 21202

TELEPHONE 539-8608
AREA CODE 301

February 25, 1976

County Board of Appeals
Room 218 - Courthouse
Towson, Maryland 21204

Re: Case No. 76-110-X
Dulaney Valley Estates

Gentlemen:

Please note the appearance of Neil Tabor and S. Leonard Rottman as attorneys for Petitioner Dulaney Valley Estates in the above-referred to case.

Very truly yours,

S. Leonard Rottman

SLR/dmc

December 29, 1975

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 375' NW of Locust-
vale Road on the NE/S of Swarth-
more Drive - 9th Election
District
Dulaney Valley Estates, A
Maryland General Partnership -
Petitioner
No. 76-110-X (Item No. 5)

Dear Sir:

On December 3, 1975, your Order on the captioned was passed. Please accept herewith the following named persons in appeal to your Order:

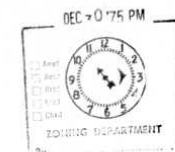
Gerard A. Selby
29 Bellows Court
Towson, Md. 21204

Frank Bartkowski
33 Bellows Court
Towson, Md. 21204

Very truly yours,

Gerard A. Selby

Frank Bartkowski



GAS/laa

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Sections 502.1 and 1B01.3A.7. of the Baltimore County Zoning Regulations having been met, the Special Exception to amend the first amended final development plan, approved July 23, 1973, should be granted for 71 townhouse units, as shown on the revised site plan, dated September 23, 1975.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of December, 1975, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of an amended development plan, and the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Lawrence R. Rachuba, President
Dulaney Valley Estates
A Maryland General Partnership
700 Fairmount Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 375' NW of Locust-
vale Road on the NE/8 of Swarth-
more Drive - 9th Election
District
Dulaney Valley Estates, A
Maryland General Partnership -
Petitioner
NO. 76-110-X (Item No. 5)

Dear Mr. Rachuba:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/ew
Enclosures
cc: Mr. Gerard A. Selby
29 Bellow Court
Towson, Maryland 21204

John W. Morrison, III, Esquire
People's Council

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: November 14, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-110-X. Petition for Special Exception to amend the "First Amended Plan, Final Development Plan", approved July 23, 1973.
Beginning 375 feet, more or less, Northwest of Locustvale Road and on the Northeast side of Swarthmore Drive.
Petitioner - Dulaney Valley Estates a Maryland General Partnership

9th District

HEARING: Monday, November 17, 1975 (1:00 P.M.)

The staff of the Office of Planning and Zoning working with the owner has developed this proposed amendment to the development plan. The proposed amendment was reviewed by the Baltimore County Planning Board and approved by them at their regular scheduled September meeting.

The plan as presented here represents a desirable improvement to the development.

William D. Fromm
Director of Planning

WDF:NEG:rw



DULANEY VALLEY ESTATES
Item No. 5

July 28, 1975



Mr. Robert J. Force
38 Borden Court
Towson, Maryland 21204

Re: Dulaney Towers

Dear Mr. Force:

The August meeting of the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board will be held on August 7, 1975, at 2:00 P.M., in the conference room located in the new Planning quarters in the basement of the County Office Building.

The first item of business on the agenda will be the request to amend the Final Development Plan for Dulaney Towers.

In your letter of July 14, 1975 to Mr. William D. Fromm, Director of Planning, you, as a condominium owner in the subject project, expressed concern over the proposed changes.

In keeping with County Executive Venetoulis policy on citizen involvement in government, you are cordially invited to attend the Committee meeting and participate in the discussion of the issues involved.

Very truly yours,
George H. Pryor, Chief
Project and Development Planning

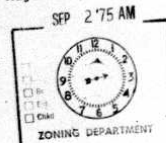
cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smelkinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric Dinenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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 494-3201

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 29, 1975



Mr. Ramsey W. J. Flynn, Agent/Manager
Dulaney Towers High Rise Condominium No. 1
O'Connor & Flynn, Realtors
1017 York Road at the Beltway
Baltimore, Maryland 21204

Dear Mr. Flynn:

The developer of the Dulaney Towers Project has revised his plan to amend the approved Final Development Plan for the site and submitted the new plans to this office for review.

A meeting of the Land Use Regulations and Development Approval Committee of the Planning Board will be held on September 9, 1975, at 1:00 P.M., in the conference room of the Planning Office, located in the basement area of the County Office Building on Chesapeake Avenue. The purpose of the meeting will be to review and discuss the revised proposal.

You are cordially invited to attend this meeting and participate in the proceedings. Please feel free to notify the concerned condominiums of this meeting.

Very truly yours,
George H. Pryor, Chief
Project and Development Planning

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smelkinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric Dinenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 29, 1975

Mr. John W. Morrison, Agent
The Morrison Management Company
1190 West Northern Parkway
Baltimore, Maryland 21210

Dear Mr. Morrison:

The developer of the Dulaney Towers Project has revised his plan to amend the approved Final Development Plan for the site and submitted the new plans to this office for review.

A meeting of the Land Use Regulations and Development Approval Committee of the Planning Board will be held on September 9, 1975, at 1:00 P.M., in the conference room of the Planning Office, located in the basement area of the County Office Building on Chesapeake Avenue. The purpose of the meeting will be to review and discuss the revised proposal.

You are cordially invited to attend this meeting and participate in the proceedings. Please feel free to notify the concerned condominiums of this meeting.

Very truly yours,
George H. Pryor, Chief
Project and Development Planning

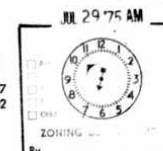
cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smelkinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric Dinenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 28, 1975



David N. Tralins, Esquire
Fisher and Winner
10 Light Street, Suite 2307
Baltimore, Maryland 21202

Re: Dulaney Towers

Dear Mr. Tralins:

Your letter of July 11, 1975 to County Executive Venetoulis expressed concern relative to the proposed amendments to the Approved Development Plan for the Dulaney Towers Project.

The next meeting of the Land Use Regulations and Development Approval Committee of the Planning Board will be held on August 7, 1975, at 2:00 P.M., in the conference room located in the new Planning quarters in the basement of the County Office Building.

The first item of business, on the agenda, will be the request to amend the Development Plan for Dulaney Towers.

County Executive Venetoulis has stated that all regular meetings of the Planning Board and Committees are open to the public; you are cordially invited to attend and participate in the discussion of this agenda item.

Very truly yours,
George H. Pryor, Chief
Project and Development Planning

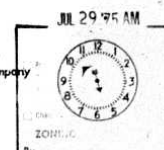
cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smelkinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric Dinenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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AREA CODE 301 PLANNING 494-3211 ZONING 494-3201

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 28, 1975



Mr. John W. Morrison, Agent
The Morrison Management Company
1190 West Northern Parkway
Baltimore, Maryland 21210

Re: Dulaney Towers

Dear Mr. Morrison:

The August meeting of the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board will be held on August 7, 1975, at 2:00 P.M., in the conference room located in the new Planning quarters in the basement of the County Office Building.

The first item of business on the agenda will be the request to amend the Development Plan for Dulaney Towers.

The two recent letters from you, as Agent for Condominiums 1 and 2, expressed concern regarding the proposed changes.

County Executive Venetoulis has stated many times that all regular meetings of the Planning Board or Board Committees are open to the public; you are cordially invited to attend and participate in the Committee meeting. Please feel free to bring, any Board of Directors members of Condominiums 1 and 2, who are interested in the proposed changes.

I am looking forward to seeing you at the Committee meeting.

Very truly yours,
George H. Pryor, Chief
Project and Development Planning

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smelkinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric Dinenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3201



August 28, 1975

Mr. Julian R. Greene, Sr.
33 Chiera Court
Dulaney Towers
Towson, Maryland 21204

Dear Mr. Greene:

As you know, the developer of the Dulaney Towers project, DeChiaro Enterprises, appeared before the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board on August 7, 1975, with the proposal to amend their approved Final Development Plan by deleting two high-rise towers and substituting townhouse use. As a result of that presentation and testimony from concerned citizens within the project, the Committee recommended further attempts be made to modify the plan to dispel some of the fears of the residents. The plan has now been modified and submitted to this office, for processing.

A meeting of the Land Use Regulations and Development Approval Committee will be held at 1:00 P.M., September 9, 1975, in the conference room of the Planning Office located in the basement area of the County Office Building, on Chesapeake Avenue. The purpose of the meeting is to review the new modifications to the plan and, once again, air the views of all concerned.

You are cordially invited to attend this meeting and participate in the proceedings. The Committee Chairman, Mr. Lewis Hess, will state the "ground rules" at the beginning of the meeting.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

GHP:rh

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



August 28, 1975

Mr. Robert J. Foree
38 Bordeen Court
Towson, Maryland 21204

Dear Mr. Foree:

As you know, the developer of the Dulaney Towers project, DeChiaro Enterprises, appeared before the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board on August 7, 1975, with the proposal to amend their approved Final Development Plan by deleting two high-rise towers and substituting townhouse use. As a result of that presentation and testimony from concerned citizens within the project, the Committee recommended further attempts be made to modify the plan to dispel some of the fears of the residents. The plan has now been modified and submitted to this office, for processing.

A meeting of the Land Use Regulations and Development Approval Committee will be held at 1:00 P.M., September 9, 1975, in the conference room of the Planning Office located in the basement area of the County Office Building, on Chesapeake Avenue. The purpose of the meeting is to review the new modifications to the plan and, once again, air the views of all concerned.

You are cordially invited to attend this meeting and participate in the proceedings. The Committee Chairman, Mr. Lewis Hess, will state the "ground rules" at the beginning of the meeting.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

GHP:rh

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



August 28, 1975

David N. Tralins, Esquire
Fisher and Winner
10 Light Street, Suite 2307
Baltimore, Maryland 21202

Dear Mr. Tralins:

As you know, the developer of the Dulaney Towers project, DeChiaro Enterprises, appeared before the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board on August 7, 1975, with the proposal to amend their approved Final Development Plan by deleting two high-rise towers and substituting townhouse use. As a result of that presentation and testimony from concerned citizens within the project, the Committee recommended further attempts be made to modify the plan to dispel some of the fears of the residents. The plan has now been modified and submitted to this office, for processing.

A meeting of the Land Use Regulations and Development Approval Committee will be held at 1:00 P.M., September 9, 1975, in the conference room of the Planning Office located in the basement area of the County Office Building, on Chesapeake Avenue. The purpose of the meeting is to review the new modifications to the plan and, once again, air the views of all concerned.

You are cordially invited to attend this meeting and participate in the proceedings. The Committee Chairman, Mr. Lewis Hess, will state the "ground rules" at the beginning of the meeting.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

GHP:rh

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

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SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



August 28, 1975

Mrs. Thomas Dukehart
43 Chiera Court
Dulaney Towers
Baltimore, Maryland 21204

Dear Mrs. Dukehart:

As you know, the developer of the Dulaney Towers project, DeChiaro Enterprises, appeared before the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board on August 7, 1975, with the proposal to amend their approved Final Development Plan by deleting two high-rise towers and substituting townhouse use. As a result of that presentation and testimony from concerned citizens within the project, the Committee recommended further attempts be made to modify the plan to dispel some of the fears of the residents. The plan has now been modified and submitted to this office, for processing.

A meeting of the Land Use Regulations and Development Approval Committee will be held at 1:00 P.M., September 9, 1975, in the conference room of the Planning Office located in the basement area of the County Office Building, on Chesapeake Avenue. The purpose of the meeting is to review the new modifications to the plan and, once again, air the views of all concerned.

You are cordially invited to attend this meeting and participate in the proceedings. The Committee Chairman, Mr. Lewis Hess, will state the "ground rules" at the beginning of the meeting.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

GHP:rh

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



August 28, 1975

The Honorable Eugene L. Kibbe, Jr.
Baltimore County Council
Towson, Maryland 21204

Dear Councilman Kibbe:

The September meeting of the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board will be held on September 9, 1975, at 1:00 P.M., in the Planning conference room located in the basement area of the County Office Building.

The first item of business on the agenda will be the request by the developer, DeChiaro Enterprises, to amend the approved Development Plan for the Dulaney Towers Project. This amendment proposal was presented to the same Committee on August 7, 1975, whereupon, the Committee, after considering testimony from the developer and concerned citizens, requested the developer to consider some additional adjustments to the plan.

The Plan has now been adjusted and submitted to this Office for processing. The meeting of September 9, 1975, will be to discuss this new plan.

As this project is in the 4th Councilmatic District and knowing your interest in the proposal, you are cordially invited to attend the Committee meeting and participate in the discussion of the issues.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

GHP:rh

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



July 28, 1975

Mr. Ramsey W. J. Flynn, Agent/Manager
Dulaney Towers High Rise Condominium No. 1
O'Connor & Flynn, Realtors
1017 York Road at the Beltway
Baltimore, Maryland 21204

Dear Mr. Flynn:

In your letter of July 21, 1975, to County Executive Venetoulis, you requested the amendment by Dulaney Towers High Rise Condominium Number 1, of the proposal to amend the Final Development Plan for the Dulaney Towers Project.

The August meeting of the Land Use Regulations and Development Approval Committee of the Baltimore County Planning Board will be held on August 7, 1975, at 2:00 P.M., in the conference room located in the new Planning quarters in the basement of the County Office Building.

The first item of business on the agenda will be the request to amend the Final Development Plan for the subject project.

You are cordially invited to attend this meeting and participate in any discussion of the proposed amendments.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301



July 28, 1975

The Honorable Eugene L. Kibbe, Jr.,
Baltimore County Council
Towson, Maryland 21204

Dear Councilman Kibbe:

The August meeting of the Land Use Regulations and Development Approval Committee of the Planning Board will be held on August 7, 1975, at 2:00 P.M., in the conference room located in the new Planning quarters in the basement of the County Office Building.

The first item of business on the agenda will be a request to amend the Development Plan for the Dulaney Towers Project. As you know, several of the Condominium Unit owners have expressed their dissatisfaction with the proposed changes.

As this project is in the 4th Councilmatic District and knowing your interest in the proposal, you are cordially invited to attend the Committee meeting and participate in the discussion of the issues.

Very truly yours,

George H. Pryor
George H. Pryor, Chief
Project and Development Planning

cc: Honorable Theodore G. Venetoulis, County Executive
Mrs. Jacqueline Smeltinson, Executive Office
Mr. Walter R. Richardson, Administrative Office
Mr. Charles B. Heyman, Chairman, Planning Board
Mr. Lewis M. Hess, Jr., Committee Chairman
Mr. William D. Fromm, Director of Planning
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James Dyer, Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3301

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
Filing this _____ day of _____ 1975

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Dulaney Valley Estates
Reviewed by: Franklin T. Rogers, Jr.
Chairman, Zoning Planning
Advisory Committee

BALTIMORE COUNTY ZONING PLANNING ADVISORY COMMITTEE

November 16, 1975

Mr. Lawrence M. Rachuba, President
Dulaney Valley Estates
A Maryland General Partnership
700 Fairmount Avenue, Towson, Md. 21204
Re: Petition for Special Exception
Item 5
Dulaney Valley Estates - Petitioner

Dear Mr. Rachuba:

The Zoning Planning Advisory Committee has reviewed the plan 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 east side of Swarthmore Drive, 375 feet northwest of Locustvale Road, and is currently an unimproved parcel of land within the recorded subdivision of Dulaney Valley Estates.

The petitioner is requesting a Special Exception in order that the Final Development Plan may be amended to eliminate the proposed construction of two 14-story high-rise apartment buildings with 82 two-story townhouses.

This parcel lies for the most part in the center of three existing condominium developments, comprising in part of two-story townhouse developments and one existing high-rise building.

Mr. Lawrence M. Rachuba, President
Dulaney Valley Estates
November 16, 1975
Page 2

As per Section 1201.3, this request for amendment was forwarded to and approved by the Baltimore County Planning Board. However, this approval was based on a concept of 72 proposed townhouses dealing with instead of the previously proposed 82.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

FRANKLIN T. ROGERS, JR.
Chairman, Zoning Planning
Advisory Committee

ENCLOSURE

cc: MCA Engineering Corp.
1029 Crosswell Bridge Road
Baltimore, Md. 21204

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

Re: Item #5 (1975-1976)
Property Owner: Dulaney Valley Estates
E/S of Swarthmore Dr., 375' N/W of Locustvale Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for the construction of 82 townhouses for sale.
No. of Acres: 5.9411 District: 9th

Dear Mr. DiNenna:

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

General:

Formal comments were supplied Ralph DeChiaro Enterprises, Inc. July 24, 1972, and supplemented August 5, 1972 and September 14, 1972, by the Bureau of Public Services in connection with the preliminary plan for Dulaney Towers (formerly Dulaney Valley Estates Apartments). Copies of those comments are attached for your consideration.

This property is presently tributary to the Jones Falls Sanitary Sewer System (via Greenridge Sewage Pumping Station) subject to State Health Department imposed moratorium restrictions. It is anticipated that in the immediate future Greenridge Sewage Pumping Station will be removed from service and tributary sewage flows will then be directed to a Gunpowder Sewer System via the Long Quarter Sewage Pumping Station.

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:SS

R-CW Key Sheet
L2 NE 2 & 3 Pos. Sheets
NE 11 A Topo
70 Tax Map

Attachment

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

September 14, 1972

Ralph DeChiaro Enterprises, Inc.
700 E. Fairmount Avenue
Towson, Maryland 21204

Re: Dulaney Towers
(Formerly Dulaney Valley Estates
Apartments)
District 9-C3

Gentlemen:

The following comments are supplementary to those written July 24, 1972.

Supplementary Water Comments - Bureau of Engineering

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Towson Fourth Zone.

Service may be taken from the existing 8-inch main in Locustvale Road. However, pressures will exceed 100 psi below elevation 370 feet and we suggest that pressure reducing valves be installed on the outlet side of all meters serving units below that elevation.

Because of the heights of the three 14-story Apartment Buildings, the builder should investigate the need for onsite pumping for both domestic use and fire flow.

All valves within the project not in public roads will not be maintained or serviced by the City.

The Developer should provide adequate fire protection."

Very truly yours,
[Signature]
GEORGE A. REIFER, Chief
Bureau of Public Services

cc: Katz, Childs & Associates, Inc.
George Pryor
William Greenwalt
Edward A. McDonough
File

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

July 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #5, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Dulaney Valley Estates
Location: E/S of Swarthmore Drive, 375' NW of Locustvale Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for the construction of 82 townhouses for sale.
No. of Acres: 5.9411
District: 9th

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

Public water and sewer are available to this site. Therefore, this Department has no objection to this special exception.

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(s).

Very truly yours,
[Signature]
THOMAS H. DEVLIN, D.S., Director
BUREAU OF ENVIRONMENTAL SERVICES

cc: William Phillips

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
RICHARD J. CLIFFORD, P.E.
Manager

WILLIAM T. HANIGAN
Senior Traffic Engineer

July 21, 1975

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

Re: Item 5 - ZAC - July 8, 1975
Property Owner: Dulaney Valley Estates
Location: E/S of Swarthmore Dr. 375' NW of Locustvale Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for the construction of 82 townhouses for sale.
No. of Acres: 5.9411
District: 9th

Dear Mr. DiNenna:

This petition is for a special exception to amend a development plan to construct 82 townhouses; these townhouses do not represent an increase in density; therefore, no increase in trip generation is expected.

Very truly yours,
[Signature]
MICHAEL S. FLANIGAN
Traffic Engineering Associate

HBT/bca

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

July 31, 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 #5, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Dulaney Valley Estates
Location: E/S of Swarthmore Drive 375' NW of Locustvale Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for the construction of 82 townhouses for sale
No. of Acres: 5.9411
District: 9th

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

Comments will be made at a later date if required.

Very truly yours,
[Signature]
JOHN L. WIMBLEY
Planning Specialist II
Project and Development Planning

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

THE BALTIMORE COUNTY ZONING COMMISSION, a body corporate and politic, do hereby certify that the following is a true and correct copy of the original as filed with the Commission on the 17th day of November, 1975, at 1:00 P.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

For the purpose of land in the North District of Baltimore County, the following is a true and correct copy of the original as filed with the Commission on the 17th day of November, 1975, at 1:00 P.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

For the purpose of land in the North District of Baltimore County, the following is a true and correct copy of the original as filed with the Commission on the 17th day of November, 1975, at 1:00 P.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 30, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on one time before the 17th day of November, 1975, the first publication appearing on the 30th day of October 1975.

THE JEFFERSONIAN
B. Frank Stanton
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION

NOTICE

NOTICE: Petition for Special Exception to amend the "First Amended Plan, First Development Plan", approved July 28, 1975.

LOCATION: Beginning 275 feet, more or less, Northwest of Locustvale Road and on the Northwest side of Swarthmore Drive.

DATE & TIME: MONDAY, NOVEMBER 17, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 306, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals and Superintendence of Baltimore County, will hold a public hearing.

Purpose for Special Exception to amend the "First Amended Plan, First Development Plan", approved July 28, 1975. All that parcel of land in the North District of Baltimore County.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION TO AMEND THE FIRST DEVELOPMENT PLAN.

Beginning for the same at the point where the road crosses the southern corner of the land shown on the plat titled Amended Plan 1 of 2 "Dulany Valley Estates" and recorded among the Land Records of Baltimore County in Pat Book 11,842, p. 30, page 308, and beginning point being 275 feet, more or less, as measured northwesterly along the Northwest side of Swarthmore Drive from its intersection with the Northwest side of Locustvale Road, fifty feet wide, running thence bearing on the line of said Swarthmore Drive as shown on said plat, seven courses: (1) S 41° 32' 30" W 200.00 feet, (2) northwesterly, by a curve to the right with the radius of 100.00 feet, the distance of 100.00 feet, (3) then East 80.00 feet, (4) northwesterly, by a curve to the right with the radius of 100.00 feet, the distance of 100.00 feet, and (5) S 41° 32' 30" W 100.00 feet, thence bearing on a part of the southwest corner of the land shown on said plat, (6) S 41° 32' 30" W 275.00 feet to the place of beginning. Containing 6.00 acres of land.

Being the property of Dulany Valley Estates a Maryland General Partnership, as shown on plat filed with the Secretary Department.

Survey Date: Monday, November 17, 1975 at 1:00 P.M.

Public Hearing: Room 306, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Oct. 28

THE TOWSON TIMES

OFFICE OF

TOWSON, MD. 21204

Oct. 29, 1975

TO CERTIFY, that the annexed advertisement of for Special Exception- Dulany Valley Estates of Md. is published in THE TOWSON TIMES, a weekly newspaper published in Towson, Maryland, once a week for one week before the 17th day of Nov. 1975 that is to say, the same is published in the issues of October 29, 1975.

STROMBERG PUBLICATIONS, Inc.

By: Patti Smurk

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#76-110X

District 9th Date of Posting 10-21-75

Posted for: Posting Nov. 17, 1975 at 1:00 P.M.

Petitioner: Dulany Valley Estates, Md. General Partnership

Location of property: Beg. 375' NW of Locustvale Rd. on the NE Side of Swarthmore Drive

Location of Signs: 1 Sign Posted on NE/S of on Sign on NW/S of Swarthmore Dr.

Remarks:

Posted by: Paul H. Hise Date of return: 11-6-75

Signature

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#76-110X

District 9th Date of Posting 1-15-76

Posted for: Dulany Valley Estates

Petitioner: Dulany Valley Estates, Md. General Partnership

Location of property: Beg. 375' NW of Locustvale Rd. on the NE Side of Swarthmore Drive

Location of Signs: 2 Signs Posted on Swarthmore Drive

Remarks:

Posted by: Paul H. Hise Date of return: 1-22-76

Signature

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by ZC, BA, CC, CA						
Reviewed by: <u>ABC</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>					
Previous case:	Map #					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of JUNE 1975 Item # _____

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Dulany Valley Estates Submitted by MR. SHUTON

Petitioner's Attorney TABER Reviewed by ABC

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



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

No. 25982

DATE Nov. 17, 1975 ACCOUNT 01-662

AMOUNT \$72.50

RECEIVED FROM: Ralph Denham Enterprises, Inc. 700 Fairmount Ave., Towson, Md. 21204

FOR: Advertising and posting of property - #76-110-X

1699 REC'D 16 7250 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 20230

DATE December 31, 1975 ACCOUNT 01-662

AMOUNT \$80.00

RECEIVED FROM: Messrs. Gerard A. Selby and Frank Bartkowski

FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 76-110-X (Item No. 5) Beginning 375' NW of Locustvale Road on the NE/S of Swarthmore Drive - 9th Election District Dulany Valley Estates, A Maryland General Partnership - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

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

No. 25950

DATE Oct. 27, 1975 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Ralph Denham Enterprises, Inc. 700 Fairmount Ave., Towson, Md. 21204

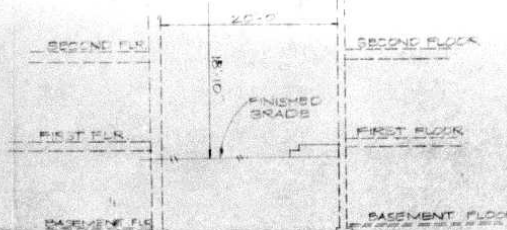
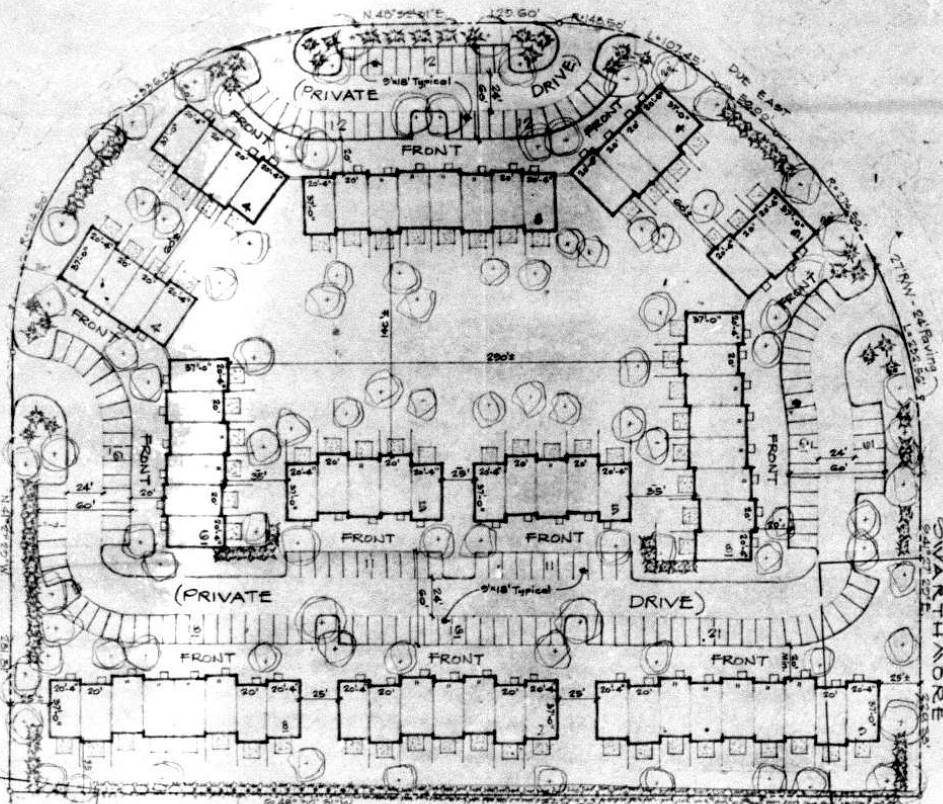
FOR: Petition for Special Exception for Dulany Valley Estates, a Md. General Partnership #76-110-X

43 REC'D 28 5000 REC

VALIDATION OR SIGNATURE OF CASHIER

ALANDROOKE COURT

FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
"DULANEY TOWERS"
Approved July 23, 1975
EX. 1A ART BUILDINGS



LOCATION PLAN
Scale 1"=100'

GENERAL NOTES

- 1. TOTAL AREA OF PROPERTY 2.6637 ACRES
- 2. AREA OF SITE REQUESTING SPECIAL EXCEPTION TO AMEND THE DEVELOPMENT PLAN 5.64 ACRES
- 3. EXISTING ZONING OF PROPERTY DR-10 (RA/SE) OR B-5
- 4. TOTAL NUMBER OF DWELLING UNITS ALLOWED 408 DU
- 5. EXISTING DWELLING UNITS (LIVING UNITS) = 110 TOWNHOUSES, 110 HI-RISE UNITS, 20 BARDEN APARTMENTS, 277 TOTAL
- 6. PROPOSED NUMBER OF TOWNHOUSES 71
- 7. TOTAL NUMBER OF LIVING UNITS ON SITE 248
- 8. OFF STREET PARKING DATA
- 9. EXISTING PARKING SPACES 423 (FIELD COUNT)
- 10. PARKING REQUIRED FOR 277 UNITS 437 SPACES
- 11. PARKING REQUIRED FOR 71 ADD UNITS 102 SPACES
- 12. TOTAL SPACES REQUIRED 546 REQ.
- 13. TOTAL SPACES EXISTING & PROPOSED 1024 (161 SPACES PROPOSED)

DESIGN CALCULATIONS

- DR-10 B-5
- 1. AREA OF PORTION ZONED DR-10 5.64 ACRES
- 2. ALLOWABLE DWELLING UNITS (35-60 DU)
- 3. DU SHOWN
- 4. LOCAL OPEN SPACE REQUIRED (0.65 AC/LOT)
- 5. LOCAL OPEN SPACE SHOWN (0.65) 1.075 AC
- 6. PARKING SPACES REQUIRED (0.24)
- 7. TOTAL AREA
- 8. AREA COVERED BY SPECIAL EXCEPTION
- 9. NET RESIDENTIAL AREA
- 10. GROSS RESIDENTIAL AREA
- 11. ALLOWABLE NET DENSITY (10.000/0.7-0.5) 141.7
- 12. ALLOWABLE GROSS DENSITY (10.000/0.7-0.5) 141.7
- 13. PERMITTED NUMBER OF LIVING UNITS 433.32
- 14. PARKING SPACES REQUIRED (0.150) 433.32
- 15. SEVEN ADDITIONAL UNITS PER ACRE ALLOWABLE FOR 4 STORY BUILDINGS PERMITTED IN BALT. CO. ZONING REGULATION SECTION 2177
- 16. PORTION OF DR-10 REMAINING
- 17. ALLOWABLE DENSITY UNITS (2.052/10) 48.14
- 18. ALLOWABLE ONE BEDRM. UNITS 48.14
- 19. PARKING SPACES REQUIRED (0.24/0.53) 9
- 20. OPEN SPACE REQUIRED (0.052/0.15) 0.306 AC
- 21. PER APPROVED FDR

BUILDING HEIGHTS

- 1. TOWNHOUSES 2.5 STY
- 2. BARDEN ART BLDGS (2.5 STY)
- 3. HI-RISE ART BLDGS (14.5 STY)

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO AMEND
THE
FINAL DEVELOPMENT PLAN
OF

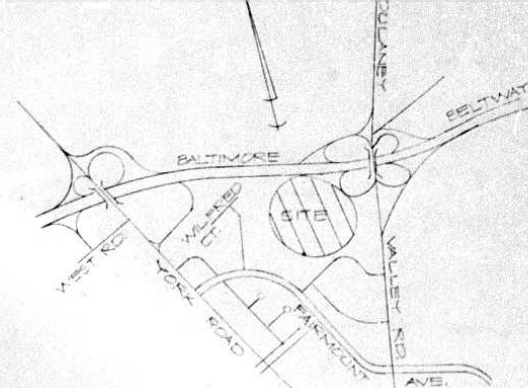
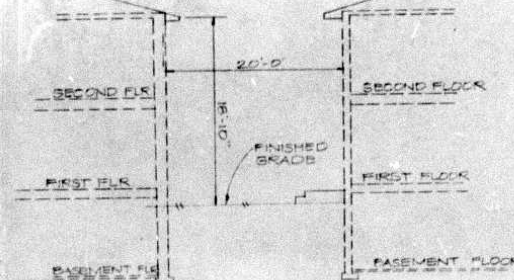
DULANEY TOWERS
ELECTION DISTRICT 2
SCALE 1"=50'
BALTIMORE CO. MD.
DATE JUNE 25, 1975
REVISED: SEPT. 23, 1975



MCA DOD

ALANDROOKE COURT

FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
"DULANEY TOWERS"
Approved July 25, 1975
EX BR APT. BUILDINGS



LOCATION PLAN
Scale 1" = 20'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY 2.571 ACRES
2. AREA OF SITE REQUESTING SPECIAL EXCEPTION TO AMEND THE DEVELOPMENT PLAN 1.541 ACRES
3. EXISTING ZONING OF PROPERTY DR-15 (RA/SE) 10000
4. TOTAL NUMBER OF DWELLING UNITS ALLOWED 10800
5. EXISTING DWELLING UNITS (LIVING UNITS) =
 - 25 TOWNHOUSES
 - 110 HI-RISE UNITS
 - 20 BARDEN APARTMENTS
 - 677 TOTAL
6. PROPOSED NUMBER OF TOWNHOUSES 22
7. TOTAL NUMBER OF LIVING UNITS ON SITE 250
8. OFF STREET PARKING DATA
 - A. EXISTING PARKING SPACES 455 (FIELD COUNT)
 - B. PARKING REQUIRED FOR 277 UNITS 457 SPACES
 - C. PARKING REQUIRED FOR 22 ADD UNITS 22 SPACES
 - D. TOTAL SPACES REQUIRED 479 SPACES
 - E. TOTAL SPACES EXISTING - PROPOSED 445 (145 SPACES PROPOSED)

DESIGN CALCULATIONS

1. AREA OF PORTION ZONED DR-15 21.882 AC
2. ALLOWABLE DWELLING UNITS (35.000) 761.310
3. D.U. SHOWN 25
4. LOCAL OPEN SPACE REQUIRED (2.000) 50.000
5. LOCAL OPEN SPACE SHOWN (3.000) 75.000
6. PARKING SPACES REQUIRED (28.000) 784.000
7. TOTAL AREA 22.122 AC
8. AREA COVERED BY SPECIAL EXCEPTION 1.541 AC
9. NET RESIDENTIAL AREA 18.081 AC
10. GROSS RESIDENTIAL AREA 18.840 AC
11. ALLOWABLE NET DENSITY (18.081) 327.225
12. ALLOWABLE GROSS DENSITY (18.840) 353.32
13. PERMITTED NUMBER OF LIVING UNITS 433.32
14. PARKING SPACES REQUIRED @ 150% (433.32) 650.00
15. SEVEN ADDITIONAL UNITS PER ACRE ALLOWABLE FOR 14 STORY BUILDINGS PERMITTED IN BAL. CO. ZONING REGULATION SECTION 217.7
16. PORTION OF DR-15 REMAINING 2.052 AC
17. ALLOWABLE DENSITY UNITS (2.052) 71.82
18. ALLOWABLE ONE BEDRM. UNITS 71.82
19. PARKING SPACES REQUIRED (30.000) 153
20. OPEN SPACE REQUIRED (2.052) 51.30
21. PER APPROVED F.D.P.

BUILDING HEIGHTS

1. TOWNHOUSES (2.5 STY) 25 MIN - 30 MAX
2. BARDEN APT BLDGS (2.5 STY) 30.1
3. HI-RISE APT. BLDGS (14 STY) 150.0

PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO AMEND
THE
FINAL DEVELOPMENT PLAN
OF
DULANEY TOWERS
ELECTION DISTRICT 2 BALTIMORE CO. MD
SCALE 1" = 50' DATE JUNE 25, 1975

MCA OD

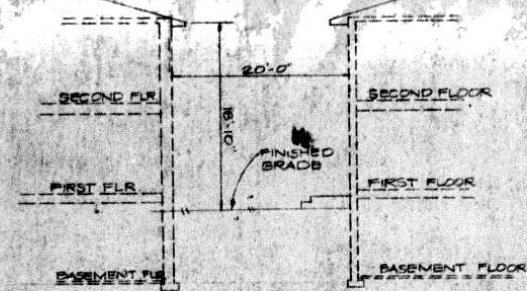
MCA ENGINEERING CORP.
1020 N. WILLOW ROAD
BALTIMORE, MD 21204

MAP 22
SECTION 1
DATE 7-1-75
BY JH
CHECKED BY JH
DATE 7-1-75

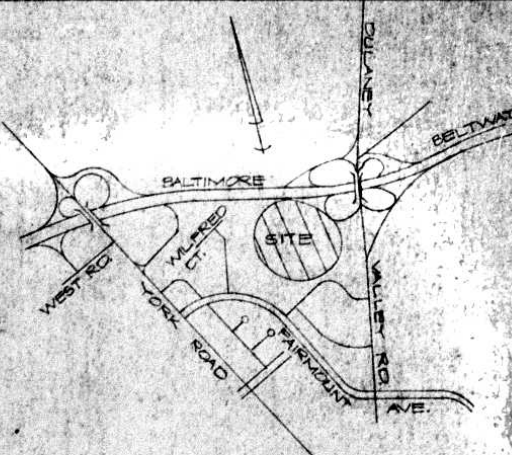


(50 FS)
ALANDROOKE COURT

FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
"DULANEY TOWERS"
Approved July 25, 1975
EX BR APT. BUILDINGS



HEIGHT TO HEIGHT
TOWNHOUSES
FOR 2.0' SEPERATION
NO SCALE



LOCATION PLAN
Scale 1"=100'

GENERAL NOTES

- 1. TOTAL AREA OF PROPERTY 7.26.37 ACRES
- 2. AREA OF SITE REQUESTING SPECIAL EXCEPTION TO AMEND THE DEVELOPMENT PLAN 5.84 ACRES
- 3. EXISTING ZONING OF PROPERTY DR-1G (RA/SE) DR-3.5
- 4. TOTAL NUMBER OF DWELLING UNITS ALLOWED 408 DU
- 5. EXISTING DWELLING UNITS (LIVING UNITS):
 - 100 TOWNHOUSES
 - 110 HIGH-RISE UNITS
 - 100 GARDEN APARTMENTS
 - 210 TOTAL
- 6. PROPOSED NUMBER OF TOWNHOUSES 72
- 7. TOTAL NUMBER OF LIVING UNITS ON SITE 348
- 8. OFF STREET PARKING DATA:
 - A. EXISTING PARKING SPACES 463 (FIELD COUNT)
 - B. PARKING REQUIRED FOR 277 UNITS 437 SPACES
 - C. PARKING REQUIRED FOR 72 ADD UNITS 111 SPACES
 - D. TOTAL SPACES REQUIRED 548 FS
 - E. TOTAL SPACES EXISTING & PROPOSED 620 (105 SPACES PROPOSED)

DESIGN CALCULATIONS

DR-3.5	
1. AREA OF PORTION ZONED DR-3.5	5.261 AC.
2. ALLOWABLE DWELLING UNITS (3.5-0.25)	21,002 DU
3. DU SHOWN	28
4. LOCAL OPEN SPACE REQUIRED (0.55% LOTS)	0.18 AC.
5. LOCAL OPEN SPACE SHOWN (3.0) LOTS 412	50
6. PARKING SPACES REQUIRED (28% LOTS)	50
DR-1G & RA WITH SPECIAL EXCEPTION	
1. TOTAL AREA	22,120 AC.
2. AREA COVERED BY SPECIAL EXCEPTION	18,000 AC.
3. NET RESIDENTIAL AREA	18,000 AC.
4. GROSS RESIDENTIAL AREA	18,000 AC.
5. ALLOWABLE NET DENSITY (18,000 / 10.7-2.5)	451.7
6. ALLOWABLE GROSS DENSITY (18,000 / 10.7-2.5)	451.7
7. PERMITTED NUMBER OF LIVING UNITS	451.7
8. PARKING SPACES REQUIRED @ 150% (451.7 x 1.5)	677.5
9. SEVEN ADDITIONAL UNITS PER ACRE ALLOWABLE FOR 14 STORY BUILDINGS PERMITTED IN BALT. CO. ZONING REGULATION SECTION 21.7	680.0
10. PORTION OF DR-1G REMAINING	2.052 AC.
11. ALLOWABLE DENSITY UNITS (2.052 x 10)	32,852 DU
12. ALLOWABLE ONE BEDRM. UNITS (2.052 x 10)	43 L.U.
13. PARKING SPACES REQUIRED (32,852 x 1.5)	51
14. OPEN SPACE REQUIRED (2.052 x 15%)	0.308 AC.
15. PER APPROVED PDP	

BUILDING HEIGHTS

- 1. TOWNHOUSES (2.5 STY)
 - 2. GARDEN APT. BLDGS (2.2 STY)
 - 3. HI-RISE APT. BLDGS (14-9 STY)
- 25 MIN-30 MAX
30' 1"
130' "

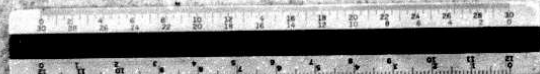
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO AMEND
THE
FINAL DEVELOPMENT PLAN
OF

DULANEY TOWERS
ELECTION DISTRICT 2
SCALE 1"=50'
BALTIMORE CO. MD
DATE JUNE 25, 1975
REVISED SEPT 22, 1975

REVISED PLANS
Dulany Valley Estates #5
SEP 24 75 AM

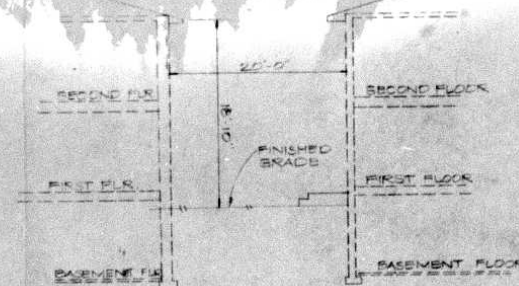
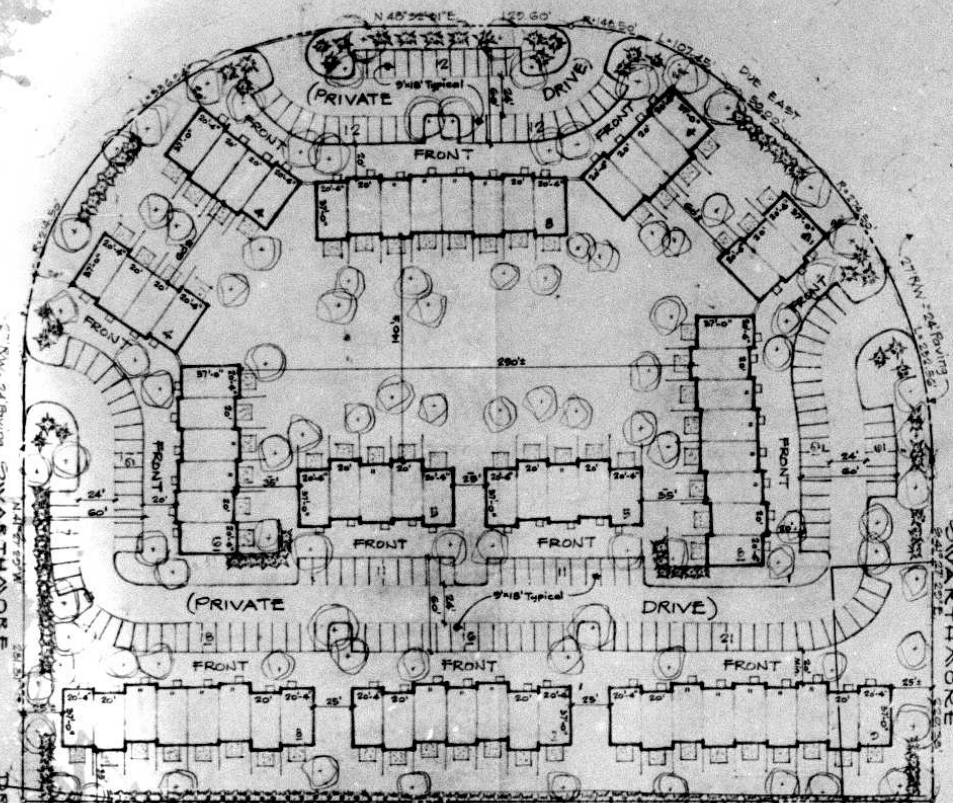


MCA
MCA ENGINEERING CORP.
1000 GREENWICH AVENUE
BALTIMORE, MD 21201

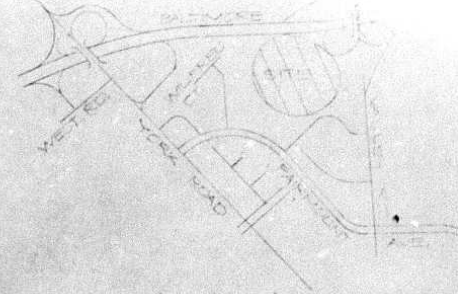


ALANDNOOKE COURT

FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
DULANEY TOWERS
Approved July 25, 1975
EXHIBIT APT BUILDINGS



HEIGHT TO HEIGHT
TOWNHOUSES
FOR 20' CLEARANCE
NO SCALE



LOCATION PLAN
Scale 1"=100'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY - 2.657 ACRES
2. AREA OF SITE REQUESTING SPECIAL EXCEPTION TO AMEND THE DEVELOPMENT PLAN - 2.041 ACRES
3. EXISTING ZONING OF PROPERTY DR-5 (R-1/SE) DR-5
4. TOTAL NUMBER OF DWELLING UNITS ALLOWED - 408 DU
5. EXISTING DWELLING UNITS (LIVING UNITS) =
 - 25 TOWNHOUSES
 - 110 HI-RISE UNITS
 - 20 GARDEN APARTMENTS
 - 277 TOTAL
6. PROPOSED NUMBER OF TOWNHOUSES - 71
7. TOTAL NUMBER OF LIVING UNITS ON SITE - 348
8. OFF STREET PARKING DATA
 - A. EXISTING PARKING SPACES - 453 (FIELD COUNT)
 - B. PARKING REQUIRED FOR 277 UNITS - 437 SPACES
 - C. PARKING REQUIRED FOR 71 ADD. UNITS - 109 SPACES
 - D. TOTAL SPACES REQUIRED - 546 PS
 - E. TOTAL SPACES EXISTING & PROPOSED - 624 (161 SPACES PROPOSED)

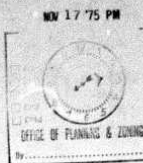
DESIGN CALCULATIONS

- DR-5
1. AREA OF PORTION ZONED DR-5 (2.041 AC)
2. ALLOWABLE DWELLING UNITS (2.041 AC) 21,852 DU
3. DU SHOWN 25
4. LOCAL OPEN SPACE REQUIRED (2.041 AC) 10,205 SQ. FT.
5. LOCAL OPEN SPACE SHOWN (1.812 AC) 8,457 SQ. FT.
6. PARKING SPACES REQUIRED (1.812 AC) 50
- DR-5 WITH SPECIAL EXCEPTION
1. TOTAL AREA 2.041 AC
2. AREA COVERED BY SPECIAL EXCEPTION 1.812 AC
3. NET RESIDENTIAL AREA 1.812 AC
4. GROSS RESIDENTIAL AREA 1.812 AC
5. ALLOWABLE NET DENSITY (1.812 AC) 7.25
6. ALLOWABLE GROSS DENSITY (1.812 AC) 7.25
7. PERMITTED NUMBER OF LIVING UNITS 437
8. PARKING SPACES REQUIRED (1.812 AC) 109
9. SEVEN ADDITIONAL UNITS PER ACRE ALLOWABLE FOR HISTORY BUILDINGS PERMITTED IN BALT. CO. ZONING REGULATION SECTION 217.7
- PORTION OF DR-5 REMAINING
 - A. ALLOWABLE DENSITY UNITS (2.041 AC) 21,852 DU
 - B. ALLOWABLE ONE BEDRM. UNITS 437
 - C. PARKING SPACES REQUIRED (2.041 AC) 109
 - D. OPEN SPACE REQUIRED (2.041 AC) 10,205 SQ. FT.
 - E. PER APPROVED FDP

BUILDING HEIGHTS

1. TOWNHOUSES (2 STY)
 2. GARDEN APT. BLDGS (2 & 3 STY)
 3. HI-RISE APT. BLDG (14 STY)
- 25 MIN - 30 MAX
30' ±
130' ±

REVISED PLANS



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO AMEND
THE
FINAL DEVELOPMENT PLAN
OF
DULANEY TOWERS
ELECTION DISTRICT 5
SCALE: 1"=50'

SCALE: 1"=50'
REVISOR: SEPT 25, 1975

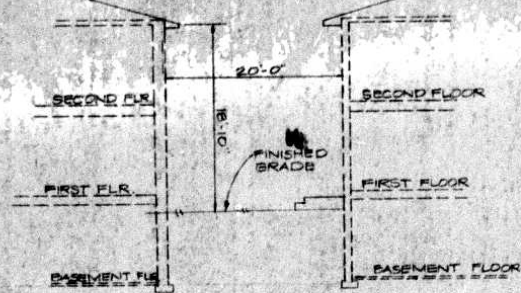
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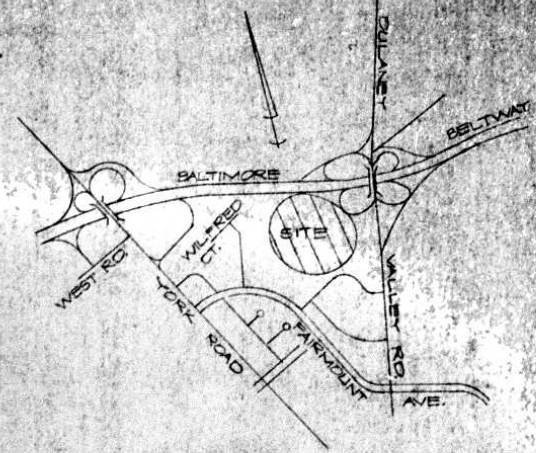
100' SWASTHORNE ROAD (PUBLIC)
50' W. 50' R. 100'

ALANDROCKE COURT

FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
"DULANEY TOWERS"
Approved July 23, 1975
EX BR APT. BUILDINGS



HEIGHT TO HEIGHT
TOWNHOUSES
FOR 20' SEPARATION
NO SCALE



LOCATION PLAN
Scale 1"=100'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY - 20.371 ACRES
2. AREA OF SITE REQUESTING SPECIAL EXCEPTION TO AVEND THE DEVELOPMENT PLAN - 5.04 ACRES
3. EXISTING ZONING OF PROPERTY DR-16 (RA/SE) FOR B5
4. TOTAL NUMBER OF DWELLING UNITS ALLOWED - 406 DU
5. EXISTING DWELLING UNITS (LIVING UNITS) =
 60 TOWNHOUSES
 110 HIGH-RISE UNITS
 92 GARDEN APARTMENTS
 267 TOTAL
6. PROPOSED NUMBER OF TOWNHOUSES - 72
7. TOTAL NUMBER OF LIVING UNITS ON SITE - 848
8. OFF STREET PARKING DATA
 A. EXISTING PARKING SPACES - 423 (FIELD COUNT)
 B. PARKING REQUIRED FOR 277 UNITS - 437 SPACES
 C. PARKING REQUIRED FOR 72 ADD. UNITS - 111 SPACES
 D. TOTAL SPACES REQUIRED - 548 PS
 E. TOTAL SPACES EXISTING & PROPOSED - 528 (115 SPACES PROPOSED)

DESIGN CALCULATIONS

DR-16	AREA OF PORTION ZONED DR-16	6.25 AC.
DR-16	ALLOWABLE DWELLING UNITS (2.5/C25)	15,625 DU.
DR-16	LOCAL OPEN SPACE REQUIRED (2.5/C25) LOTS	0.18 AC.
DR-16	LOCAL OPEN SPACE SHOWN (S.D.) LOTS 418	50
DR-16	PARKING SPACES REQUIRED (0.8/1)	50
DR-16	TOTAL AREA	22,120 AC.
DR-16	AREA COVERED BY SPECIAL EXCEPTION	18,000 AC.
DR-16	NET RESIDENTIAL AREA	18,000 AC.
DR-16	GROSS RESIDENTIAL AREA	18,000 AC.
DR-16	ALLOWABLE NET DENSITY (18,000/10-7-25)	18,000
DR-16	ALLOWABLE GROSS DENSITY (18,000/10-7-25)	18,000
DR-16	PERMITTED NUMBER OF LIVING UNITS	433.32
DR-16	PARKING SPACES REQUIRED @ 150% (433.32/150)	433.32
DR-16	SEVEN ADDITIONAL UNITS PER ACRE ALLOWABLE FOR 14 STORY BUILDINGS PERMITTED IN BALT. CO. ZONING REGULATION SECTION 217.7	6500
DR-16	PORTION OF DR-16 REMAINS	2,052 AC.
DR-16	ALLOWABLE DENSITY UNITS (2,052/10)	32,882 DU.
DR-16	ALLOWABLE ONE BEDRM. UNITS - 2,052	43 DU.
DR-16	PARKING SPACES REQUIRED (32,882/153)	51
DR-16	OPEN SPACE REQUIRED (2,052/15%)	2,052 AC.
DR-16	PER APPROVED FDP	

BUILDING HEIGHTS

TOWNHOUSES (2.5 STY)	25 MIN - 30 MAX
GARDEN APT. BLDGS (2.5 STY)	30'
HIGH-RISE APT. BLDGS (14 STY)	130'

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO AVEND
THE
FINAL DEVELOPMENT PLAN
OF
DULANEY TOWERS

ELECTION DISTRICT 2
SCALE 1"=50'
BALTIMORE CO. MD.
DATE JUNE 25, 1975
REVISED SEPT. 22, 1975



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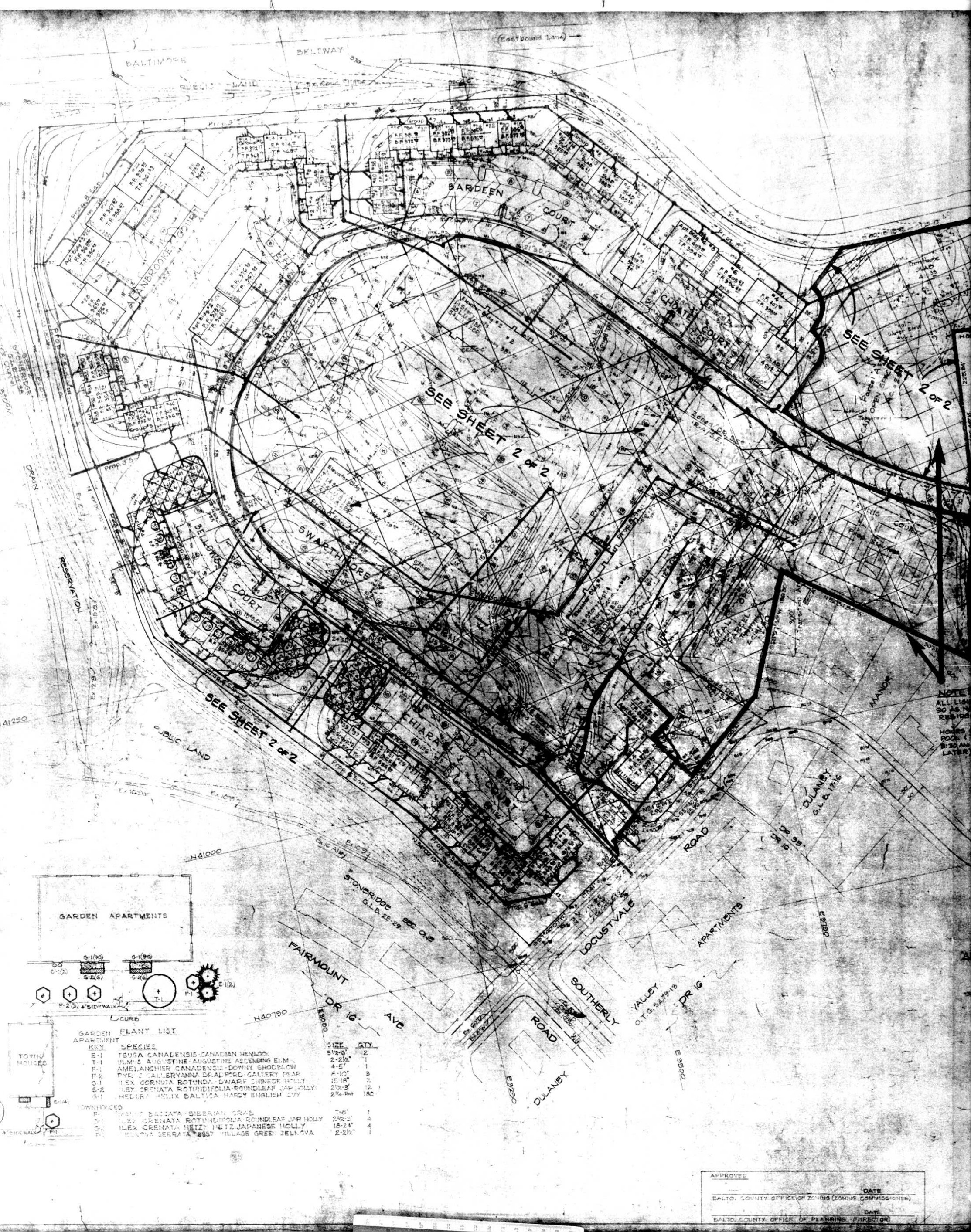
MCA ENGINEERING CORP.
1030 ANDREWS ROAD
BALTIMORE, MD. 21204

REVISED PLANS
Dulane Valley Estates
SEP 29 75 AM
ZONING DEPARTMENT



LOCUSTVALE ROAD (PUBLIC)
50' RW - 24' Paving

APPROVED _____ DATE _____
 BALTO. COUNTY OFFICER ON ZONING (ZONING COMMISSIONER)
 _____ DATE _____
 BALTO. COUNTY OFFICER OF PLANNING (DIRECTOR)



(Eastbound Lane)

BALTIMORE

BELTWAY

BARDEEN

COURT

CHOATE

COURT

SEE SHEET 2 of 2

SEE SHEET 2 of 2

SWARTHMORE

SEE SHEET 2 of 2

CHIARA

ROAD

DULANEY

LOCUSTVALE

APARTMENTS

SOUTHERLY

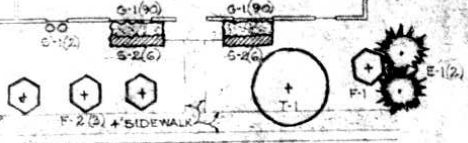
VALLEY

DR 16

ROAD

DULANEY

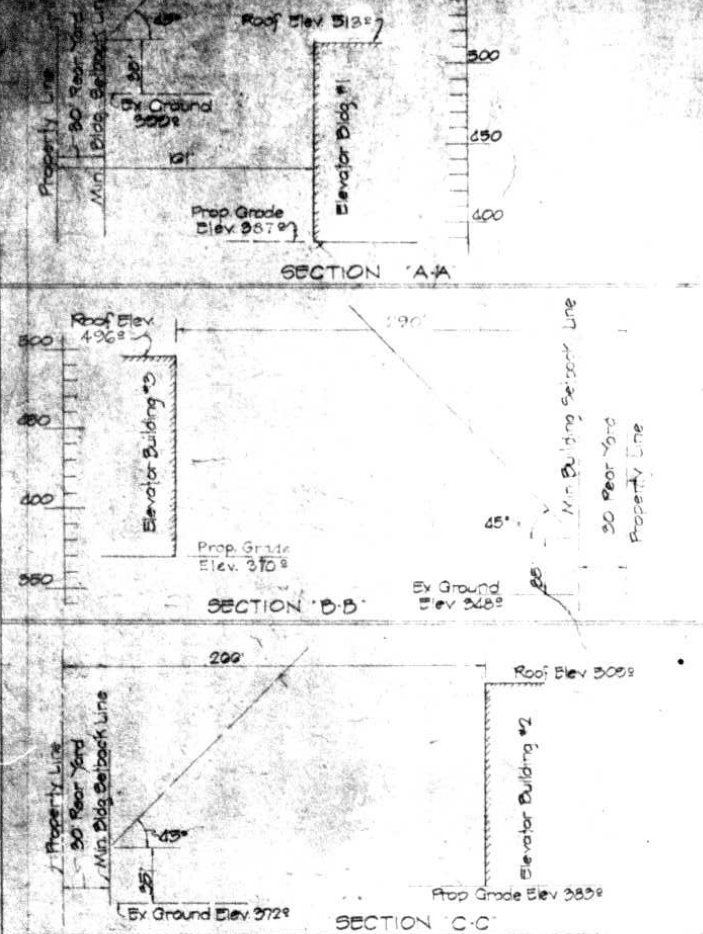
GARDEN APARTMENTS



GARDEN PLANT LIST

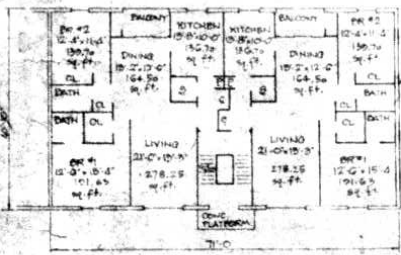
KEY	SPECIES	SIZE	QTY
E-1	TSUGA CANADENSIS-CANADIAN HEMLOCK	5 1/2'-6'	2
T-1	ULMUS ANGUSTINE-AUGUSTINE ASCENDING ELM	2-2 1/2'	1
F-1	AMELANCHIER CANADENSIS-DOWNY SHODBLOW	4-5'	1
F-2	PYRUS CALLERYANNA-DRAPEL-GALLERY PEAR	6-10'	8
G-1	ILEX CORNUTA-ROTUNDA-DWARF CHINESE HOLLY	15-18"	2
G-2	ILEX CRENATA-ROTUNDIFOLIA-ROUNDLEAF JAP HOLLY	2 1/2'-3'	12
G-3	HEDERA HELIX-BALTICA-HARDY ENGLISH IVY	2 1/4'-4'	120
T-1	MAHOGANY-BALATA-SIBBIAN GRAB	7-8'	1
G-1	ILEX CRENATA-ROTUNDIFOLIA-ROUNDLEAF JAP HOLLY	2 1/2'-3'	4
G-2	ILEX CRENATA-HEITZ-HEITZ JAPANESE HOLLY	15-24"	4
T-1	YUCCA SERRATA-2857-VILLAGE GREEN YELCOWA	2-2 1/2'	1

APPROVED _____ DATE _____
BALTO. COUNTY OFFICE OF ZONING (ZONING COMMISSIONER)
DATE _____
BALTO. COUNTY OFFICE OF PLANNING (DIRECTOR)

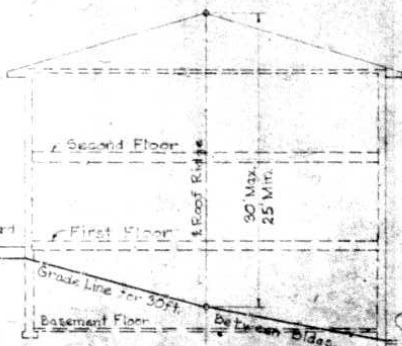


TENT SECTIONS
Scale: Hor 1"=50' Vert 1"=5'

GARDEN APT.

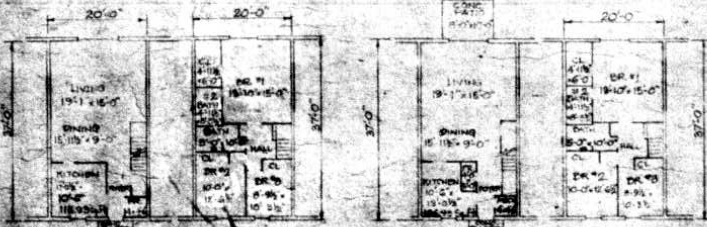


Blind



SITE GRADING CONTROLS
AT END WALLS OF ADJACENT BLDGS.
For 30 ft. Setbacks
SCALE: 1/4"=1'-0"

TOWNHOUSES
End

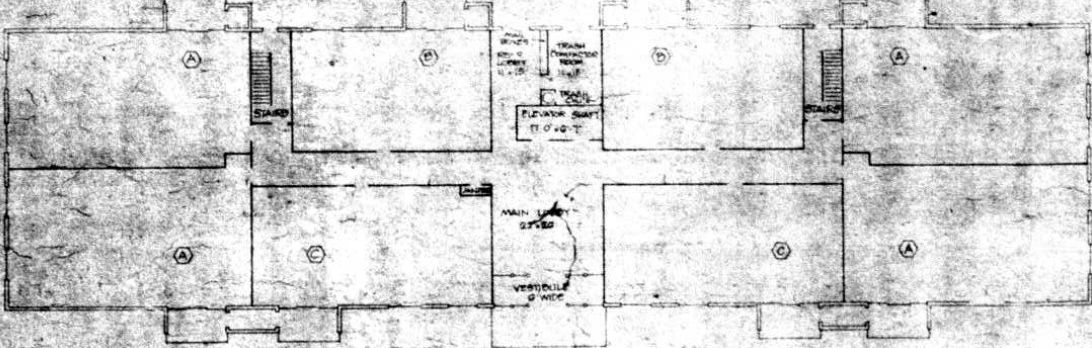


TOWNHOUSES
Slab

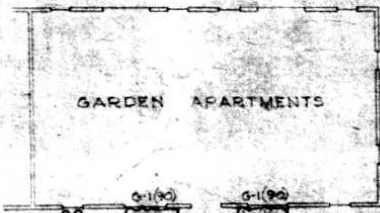
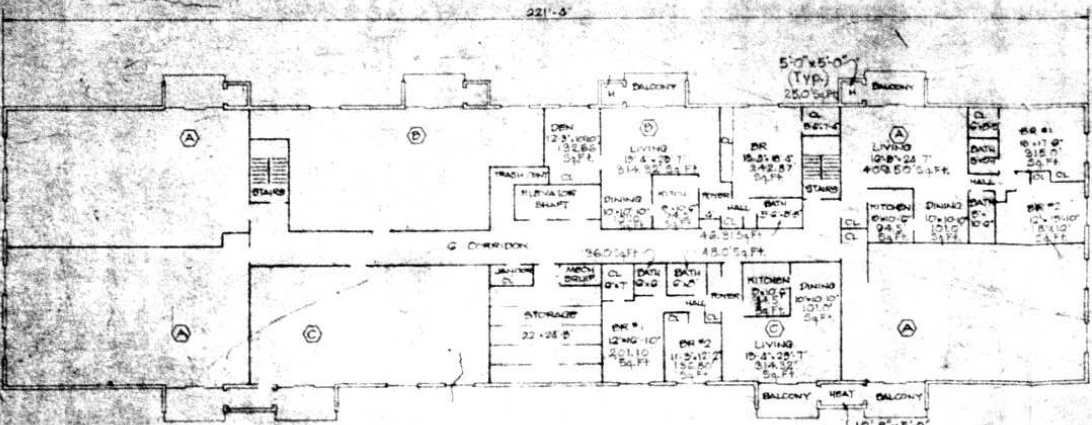
Living Rm. 282.5 sq ft
Dining Rm. 142.6 sq ft
Kitchen 85 sq ft
Bath #1 50.9 sq ft
Bedroom #1 207.45 sq ft
Bedroom #2 125.40 sq ft
Bedroom #3 90.45 sq ft
Bath #2 43.20 sq ft

TOWNHOUSES
With Basement

ELEVATOR BLDG. N#1213 - 1st FLOOR



ELEVATOR BLDG. N#1213 - FLOORS 2-14



GARDEN PLANT LIST

KEY	SPECIES	SIZE
E-1	TSUGA CANADENSIS - CANADIAN HEMLOCK	5 1/2'-6'
T-1	ULMUS AUGUSTINE - AUGUSTINE ASCENDING ELM	2'-2 1/2'
F-1	AMELANCHIER CANADENSIS - DOWNY SHOOBLOW	4'-5'
F-2	PYRUS CALLERYANNA - DRAPFORD GALLERY PEAR	8'-10'
S-1	ILEX CORNUTA ROTUNDA - DWARF CHINESE HOLLY	15'-18'
S-2	ILEX CRENATA ROTUNDIFOLIA - ROUNDLEAF JAP HOLLY	2'-2 1/2'
G-1	HEDERA HELIX BALTICA - HARDY ENGLISH IVY	2'-4'-6'
T-1	MALUS BACCATA - SIBERIAN CRAB	7'-8'
S-1	ILEX CRENATA ROTUNDIFOLIA - ROUNDLEAF JAP HOLLY	2'-2 1/2'
S-2	ILEX CRENATA HEITZ - HETZ JAPANESE HOLLY	15'-24'
T-1	ZELKOVA SERBATA - 2837 - VILLAGE GREEN ZELKOVA	2'-2 1/2'

COMMISSION OF MARYLAND
RIGHT OF WAY PLATS
#10535 #10541 #10542



FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
"DULANEY TOWERS"

Election District 2
Scale: 1"=50'
Sheet 2 of 2

Baltimore County, Md.
May 21, 1973

EXHIBIT "A"

APPROVED
DATE
BY THE COUNTY OFFICE OF ZONING & PLANNING COMMISSIONER
DATE
BY THE COUNTY OFFICE OF PLANNING DIRECTOR

DEVELOPER

Dulaney Valley Estates
A Maryland General Partnership
700 E. Fairmount Ave.
Baltimore, Maryland 21204

ENGINEER

Matz Childs & Associates, Inc.
1020 Crownwell Bridge Rd.
Baltimore, Maryland 21204

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No. 2
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COMMISSION OF MARYLAND
RIGHT OF WAY PLATS
*10530 *10541 *10542



TULANEY VALLEY
APARTMENTS
91.3 52.5 1.3

EXHIBIT "A"

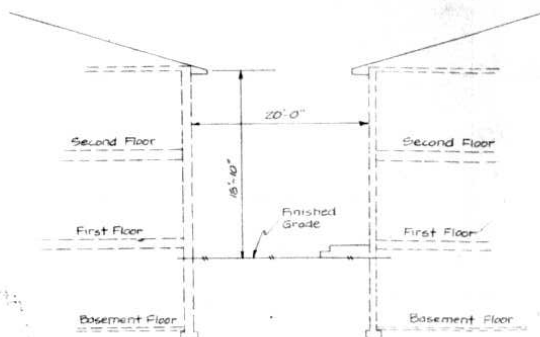
APPROVED
BALTO. COUNTY OFFICE OF ZONING (ZON)
BALTO. COUNTY OFFICE OF PLANNING (PLN)

FIRST AMENDED PLAN

- AMENDMENT No. 1 - Removed Commercial Use and General Notes pertaining thereto from ELEVATOR BLDG. #1.
- AMENDMENT No. 2 - Relocated second driveway along Swarthmore Drive north of "GATE HOUSE" to save trees.
- AMENDMENT No. 3 - Revised parking lot for Apt. Bldg. #1 and SMETON PLACE - to save trees.
- AMENDMENT No. 4 - Revised parking S.W. side of ELEVATOR BLDG. #1 from 23 sp to 17 sp. to save trees. New 20 parking spaces added N.E. side of ELEVATOR BLDG. #1 - to compensate for spaces lost to save trees.
- AMENDMENT No. 5 - Added 4th Tennis Court. Re-oriented all tennis courts for sun.
- AMENDMENT No. 6 - Revised parking layout between ELEVATOR BLDG. #2 & 3 to provide more convenient parking and larger area for slope transitioning and planting. Also parking by S.E. end of ELEVATOR BLDG. #2 to save trees.
- AMENDMENT No. 7 - Removed #47 Chiara Court, #16 #43 Bellows Court - to provide easier slope transitioning from Swarthmore Drive. House numbers for Chiara Court & Bellows Court revised accordingly.
- AMENDMENT No. 8 - Concrete curb & gutter to be used along all driveway and parking areas instead of berm curb.
- AMENDMENT No. 9 - Alignment of on-site utilities revised - to save trees and conform to revised driveway and parking layout.
- AMENDMENT No. 10 - All units are residential use - rental or condominium.
- AMENDMENT No. 11 - Driveway Area at rear of "GATE HOUSE".
- AMENDMENT No. 12 - Total units changed from 496 - 495 HIGH RISE BLDG. #3 units changed from 112 L.U. to 109 L.U.
- AMENDMENT No. 13 - Revised dimensions of "GATE HOUSE" from 35' to 28' as final architectural plans developed.
- AMENDMENT No. 14 - LOCAL OPEN AREA changed to conform to plan revisions.
- AMENDMENT No. 15 - 7' Ht Wood Fence along Locustvale Road, Entrance wall & 8' Chain Link Fence along remaining unfenced boundary.
- AMENDMENT No. 16 - Elevator Bldg. No. 1 to be called High Rise Bldg. No. 1; Elevator Bldg. No. 2 to be called High Rise Bldg. No. 2.
- AMENDMENT No. 17 - Adjusted floor elevations of portions of Townhouse Groups #2, 3, 4, 5, 6 & 7 to field conditions; outside grade adjusted accordingly.
- AMENDMENT No. 18 - Outdoor Storage Areas (5' x 6' x 6') added to rears of #1, 3, 5 & 7 Chiara Court, #2, 4, 6 & 8 Alanbrooke Court and #2, 4, 6, 8, 10, 12, 14, & 16 Seravan Court.

NOTE 1

Streets, Roads, Walks, Rights of Way and Utility Easements Together With all Other Common Facilities & Recreation Facilities As Set Forth in the Deed of Declaration and Agreement Dated By "DULANEY VALLEY ESTATES", A MARYLAND GENERAL PARTNERSHIP, As Shown Hereon Are For Purposes of Description Only and the Same Are Not Intended to be Dedicated to Public Use, The fee Simple Title Being Expressly Reserved in the "DULANEY VALLEY ESTATES" et al their Successors and Assigns, Declarant Under the Hereinbefore Referred to Deed of Declaration and Agreement.



HEIGHT TO HEIGHT
TOWNHOUSES
For 20' Separation
No Scale





FIRST AMENDED PLAN
FINAL DEVELOPMENT PLAN
'DULANEY TOWERS'

Election District 3
Scale: 1"=50'
Sheet 2 of 2

Baltimore County, Md.
May 21, 1975

EXHIBIT "A"

APPROVED	DATE
BALTO COUNTY OFFICE OF ZONING (ZONING COMMISSIONER)	
DATE	
BALTO COUNTY OFFICE OF PLANNING (DIRECTOR)	

DEVELOPER

Dulaney Valley Estates
A Maryland General Partnership
700 E. Fairmount Ave.
Baltimore, Maryland 21204

ENGINEER

Matt Childs & Associates
1025 Cromwell Drive
Baltimore, Maryland 21204

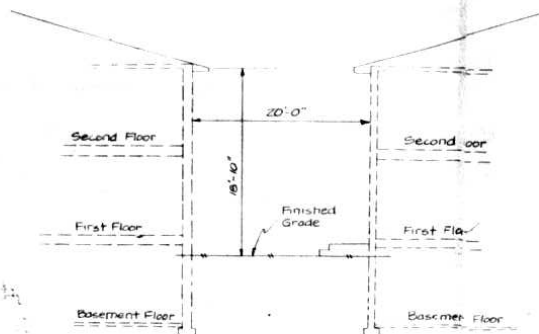
BALTO. COUNTY OFFICE OF PLANNING (DIR)

FIRST AMENDED PLAN

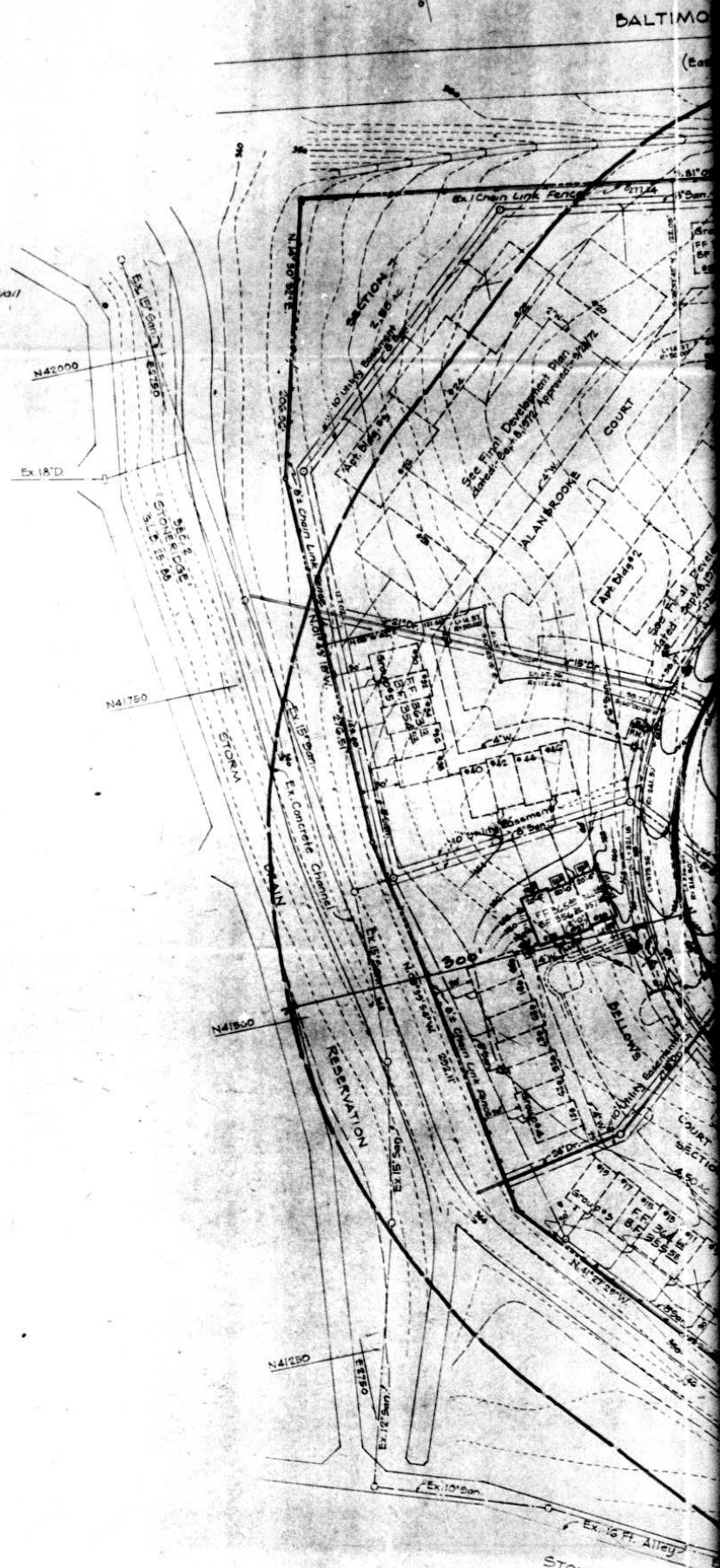
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 AMENDMENT No. 18 - Outdoor Storage Areas (5' x 6' x 6') added to rears of #1, 3, 4, 5, 6, 7 Chiara Court, #2, 4, 6, 8 Alanbrooke Court and #2, 4, 6, 8, 10, 12, 14, & 16 Gervon Court.

NOTE 1

Streets, Roads, Walks, Rights of Way and Utility Easements Together With all Other Common Facilities & Recreation Facilities As Set Forth in the Deed of Declaration and Agreement Dated By "DULANEY VALLEY ESTATES" A MARYLAND GENERAL PARTNERSHIP, AS SHOWN HEREON ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE BEING EXPRESSLY RESERVED IN THE "DULANEY VALLEY ESTATES" AND THEIR SUCCESSORS AND ASSIGNS, DECLARANT UNDER THE HEREINFOREREFERRED TO DEED OF DECLARATION AND AGREEMENT.



HEIGHT TO HEIGHT
TOWNHOUSES
For 20' Separation
No Scale



STONERIDGE
Sec. One
G.L.S. 25-26