

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: ESTATE OF
I, or we, UNIVERSAL HOUSING AND DEVELOPMENT COMPANY and CHARLES E. LAUDENKLOS
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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an N.A. zone to an
zone, for the following reasons:

N.A.

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 a Unit Development comprising one
neighborhood pursuant to Section 430 and 430.2 and other applicable (cont'd)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

ESTATE OF CHARLES LAUDENKLOS, DEC'D. UNIVERSAL HOUSING AND DEVELOPMENT
COMPANY
By: *James D. Nolan* Special Administrator, Legal Owner & Seller
Address: 406 Jefferson Building
Towson, Md. 21204
By: *Malvin Colvin* Legal Owner as to
former Spamer tract, Contract Purchaser
Address: 9910 Langa Road
Baltimore County, Md. 21220
By: *James D. Nolan* Petitioner's Attorney
Address: 204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day
of December, 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 through-
out 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 5th day of January, 1976, at 10:00 o'clock
A.M.

Eric D. Henna
Zoning Commissioner of Baltimore County.

(over)

SUPPLEMENTAL PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: DEVELOPMENT COMPANY
I, or we, UNIVERSAL HOUSING AND DEVELOPMENT COMPANY, legal owners 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 for a Special
Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve a Unit Development comprising one neighborhood
pursuant to Section 430 and 430.2 and other applicable portions of the
Zoning Regulations.

1. That the proposed Neighborhood Unit Development Plan as supplemented is
fully covered by the attached plat and materials.
2. That the proposed Neighborhood Unit Development Plan, as originally
filed, and as supplemented, is in complete compliance with the letter and
spirit of the Regulations, including, but not only, all provisions of
Sec. 502.1. Further, it would be beneficial to the health, safety and
general welfare of the area involved and it would serve the public interest
Property is to be posted and advertised as prescribed by Zoning (cont'd)
Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

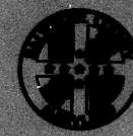
ESTATE OF CHARLES LAUDENKLOS, DEC'D. UNIVERSAL HOUSING AND DEVELOPMENT
COMPANY
By: *James D. Nolan* Special Administrator, Legal Owner & Seller
Address: 406 Jefferson Building
Towson, Md. 21204
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Address: 9910 Langa Road
Baltimore County, Md. 21220
By: *James D. Nolan* Petitioner's Attorney
Address: 204 W. Pennsylvania Avenue
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A.M.

Eric D. Henna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21204

Item 194

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 18th day of December 1975

Eric D. Henna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Universal Housing and Development Company
Petitioner's Attorney: James D. Nolan Reviewed by: *Franklin T. Hogans, Jr.*
Chairman,
Zoning Advisory
Committee
P.O. Box 6028, Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1975

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21204

RE: Special Hearing Petition
Item 194
Universal Housing and
Development Company - Petitioners

Dear Mr. Nolan:

This office is in receipt of revised plans
and/or descriptions which reflect the required
changes of the participating agency(s) of the
Zoning Plans Advisory Committee.

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

FTH:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
P.O. Box 6028
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 22, 1975

Franklin T. Hogans,
Chairman

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 194
Universal Housing and
Development Company - Petitioners

Dear Mr. Nolan:

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

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

The subject property is located at the north
end of Ferguson Road, 5500 feet north of Joppa Road,
and 200 feet northeast of the intersection of
Ferguson and Fondulac Roads, and consists of two
parcels of land presently in separate ownership
with a total area of 276.0 acres of land, more or
less. The petitioner is requesting a Special
Hearing/Exception for a Unit Development in this
total tract.

Of the two parcels, one is currently the
subject of a petition for Reclassification, pending
with public hearing to be continued, and is a
223.564 acre property owned by the Universal Housing
and Development Company. The petitioner is
requesting in this pending Case No. 74-217-R, to
reclassify the existing D.R. 2 and D.R. 3.5 zones

James D. Nolan, Esq.
Re: Item 194
May 22, 1975
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to varying areas of D.R. 3.5, D.R. 5.5, D.R. 10.5,
and D.R. 16 zoning classifications. Review by this
Committee concerning this parcel occurred in
conjunction with Item No. 26 of the Fifth Zoning
Cycle, and Item No. 12 of the Sixth Zoning Cycle.

The second parcel under petition for Special
Hearing/Exception is under contract of sale to the
Universal Housing and Development Company, and is
presently titled within the Estate of Charles Earl
Laudenklos, deceased, to which E. Scott Moore, Esq.
is designated Special Administrator. It should be
noted that this parcel of approximately 52 acres is
not a part of the aforementioned petition for Reclassification.

The petitioner's request for a Unit Development
shall be considered supplemental to the request
for Reclassification of the firstly described parcel,
and this Committee's comments shall reflect considera-
tion of the overall property as it relates to the
proposed unit development. In an effort to avoid
duplication of processing, the Zoning Commissioner
shall continue the Reclassification hearing at such
time as the subject request is assigned a hearing date,
at which time both requests shall be heard simultaneously.

In accordance with Section VIII.C.2.a.(2) of
the Comprehensive Manual of Development Policy
(Section 504, Baltimore County Zoning Regulations),
a meeting was held May 5, 1975 of the members of
the Zoning Plans Advisory Committee and the developer.
The developer, the Universal Housing and Development
Company, was represented by Mr. Melvin R. Colvin,
Executive Vice-President thereof. The developer
was accompanied by James D. Nolan and Newton A. Williams,
attorneys for the petitioner; Bernard Willemain,
Master Planner and site planner for this project; and
John Hocheder, Jr., Registered Land Surveyor of
George Wm. Stephens and Associates, Inc., engineers
for the project. All member agencies of the Zoning

James D. Nolan, Esq.
Re: Item 194
May 22, 1975
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Plans Advisory Committee were represented, with the
exception of the Industrial Development Commission.
The comments of these members enclosed herewith,
including those of the Office of Planning and Zoning,
were the subject of discussion at this meeting.

This petition represents the first proposed
application of Section 430 of the Zoning Regulations
since the adoption of County Council Bill No. 100
creating this regulation in 1971. In light of this
fact, this Committee recognizes the burden of
initiating a precedent which shall directly affect
future petitions of this nature.

The Office of Planning and Zoning indicated its
primary area of concern relating to the acceptance
of this petition for filing to be the compliance of the
submitted plans and supporting materials with Section
430.1 F of the Zoning Regulations, which requires
specific information to be contained within the
"Authorization Plan" for such unit developments.
All those requisite items were considered separately
for discussion with the developer at the May 5, 1975
meeting, and the result of this dialogue is as follows:

As to Section 430.1 F 2,

Item a. Insufficient detail was noted in the description
of major vegetation, existing and proposed to remain.
The developer suggested such information and detail
was contained in the supplemental booklet; and that
the consolidation of information within the booklet
was accomplished at the expense of some detail. It
was noted that the full scale exhibits from which the
photographic plates were made are available, and that
adequate detail to fulfill the requirement was shown
on these exhibits. This Committee requires that these
full scale original exhibits be made a part of this

James D. Nolan, Esq.
Re: Item 194
May 22, 1975
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petition in its review and processing to follow. These exhibits, of course, must indicate information as required.

Item b. - The site plan must be revised to indicate the existing zoning lines and proposed zoning lines, as well as a metes and bounds description for the overall tract.

Item c. - Insufficient detail within the supplementary booklet as to this item's requirements concerning major grading must be more specifically stated on the plan. Other requirements of this item are more clearly indicated on full-scale exhibits, to be provided as in Item "a" above.

Item d. - Calculations as to the permitted and proposed number of density and dwelling units must be noted on the plan. Such calculations must clearly exhibit a breakdown, by zone proposed, of said residential density. Information concerning "estimated residential and employment populations" is not set forth in the materials submitted.

Item e. - The general locations, extent, and forms of proposed development to be indicated in the Authorization Plan have been, in this case, stated in terms more specific than those suggested by the intent of this section. Such intent implies a provision within the Authorization Plan for flexibility in large scale development of this type, and suggests a general overview of various aspects of development, restricted and limited by the indication of minimum and maximum extents of this development. The developer stated that these plans had been engineered to such an extent that the aforementioned flexibility was not necessary in this case, and that the proposed development could be implemented based on this plan as submitted. The Committee agrees with this reasoning for this particular project, but sees

James D. Nolan, Esq.
Re: Item 194
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the need for such flexibility as imperative in future Unit Developments of greater acreage.

Item f. - The petitioner should note with particular interest the comments of the Project and Development Planning Division, the State Highway Administration, the Bureau of Engineering, and the Department of Traffic Engineering, concerning motorways on and to this site.

Item g. - The site plan does not indicate proposed utilities to serve this site.

Item h. - A time-table for development is contained within the supplementary booklet.

Item i. - At the time of the May 5, 1975 meeting, the attorney for the petitioner offered to submit a memorandum setting forth the means by which the plan may be implemented, and further all those covenants, restrictions, etc., which may afford some continuance of effect for the ongoing development.

Item j. - The objectives of the plan are stated within the supplementary booklet.

Item k. - The site plan must be revised to indicate the right of way of the AT&T line. Any access proposed from this site to the Gunpowder State Park or the Graham Memorial Park should be indicated on the plan.

This petition is not accepted for filing until such time as the material submitted therein is revised to reflect the comments of this Committee. In accordance with Section VIII.C.2.a (3) of the Comprehensive Manual of Development Policy, the petitioner may submit these revised materials within a three (3) month period from

James D. Nolan, Esq.
Re: Item 194
May 22, 1975
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the date affixed to the enclosed filing certificate.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

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

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

May 20, 1975

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

Re: Item #194 (1974-1975)
Property Owner: Universal Housing & Development Co.
North End of Ferguson Rd. 5,500' N. of Joppa Rd.
and 200' N. of the intersection of Ferguson & Fondulac Rd.
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Special Exception and/or Special
Hearing to approve a Unit Development comprising one
neighborhood pursuant to Sec. 430 & 430.2 & other
applicable portions of the Zoning Regulations.
No. of Acres: 275.984 District: 11th

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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #26 - Cycle V (April - October 1973) are also referred to for your consideration.

Field inspection revealed that this site is being used illegally as a "dump".

The A. T. and T. buried cable system and right-of-way traversing this site must be indicated on the plat of this property.

Highways:

Whitemarsh Boulevard is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Seven Courts Drive and Proctor Lane are each proposed to be constructed as 50-foot closed section roadways on 70-foot rights-of-way. Seven Courts Drive shall be provided with an approved type road termination in conjunction with Baltimore City Bureau of Parks' access for Graham Memorial Park.

Item #194 (1974-1975)
Property Owner: Universal Housing & Development Co.
Page 2
May 20, 1975

Highways: (Cont'd)

Ferguson Road is proposed to be a 60-foot closed section roadway on a 60-foot right-of-way.

The need and specific requirements for other public or private roads, and public utilities within this proposed development, including rights-of-way, paving widths, horizontal and vertical alignments, etc. will be determined at such time that proposed development of this site is reviewed by the Joint Subdivision Planning Committee.

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

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

Sediment Control and Storm Water Management Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

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

Storm Drains:

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

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

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #194 (1974-1975)
Property Owner: Universal Housing & Development Co.
Page 3
May 20, 1975

Water:

This property lies within the Urban Rural Delineation Line and the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water Plan indicates "Planned Service" in the area in 6 to 10 years.

Public 8-inch, 12-inch and 24-inch water mains exist in the vicinity of Ferguson Avenue and Fondulac Road.

Sanitary Sewer:

Public sanitary interceptor sewers, 42-inch north of this property and 18-inch to the east, pumping station and force main are available to serve this property by construction of public sanitary sewerage extensions. Both onsite and offsite utility easements and/or rights-of-way will be required in connection therewith.

When this property develops, engineering studies of existing and proposed public sanitary sewerage, including gravity and force mains, pumping facilities and outfall systems will be required to determine their adequacy to serve this property.

The Baltimore County Comprehensive Sewer Plan indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

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

END:RAM:PMR:iss

cc: J. Tremmer
S. Ballestri

Q-SW Key Sheet
42 - 45 NR 23 - 25 Pos. Sheets
NE 11 & 12 P & O Topo
62, 63, 71 & 72 Tax Maps

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna,
Zoning Commissioner
FROM: C. Richard Moore
SUBJECT: Oakhurst P.U.D.

Date: May 19, 1975

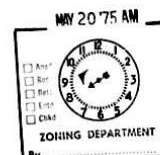
This office has reviewed the documents submitted and offer the following comments.

It appears from the review that this project is premature as it pertains to access. The only access for the time being is via existing roads of Sims Avenue, Hines Road and Northwind Road. These existing roads are very sub-standard and to encourage any additional traffic would be extremely undesirable.

None of the other proposed roads planned by either the State or the County are in the State's or County's construction program. Seven Courts Road which is being developed by developers to the south of this tract is not in itself adequate access for this proposal.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer-Planning & Design

CRM/let



Maryland Department of Transportation
State Highway Administration

April 29, 1975

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

Attn: Mr. Franklin Hoggans

Dear Mr. DiNenna:

ITEM No. 194
Re: Z.A.C. Meeting 4/15/75
Property Owner: UNIVERSAL HOUS-
ING & DEV. CO.
Location: North end of Ferguson
Road, 5500' N. of Joppa Rd.
Exist. Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Spec. Excep. and/or
Spec. Hearing to approve a unit develop-
ment comprising one neighborhood
pursuant to Sec. 430 & 430.2 & other
applicable portions of the Zoning
Regulations - No. of Acres: 275.984
District: 11th
WHITEMARSH BOULEVARD

The line for Whitemarsh Blvd. indicated on the subject plan is in conformance with one lin. of three alternate lines that affect the site. Although the line indicated is the line preferred by the State Highway Administration, it is not necessarily the line that will be chosen for the highway improvement. This decision can only be made after further public hearings are held and a line is approved by the Federal Department of Transportation.

Although this section of Whitemarsh Blvd. is listed in the 20-Year Highway Needs Study, it is not included in the 1975-1980 Highway Improvement Program. It may be quite some time before a line for the improvement is decided upon.

The location map on the plan indicates a symbol for a connection between Whitemarsh Blvd. and proposed Seven Courts Road. It has not yet been determined what type of connection, if any, will be approved by the State Highway Administration.

It has been brought to our attention that the Comprehensive plan for Baltimore County indicates an alignment for Whitemarsh Blvd. that differs considerably from any line being considered by the State Highway Administration. The line indicated in the Comprehensive plan, prepared by Baltimore County, should not be considered as far as the subject petition is concerned.

If three additional copies of the plan are made available to this office, we will mark the alternate lines and forward a copy for your use.

CLJ:EMbk

cc: Mr. John L. Wimbley
Mr. Wm. F. Lins

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits
John E. Meyers
John E. Meyers

P.O. Box 711, 300 West Preston Street, Baltimore, Maryland 21201

NOV 30 1976

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 16, 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 #194, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Universal Housing and Development Co.
Location: North end of Ferguson Road 5500' N. of Joppa Road and 200' NE of the intersection of Ferguson and Fondulac Road.
Existing Zoning: D.R.2 and D.R.3.5
Proposed Zoning: Special Exception and or Special Hearing to approve a Unit Development comprising one neighborhood pursuant to Sec. 430 and 430.2 and other applicable portions of the zoning regulations.
No. of Acres: 275.984
District: 11th

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 authorization plan must be revised to show all the information as required under Section VIII C.2 a-k. of the Comprehensive Manual Development Policy. In addition to the above information the following must be shown on the site plan.

1. Ownership of adjacent property
2. Existing and proposed zoning of the property and adjacent properties
3. Complete density calculations
4. Bearings and distances around the entire tract.

White Marsh Boulevard as shown on the site plan is not in accordance with the proposed Comprehensive Plan for Baltimore County dated April 10, 1975.

Provision must be made to provide access to the remaining parcel of land at the northeast corner of the property.

John L. Wimbley, Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-5811 ZONING 484-5381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 22, 1975

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

Z.A.C. Meeting of: April 15, 1975

Re: Item 194

Property Owner: Universal Housing & Development Company

Location: North End of Ferguson Rd. 5500' N. of Joppa Rd. & 200' N.E. of the intersection of Ferguson & Fondulac Road.

Present Zoning: D.R. 2 & D.R. 3.5

Proposed Zoning: Special Exception and or Special Hearing to approve a Unit Development comprising one neighborhood pursuant to Section 430 & 430.2 and other applicable portions of the Zoning Regulations.

District: 11th

No. Acres: 275.984

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILIE PARKS, President
LUDWIG C. HESS, Vice-President
MR. ROBERT L. BERNEY

MANCUS M. BOZEMAN
JOSEPH H. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, Superintendent

F. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. GUERRELL



STATE OF MARYLAND LETTERS OF ADMINISTRATION

Estate No. 34689

To all persons who may be interested in the Estate of _____

CHARLES EARL LAUDENKLOS deceased:

Administration of the Estate of the deceased has been granted on JANUARY 29, 1974

E. SCOTT MOORE

SPECIAL ADMINISTRATOR

The appointment is in full force and effect as of this date.

(SEAL)

WITNESS:

John Davis

Register of Wills for BALTIMORE
County, Maryland.

VALID ONLY WITH IMPRINTED SEAL

DATED: JANUARY 27, 1976

KW 5 (Rev. 7/71)

JUN 29 1976 PM

BA

Universal Housing & Development Company

COMMENTS

School Situation:

School	Sept. 19, 1974 Enrollment	Capacity	Over/Under
Perry Hall Elementary	722	695	+27
Perry Hall Jr. High	1200	1035	+165
Perry Hall Sr. High	1970	1910	+60

Projections:

School	Sept. 19 75	Sept. 19 76	
Perry Hall Elementary	759	799	
Perry Hall Jr.	1190	1158	Steady rise indicated
Perry Hall Sr.	1901	1871	Leveling off trend Gradual decline indicated

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Chesapeake Sr. High	Drawing Stage	1225	Fall '77

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Hines Road Elementary"	405	FY'79	FY'81
"Nottingham Middle School"	1250	FY'80	FY'82

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	283	187	181
Proposed Neighborhood Ctr:	464	174	106

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #194, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Universal Housing & Development Co.
Location: North End of Ferguson Rd. 5500' N of Joppa Rd. & 200' NE of the intersection of Ferguson & Fondulac Rd.
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Special Exception and or Special Hearing to approve a Unit Development comprising one neighborhood pursuant to Sec. 430 & 430.2 & other applicable portions of the Zoning Regulations.
No. of Acres: 275.984
District: 11th

Metropolitan water and sewer must be extended to site, and into the site.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

James D. Nolan, Esquire
Page 2
September 28, 1976

cc: Mrs. Eleanor Hunt
793 Hilltop Drive
Baltimore, Maryland 21234

Mr. James J. Rucker
P.O. Box 43
Perry Hall, Maryland 21128

Mrs. S. Gail Duszcak
Perry Hall Improvement Association, Inc.
P.O. Box 63
Perry Hall, Maryland 21128

Mrs. Genevieve Buettner
4206 Pennsylvania Avenue
Baltimore, Maryland 21236

M. Michael Naslan, Esquire
2135 Dundalk Avenue
Baltimore, Maryland 21222

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Baltimore, Maryland 21204

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 384-3301
S. ERIC DINENNA
ZONING COMMISSIONER

September 28, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Petitions for Special Exception and Special Hearing
N/end of Ferguson Avenue, 5500' NE of Joppa Road, and 200' NE of the intersection of Ferguson and Fondulac Roads - 11th Election District
Universal Housing and Development Company - Petitioner
Case No. 74-217-R (Item No. 12) and Universal Housing and Development Company and the Estate of Charles Laudenklos, Deceased - Petitioner
Case No. 76-147-XSPH (Item No. 194)

Dear Mr. Nolan:

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/scw

Attachments

NOV 30 1976

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND PETITIONS FOR SPECIAL EX-
CEPTION AND SPECIAL HEARING : ZONING COMMISSIONER
N/end of Ferguson Avenue, 5500' NE :
of Joppa Road and 200' NE of the In- :
tersection of Ferguson and Fondulac : BALTIMORE COUNTY
Roads - 11th Election District :
Universal Housing and Development :
Company - Petitioner :
Case No. 74-217-R (Item No. 12) and :
Universal Housing and Development :
Company and the Estate of Charles :
Laudenklos, Deceased - Petitioner :
Case No. 76-147-XSPH (Item No. 194) :

This matter comes before the Zoning Commissioner as a result of Petitions filed by Universal Housing and Development Company, for a Reclassification from a D, R, 2 and D, R, 3.5 Zone to a D, R, 3.5, D, R, 5.5, D, R, 10.5, and a D, R, 16 Zone. Additionally, Petitions were filed by Universal Housing and Development Company and the Estate of Charles E. Laudenklos, for a Special Exception and Special Hearing for the approval of a Unit Development comprising one neighborhood, pursuant to Sections 430 and 430.2 of the Baltimore County Zoning Regulations. The total property, containing approximately 275,984 acres of land, more or less, is located at the north end of Ferguson Avenue, 5500 feet northeast of Joppa Road and 200 feet northeast of the intersection of Ferguson and Fondulac Roads, in the Eleventh Election District of Baltimore County.

Evidence on behalf of the Petitioner-developer indicated that he intends on developing a Unit Development, a townhouse development with a small shopping area for the convenience of the residents of the proposed development, on the total 275,984 acres of land. The developer proposes 2,148 units at an average density of 7.7 units per acre. This development would take approximately 15 years to complete from the date of permit acquisition. The development was set forth in several phases, and a schedule of development was presented along with the financial capabilities of the developer.

Basically, the main issue before the Zoning Commissioner in this matter is that of the traffic impact of this development on the surrounding area. A question arose as to access to this development, it being testified to that the following roads would be used as access: During the first phases, Ferguson Road, presently a 24-foot wide road, would be the sole access to the subject property. During some of the middle phases, it is anticipated that a road called Seven Courts Drive, from a proposed development to Joppa Road, would be constructed. This is a road located on adverse owned property in the development to be called Seven Courts. It has been graded for several years to Joppa Road but has not been constructed and, at the time of the hearing, it was understood that the development of the Seven Courts project had been held in abeyance. There were several other roads from Ferguson Road that would be means of ingress and egress; namely, Northwind Road, Magledt Road, and Hines Road, to Joppa and Harford Roads. These roads are all presently sub-standard and are off-site.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the request for Reclassification and the Unit Development should not be granted at this time.

The Zoning Commissioner is impressed with the proposed development and personally feels that said development would be a major improvement in the general vicinity of the Perry Hall area of Baltimore County. It is a well-planned development, but the access roads are insufficient at this time, making this Petition premature.

The burden of proving error in the Comprehensive Zoning Map or substantial changes in the character of the neighborhood is borne by the Petitioner. In the opinion of the Zoning Commissioner, this burden has not been met in this instance.

-2-

Although the subject property is to be serviced by public water and sewer, unfortunately, there is, at the present time, inadequate roads, therefore, the Comprehensive Zoning Map, as adopted on March 24, 1971, must be protected by the Zoning Commissioner. Secondly, insofar as the Unit Development is concerned, again the Zoning Commissioner is impressed with the development as it would be a benefit to the area, but access to the subject property is not definite enough at this time to allow such development to proceed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of September, 1976, that the Reclassification be and the same is hereby DENIED and the subject property be and the same is hereby continued as and to remain D, R, 2 and D, R, 3.5 Zones.

It is further ORDERED that the herein requested Special Exception and Special Hearing for the approval of a Unit Development comprising one neighborhood pursuant to Sections 430 and 430.2 of the Baltimore County Zoning Regulations be and the same are hereby DENIED.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE *September 29, 1976*
BY *John W. Hession, III*

-3-

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND : ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEP- :
TION AND SPECIAL HEARING :
N/end of Ferguson Avenue, 5500' NE :
of Joppa Road and 200' NE of the In- :
tersection of Ferguson and Fondulac : BALTIMORE COUNTY
Roads - 11th Election District :
Universal Housing and Development :
Company - Petitioner :
Case No. 74-217-R (Item No. 12) and :
76-147-XSPH (Item No. 194) :

Upon the Motion of Universal Housing and Development Company, under Petition Nos. 74-217-R and 76-147-XSPH, it is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1976, that the Motion for Joint Hearing for the aforementioned Petitions is hereby GRANTED.

[Signature]
Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
North End of Ferguson Avenue, :
5500' Northeast of Joppa Road : ZONING COMMISSIONER
and 200' Northeast of the :
Intersection of Ferguson and :
Fondulac Roads - Eleventh :
District : BALTIMORE COUNTY
UNIVERSAL HOUSING AND :
DEVELOPMENT COMPANY, :
Petitioner, :
No. 74-217-R (Item No. 12) :

MOTION FOR JOINT HEARING

Universal Housing and Development Company, Petitioner in Petition No. 74-217-R (Item 12) and Co-Petitioner in Petition No. 76-147-XSPH and the Estate of Charles Laudenklos, Deceased, Co-Petitioner in Petition No. 76-147-XSPH, by James D. Nolan and Nolan, Plunhoff and Williams, their attorneys, move for a joint hearing in the above entitled Petitions on the following grounds:

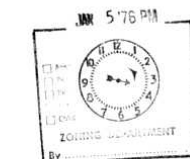
1. That the two matters are very closely related, sharing common issues of fact and law, and, in fact, both Petitions involve the former Spamer Parcel, while the unit development petition, No. 76-147-XSPH, involves both the former Spamer Parcel now owned by Universal Housing and Development Company, as well as a parcel now held by the Estate of Charles Laudenklos, Deceased, under contract of sale to Universal Housing and Development Company.

2. That there is an almost exact identity of parties to both the cases, both as to the Petitioners and as to other interested parties.

3. That it would be in the best interests of all the parties concerned in this matter to hear both these Petitions at a joint hearing, since such action would save the time, energy, and actions of all parties concerned, and thereby help to prevent needless and wasteful duplication of effort, time and valuable resources.

LAW OFFICES
NOLAN, PLUNHOFF
& WILLIAMS
TOWSON, MD.

LAW OFFICES
NOLAN, PLUNHOFF
& WILLIAMS
TOWSON, MD.



-2-

[Signature]
James D. Nolan
[Signature]
Nolan, Plunhoff and Williams
Nolan, Plunhoff and Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

I HEREBY CERTIFY that on this 5th day of January, 1976, a copy of the foregoing MOTION FOR JOINT HEARING was mailed, postage prepaid, to the following:

M. Michael Maslan, Esquire
2135 Dundalk Avenue
Dundalk, Maryland 21222

John W. Hession, Esquire
People's Counsel
County Office Building
Towson, Maryland 21204

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

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

January 14, 1976

RE: Petition for Reclassification
and
Petition for Special Exception and
Special Hearing
N/end of Ferguson Avenue, 5500'
NE of Joppa Road and 200' NE of
the Intersection of Ferguson and
Fondulac Roads - 11th Election
District
Universal Housing and Develop-
ment Company - Petitioner
NOS. 74-217-R (Item No. 12) and
76-147-XSPH (Item No. 194)

Dear Mr. Nolan:

I have this date granted the Motion for Joint Hearing on the above referenced matter.

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/arl

Attachment

cc: M. Michael Maslan, Esquire
2135 Dundalk Avenue
Dundalk, Maryland 21222

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and
PETITION FOR SPECIAL HEARING :
North end of Ferguson Avenue 5500' NE :
Northeast of Joppa Road and 200 feet :
Northeast of the Intersection of Ferguson :
and Fondulac Roads, 11th District : OF BALTIMORE COUNTY
UNIVERSAL HOUSING AND DEVELOPMENT :
COMPANY AND THE ESTATE OF CHARLES :
LAUDENKLOS, DECEASED, Petitioners : Case No. 76-147-XSPH

ORDER TO ENTER APPEARANCE

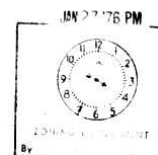
Mr. Commissioner:

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.

[Signature]
Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

[Signature]
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 26th day of January, 1976, a copy of the foregoing Order was mailed to M. Michael Maslan, Esquire, 2135 Dundalk Avenue, Dundalk, Maryland 21222; and James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



JAN 30 1976

Description To Accompany
Zoning Petition for Reclassification
From D.R.2 to D.R. 3.5
8.945 Acres of Land

March 29, 1973

Beginning for the same at a point which is North 17° 00' 10" West
1888 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Magledts Road and running thence the six following
courses, viz: (1) North 8° 12' 59" East 1101.39 feet (2) North 77° 25' 29"
West 94.04 feet (3) North 0° 59' 47" East 381.60 feet (4) along the south
side of the United States of America Transmission Line Right of Way South
87° 28' 59" East 368.55 feet and (5) South 8° 12' 59" West 1554.17 feet and
(6) North 74° 04' 31" West 227.05 feet to the place of beginning.

Containing 8.945 acres of land more or less.

RECEIVED
Description
Universal Housing



Description of Spenser Property
and Landmark Property
Universal Housing and Development Company
275.984 acres of land, more or less

March 3, 1975

Beginning for the same at a point which is N 25° 55' 54" E 1454 feet more or less
from the intersection formed by the center lines of North Wind Road and Magledts Road
running thence the 22 following courses viz: (1) N 37° 49' 06" E 528.08 feet (2) N 48°
07' 47" N 918.60 feet (3) N 22° 52' 29" E 101.53 feet (4) N 74° 04' 31" N 1205.47 feet
(5) N 08° 12' 59" E 1101.39 feet (6) N 77° 25' 29" N 94.04 feet (7) N 00° 59' 47" E
381.60 feet to intersect the south side of the United States of America Transmission
Line thence binding on the south side of said Transmission Line (8) S 87° 28' 59" E
368.55 feet leaving said Transmission Line (9) S 02° 31' 01" N 404.77 feet (10) S 87°
28' 59" E 452.63 feet (11) S 02° 31' 01" N 159.90 feet (12) S 87° 28' 59" E 754.10 feet
(13) S 01° 35' 03" W 1376.67 feet (14) N 79° 29' 41" W 29.51 feet (15) N 80° 59' 41" W
282.50 feet (16) S 10° 54' 43" E 1109.14 feet (17) N 82° 43' 16" W 1941.92 feet (18)
S 56° 08' 44" W 480.54 feet (19) N 28° 37' 12" W 160.56 feet (20) N 53° 10' 19" W
259.12 feet (21) S 44° 46' 39" W 478.93 feet and (22) N 59° 10' 03" N 625.40 feet to
the place of beginning.

Containing 277.978 acres of land, more or less.

Saving and excepting the two following parcels:

(1) a cemetery containing 1.247 acres of land more or less and described as follows:

Beginning for the same at a point which is N 62° 29' 42" E 2459.06 feet from the
beginning of the herein described 277.978 acre, more or less, parcel and running thence
around the perimeter of the cemetery the 5 following courses viz: (1) N 34° 44' 46" E
366.85 feet (2) S 55° 05' 14" E 206.00 feet (3) S 43° 24' 46" N 181.00 feet (4) S 71°

March 3, 1975
-2-

54' 46" N 199.00 feet and (5) N 81° 00' 13" W 66.14 feet to the place of beginning.

Containing 1.247 acres of land, more or less.

(2) parcel of land containing 0.747 acres of land, more or less and described as
follows:

Beginning for the same at a point which is N 45° 02' 02" E 303.60 feet from the end
of the 20th or N 53° 10' 19" W 259.12 foot line of the herein described 277.978 acre,
more or less, parcel and running thence the 4 following courses viz: (1) N 44° 57' 57"
W 260.29 feet (2) N 45° 02' 02" E 125.00 feet (3) S 44° 57' 57" E 260.29 feet and (4)
S 45° 02' 02" W 125.00 feet to the place of beginning.

Containing 0.747 acres of land, more or less.

Leaving a net area of 275.984 acres of land, more or less.

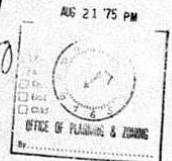
Description To Accompany
Zoning Petition for Reclassification
From D.R.2 to D.R.3.5
30.250 Acres of Land

March 28, 1973

Beginning for the same at a point which is North 13° 03' 35" West
2771 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Magledts Road and running thence the four following
courses, viz: (1) North 8° 12' 59" East 1554.17 feet (2) along the south side
of the United States of America Transmission Line Right of Way South 87° 28'
59" East 716.45 feet (3) South 2° 31' 01" West 1754.06 feet and (4) North 74°
04' 31" West 895.20 feet to the place of beginning.

Containing 30.250 acres of land more or less.

RECEIVED
Description
Universal Housing



March 29, 1973

Description To Accompany Zoning Petition
For Reclassification From Existing DR-2
And DR-3.5 Zones To DR 10.5 Zone
45.164 Acres More or Less

Beginning for the same at a point which is North 29° 05' 09" East 1973
feet more or less from the intersection of the centerlines of North Wind Road
and Magledts Road said point being on the southerly outline of the land being
herein described and running thence binding on said outline the three following
courses viz: (1) North 46° 07' 47" West 918.60 feet (2) North 22° 52' 29" East
101.53 feet (3) North 74° 04' 31" West 83.22 feet thence leaving said outline
for a line of division (4) North 2° 31' 01" East 1754.06 feet to intersect the
south side of the United States of America Transmission Line thence binding on
the south side of said Transmission Line (5) South 87° 28' 59" East 826.47 feet
(6) leaving said Transmission Line South 2° 31' 01" West 1658.27 feet (7) South
87° 28' 59" East 229.48 feet (8) South 2° 31' 01" West 792.76 feet and (9) North
37° 28' 59" West 300.00 feet to the place of beginning.

Containing 45.164 acres of land more or less.

RECEIVED
Description
Universal Housing



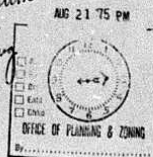
March 29, 1973

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
And DR 3.5 Zones To DR 10.5 Zone
45.000 Acres More or Less

Beginning for the same at a point which is North 22° 57' 18" East 2729
feet more or less from the intersection formed by the center lines of North Wind
Road and Magledts Road and running thence the four following courses viz: (1)
North 2° 31' 01" East 1658.27 feet to intersect the south side of The United
States of America Transmission Line thence binding on the south side of said
Transmission Line (2) South 87° 28' 59" East 920.62 feet (3) leaving said
Transmission Line South 14° 59' 11" East 1738.78 feet and (4) North 87° 28' 59"
West 1443.57 feet to the place of beginning.

Containing 45.000 acres of land more or less.

RECEIVED
Description
Universal Housing



March 29, 1973

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 10.5 Zone
27.836 Acres More or Less

Beginning for the same at a point which is North 52° 28' 33" East 3807
feet more or less from the intersection formed by the center lines of North
Wind Road and Magledts Road, said point being on the southerly outline of the
land being herein described and running thence leaving said outline for lines of
division the five following courses viz: (1) North 16° 30' 19" East 183.39 feet
(2) North 43° 24' 46" East 181.00 feet (3) North 55° 03' 14" West 206.00 feet
(4) North 49° 11' 22" West 13.56 feet and (5) North 2° 31' 01" East 928.74 feet
to intersect the northerly outline of the land being herein described thence
binding along said outline the three following courses viz: (1) South 87° 28'
59" East 452.63 feet (2) South 2° 31' 01" West 159.90 feet and (3) South 87° 28' 59"
East 464.62 feet running thence leaving said outline for a line of division
South 2° 31' 01" West 1340.24 feet to the southerly outline of the said herein
described land thence binding on said outline the two following courses viz:
(1) North 80° 59' 41" West 633.54 feet and (2) North 73° 29' 41" West 274.13
feet to the place of beginning.

Containing 27.836 acres of land more or less.

RECEIVED
Description
Universal Housing



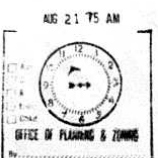
March 29, 1973

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
9.369 Acres More or Less

Beginning for the same at a point which is North 63° 37' 19" East
4706 feet more or less from the intersection formed by the center lines of
North Wind Road and Magledts Road said point being at the southeast corner of
the outline of the land being herein described running thence binding on the
southerly side of said outline the two following courses viz: (1) North 79°
29' 41" West 29.51 feet and (2) North 80° 59' 41" West 284.50 feet thence leav-
ing said outline for a line of division North 2° 31' 01" East 1340.24 feet to
the northerly outline of said land thence binding on said northerly outline
South 87° 28' 59" East 289.48 feet to the northeast corner of said outline
running thence binding on the east side of said outline South 1° 35' 03" West
1376.67 feet to the place of beginning.

Containing 9.369 acres of land more or less.

RECEIVED
Description
Universal Housing



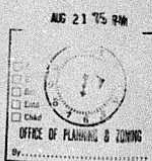
Description To accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
24,750 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 41° 02' 06" East
3684 feet more or less from the intersection formed by the center lines of North
Wind Road and Hagledts Road and running thence the four following courses viz:
(1) North 16° 59' 11" West 1398.25 feet to intersect the south side of The
United States of America Transmission Line thence binding on said south side of
said Transmission Line (2) South 87° 28' 59" East 1018.73 feet (3) leaving said
Transmission Line South 2° 31' 01" West 1333.51 feet and (4) North 87° 28' 59"
West 598.19 feet to the place of beginning.

Containing 24,750 acres of land more or less.

REVISION
UNIVERSAL HOUSING



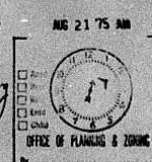
Description To accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
8,548 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 47° 28' 13" East 3018 feet
more or less from the intersection formed by the center lines of North Wind Road
and Hagledts Road said point being on the existing zoning line separating the DR 3.5
zone and the DR 2 zone at its intersection with the southerly property line of the
land being herein described, running thence binding along part of said zoning
line North 50° 40' 23" West 704.51 feet thence for lines of division the eight
following courses viz: (1) South 87° 28' 59" East 867 feet (2) North 16° 59'
11" West 340.53 feet (3) South 87° 28' 59" East 598.19 feet (4) South 49° 11' 22"
East 13.56 feet (5) South 34° 54' 46" West 366.85 feet (6) South 81° 00' 13" East
66.14 feet (7) North 71° 54' 46" East 199.00 feet and (8) South 16° 30' 19" West
183.39 feet to intersect the said southerly property line of the land being
herein described running thence binding on part of said southerly property line
the three following courses viz: (1) North 73° 29' 41" West 178.33 feet (2) North
52° 59' 41" West 210.13 feet and (3) South 45° 02' 08" West 645.02 feet to the
place of beginning.

Containing 8,548 acres of land more or less.

REVISION
UNIVERSAL HOUSING



Description of a parcel of land
to be acquired by Universal Housing
and Development Company
from Charles Laudenklos
Containing 52,420 acres more or less

December 23, 1974

Beginning for the same at a pipe found at the beginning of the eighth line of
that parcel of land which by a confirmatory deed dated January 11, 1972 was conveyed
by William J. Spamer et al to Universal Housing and Development Company, and recorded
among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5334 folio 012;
said point of beginning also being at the beginning of that parcel of land which by
a deed dated September 22, 1972 was conveyed by S. Elizabeth Laudenklos et al to
Pinedale Associates and recorded among the Land Records of Baltimore County in Liber
E.H.K., Jr. No. 5304 folio 207; thence from said place of beginning binding on all of
the aforesaid eighth line, binding reversely on all of the first line of that parcel
of land which by a deed dated January 10, 1951 which was conveyed by Jasper H. Spamer
et al to James J. Rocker et al and recorded among the Land Records of Baltimore County
in Liber G.L.B. No. 1928 folio 314, and also binding on all of the twelfth line of
the first herein mentioned deed, in all, (1) North 45° 02' 02" East 1654.17 feet, said
line also being a part of the eleventh line of that parcel of land which by a deed
dated November 27, 1901 which was conveyed by John F. Gontrum, Assignee, to Jacob
Laudenklos and recorded among the Land Records of Baltimore County in Liber E.H.N.
No. 257 folio 320, thence binding reversely on the tenth, ninth, eighth and seventh
lines of the last herein mentioned parcel of land and also binding on the thirteenth,
fourteenth and on a part of the fifteenth lines of the first herein mentioned deed
from Spamer to Universal Housing, the three following lines viz: (2) South 52° 59' 41"
East 210.13 feet to a stone found, (3) South 73° 29' 41" East 452.46 feet and (4)
South 80° 59' 41" East 635.54 feet, thence binding reversely on a part of the sixth
line of the deed from Gontrum to Laudenklos, as now surveyed (5) South 10° 54' 43" East
1109.14 feet to a pipe found at the beginning of the eighth line of that deed from
Laudenklos to Pinedale Associates, thence binding on the eighth, ninth, tenth and
eleventh lines of the deed from Laudenklos to Pinedale Associates the four following

Description of a parcel of land
to be acquired by Universal Housing
and Development Company
from Charles Laudenklos
Containing 52,420 acres more or less

December 23, 1974

lines viz: (6) North 82° 43' 16" West 1941.92 feet, (7) South 56° 08' 44" West 480.54
feet to a pipe found, (8) North 28° 37' 12" West 160.56 feet to a pipe found and
(9) North 53° 10' 19" West 259.12 feet to the place of beginning.

Containing 52,420 acres of land more or less.

Being all of that parcel of land which by a deed dated February 26, 1906 which
was conveyed by Jacob Laudenklos and wife to Charles Laudenklos and recorded among
the Land Records of Baltimore County in Liber W.P.C. No. 294 folio 319; also being
part of that parcel of land described in a deed dated November 27, 1901 which was
conveyed by John F. Gontrum, Assignee, to Jacob Laudenklos and recorded among the
Land Records of Baltimore County in Liber E.H.N. No. 257 folio 320.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION, made this day of , in the year
one thousand nine hundred seventy- by UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY, hereafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain prop-
erty described in the attached land description, marked "Exhibit
A"; and further described in the Record Plat entitled "Oakhurst",
recorded, or to be recorded, in the Plat Records of Baltimore
County in Liber No. which Record Plat shows certain
open space areas.

AND WHEREAS, Declarant now and hereafter covenants said prop-
erties subject to certain protection covenants, conditions, and
restrictions hereafter set forth:

NOW, THEREFORE, Declarant hereby declares that all the prop-
erties specifically described as open space areas above shall be
rented, leased, held, sold, and conveyed subject to the following
covenants, conditions, and restrictions, all of which are for the
purpose of enhancing and protecting the value, desirability, and
attractiveness of the subject property and for the use, benefit,
and enjoyment, in common, of the residents. These covenants,
conditions, and restrictions shall run with the real property and
shall be binding on all parties having or acquiring any right,
title, or interest in the described properties or any part thereof,
and shall inure to the benefit of all the residents thereof.

ARTICLE I

DEFINITIONS-

Section 1. "Properties" shall mean and refer to those certain
real properties hereinbefore described as open
space areas.

- Section 2. "Improvements" shall mean all structures, pools,
fences, etc., on hereinbefore described properties
for the common use and enjoyment of the residents of
the hereinbefore described tract.
- Section 3. "Owner" shall mean and refer to the record owner whether
one or more entities or persons are so associated with
said ownership, but excluding those having such in-
terest merely as security for the performance of
obligation.
- Section 4. "Declarant" shall mean, and refer to Universal Housing
and Development Company, its successors and assigns
if such successors or assigns should acquire any of
the hereinbefore described properties from the Declar-
ant.
- Section 5. "Residents" shall mean and refer to the resident occu-
pants of residential structures within the boundaries
of the hereinbefore described tract.

ARTICLE II

USE RESTRICTIONS-

No properties hereinbefore set forth as open space areas shall
be used except for educational, recreational, park beautification
or amenity purposes, and drainage and sediment control facilities
as required by Baltimore County.

No noxious or offensive activities shall be carried on upon
any open space area, nor shall anything be done thereon which may
be or may become an annoyance or nuisance to the neighborhood.

No sign of any kind shall be displayed to the public view on
any open space area except one (1) sign of not more than five (5)
square feet advertising the property or properties for sale or rent,
or signs used by a builder to advertise the property during the
construction and sales period.

No animals, livestock, or poultry of any kind shall be raised,
bred or kept on any open space except that dogs, cats or other
household pets may be kept provided that they are not kept, bred,
or maintained for a commercial purpose and provided that this
provision is not in conflict with any lease or agreement between
the owner and any residents in question.

No open space area shall be used or maintained as a dumping
ground for rubbish, trash, garbage or shall other waste be kept
except in sanitary containers. All incinerators or other equip-
ment for the storage or disposal of such material shall be kept in
a clean and sanitary condition.

No private sewage disposal system shall be permitted on any
open space area, except a system connected to the Metropolitan
Sanitary System.

No private water supply system shall be permitted on any open
space area, except a system connected to the Metropolitan Water
Supply.

Nothing in this article shall be construed to prohibit trav-
ersing the properties with underground pipes supplying water, sewer,

gas, electric or telephone services to improvements at developed
areas or areas to be developed.

ARTICLE III

BUILDING RESTRICTIONS-

No improvements other than improvements normally used in con-
nection with education, recreational, park, water, sewer, gas,
electric, telephone, drainage or sediment control facilities shall
be built on the properties previously described.

ARTICLE IV

MAINTENANCE-

The Owner or his agent(s) shall supervise, manage, operate,
examine, inspect, care for, preserve, replace, restore and maintain
the properties and the improvements situated thereon in accordance
with reasonable park and open space maintenance standards. The
manner and method of trash collection shall be subject to the
approval of Baltimore County.

The Owner shall assume responsibility for the continuing pres-
ervation and care of all of the properties and improvements
thereon, included but not limited to, the removal of trash, debris
and fallen trees, stumps and high grass which could reasonably be
expected to contribute to accident, injury, or generally unsafe or
unsanitary conditions.

ARTICLE V

GENERAL PROVISIONS-

- Section 1. Failure to enforce any covenant or restriction herein,
shall in no event be deemed a waiver of the right to
do so thereafter.
- Section 2. Invalidation of any one of these covenants or res-
trictions by judgment or court order shall in no wise
affect any other provisions which shall remain in
force and effect.
- Section 3. The covenants and restrictions of this Declaration
shall run with and bind the land in perpetuity,
unless redevelopment is in accordance with applicable
laws, ordinances, codes, zoning and policies of the
State of Maryland, and Baltimore County and such
redevelopment is permitted to take place without the
covenants, conditions, and restrictions stated herein.
- Section 4. This Declaration may only be amended or revoked by
instrument recorded among the Land Records of Bal-
timore County executed by Declarant or its assigns
and joined in by Baltimore County.
- Section 5. Nothing contained in this Declaration shall be con-
strued, held or taken as a dedication of the afore-
said properties or as creating any rights therein
for the benefit of the general public.

Section 6. Wherever in this Declaration the use of an open
space area, or facilities thereon, is conferred upon
a resident it shall be construed to include the mem-
bers of his family and, to a reasonable degree, his
invitees.

Section 7. The Owner from time to time of the properties may
permit the use of the recreational facilities con-
structed thereon to be used by residents, and guests,
and invitees of the residents, and the guests and
invitees, including business invitees, of the Owner.

Section 8. On any of the properties upon which the Owner has,
or may, erect and operate a recreational facility or
facilities requiring continuous cost of maintenance
and operation, such as, but not limited to, a swim-
ming pool and bath house and/or tennis courts, a
charge intended to cover expenses of maintenance and
operation and a profit may be made by the Owner of
the area for each use of the facility, and its use
by the resident occupants of the area in which the
properties are located may be restricted to those
who shall pay the charge and abide by the reasonable
rules of the Owner established to maintain safety and
good order. The provisions of this paragraph shall
also be applicable to those persons who may be per-
mitted to use the facilities pursuant to the preced-
ing Section 7.

WITNESS the hands and seals of the parties to this Declaration
above written:

ATTEST: UNIVERSAL HOUSING AND DEVELOPMENT
COMPANY
By
Melvin R. Colvin,
Chief Operating Officer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this day of , 1975,
before me, the subscriber, a Notary Public of the State of Maryland,
personally appeared MELVIN R. COLVIN, Chief Operating Officer of
Universal Housing and Development Company, and acknowledged the
foregoing Declaration of Covenants, Conditions, and Restrictions
to be the act and property of said Corporation.

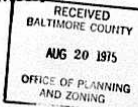
AS WITNESS my hand and Notarial Seal.

Notary Public

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William D. Fromm, Director of Planning, Date: August 19, 1975
 FROM: S. Eric DiNenna, Franklin T. Hogans, Jr., Chairman, Zoning Plans Advisory Committee
 SUBJECT: Petition for Special Hearing/Exception for Unit Development, Universal Housing and Development Co., Inc., and Estate of Charles Laudonklos, dec'd., Petitioners



Transmitted herewith are certified copies of materials and supporting information submitted to this office in conjunction with the above referenced petition.

This request represents the first application of Section 430 of the Baltimore County Zoning Regulations concerning the review and approval for Unit Developments. Specific procedural steps are outlined in the aforementioned Section, and more importantly a time-table for reviewing of such applications is noted particularly therein.

This petition was officially accepted for filing by this office August 12, 1975.

Any further assistance or information as required may be obtained by contacting the office of the Zoning Commissioner.

S. Eric DiNenna
 S. ERIC DINENNA
Franklin T. Hogans, Jr.
 FRANKLIN T. HOGANS, JR.

SED:PTH:JD

Enclosures

cc: Franklin T. Hogans, Jr.

* NOTE: Although regulations allow for a maximum P.U.D. yield of 2889, the Petitioner is only requesting 2208 Density Units as shown on Master Development Plan and Report.



OFFICE OF THE DIRECTOR
 REVEAL PLANS

ZONING	EX. AREA	REQUESTED ZONING AREA	UNITS PER ACRE	EXIST. YIELD	REQUESTED ZONING YIELD	UNITS/ACRE ALLOWED BY P.U.D.	PUD YIELD ALLOWED BY EX. ZONING	MAX. PUD YIELD ALLOWED BY REG.
DR-16	0	45.0	16	0	720	20	0	900
DR-10.5	0	73.0	10.5	0	767	16	0	1168
DR-5.5	0	55.0	5.5	0	302	8	0	440
DR-3.5	23.702	50.564	3.5	83	177	3	118	253
DR-2.0	199.862	2.0	2.0	400	0	0	600	0
TOTAL	223.564	223.564		483	1966		718	2761
SPACER:								
LAND IN LOTS:								
DR-5.5	55.384	55.384	3.5	124	124	3	177	177
DR-2.0	17.036	17.036	2.0	34	34	0	51	51
TOTAL	72.420	72.420		158	158		228	228
GRAND TOTAL	275.984			641	2124		946	2989 *

A PROPOSED NEIGHBORHOOD P.U.D. DETAILED DENSITY CALCULATIONS

OAKHURST

TYPE	DWELLING UNITS	DENSITY UNITS
Detached Houses	14	14
Condominiums	961	961
Rental Townhouses (2 BR)	273 x 2.5	682
Garden Apartments (2 BR)	300 x 1.5	450
Garden Apartments (1 BR)	300 x 1.75	525
Guest House (2 BR)	4 x 1	4
Guest House (1 BR)	8 x .75	6
TOTAL	2148	2208

TYPE	DWELLING UNITS	DENSITY UNITS
Shopping Center	14 x 3.5	49
Public Office	273 x 2.5	682
Public Office	300 x 1.5	450
Public Office	300 x 1.75	525
Public Office	4 x 1	4
Public Office	8 x .75	6
TOTAL	2148	2208

EMPLOYEES

150

10

25

40

4

3

0.3

303

4277

ZONING	PROP. AREA	% OPEN SPACE REQUIRED	AREA OF OPEN SPACE REQUIRED
DR-16	45.0	15%	6.75
DR-10.5	73.0	12%	8.76
DR-5.5	55.0	6%	3.3
DR-3.5	85.948	3%	2.58
DR-2.0	17.036	0	0
TOTAL AREA OPEN SPACE REQUIRED			21.39 ACRES
TOTAL AREA OPEN SPACE PROPOSED			125 ACRES

-3-

ZONING	PROP. YIELD	PARKING RATIO
DR-16	720	1.53
DR-10.5	767	1.75
DR-5.5	302	1.75
DR-3.5	301	2
DR-2.0	34	2
TOTAL	3643	3642.35

TOTAL NUMBER OF SPACES REQUIRED - 3643
 TOTAL NUMBER OF SPACES PROPOSED - 4288

Screening: Shown hereon thus to be evenly spaced Arborvitae Minimum Height 4 feet.

Lighting: To be so erected as to direct rays away from Residential Areas.

Paving: On all Private Drives and Parking Areas to be Bituminous, bordered by either concrete or Bituminous Curbings. Proposed Public Roads to be constructed in compliance with Baltimore County Specifications.

baltimore county
 office of planning and zoning
 TOWSON, MARYLAND 21204
 (301) 494-3211
 WILLIAM D. FROMM
 DIRECTOR

December 19, 1975

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

Dear Mr. DiNenna:

At its regular meeting on Thursday, December 18, 1975, the Baltimore County Planning Board reviewed the report of the Board's Land Use Regulations and Development Approval Committee on the unit development proposed by Universal Housing and Development Company, Inc., to be located at the north end of Ferguson Road, 5,500 feet north of Joppa Road, in the Eleventh Election District.

Following discussion, a quorum being present, Mr. Lewis M. Hess, Jr. made the following motion:

RESOLVED: That the Baltimore County Planning Board accepts the report of the Land Use Regulations and Development Approval Committee and hereby adopts an unfavorable report on the plan.

The motion was seconded by Mr. William F. Kirwin and was approved with Mr. Edward A. Griffith voting "nay".

A copy of the adopted report is attached to this memorandum as an Appendix.

Very truly yours,

William D. Fromm
 William D. Fromm, Secretary
 Baltimore County Planning Board

WDF:FS:mr

cc: Mr. Arnold Fleischmann, Chairman
Baltimore County Planning Board

Appendix Report of the Land Use Regulations and Development Approval Committee to The Baltimore County Planning Board

The "Unit Development" request by the Universal Housing and Development Company, Inc., located at the north end of Ferguson Road - 5,500 feet north of Joppa Road in the 11th Election District of Baltimore County. Containing 275.98 acres of land.

The regular monthly meeting of the Land Use Regulations and Development Approval Committee was held on December 11, 1975, at 2:00 P.M., in room 106 of the County Office Building.

At that meeting, the developer of the subject site and his attorney, engineer, and land planner, gave a lengthy presentation of the planned "Unit Development". During the course of the presentation, citizens in attendance posed questions and offered comments, on the proposal.

Following the presentation and further discussion of the proposal, the Committee voted to recommend that the Planning Board adopt an unfavorable report on the proposal as per Section 430.11.C.6.c of the Zoning Regulations, which requires that, for the Board to adopt a favorable report on a proposed authorization plan the Board must make affirmative findings that:

"the plan is in accordance with the planning objectives and requirements of this subsection, of relevant Planning Board policies adopted pursuant to the authority of Section 504 or otherwise, and of these Zoning Regulations in general."

- The unit development, as presented, is based upon proposed zoning. The proposal must be predicated on the approved Comprehensive Zoning Map. Density cannot exceed that which is allowed by the approved Zoning Map.
- The housing mix, as presented, is not acceptable. The plan should reflect a greater and/or better balance of housing types.
- There is a concern, by the Committee, relative to the location and size of the commercial area on the plan.
- The plan is based upon a combination of public and private roads. Some of the private roads function as ring roads and include perpendicular parking along the roadway. The Committee feels that the perpendicular parking along such ring roads should be modified and that parking could be better supplied in properly designed bays with controlled access points to the ring roads.

In conclusion, the Committee would like to state that it completely endorses the concept of Planned Unit Development and feels that such a development is appropriate for this subject site. The Committee encourages the developer to amend his plan, for this project, in accordance with the findings of this report, and resubmit his plans for further consideration.

I HEREBY CERTIFY that the above Report was duly adopted at the meeting of the Baltimore County Planning Board in Towson, Maryland on December 18, 1975.

DATE: December 18, 1975

William D. Fromm
 William D. Fromm, Secretary

NOV 30 1976

INTER-OFFICE CORRESPONDENCE

MEMBERS OF THE
PLANNING BOARD
TO: WILLIAM D. FROMM, Director
FROM: Office of Planning & Zoning
SUBJECT: Petition for Oakhurst Planned Unit Development (PUD)

Date: December 11, 1975

The proposed development of Oakhurst would impact the existing highway network in the Carney, Cub Hill and Perry Hall communities of Baltimore County. The three existing major roads which would be affected are 1.) Harford Road (Maryland Route No. 147) between the Gunpowder Falls and the Baltimore Beltway (Interstate Route 695), 2.) Joppa Road between Harford Road (Maryland Route No. 147) and Belair Road (U.S. Route No. 1), and 3.) Belair Road (U.S. Route No. 1) between the Gunpowder Falls and the Baltimore Beltway (Interstate Route 695).

Harford Road (Maryland Route No. 147) currently is a two-lane road and has an Average Daily Traffic Volume in excess of 10,000 north of Joppa Road. South of Joppa Road, this two-lane road currently has an Average Daily Traffic Volume of approximately 20,000. During the peak hours, motorists driving through the intersection of Harford Road (Maryland Route 147) and Joppa Road experience severe delays with speeds decreasing to less than 15 miles per hour as the motorists approach the intersection. For the past three years, this intersection has experienced an annual average of 30 accidents involving bodily injury and/or property damage and which required police investigation. Harford Road (Maryland Route No. 147) is identified for reconstruction to four lanes in the State Highway Administration's 1977-1996 20-Year Needs Study. But it is not included in the 1976-1980 State Secondary Highway Improvement Program. Joppa Road currently is a two-lane road and has an Average Daily Traffic Volume of approximately 20,000. Joppa Road is proposed for reconstruction to four lanes in the County's Capital Improvement Program after 1981.

Belair Road (U.S. Route No. 1) currently is a four-lane road and has an Average Daily Traffic Volume of nearly 30,000. During the peak hours, motorists driving through the intersections of Belair Road (U.S. Route No. 1) with both Joppa Road and Putty Hill Avenue experience severe delays with speeds decreasing to less than 15 miles per hour as the motorists approach these two intersections. Both of these intersections are currently deficient for the traffic volumes utilizing them. Both intersections currently function at an 'E' Level of Service. For the past three years, each one of these intersections has experienced an annual average of 30 accidents involving bodily injury and/or property damage and which required police investigation. Belair Road (U.S. Route No. 1) is identified for reconstruction in the State Highway Administration's 1977-1996 20-Year Needs Study. But it is not included in the 1976-1980 State Primary or Secondary Highway Improvement Program. Limited public transportation is currently provided between Carney and downtown Baltimore and Carney and Towson via the No. 19 and No. 55 bus lines respectively. The No. 15A provides peak period bus service between Perry Hall and downtown Baltimore.

December 11, 1975

ALTERNATES

- 1.) The Oakhurst PUD proposes the construction of 2,208 housing units which are projected to produce 15,000 daily trips which would a.) further congest an already congested Joppa Road and Belair Road (U.S. Route No. 1) and b.) more than "eat up" what little capacity remains on Harford Road (Maryland Route No. 147) and especially its intersection with Joppa Road. The 15,000 trips projected by the 2,208 housing units assumes a little less than seven trips per day per housing unit which may be conservative.
- 2.) If the requested zoning were granted for Oakhurst but the PUD was denied, 2,123 housing units are proposed which are projected to generate approximately 15,000 trips.
- 3.) The petition for the PUD and the requested zoning would allow 2,989 housing units which are projected to produce 21,000 daily trips.
- 4.) The staff recommended zoning would allow 1,380 housing units if it were a PUD which are projected to produce 10,000 daily trips.
- 5.) The staff recommended zoning would allow 966 housing units without the PUD which are projected to produce 7,000 daily trips.
- 6.) The existing zoning would allow 666 housing units if it were a PUD which are projected to produce 5,000 daily trips.

Of the six alternates, Alternate 6 would have the least impact on the existing transportation network. From a transportation point of view, one slight advantage a PUD has over development based on zoning is the fact that trip generation outside the PUD may be reduced by as much as 10% because of the availability of convenience shops within the PUD which could conceivably preclude convenience shopping trips outside the PUD. Of course, a PUD would not affect the peak period trips because these trips are home-to-work and work-to-home trips, unless employment centers were established within the PUD.

The Planning Board adopted the Short Range Element (five-year) of the Comprehensive Plan on October 13, 1975 with proposed transportation improvements in the Oakhurst area.

The proposed improvements are: 1.) Whitmarsh Boulevard between Belair Road (U.S. Route No. 1) and Proctor Lane, 2.) Proctor Lane between Whitmarsh Boulevard and Perring Parkway, 3.) Perring Parkway between Joppa Road and Proctor Lane, 4.) Walther Boulevard between Putty Hill Avenue and Proctor Lane, 5.) Gunview Road between Belair Road (U.S. Route No. 1) and Proctor Lane, and 6.) improved public transportation which would provide bus service linking the Perry Hall community with Towson, downtown Baltimore, and Essex. Of the six proposed transportation improvements, the only one that is a part of an adopted Capital Improvement Program is a segment of Proctor Lane which is in the County's Program for 1976-1981 with construction scheduled after 1981. Whitmarsh Boulevard (Maryland Route No. 43) is identified in the State Highway Administration's 1977-1996 20-Year Needs Study in an alignment that is not consistent with the adopted Comprehensive Plan. But even the State's alignment for Whitmarsh Boulevard (Maryland Route No. 43) is not included in the 1976-1980

December 11, 1975

State Primary or Secondary Highway Improvement Program.

WDF/WPT/vh

WILLIAM D. FROMM
Director of Planning

cc: Mrs. Marion McCoy
Norman E. Gerber
George H. Pryor, Jr.
Robert W. Marriott, Jr.
Wayne P. Thacker
File



PEOPLES COUNSEL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

TEL 484-3211

February 2, 1976

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

Re: Universal Housing—reclassification
and planned unit development

Dear Mr. DiNenna:

These matters are assigned for hearing before you this morning. Please enter the appearance of this office in these cases. I represent two of the beneficiaries under the last will and testament of Earl Loudenskas, late of Baltimore County, deceased. These beneficiaries have no direct control under the activities of the Personal Representative of the estate, who negotiated the contract with Universal Housing; however, they would perhaps monetarily benefit through this zoning procedure. I am thus disqualified from participating because of the obvious conflict.

I feel that to ask my deputy, Mr. Kountz, to represent the office might very well be justly considered a sham and I have accordingly retained the services of Richard A. Reid, Esquire, to act for my office. Mr. Reid will have total control with regard to the involvement of this office in the proceedings and will carry them through to the ultimate conclusion.

Very truly yours,

John W. Hessian III
People's Counsel

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMSON
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

February 20, 1976

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MEMBERS OF THE
PLANNING BOARD
TO: WILLIAM D. FROMM, Director
FROM: Office of Planning & Zoning
SUBJECT: Petition for Oakhurst Planned Unit Development (PUD)

Date: December 11, 1975

The proposed development of Oakhurst would impact the existing highway network in the Carney, Cub Hill and Perry Hall communities of Baltimore County. The three existing major roads which would be affected are 1.) Harford Road (Maryland Route No. 147) between the Gunpowder Falls and the Baltimore Beltway (Interstate Route 695), 2.) Joppa Road between Harford Road (Maryland Route No. 147) and Belair Road (U.S. Route No. 1), and 3.) Belair Road (U.S. Route No. 1) between the Gunpowder Falls and the Baltimore Beltway (Interstate Route 695).

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The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Application of Universal Housing for
Oakhurst Unit Development. Cases
No. 74-217-R and 76-147-XSPH.

Dear Commissioner DiNenna:

Pursuant to the discussion at the conclusion of testimony on February 18, we are enclosing herewith for all parties a copy of Peoples Counsel (substitute) Exhibit D, a Memorandum from Mr. Fromm, the Director of Planning, to the Planning Board, dated December 11, 1975. As everyone will recall, this Memo was admitted over our objection and Mr. Fromm did not make himself available for testimony on the 18th.

Also pursuant to your request, Mr. Hocheder is preparing a summary of his testimony concerning the adequacy of public sewers to serve the proposed Oakhurst Unit Development, and this will shortly be forwarded to all parties involved. Thanking you for your attention to this matter and thanking the various improvement association representatives for their courteous manner during the course of hearing, I am

Sincerely,

James D. Nolan

JDN/hl
Enclosure
cc: Hon. George J. Martinak
Deputy Zoning Commissioner

Mrs. Genevieve Buettner
Perry Hall Improvement Ass'n.
4206 Penna Ave.
Perry Hall, Md. 21128

Richard A. Reid, Esq.
Royston, Muller & McLean

Mrs. Wilma Grant
3603 E. Joppa Rd. 21234

Mrs. Eleanor Hunt
7933 Hilltop Drive 21234

December 11, 1975

ALTERNATES

- 1.) The Oakhurst PUD proposes the construction of 2,208 housing units which are projected to produce 15,000 daily trips which would a.) further congest an already congested Joppa Road and Belair Road (U.S. Route No. 1) and b.) more than "eat up" what little capacity remains on Harford Road (Maryland Route No. 147) and especially its intersection with Joppa Road. The 15,000 trips projected by the 2,208 housing units assumes a little less than seven trips per day per housing unit which may be conservative.
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- 6.) The existing zoning would allow 666 housing units if it were a PUD which are projected to produce 5,000 daily trips.

Of the six alternates, Alternate 6 would have the least impact on the existing transportation network. From a transportation point of view, one slight advantage a PUD has over development based on zoning is the fact that trip generation outside the PUD may be reduced by as much as 10% because of the availability of convenience shops within the PUD which could conceivably preclude convenience shopping trips outside the PUD. Of course, a PUD would not affect the peak period trips because these trips are home-to-work and work-to-home trips, unless employment centers were established within the PUD.

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December 11, 1975

State Primary or Secondary Highway Improvement Program.

WDF/WPT/vh

WILLIAM D. FROMM
Director of Planning

cc: Mrs. Marion McCoy
Norman E. Gerber
George H. Pryor, Jr.
Robert W. Marriott, Jr.
Wayne P. Thacker
File

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLEMAIN
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

February 24, 1976

AREA CODE 301
TELEPHONE 883-1800

The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Application of Universal Housing for
Oakhurst Unit Development. Cases
No. 74-217-R and 76-147-XSPH.

Dear Commissioner DiNenna:

Pursuant to the discussion at the conclusion of the
hearing on February 18th, as well as my letter of February 20,
1976, I am enclosing a one-page summary of the testimony of
Mr. Hocheder concerning the adequacy of public sewer facilities
to serve the proposed Oakhurst Unit Development.

Also enclosed to aid you in this matter is a Summary
of the Testimony of Mr. Willemain as amplified by Mr. Klaus
concerning the errors which he noted in the 1971 Zoning Maps
with reference to these two properties, and also the changes
in the area since March 24, 1971.

Thanking you for your attention to these materials,
and ready to furnish any other materials which may be helpful
in this matter, I am, with best regards,

Sincerely,
James D. Nolan

JDN/hl
Enclosures
cc: Hon. George J. Martinak
Deputy Zoning Commissioner
Richard A. Reid, Esq.
Re: ston, Mueller & McLean
Mrs. Wilma Grant
3603 E. Joppa Rd. 21234
Mrs. Eleanor Hunt
7933 Hilltop Drive 21234
Mrs. Genevieve Buettner
Perry Hall Improvement Ass'n.
Att: Leroy Posner and Melvin Colvin
Mr. John Hocheder
Stephens & Associates
Mr. Frederick P. Klaus
Mr. Bernard Willemain

CHANGES IN THE NORTHEAST AREA
SINCE MARCH 24, 1971

1. The State of Maryland has acquired additional property
for the Gunpowder State Park, including the Blanton property on
the opposite side of the Falls to be used in part by the Maryland
National Guard.
2. Since 1971, the two developments to the south have changed
the area from open land to developing suburban communities bringing
new growth, new utilities, new roads and new schools to the area.
3. The adopted Northeast Short Range Comprehensive Plan
has changed the planned densities for the subject tract and area
from low to medium residential densities, and the Plan has iden-
tified the tract for a neighborhood center and elementary school
as well.
4. There have been changes in school scheduling for the area
with projects being advanced, including the Hines Road Elementary
School, the search for a high school site in the Hilltop Drive-
Mayleeds' Road Area, as well as the proposed elementary school
site on the subject sites' inclusion in the Northeast Short Range
Comprehensive Plan.
5. The utility structure in the area has been strengthened,
including the completion of the Perry Hall Interceptor in May,
1973, improvements to the water network including equipment to limit
very high area water pressures, as well as the extension of water
and sewer to, or near, the property via Ferguson Road and the ad-
jacent subdivisions of Pinedale Woods and Seven Courts.
6. The two tracts themselves, Spamer and Laudenklos, have
come onto the market since March, 1971, and these tracts are now
being closely studied for the first time.
7. The area has completely changed from an agricultural
area, with a non-conforming private airfield on the Spamer parcel,
to a developing growth area able to serve in part area housing
needs.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
TOWSON, MARYLAND
209 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Summary of Testimony by Mr. John Hocheder of George William Stephens, Jr.
and Associates, Inc., concerning adequacy of public sewer facilities to
serve the Oakhurst Unit Development.

The proposed Oakhurst Unit Development comprises 2148 dwelling units.
The subject tract of 276 acres is sewerable by gravity to the 42-inch Mine
Bank-Gunpowder Interceptor sewer located a short distance north of the prop-
erty on the south side of the Gunpowder Falls, as well as into the 18-inch
Perry Hall Interceptor a short distance to the east of the subject property.

The Mine Bank-Gunpowder Interceptor was completed in October of 1968,
while the Perry Hall Interceptor was completed on May 29, 1973, a change in
the utility situation since May 24, 1971, when the present zoning maps were
adopted. Both of these interceptor sewers flow to the Gunpowder Pumping
Station, which was completed in June of 1967.

From County records for December 1975 and January 1976, the highest
amount pumped by the Gunpowder Pumping Station in the week beginning
December 30, 1975 and ending January 6, 1976 had a peak daily flow of
2,541 M.G.D. (Million Gallons Per Day) or approximately 3% of its 72 M.G.D.
maximum design capacity. The existing 42" Mine Bank-Gunpowder Interceptor
has a design capacity of 34 M.G.D., while the Perry Hall Interceptor has a
capacity of 6.18 M.G.D.

Utilizing a conservative figure of an average 2.7 persons per one and
two bedroom dwelling unit, with each person contributing 90 gallons per
day, the proposed Oakhurst Unit Development of 2148 units will produce an
average daily flow of 522,000 gallons, or about .522 M.G.D. The proposed
elementary school will produce approximately 11,250 gallons per day,
assuming 15 gallons per day for a faculty of 50 and a student body of 700.
The addition of the school flows will bring the daily figure to .533 M.G.D.
and the proposed commercial and recreational facilities will not exceed
an additional 70,000 gallons per day for a total average daily flow of
approximately .6 M.G.D. average flow. This average flow would peak to
approximately 2.4 M.G.D. It can be readily seen that the sewerage flows
from the proposed Oakhurst Unit Development will barely dent the 72 M.G.D.
maximum design capacity of the pumping station, the 6.18 M.G.D. of the Perry
Hall Interceptor and the 34 M.G.D. capacity of the Mine Bank-Gunpowder
Interceptor.

With the loss of large intervening properties to Gunpowder State Park
within the design drainage area, it would only seem economically feasible
to utilize these existing facilities built at a great expense to the County.

8. There has been a change in the Zoning and Subdivision
Regulations, namely Bill 100, effective April of 1971, which
under the new density ratio zones permits, and indeed, encourages,
clustering of a diverse variety of housing types subject to transi-
tional zone requirements.

LIST OF ERRORS MADE ON THE
1971 ZONING MAPS AS TO THE SPAMER AND
LAUDENKLOS TRACTS AND
LIST OF CHANGES SINCE MARCH 24, 1971
PER MR. BERNARD WILLEMAIN

MAP ERRORS

1. The County Council was either ignorant of, or failed
to recognize the extensive utility capacity available in the
Northeast Area by reason of the Minebank-Gunpowder Interceptor
and the improved facilities of the Third District Water Zone,
particularly in view of the other areas under moratoriums.
2. The Council was inconsistent in its policies by pro-
viding extensive public facilities including water, sewer, schools,
roads and other facilities on the one hand, and then placing den-
sities on the maps far below the capability of these facilities.
3. The Council either was ignorant of, or underestimated
the capacity of the existing area road system as demonstrated by
the traffic engineer, Mr. Petersen, and the Council also failed
to take into account the road improvements and new roads planned
by both the County and the State.
4. The Council in the mapping rush failed to adequately
consider and identify the desirability of this parcel and the area
to meet, in part, the housing needs of the area.
5. The existing D.R. 2 and D.R. 3.5 zones do not allow an
economic use of the property and represent an under-utilization of
this property in view of its topography, utility availability and
other factors.
6. The existing D.R. 2 and D.R. 3.5 zoning represents an
unreasonable restriction on the development and use of the property.
7. The 1971 Maps failed to provide a sufficient density on
the subject tract and other area tracts to meet the housing needs
of the Northeast Area.
8. The current Northeast Short Range Comprehensive Plan

- adopted by the Planning Board in November, 1975, recognizes the
errors inherent in the low densities on the subject tract on the
1971 Maps, and this Plan constitutes a change in policy as well.
9. The 1971 Maps failed to take proper account of the
aesthetics of the property and the area, including the extensive
areas of first growth trees, the nearby parks, the nearby river
and other factors.
10. The 1971 Maps and low density failed to recognize the
extensive community support facilities, both public and private,
available to serve this tract to the East, West and South.
11. The 1971 Maps failed to recognize the potential area
schools, as well as the drop in the birth rate, and the trend to
leveling or falling school populations.
12. The 1971 Maps failed to recognize by placing low den-
sities on these tracts, the rapidly depleting inventory of good
land within the URDL line served by utilities and not under mora-
torium (White Case in Ridewood).
13. There was, and is, obstinacy on the part of certain
members of the Planning Staff to follow the Master Plan.
14. The 1971 Maps failed to take into account the two major
power lines along the western and northern boundaries, as well as
the power transformer station at the southwest corner.
15. In 1955, the property was zoned in an R-6 zone, which
with utilities could have been utilized, and it was downshifted
for no good reason on the 1966 maps to R-10 and R-20; these latter,
low density zones were then uncritically translated on the 1971
Maps to their closest counterparts, namely D.R. 2 and D.R. 3.5,
the property not being closely studied, and no requests having
been made by the property owners, either Spamer or Laudenklos.

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

Your Petition has been received * this 24th day of
March 1975. Filing Fee \$ _____. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner Universal Housing of D Submitted by Willemain
Petitioner's Attorney Nolan Reviewed by DiNenna

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting March 18, 1976
Posted for: Heavy Industrial, Medium Density Residential, Single-Family Detached, Single-Family Attached, Office, Professional, Institutional, Public, and Community
Petitioner: Universal Housing of D
Location of property: East of Gunpowder Falls, North of Hilltop Drive, South of Mayleeds' Road, West of Hilltop Drive
Location of Signs: 2 signs on Hilltop Drive, 2 signs on Mayleeds' Road

Remarks: _____
Posted by: Mark H. Voss Date of return: March 26, 1976

December 1, 1975
Page two

Universal Housing for many years has been active in meeting the housing needs of Baltimore County, and Universal Housing wishes to continue in the Baltimore County market, and this fine Perry Hall location offers an excellent location for such development. As the Board knows, development activity is reaching the southern boundary of this property and this development activity will bring with it the extension of Seven Courts drive, a major collector street serving this area.

As our booklet on Oakhurst reveals, immediate access is not necessary for the proposed development plan is in fifteen phases. Originally, it was contemplated that the first section would be completed in May, 1977, with the final phase completed in April, 1983, but in view of delays it is now anticipated that these dates will be postponed at least one year, making the projected completion date May of 1978 for the first section.

Also, as can be seen in the booklet entitled "Oakhurst", this community will include a school site, a neighborhood shopping area, recreational areas, and will be laid out in an attractive pattern which will retain a large amount of the existing trees and vegetation on the property. The addition of the proposed units on this property will give to the Perry Hall area a balance of housing types and opportunities which it does not presently enjoy.

Universal Housing and its engineering and planning experts have been working with Baltimore County and its Planning Staff for over two years and as a result of this continuing dialogue, have evolved what we believe to be a very fine development plan. The Planning Staff has repeatedly indicated to Universal Housing that it favors a unit development in Baltimore County and specifically as a result of this dialogue with the Staff and encouragement from various staff members, Universal has placed an additional parcel which is a part of this request under contract of sale at very substantial cost. With the addition of this parcel, the subject tract now exceeds the 250-acre minimum required by the Unit Development Regulations and it also is a natural addition to the original parcel and it will complete this neighborhood.

Universal's marketing analysts have advised its management that there is a definite housing need in the Perry Hall section of Baltimore County. This need is particularly acute with regard to new families, young married couples and other citizen groups presently residing in the County who would like to make Perry Hall their home.

December 1, 1975
Page three

We have just recently had an opportunity to review the Director of Planning's Report concerning the development and of course this Report has been made available to the Planning Board as well. It is our belief that this Report lends significant weight to this request for a uniform D.R. 5.5 zone, and that this Report may to some extent supersede previous Staff recommendations, including those in the Log of Issues.

During the course of the development of this unit development numerous copies of the very complete booklet entitled "Oakhurst" have been made available to Baltimore County, and we believe that sufficient copies are available for all members of the Planning Board. If any members do not have a copy, please advise us and every effort will be made to make additional copies available.

The inclusion of this map request for a uniform D.R. 5.5 zoning on the entire 276 acres as shown in the Oakhurst booklet will be appreciated. Perhaps it should be included as a new issue in the Log of Issues, although the property has been previously identified as Item V-51 and it is familiar to the public as well as to Baltimore County, although this D.R. 5.5 request does represent a slight variation from the pending request. Thanking the Staff, the Planning Board and the County Council for their consideration of this property, we are

Respectfully,

NOLAN, PLUMHOFF AND WILLIAMS

By James D. Nolan

JDM/hl

cc: Mr. D. Murray Franklin

Mr. Lewis M. Hess

Mr. L. Scott Grauel

Mr. Edward A. Griffith

Mrs. Marie C. Henderson

Mr. Robert J. Grusser

Mr. William F. Kirwin

Mr. Franklin M. Padgett

Mr. Wayne N. Schelle

Mr. Lawrence J. Simpson

Mr. Ronald B. Hickernell

Mr. William D. Fromm
Director of Planning

Mrs. Marion McCoy
Deputy Director of Planning

Mr. Norman E. Gerber
Chief, Community Planning

Mr. Frank H. Fisher
Planner in Charge

Mr. David C. Flowers
Northeast Sector Planner

Mr. Melvin Colvin, Vice President
Universal Housing & Development Co.
Mr. Leroy Posner

OCT 03 1978

JAMES D. NOLAN
J. EARLE PLUMHOFF
NATHAN W. WILLIAMS
WILLIAM W. HESSON, JR.
KEVIN W. HASTLEY
THOMAS J. BENNER

March 25, 1976

The Honorable John W. O'Rourke, Chairman
The Honorable Norman W. Lauenstein, Esquire,
5th District Councilman, and
Members of the Baltimore County Council
Court House
Towson, Maryland 21204

Re: Request of Universal Housing & Development Co.
for a Uniform D.R. 5.5 Zoning on Its 276-Acre
Parcel at the North End of Fergusson Avenue
to Permit Unit Development as Presently Pro-
posed, Map Item V-51.

Dear Chairman O'Rourke, Councilman Lauenstein, and
Members of the County Council:

As you know, Universal Housing & Development Co., one
of the area's and nation's finest builders, has proposed, and
has received considerable encouragement from the Planning Staff
and the Planning Board for its unit development proposed on
this tract in the northeastern section of Baltimore County, an
area identified for growth by the Planning Staff and Planning
Board.

To aid the Council and its staff in their considera-
tion of this matter, we are enclosing a letter sent to the Plan-
ning Board on December 1, 1975, as well as copies of the
"Oakhurst" unit development booklet which has previously been
made available to the Planning Board, Planning Staff, and num-
erous other levels of County Government. This booklet and the
materials presented to Zoning Commissioner DiNenna during four
days of hearings in cases 474-217-R, a reclassification case,
and 476-147-KSPH, the unit development case, represent over
three years of work by Universal Housing, its staff, as well
as its expert planners, engineers, traffic engineers, real
estate experts, and legal counsel.

Universal Housing would respectfully ask that the
Council impose a uniform D.R. 5.5 classification over this
entire parcel, which uniform density will permit the construc-
tion of this unit development as proposed. This requested
uniform D.R. 5.5 density is in complete agreement with the

March 25, 1976
Page five

tract, followed by appropriate processing and approval of the
pending unit development request.

In view of the magnitude of this project, Universal
Housing would welcome an opportunity to sit down with the
Council and its staff during the earliest part of the map
considerations and review this proposal in the detail that it
merits. In like manner, Universal Housing, its counsel and
its engineers and planners would welcome an opportunity to
provide any further information which would help the Council
and its staff in their consideration of this important request.
Thanking the Council and its staff for their consideration in
this matter, and looking forward to meeting with the Council
and furnishing further information, we are

Respectfully,

NOLAN, PLUMHOFF AND WILLIAMS

By James D. Nolan

JDN/hl

Enclosures: Letter dated 12/1/75 to Planning Board
Oakhurst Booklet
Summary of Hocheder Testimony

cc: The Hon. John V. Murphy, Esq. Universal Housing & Development
The Hon. Gary Huddles, Esq. Att: Mr. Melvin Colvin, V.Pres.
The Hon. Clarence B. Ritts, Esq. Mr. Leroy Posner
The Hon. Eugene L. Aibbe, Jr.
The Hon. Eugene W. Gallagher

The Hon. S. Eric DiNenna
Zoning Commissioner
The Hon. George J. Martinak
Deputy Zoning Commissioner

Mr. Thomas Toporovich, Secretary
and Administrative Assistant
to the County Council

Mr. William D. Fromm
Director of Planning

Mr. Norman E. Gerber, Chief
Community Planning

Mr. Frank H. Fisher,
Planner in Charge

Mr. David C. Flowers
Northeast Sector Planner

March 25, 1976
Page two

adopted Northeast Area Short Range Comprehensive Plan, which
places this entire parcel in a Medium Density Residential Diso-
nation, as well as identifying it as proposed for the site of a
small neighborhood center and an elementary school site to
serve the community of Oakhurst.

This requested D.R. 5.5 zoning is precisely in the
middle of the medium density range which is stated as being a
density of two to eleven dwellings to an acre, at page 55 of
the Staff Draft of A Comprehensive Plan for Baltimore County.
As the Council is well aware from reviewing the various Plan-
ning Board recommendations for these zoning maps, the Planning
Board has been extremely conservative virtually throughout the
County, and yet on the subject property the Planning Board has
recommended an increase to a uniform D.R. 3.5 zoning for the
subject tract and a few contiguous tracts, all identified on
the 1000 scale map, Overlay, 4-C, as Map Item V-51. However,
in our opinion a uniform 3.5 density is one increment too low
for a number of reasons, and the requested D.R. 5.5 zoning is
correct in view of a number of factors in this matter.

The Council's attention is directed to the proposed
phasing plan in the Oakhurst booklet, and all of the dates
therein should be revised by at least one year. As can be seen,
this unit development will be built in a total of at least fif-
teen separate and distinct stages and planning, approval, con-
struction, and occupancy will require at least a ten-year
period, with the project being completed in the latter part of
the coming decade.

According to all experts, both those employed by
Universal Housing as well as Baltimore County employees and
consultants, both the water and the sewer facilities are more
than adequate to accommodate this project when fully completed,
and have more than adequate reserve capacity to accommodate
other growth expected in the area. Furthermore, as the Council
is well aware, the numerous public ownerships in this area
including the adjacent Gunpowder State Park and the adjacent
Graham Memorial Park, as well as the Maryland Training School
for boys, the Maryland National Guard ownership immediately
to the northwest, and the extensive public ownerships extend-
ing along the Gunpowder River to the north, not the least of
which is the very large Loch Raven Reservoir Complex slated
to be surrounded by the new R.C. 4 zone, namely the watershed
protection zone, must all be subtracted from the potential
drainage area which might utilize the existing sewer and water
facilities.

VALLEY 9 8120

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

Summary of Testimony by Mr. John Hocheder of George William Stephens, Jr.
and Associates, Inc., concerning adequacy of public sewer facilities to
serve the Oakhurst Unit Development.

The proposed Oakhurst Unit Development comprises 2148 dwelling units.
The subject tract of 276 acres is sewerable by gravity to the 42-inch Nine
Bank-Gunpowder Interceptor sewer located a short distance north of the prop-
erty on the south side of the Gunpowder Falls, as well as into the 18-inch
Perry Hall Interceptor a short distance to the east of the subject property.

The Nine Bank-Gunpowder Interceptor was completed in October of 1963,
while the Perry Hall Interceptor was completed on May 29, 1973, a change in
the utility situation since May 24, 1971, when the present zoning maps were
adopted. Both of these interceptors sewers flow to the Gunpowder Pumping
Station, which was completed in June of 1967.

From County records for December 1975 and January 1976, the highest
amount pumped by the Gunpowder Pumping Station in the week beginning
December 30, 1975 and ending January 6, 1976 had a peak daily flow of
2,341 M.G.D. (Million Gallons Per Day) or approximately 3% of its 72 M.G.D.
maximum design capacity. The existing 42" Nine Bank-Gunpowder Interceptor
has a design capacity of 31 M.G.D., while the Perry Hall Interceptor has a
capacity of 6.18 M.G.D.

Utilizing a conservative figure of an average 2.7 persons per one and
two bedroom dwelling unit, with each person contributing 90 gallons per
day, the proposed Oakhurst Unit Development of 2148 units will produce an
average daily flow of 527,000 gallons, or about .527 M.G.D. The proposed
elementary school will produce approximately 11,250 gallons per day,
assuming 15 gallons per day for a faculty of 50 and a student body of 700.
The addition of the school flows will bring the daily figure to .532 M.G.D.
and the proposed commercial and recreational facilities will not exceed
an additional 70,000 gallons per day for a total average daily flow of
approximately .6 M.G.D. average flow. This average flow would peak to
approximately 2.4 M.G.D. It can be readily seen that the sewerage flows
from the proposed Oakhurst Unit Development will barely dent the 72 M.G.D.
maximum design capacity of the pumping station, the 6.18 M.G.D. of the Perry
Hall Interceptor and the 31 M.G.D. capacity of the Nine Bank-Gunpowder
Interceptor.

With the loss of large intervening properties to Gunpowder State Park
within the design drainage area, it would only seem economically feasible
to utilize these existing facilities built at a great expense to the County.

March 24, 1976
Page three

For a detailed review of the sewer situation, see
the attached summary of testimony by Mr. John Hocheder of
George W. Stephens, Jr. & Associates, Inc., concerning ade-
quacy of public sewer facilities to serve the Oakhurst unit
development.

Similarly, all of these public ownerships must be
subtracted from the most thorough and complete review, analysis,
approval, and continuing supervision that any project can have
in the northeast section of Baltimore County. Com-
pletely without fear of contradiction, we can state that the
subject tract is one of the best, if not the best, locations
in Baltimore County for a unit development, and both the Plan-
ning Staff and the Planning Board agree that it is an excellent
unit development site.

Universal Housing has been told repeatedly by various
officials of Baltimore County Government, including various
members of the Planning Staff, that Baltimore County wants and
needs this unit development, the first in the County. Universal
Housing understands that it is always difficult to be the pion-
eer in any area, and that this project is breaking completely
new ground with the County, but Universal would respectfully
ask that the County Council demonstrate its faith in this new
zoning tool, the unit development, as well as this first unit
development, Oakhurst, by the imposition of a uniform D.R. 5.5
zone which will permit this project to be built as carefully
planned.

As the Council knows, the unit development zoning
device calls for the most thorough and complete review, analysis,
approval, and continuing supervision that any project can have
under Baltimore County Zoning Subdivision Regulations. If the
project is to go forward, and this excellent Oakhurst Community
built, appropriate underlying D.R. 5.5 zoning on the entire
parcel should be accorded to this fine tract on the 1976 zoning
maps.

As the Council is well aware, this northeast section
of Baltimore County has been identified by the Planning Staff,
Planning Board, and other offices of Baltimore County Govern-
ment as a growth area for the immediate future. The new devel-
opments which are already under construction to the south
and southeast of this property will bring with them the new
road facilities to improve access to the Oakhurst Community.
These strengthened and new road facilities include Northwind
Road, improvements to Fergusson Road, sections of Gunvier Road,
also known as Proctor Lane, Pinedale Road, Seven Courts Drive,
one of the main collector roads which will serve this tract,
as well as the extension of Silver Spring Road between Joppa

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 1, 1975

Arnold Fleischmann, Esquire, Chairman
and
Members of the Baltimore County Planning Board
County Office Building
Towson, Maryland 21204

Re: Item V-51; Request of Universal Housing
& Development Co. for D.R. 5.5 Zoning on
its 276-Acre Parcel at the North End of
Fergusson Avenue To Be Announced as A
New Issue.

Dear Mr. Fleischmann and Members of the Board,

On behalf of our client, Universal Housing & Develop-
ment Co., we are hereby notifying the requested zoning for
this tract to a uniform D.R. 5.5 density on the entire tract
rather than the mixture of zones ranging from D.R. 1.5 through
D.R. 16 as contained in our pending zoning cases. It is our
intention to announce this request as a new issue (although
it is not entirely new) at the Planning Board hearing to be
held for the Fifth Councilmanic District at Kenwood Senior
High School on Monday, December 1, 1975 at 7:30 p.m. We are
not abandoning the zoning request, but rather, we are asking
for D.R. 5.5 on the comprehensive zoning maps since the D.R. 5.5
density with the approval of the pending unit development will
yield the same number of units as that proposed in our unit
development request presently pending before the Zoning Commis-
sioner and presently under consideration by the Planning Board.

The Planning Board's attention is referred to the very
complete booklet prepared concerning the Oakhurst property and
which has been filed in connection with the unit development
request. In order to properly develop this fine site as shown
on the Master Development Plan in the booklet, D.R. 5.5 zoning
coupled with unit development approval gives the best density
which would permit such quality development. Without unit devel-
opment approval, Universal Housing would require D.R. 16.5
zoning and, of course, such zoning would not afford to the County
and the area the controls inherent in the unit development pro-
cess.

OCT 03 1978

LOCATION MAP

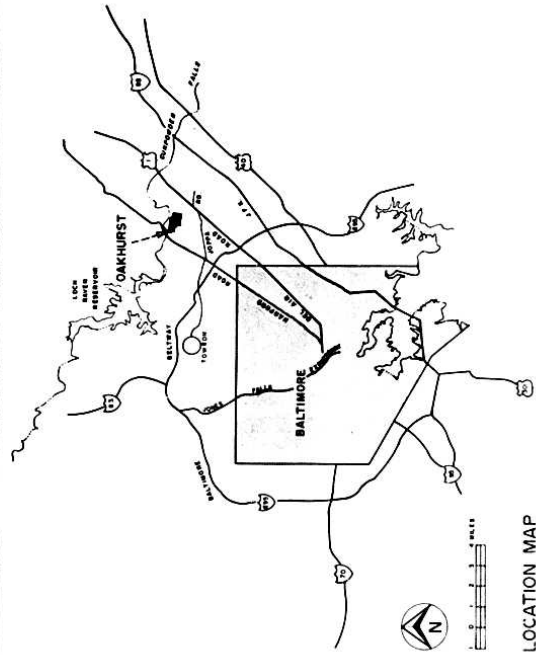
"Oakhurst" is a 276 acre parcel of land located in the northern portion of Baltimore County, between the Harford and Belair Roads, 10 minutes from Towson and 20 minutes from downtown Baltimore. The availability of good vehicular access to employment centers and the demand for quality development in the area provides this as a prime location for the creation of a totally planned and self contained residential community.

76-147 X4



THIS STUDY PREPARED BY
GEORGE W. STEPHENS, JR. & ASSOCIATES, INC. AND BERNARD WILLIAMS - M.C.P.
FOR UNIVERSAL HOUSING AND DEVELOPMENT COMPANY

OAKHURST



LOCATION MAP

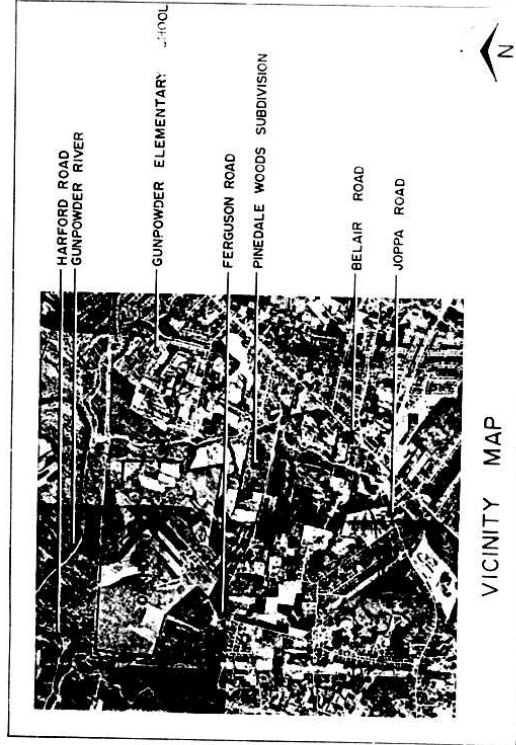
VICINITY MAP

The site is bounded by Gunpowder State Park to the north, Graham Memorial Park to the west, Gunpowder River to the east and proposed detached residential development to the south.

Whitemarsh Boulevard, a proposed major county arterial road, is projected to intersect the western portion of the site; Seven Courts Drive, a proposed local collector road, will be an extension of Ebenezer Road from the South; Proctor Avenue, a proposed local collector road, will be an extension of Gunpowder Road. The site is adjacent to the southeastern boundary line and will be bounded by Whitemarsh Boulevard; Ferguson Avenue will be located through the site as a local collector road; all of which will provide immediate access to surrounding employment and cultural centers within the Baltimore Metropolitan Area.

The extension of Perling Parkway, within close proximity of the site, will be a future major arterial highway extending from Harford County to Baltimore City.

The southernmost boundary adjoins the Proposed Pinedale Woods Subdivision, a subdivision of approximately 1/4 acre lots.



VICINITY MAP

CONTENTS

PART I - SITE INVESTIGATION

1. Developers Statement
2. Location Map
3. Vicinity Map
4. Site Characteristics & Utility Availability
5. Site Characteristics
6. Soils Analysis

PART II - SITE SOLUTION

1. Site Development Analysis
2. Master Development Plan
3. Unit Types
4. Open Space & Recreation Plan
5. Development Identification Plan
6. Typical Housing Units
 - a. Apartment - Typical Court
 - b. Townhouse - Typical Court

SITE INVESTIGATION

DEVELOPER'S STATEMENT

Oakhurst is a 276 acre parcel of land that has been designed to meet a determined portion of the housing requirements of Baltimore County.

The Tract lays in the current path of community development and is served by existing physical county services.

Universal Housing and Development Company's staff has worked closely with its design, civil, community and economic consultants to preserve the topographic and vegetation integrity of the site while observing the required economic considerations of development.

What has evolved is a design concept of a Planned Community that has presented a variety of housing offerings in an environment of natural woodlands; landscaped open spaces; strategically located active and passive recreation nodes; interconnecting walkways; and neighborhood educational, service and commercial centers.

While it is anticipated that Oakhurst will be fully completed by 1985, the first resident is expected in December, 1976. Single family detached, townhouses and apartments of compatible architecture and unique placement will be tendered in various ownership and tenancy forms. All open space, recreation facilities and private streets will be maintained through Homeowners Associations of landowners, as the location may apply.

Universal Housing and Development Company and its predecessor Companies have been successfully active in the Baltimore Metropolitan area since 1948, building over 10,000 housing units. In Oakhurst they are particularly sensitive to incorporate into the planning process a very stringent set of standards and guidelines to protect the natural values and the environmental setting of the property.

Presented now is a development plan that will be a beneficial complement to the surrounding community and will serve to satisfy a significant segment of the housing needs of the citizens of Baltimore County.

SOILS ANALYSIS

SOIL TYPE	DEPTH	PERMEABILITY	WATER CONTENT	STRENGTH
ALLUVIAL SAND	4'-10'	Low	High	High
GRAVELLY SAND	1'-10'	Low	High	High
CLAYEY SILT	10'-15'	Low	High	High
CLAYEY SILT	15'-20'	Low	High	High
CLAYEY SILT	20'-25'	Low	High	High
CLAYEY SILT	25'-30'	Low	High	High
CLAYEY SILT	30'-35'	Low	High	High
CLAYEY SILT	35'-40'	Low	High	High
CLAYEY SILT	40'-45'	Low	High	High
CLAYEY SILT	45'-50'	Low	High	High
CLAYEY SILT	50'-55'	Low	High	High
CLAYEY SILT	55'-60'	Low	High	High
CLAYEY SILT	60'-65'	Low	High	High
CLAYEY SILT	65'-70'	Low	High	High
CLAYEY SILT	70'-75'	Low	High	High
CLAYEY SILT	75'-80'	Low	High	High
CLAYEY SILT	80'-85'	Low	High	High
CLAYEY SILT	85'-90'	Low	High	High
CLAYEY SILT	90'-95'	Low	High	High
CLAYEY SILT	95'-100'	Low	High	High
CLAYEY SILT	100'-105'	Low	High	High
CLAYEY SILT	105'-110'	Low	High	High
CLAYEY SILT	110'-115'	Low	High	High
CLAYEY SILT	115'-120'	Low	High	High
CLAYEY SILT	120'-125'	Low	High	High
CLAYEY SILT	125'-130'	Low	High	High
CLAYEY SILT	130'-135'	Low	High	High
CLAYEY SILT	135'-140'	Low	High	High
CLAYEY SILT	140'-145'	Low	High	High
CLAYEY SILT	145'-150'	Low	High	High
CLAYEY SILT	150'-155'	Low	High	High
CLAYEY SILT	155'-160'	Low	High	High
CLAYEY SILT	160'-165'	Low	High	High
CLAYEY SILT	165'-170'	Low	High	High
CLAYEY SILT	170'-175'	Low	High	High
CLAYEY SILT	175'-180'	Low	High	High
CLAYEY SILT	180'-185'	Low	High	High
CLAYEY SILT	185'-190'	Low	High	High
CLAYEY SILT	190'-195'	Low	High	High
CLAYEY SILT	195'-200'	Low	High	High
CLAYEY SILT	200'-205'	Low	High	High
CLAYEY SILT	205'-210'	Low	High	High
CLAYEY SILT	210'-215'	Low	High	High
CLAYEY SILT	215'-220'	Low	High	High
CLAYEY SILT	220'-225'	Low	High	High
CLAYEY SILT	225'-230'	Low	High	High
CLAYEY SILT	230'-235'	Low	High	High
CLAYEY SILT	235'-240'	Low	High	High
CLAYEY SILT	240'-245'	Low	High	High
CLAYEY SILT	245'-250'	Low	High	High
CLAYEY SILT	250'-255'	Low	High	High
CLAYEY SILT	255'-260'	Low	High	High
CLAYEY SILT	260'-265'	Low	High	High
CLAYEY SILT	265'-270'	Low	High	High
CLAYEY SILT	270'-275'	Low	High	High
CLAYEY SILT	275'-280'	Low	High	High
CLAYEY SILT	280'-285'	Low	High	High
CLAYEY SILT	285'-290'	Low	High	High
CLAYEY SILT	290'-295'	Low	High	High
CLAYEY SILT	295'-300'	Low	High	High
CLAYEY SILT	300'-305'	Low	High	High
CLAYEY SILT	305'-310'	Low	High	High
CLAYEY SILT	310'-315'	Low	High	High
CLAYEY SILT	315'-320'	Low	High	High
CLAYEY SILT	320'-325'	Low	High	High
CLAYEY SILT	325'-330'	Low	High	High
CLAYEY SILT	330'-335'	Low	High	High
CLAYEY SILT	335'-340'	Low	High	High
CLAYEY SILT	340'-345'	Low	High	High
CLAYEY SILT	345'-350'	Low	High	High
CLAYEY SILT	350'-355'	Low	High	High
CLAYEY SILT	355'-360'	Low	High	High
CLAYEY SILT	360'-365'	Low	High	High
CLAYEY SILT	365'-370'	Low	High	High
CLAYEY SILT	370'-375'	Low	High	High
CLAYEY SILT	375'-380'	Low	High	High
CLAYEY SILT	380'-385'	Low	High	High
CLAYEY SILT	385'-390'	Low	High	High
CLAYEY SILT	390'-395'	Low	High	High
CLAYEY SILT	395'-400'	Low	High	High
CLAYEY SILT	400'-405'	Low	High	High
CLAYEY SILT	405'-410'	Low	High	High
CLAYEY SILT	410'-415'	Low	High	High
CLAYEY SILT	415'-420'	Low	High	High
CLAYEY SILT	420'-425'	Low	High	High
CLAYEY SILT	425'-430'	Low	High	High
CLAYEY SILT	430'-435'	Low	High	High
CLAYEY SILT	435'-440'	Low	High	High
CLAYEY SILT	440'-445'	Low	High	High
CLAYEY SILT	445'-450'	Low	High	High
CLAYEY SILT	450'-455'	Low	High	High
CLAYEY SILT	455'-460'	Low	High	High
CLAYEY SILT	460'-465'	Low	High	High
CLAYEY SILT	465'-470'	Low	High	High
CLAYEY SILT	470'-475'	Low	High	High
CLAYEY SILT	475'-480'	Low	High	High
CLAYEY SILT	480'-485'	Low	High	High
CLAYEY SILT	485'-490'	Low	High	High
CLAYEY SILT	490'-495'	Low	High	High
CLAYEY SILT	495'-500'	Low	High	High
CLAYEY SILT	500'-505'	Low	High	High
CLAYEY SILT	505'-510'	Low	High	High
CLAYEY SILT	510'-515'	Low	High	High
CLAYEY SILT	515'-520'	Low	High	High
CLAYEY SILT	520'-525'	Low	High	High
CLAYEY SILT	525'-530'	Low	High	High
CLAYEY SILT	530'-535'	Low	High	High
CLAYEY SILT	535'-540'	Low	High	High
CLAYEY SILT	540'-545'	Low	High	High
CLAYEY SILT	545'-550'	Low	High	High
CLAYEY SILT	550'-555'	Low	High	High
CLAYEY SILT	555'-560'	Low	High	High
CLAYEY SILT	560'-565'	Low	High	High
CLAYEY SILT	565'-570'	Low	High	High
CLAYEY SILT	570'-575'	Low	High	High
CLAYEY SILT	575'-580'	Low	High	High
CLAYEY SILT	580'-585'	Low	High	High
CLAYEY SILT	585'-590'	Low	High	High
CLAYEY SILT	590'-595'	Low	High	High
CLAYEY SILT	595'-600'	Low	High	High
CLAYEY SILT	600'-605'	Low	High	High
CLAYEY SILT	605'-610'	Low	High	High
CLAYEY SILT	610'-615'	Low	High	High
CLAYEY SILT	615'-620'	Low	High	High
CLAYEY SILT	620'-625'	Low	High	High
CLAYEY SILT	625'-630'	Low	High	High
CLAYEY SILT	630'-635'	Low	High	High
CLAYEY SILT	635'-640'	Low	High	High
CLAYEY SILT	640'-645'	Low	High	High
CLAYEY SILT	645'-650'	Low	High	High
CLAYEY SILT	650'-655'	Low	High	High
CLAYEY SILT	655'-660'	Low	High	High
CLAYEY SILT	660'-665'	Low	High	High
CLAYEY SILT	665'-670'	Low	High	High
CLAYEY SILT	670'-675'	Low	High	High
CLAYEY SILT	675'-680'	Low	High	High
CLAYEY SILT	680'-685'	Low	High	High
CLAYEY SILT	685'-690'	Low	High	High
CLAYEY SILT	690'-695'	Low	High	High
CLAYEY SILT	695'-700'	Low	High	High
CLAYEY SILT	700'-705'	Low	High	High
CLAYEY SILT	705'-710'	Low	High	High
CLAYEY SILT	710'-715'	Low	High	High
CLAYEY SILT	715'-720'	Low	High	High
CLAYEY SILT	720'-725'	Low	High	High
CLAYEY SILT	725'-730'	Low	High	High
CLAYEY SILT	730'-735'	Low	High	High
CLAYEY SILT	735'-740'	Low	High	High
CLAYEY SILT	740'-745'	Low	High	High
CLAYEY SILT	745'-750'	Low	High	High
CLAYEY SILT	750'-755'	Low	High	High
CLAYEY SILT	755'-760'	Low	High	High
CLAYEY SILT	760'-765'	Low	High	High
CLAYEY SILT	765'-770'	Low	High	High
CLAYEY SILT	770'-775'	Low	High	High
CLAYEY SILT	775'-780'	Low	High	High
CLAYEY SILT	780'-785'	Low	High	High
CLAYEY SILT	785'-790'	Low	High	High
CLAYEY SILT	790'-795'	Low	High	High
CLAYEY SILT	795'-800'	Low	High	High
CLAYEY SILT	800'-805'	Low	High	High
CLAYEY SILT	805'-810'	Low	High	High
CLAYEY SILT	810'-815'	Low	High	High
CLAYEY SILT	815'-820'	Low	High	High
CLAYEY SILT	820'-825'	Low	High	High
CLAYEY SILT	825'-830'	Low	High	High
CLAYEY SILT	830'-835'	Low	High	High
CLAYEY SILT	835'-840'	Low	High	High
CLAYEY SILT	840'-845'	Low	High	High
CLAYEY SILT	845'-850'	Low	High	High
CLAYEY SILT	850'-855'	Low	High	High
CLAYEY SILT	855'-860'	Low	High	High
CLAYEY SILT	860'-865'	Low	High	High
CLAYEY SILT	865'-870'	Low	High	High
CLAYEY SILT	870'-875'	Low	High	High
CLAYEY SILT	875'-880'	Low	High	High
CLAYEY SILT	880'-885'	Low	High	High
CLAYEY SILT	885'-890'	Low	High	High
CLAYEY SILT	890'-895'	Low	High	High
CLAYEY SILT	895'-900'	Low	High	High
CLAYEY SILT	900'-905'	Low	High	High
CLAYEY SILT	905'-910'	Low	High	High
CLAYEY SILT	910'-915'	Low	High	High
CLAYEY SILT	915'-920'	Low	High	High
CLAYEY SILT	920'-925'	Low	High	High
CLAYEY SILT	925'-930'	Low	High	High
CLAYEY SILT	930'-935'	Low	High	High
CLAYEY SILT	935'-940'	Low	High	High
CLAYEY SILT	940'-945'	Low	High	High
CLAYEY SILT	945'-950'	Low	High	High
CLAYEY SILT	950'-955'	Low	High	High
CLAYEY SILT	955'-960'	Low	High	High
CLAYEY SILT	960'-965'	Low	High	High
CLAYEY SILT	965'-970'	Low	High	High
CLAYEY SILT	970'-975'	Low	High	High
CLAYEY SILT	975'-980'	Low	High	High
CLAYEY SILT	980'-985'	Low	High	High
CLAYEY SILT	985'-990'	Low	High	High
CLAYEY SILT	990'-995'	Low	High	High
CLAYEY SILT	995'-1000'	Low	High	High

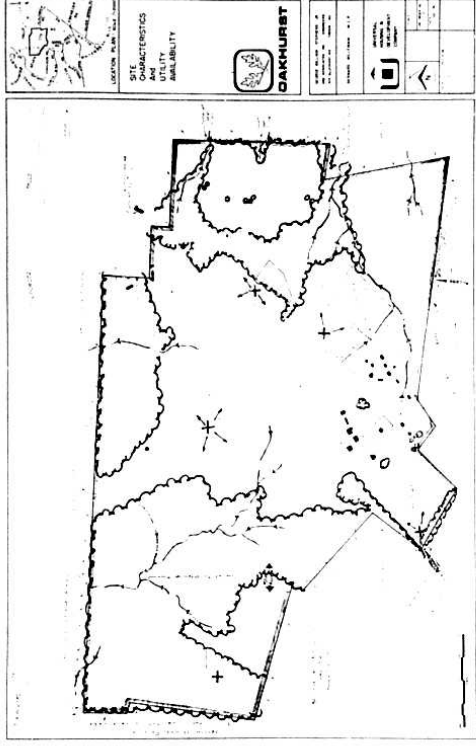
When developing on these soils, certain precautions are planned.



SITE CHARACTERISTICS & UTILITY AVAILABILITY

Oakhurst possesses unusual topographic and vegetative distinctions, together with exceptional abutments of guaranteed parks and buffers. These features both challenge the designer and offer an ideal environment for residential development.

Among the property's conspicuous aesthetic essences are its panoramic views, heavy tree cover, meandering streams, grassland pastures, and varied contours. Additionally, the site is presently served by adjacent and nearby existing sewer and water facilities.



SLOPE ANALYSIS

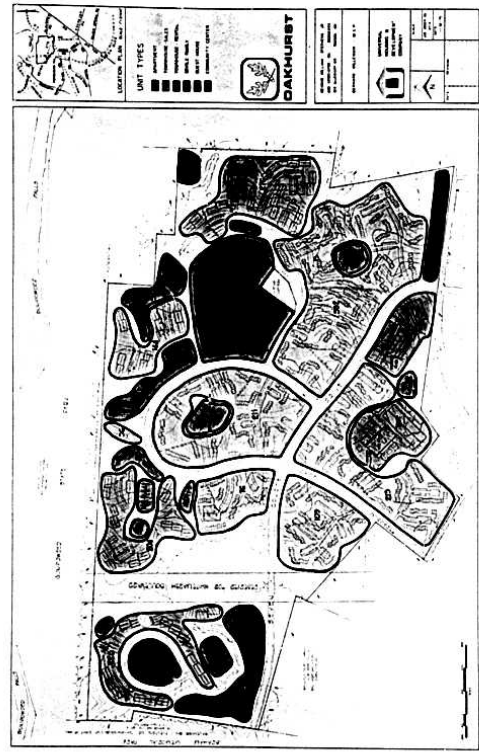
The slope range from 15 to 50%. Soil classifications indicated as very stoney, highly erodible or areas of steep slopes must be developed precautionously to avoid erosion and sediment problems. Excavation shall be kept to a minimum. Erosion and sediment control measures along with Architectural features will be implemented to adequately develop the land. No development shall occur on slopes greater than 25%.

SITE DEVELOPMENT ANALYSIS

In order to complement the land contours and to maintain as much as possible of the existing vegetation, critical considerations were given to the placement of collector roads; utility extensions; sewer-ship patterns; housing types; recreation nodes; neighborhood centers; and common open spaces.

What evolved is a simplistic road system with the least amount of grade variations; the placement of apartments on more severe slopes; recreation facilities and open spaces conveniently located to the greatest number of residents; tenants and homeowners in diverse areas while maintaining community homogeneity; and the siting of neighborhood centers to serve the inward needs for education, service and commerce.

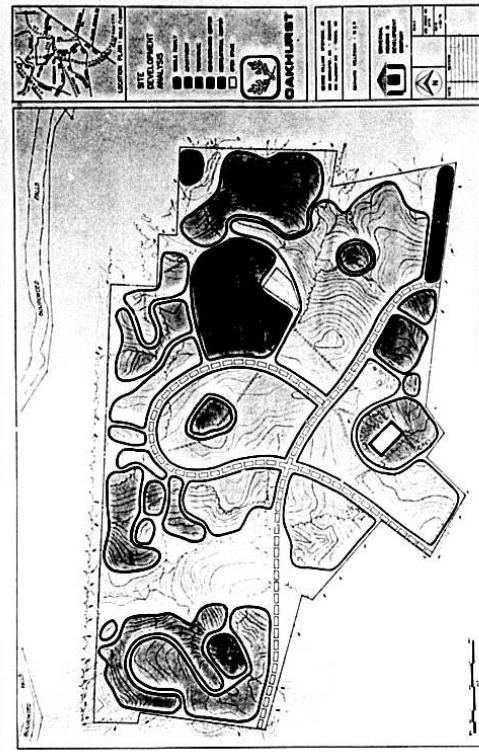




OPEN SPACE & RECREATION PLAN

While Oakhurst is bounded on the North, East and West by three large public parks, over 60 percent of the existing plant and trees growth will be left in its current natural state. In addition, more than 125 acres of disturbed area will be domestically landscaped open space.

Each residential group or village will have its own easily accessible recreation facility, minimally consisting of a swimming pool, bath house, tennis courts and major tot lot. Also planned is an indoor tennis structure located in the commercial neighborhood center.

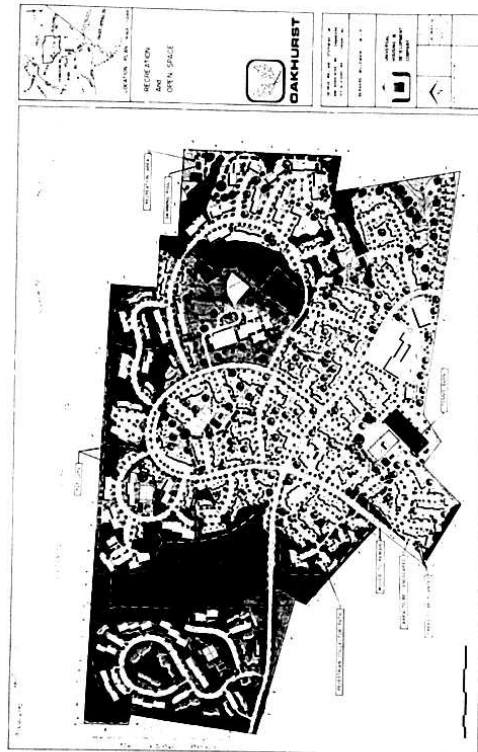


MASTER DEVELOPMENT PLAN

Oakhurst's master development plan presented here is the product of a multidisciplinary team that exhibits an intermingling of natural and man-imposed cultures.

The challenge was not to overcome the constraints of slopes, soils, drainage and vegetation, but to accept or complement these restrictions into a plan that offered economically viable results.

The emanation has produced a minimal disturbance to the existing conditions of the site has created a potential to satisfy a portion of the housing demand of the area in identified numbers, types and price ranges; and has offered a unique life style in an environment that is not ordinarily available.

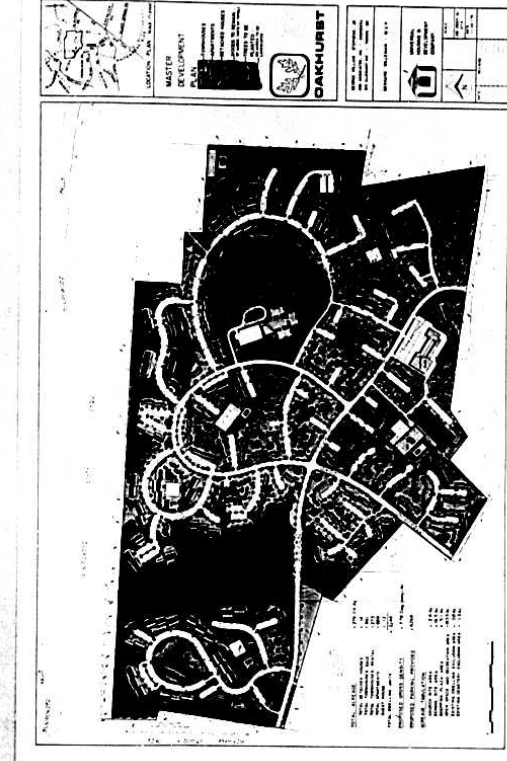


DEVELOPMENT IDENTIFICATION PLAN

Six villages, together with a single family detached area, a small convenience shopping center and a school site, were integrated to make up the whole of Oakhurst. While the separate villages will be bound together by their architectural style, landscaping, theme graphics and street furniture, each will have its own character, recreational facility and common open spaces.

Site maintenance will be controlled, administered and financed by each of the six villages in Congress with the remainder. Special design considerations were made so that little common facility usage would be made, in order to reduce conflict and to increase localized interest and vitality.

Village I - Sale townhouses	112	Village V - Rentals	276
Section 1	109	Apartment	12
Section 2	101	Townhouses	288
Section 3	322		
Village II - Sale townhouses	85	Village VI - Rentals	228
Section 1	126	Apartment	126
Section 2	76	Townhouses	354
Section 3	287		
Village III - Rentals	204	Single Family area	14
Section 1 - Apartments	204	Detached house - sale	
Section 2 - Apartments	204		
Section 3 - Townhouses	06	Commercial area	
	276	Guest rooms - rental	12
Village IV - Sale townhouses	154	TOTAL HOUSING UNITS	2,148
Section 1	114		
Section 2	84		
Section 3	350		

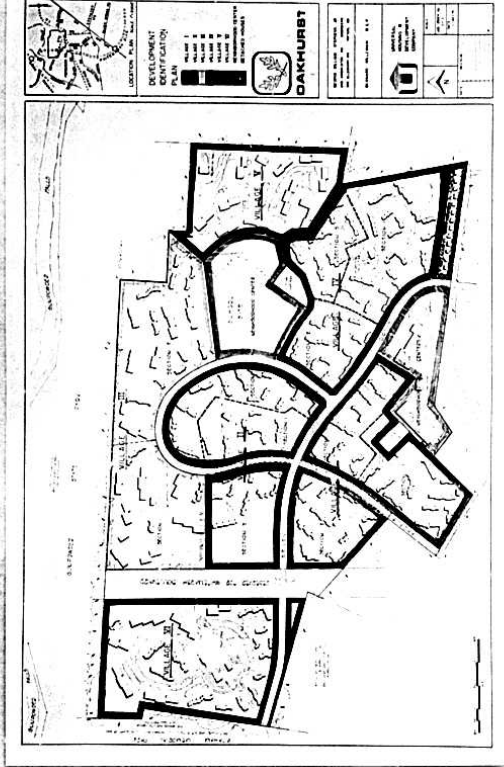


UNIT TYPES

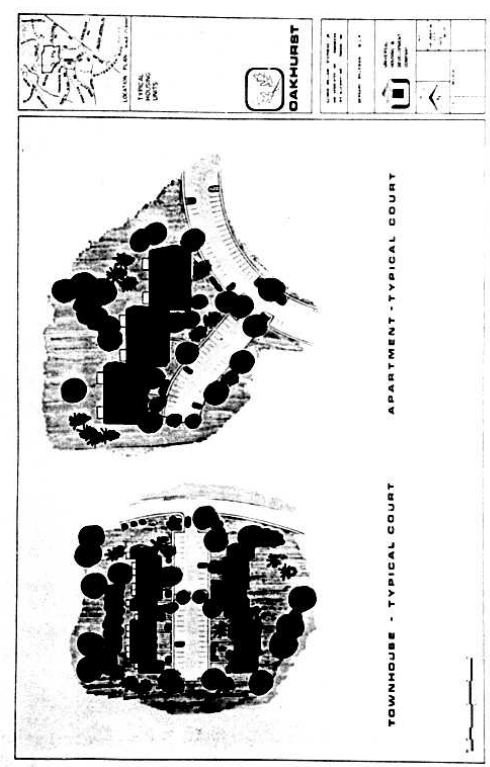
TYPE	NUMBER PROPOSED
Detached Houses	14
Townhouses - Sale	961
Townhouses - Rental	273
Garden Apartments	568
Guest House	300
Guest House	8
TOTAL	2,148

PRELIMINARY PHASING PLAN

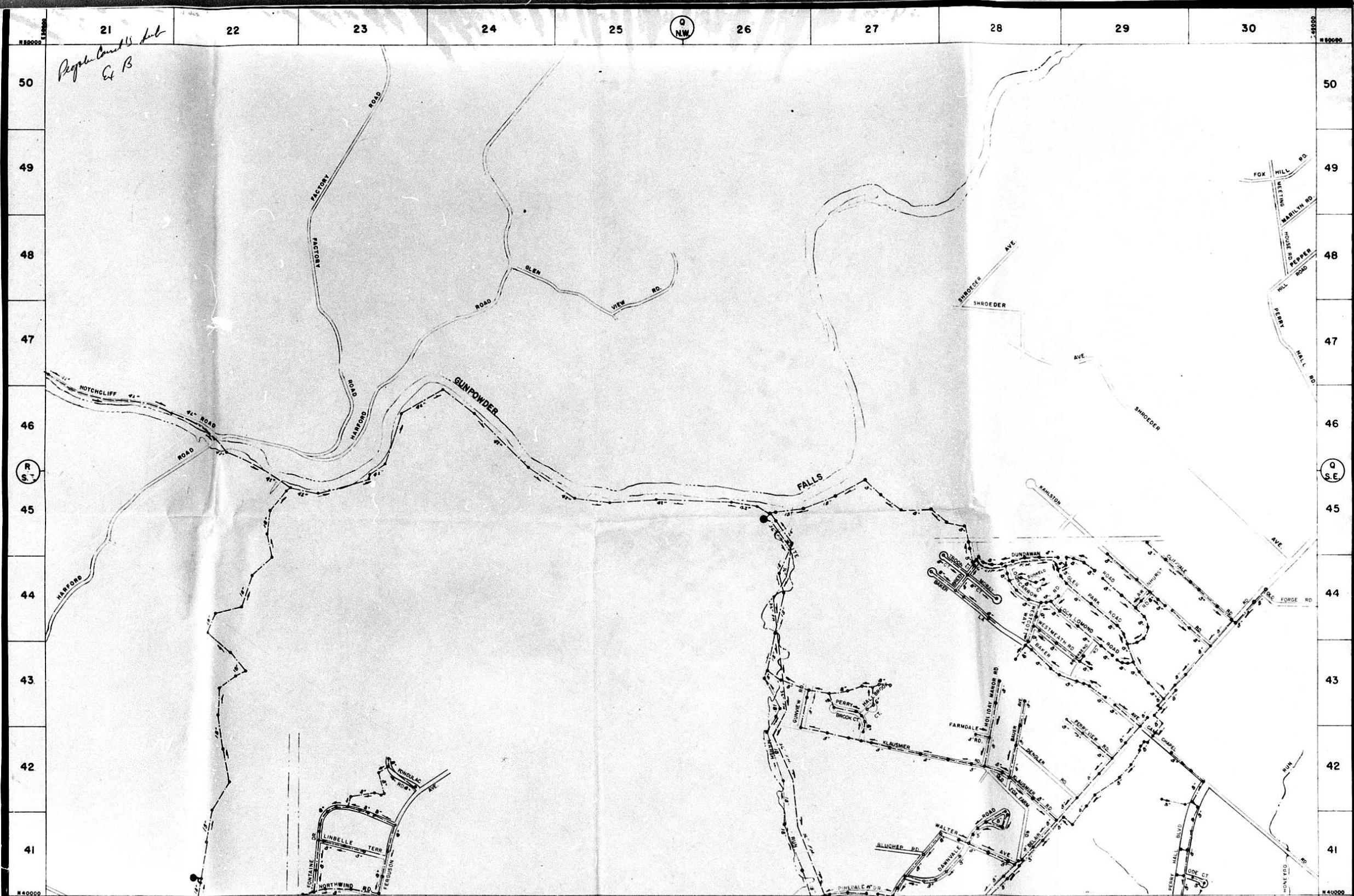
PHASE	COMPLETION DATE	IDENTITY	COMPOSITION
1	May, 1977	Village I, Section 1	112 T.H. Sales
2	January, 1978	Village I, Section 2	109 T.H. Sales
3	August, 1978	Village I, Section 3	101 T.H. Sales
4	February, 1979	Village II, Section 1	85 T.H. Sales
5	October, 1979	Village II, Section 2	126 T.H. Sales
6	March, 1980	Village IV, Section 1	76 T.H. Sales
7	January, 1981	Village IV, Section 2	154 T.H. Sales
8	March, 1981	Village III, Section 1	243 Rentals
9	September, 1981	Village IV, Section 3	114 T.H. Sales
10	March, 1982	Village III, Section 2	84 T.H. Sales
11	April, 1982	Village III, Section 3	276 Rentals
12	September, 1982	Village Commercial Center	Shopping Center Townhouse (12 units) Guest House (12 units)
13	June, 1983	Village V	288 Rentals
14	September, 1984	Single Family Area	14 Detached Sales
15	April, 1985	Village VI	454 Rentals



TYPICAL HOUSING UNITS



OCT 03 1978



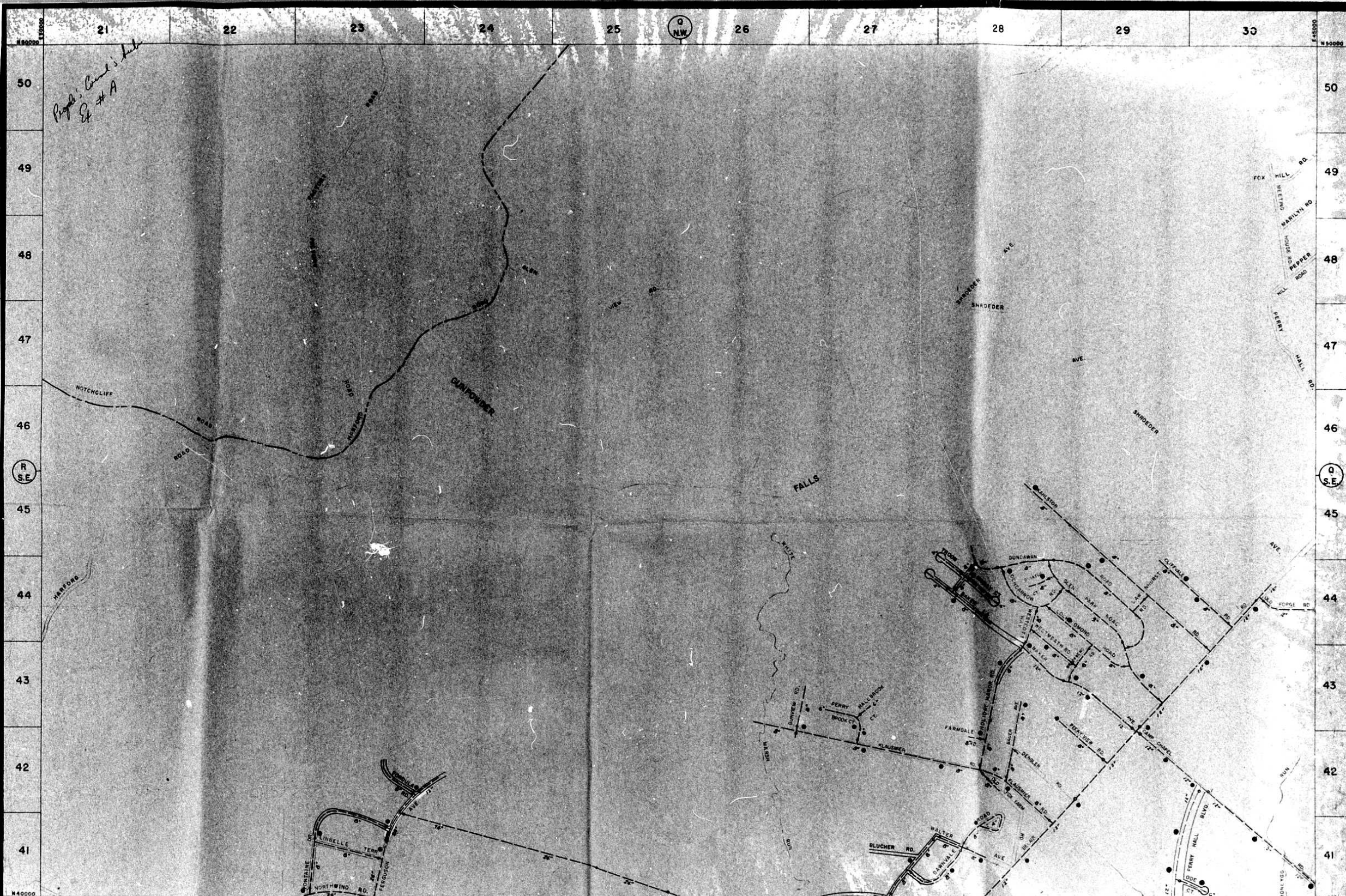
BALTIMORE COUNTY METROPOLITAN DISTRICT
KEY MAP
SANITARY SEWERS

SCALE 1 IN. = 500'	TOPO & PLAN SHEETS		KEY SHEET Q S.W.
	N.E.	11-F 13-G	
		12-F 11-H	
		13-F 12-H	
		11-G 13-H	

MICROFILMED



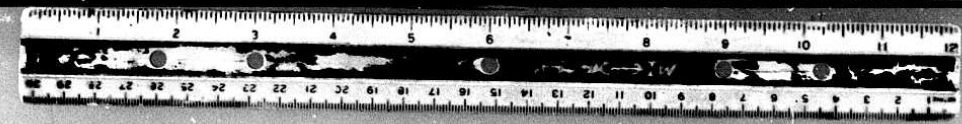
NOV 30 1976



B.C.M.D. MAINS SHOWN
 BALTIMORE CITY MAINS SHOWN
 FIRE HYDRANTS SHOWN
 VALVES SHOWN
 METROPOLITAN DISTRICT LINE

BALTIMORE COUNTY METROPOLITAN DISTRICT
 KEY MAP
 WATER MAINS

SCALE	TOPO & PLAN SHEETS	KEY SHEET
1 IN = 500'	N.E. 11-F 13-G	Q
	12-F 11-H	S.W.
	13-F 12-H	
	11-G 13-H	
	12-G	



NOV 30 1976

OF WAY

DR 5.5
24.750 Acres ±

DR 10.5
27.836 Acres ±

DR 3.5
9.369 Acres ±

DR 3.5
8.548 Acres ±

EXISTING
CENETERY

OAKHURST
FORMERLY

CUB HILL VILLAGE

PLAT TO ACCOMPANY ZONING PETITION
for RECLASSIFICATION FROM

DR. 2.0 and D.R. 3.5, to

D.R. 3.5, D.R. 5.5, D.R. 10.5, and D.R. 16

UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY

BALTO. CO., MD.
SCALE: 1" = 100'

ELECT. DIST. # 11
MARCH 25, 1974
REVISED: 6-27, 1975

3850.81

DR 3.5 EXISTING ZONING
23.702 ACRES ±

EXISTING ZONING LINE

Pecteturus s. *Eulys* #1

ON

DENSITY	UNITS
TO	
WED	PROPOSED
99	
32	
81	
6	
32	
36	
20	
64	
32	
10	
8	
20	
32	

2 1 5

TION

$(153 \times 2006) = 3069 \text{ spaces}$
 $2090562 \cdot 3170 \text{ spaces}$
 $(3770 - 2006) = 1764$

S 87° 28' 59" E

3850.81'

N 77° 25' 29" W
94.04'

N 00° 59' 47" E
381.60'

1101.39'

N 08° 12' 59" E

DR 3.5
8.945 Acres ±

DR 5.5
30.250 Acres ±

DR 10.5
45.164 Acres ±

UNIVERSAL HOUSING and
E.H.K.J.

N 74° 04' 31" W

1205.47'

N 22° 52' 29" E
101.53'

N 48° 07' 41" W

918.60'

S 81° 28' 59" E 229.48'

S 02° 31' 01" W 792.76'

DR 3.5
23.7

PROPOSED DR 3.5 = { 8.495 Ac. ±
8.548 Ac. ±
9.360 Ac. ±
EXISTING DR 3.5 = 23.702 Ac. ±
TOTAL DR 3.5 = 50.564 Ac. ±
PROPOSED DR 5.5 = { 30.250 Ac. ±
24.750 Ac. ±
TOTAL DR 5.5 = 55.000 Ac. ±
PROPOSED DR 10.5 = { 45.164 Ac. ±
27.836 Ac. ±
TOTAL DR 10.5 = 73.000 Ac. ±
PROPOSED DR 16 = 45.000 Ac. ±
TOTAL DR 16 = 45.000 Ac. ±
TOTAL AREA OF TRACT = 223.564 Ac. ±

DENSITY TABULATION

ZONING	AREA	DENSITY UNITS ALLOWED	DENSITY UNITS PROPOSED
EXISTING DR 20	29,862 Ac. ±	399	
EXISTING DR 35	23,702 Ac. ±	82	
	TOTAL 223,564 Ac. ±	481	
PROPOSED DR 3.5	50,564 Ac. ±	176	
PROPOSED DR 5.5	55,000 Ac. ±	302	
PROPOSED DR 10.5	73,000 Ac. ±	796	
PROPOSED DR 16	45,000 Ac. ±	720	
	TOTAL 223,564 Ac. ±	1,994	
NEIGHBORHOOD P.D.			
PROPOSED DR 3.5	50,564 Ac. ±	252	
PROPOSED DR 5.5	55,000 Ac. ±	440	
PROPOSED DR 10.5	73,000 Ac. ±	1,168	
PROPOSED DR 16	45,000 Ac. ±	900	
	TOTAL 223,564 Ac. ±	2,760	2,711.5

PARKING TABULATION

(P.U.D.) PARKING REQUIRED @ 1.53 SPACES PER DWELL UNIT (153 x 2006) = 3069 Spaces
TOTAL NO. PARKING SPACES PROPOSED = 3770 Spaces
ACTUAL RATIO OF PROPOSED PARKING SPACES/DWELL UNIT (3770:2006) = 1.88:1

EXISTING ZONING LINE

Detention's Entry #1

DR 20

DR 3.5

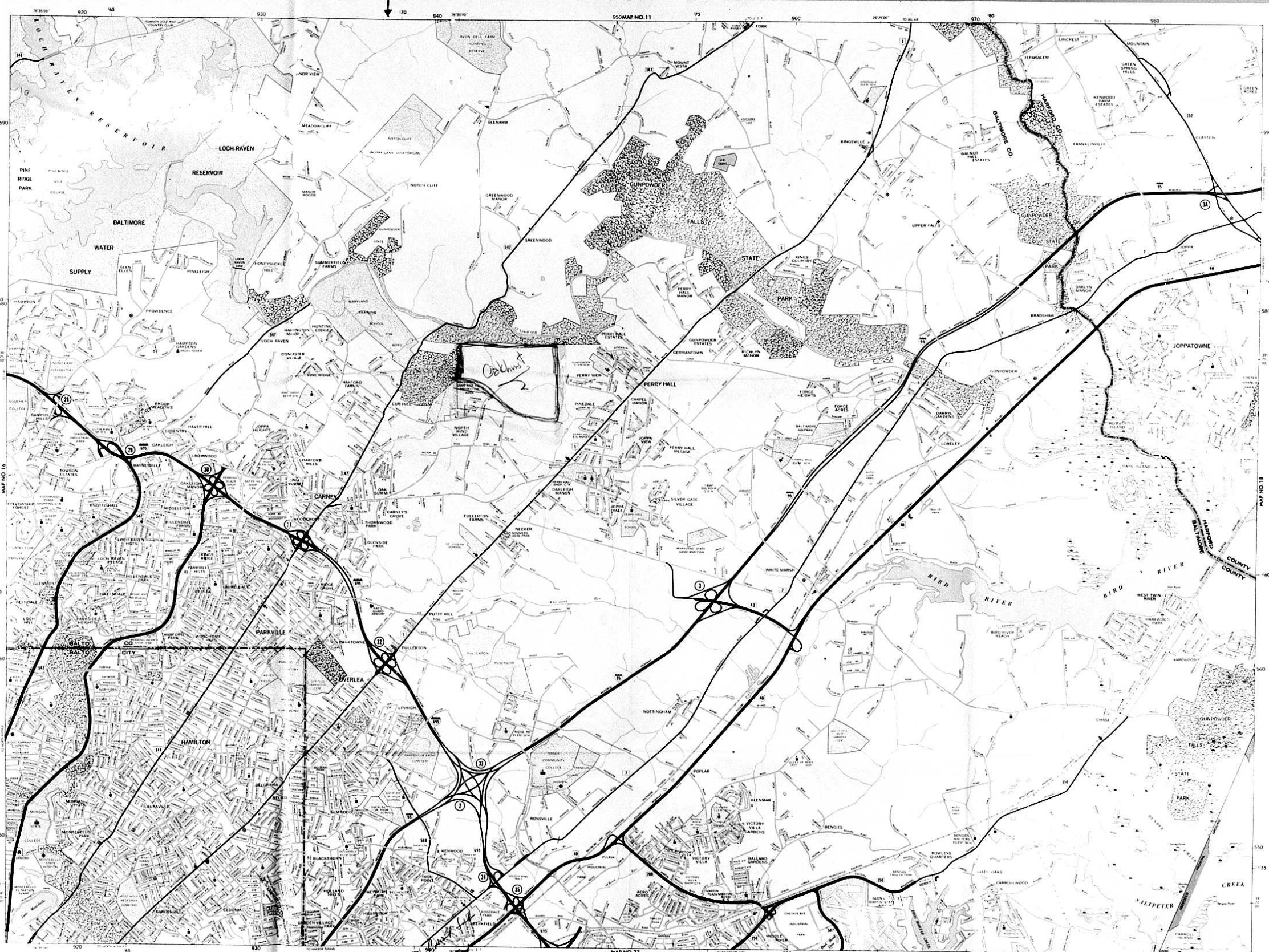
N 37° 49' 06" E

N 59° 10' 03" W

625.40'

S 44° 46' 39" W 478.93'





MAP NO. 17

LAMBERT CONFORMAL CONIC PROJECTION
BASE: 1960 U.S. NAVY HORIZONTAL DATUM



PREPARED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
IN COOPERATION WITH THE
U. S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

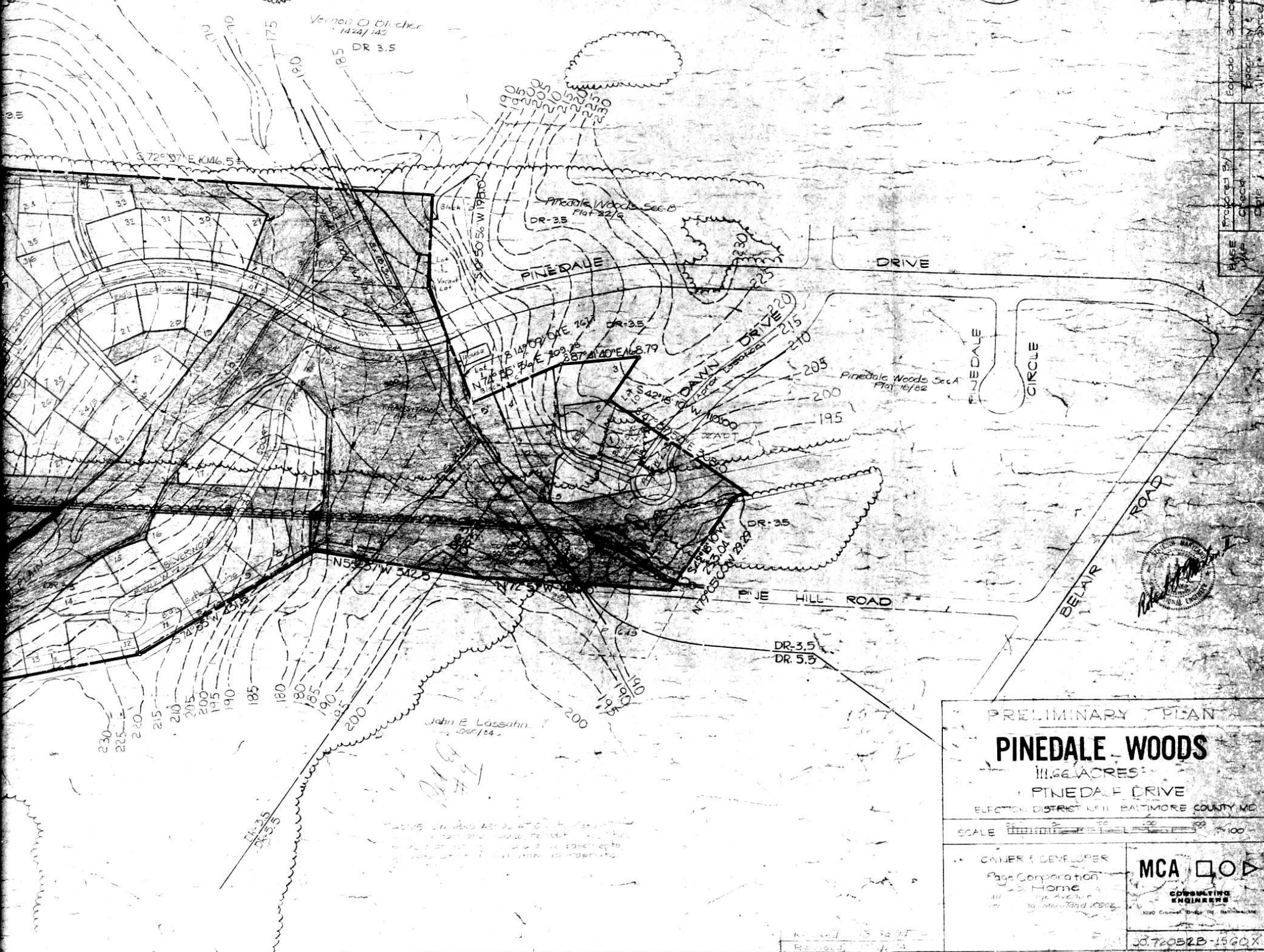
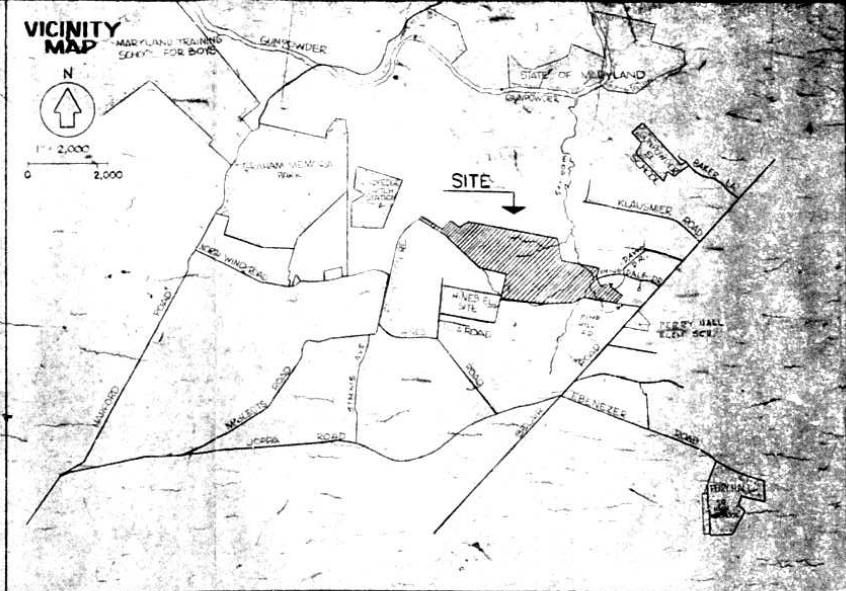
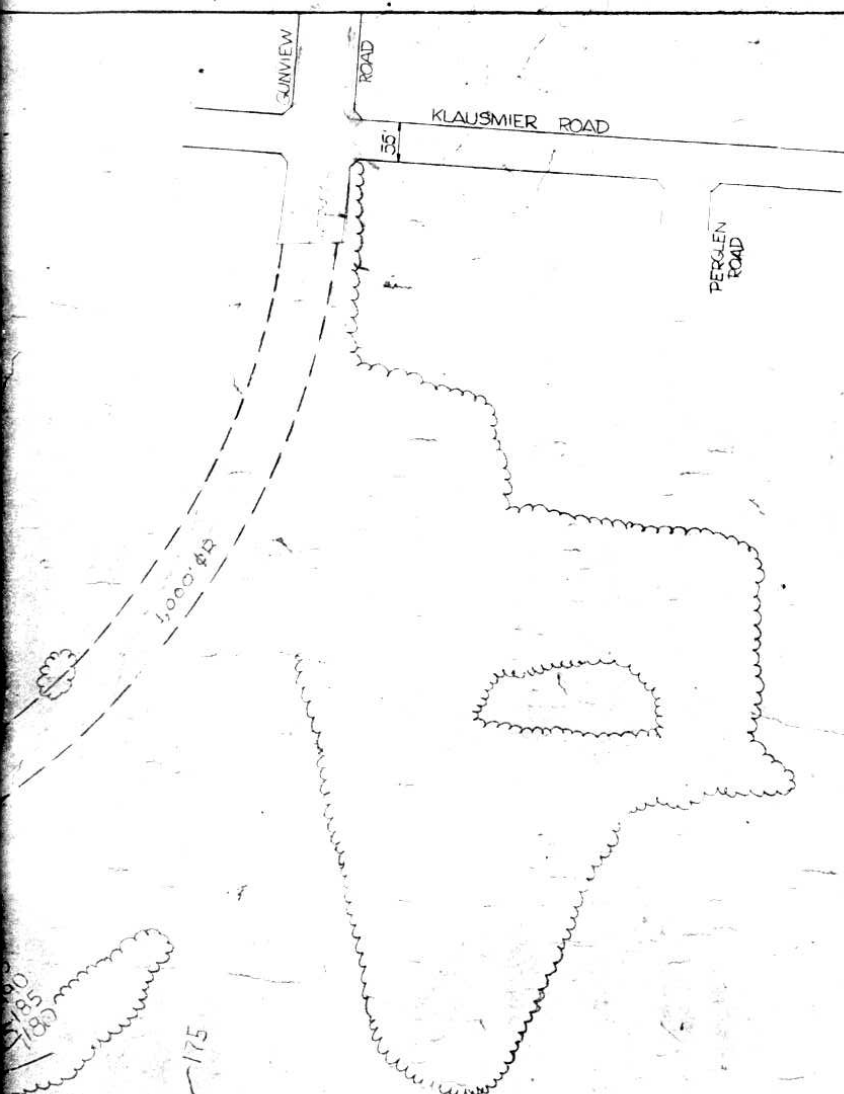
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METROPOLITAN AREA MAP SERIES
BALTIMORE - WASHINGTON
MAP NO. 17

1975 STATE INDEX NO C 13

NOV 30 1976



Prepared by	Checked by	Drawn by	Reviewed by
Source	Source	Source	Source
Date	Date	Date	Date

PRELIMINARY PLAN

PINEDALE WOODS

111.66 ACRES

PINEDALE DRIVE

ELECTION DISTRICT 1111 BALTIMORE COUNTY MD

SCALE 1"=100'

OWNER & DEVELOPER
Page Corporation
Home
1111 Page Avenue
Baltimore, Maryland 21202

MCA CONSULTING ENGINEERS
1020 Eastern Branch Rd. Baltimore, MD
30.72052B-1560X

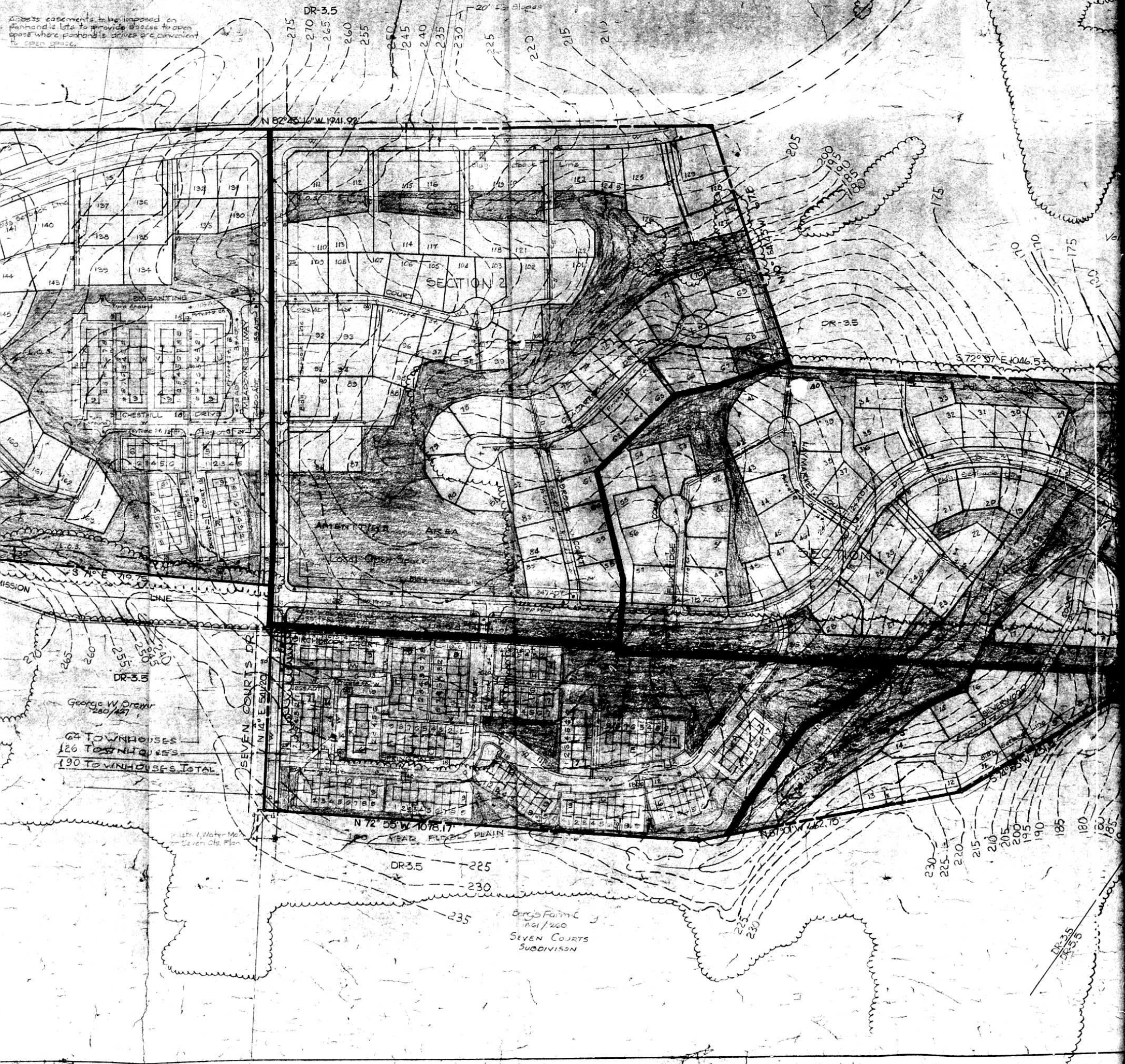
OVERALL DENSITY, LOCAL OPEN SPACE AND PARKING SUMMARY

ZONE	GROSS ACRES	DWELLING UNITS		LOCAL OPEN SPACE (LOS)		
		ALLOWED	PROPOSED	PERCENT	REQUIRED ACRES	PROPOSED ACRES
DR-3.5	11.12	886.32	—	9%	8.34	—
DR-3.5	0.54	2.07	—	9%	0.03	—
TOTAL	11.66	888.39	888.39	—	8.37	34.5
PARKING SPACES REQUIRED = 782						
PARKING SPACES PROPOSED = 782						

OVERALL DENSITY & LOCAL OPEN SPACE AND PARKING SUMMARY

SECTION 142	REMAINDER	TOTAL
Gross Acreage = 63.90 Ac. (63.90 x 3.5 = 223.65)	Gross Acreage = 47.76 Ac. (47.76 x 3.5 = 167.16)	111.66
No. of Dwelling Units Allowed = 224.75	No. of Dwelling Units Allowed = 167.16	391.91
No. of Dwelling Units Shown = 129	No. of Dwelling Units Proposed = 262	391
Parking Spaces Required = 258	Parking Spaces Required = 524	782
Parking Spaces Proposed = 258	Parking Spaces Proposed = 524	782
Local Open Space Required = 1.93	Local Open Space Required = 1.43	3.36 Ac.
Local Open Space Proposed = 23.4	Local Open Space Proposed = 8.1	31.5 Ac.

Access easements to be imposed on parcels to provide access to open space where parcels are convenient to open space.



64 TOWNHOUSES
126 TOWNHOUSES
190 TOWNHOUSES TOTAL

BERG'S FARM
1961/1960
SEVEN COURTS
SUBDIVISION

OVERALL DENSITY, LOCAL OPEN SPACE AND PARKING SUMMARY

ZONE	GROSS ACRES	DWELLING UNITS		LOCAL OPEN SPACE (LOS)		
		ALLOWED	PROPOSED	PERCENT REQUIRED	ACRES	PROPOSED ACRES
R-1	1.14	88.84	—	9%	8.84	—
R-2	1.84	2.21	—	9%	2.23	—
TOTAL	2.98	91.05	—	—	11.07	34.5

PARKING SPACES REQUIRED = 782
PARKING SPACES PROVIDED = 782

OVERALL DENSITY & LOCAL OPEN SPACE AND PARKING SUMMARY

SECTION 112	REMAINDER	TOTAL
Gross Acreage = 63.90 Ac. (2.1435 + 61.7565)	Gross Acreage = 47.76 Ac. (2.776 + 44.984)	111.67 Ac.
No. of Dwelling Units Allowed = 224.73	No. of Dwelling Units Allowed = 167.16	391.89
No. of Dwelling Units Shown = 123	No. of Dwelling Units Proposed = 262	385
Parking Spaces Required = 788	Parking Spaces Required = 524	1312
Parking Spaces Proposed = 788	Parking Spaces Proposed = 524	1312
Local Open Space Required = 1.93 (2.1435 x .09)	Local Open Space Required = 1.43 (47.76 x .03)	3.36 Ac.
Local Open Space Proposed = 23.4	Local Open Space Proposed = 8.1	31.5 Ac.

Access easements to be imposed on parcels to provide access to open space where possible. Drives are convenient.

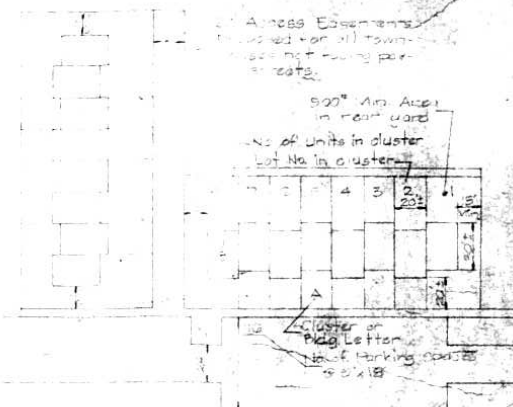


OVERALL DENSITY & LOCAL OPEN

ZONE	GROSS ACRES	DWELLING UNITS ALLOWED	PROPOSED
DR-3.5	11.12	388.92	
DR-3.5	0.84	2.87	
TOTAL	11.96	391.79	101
PARKING SPACES REQUIRED			
PARKING SPACES PROPOSED			

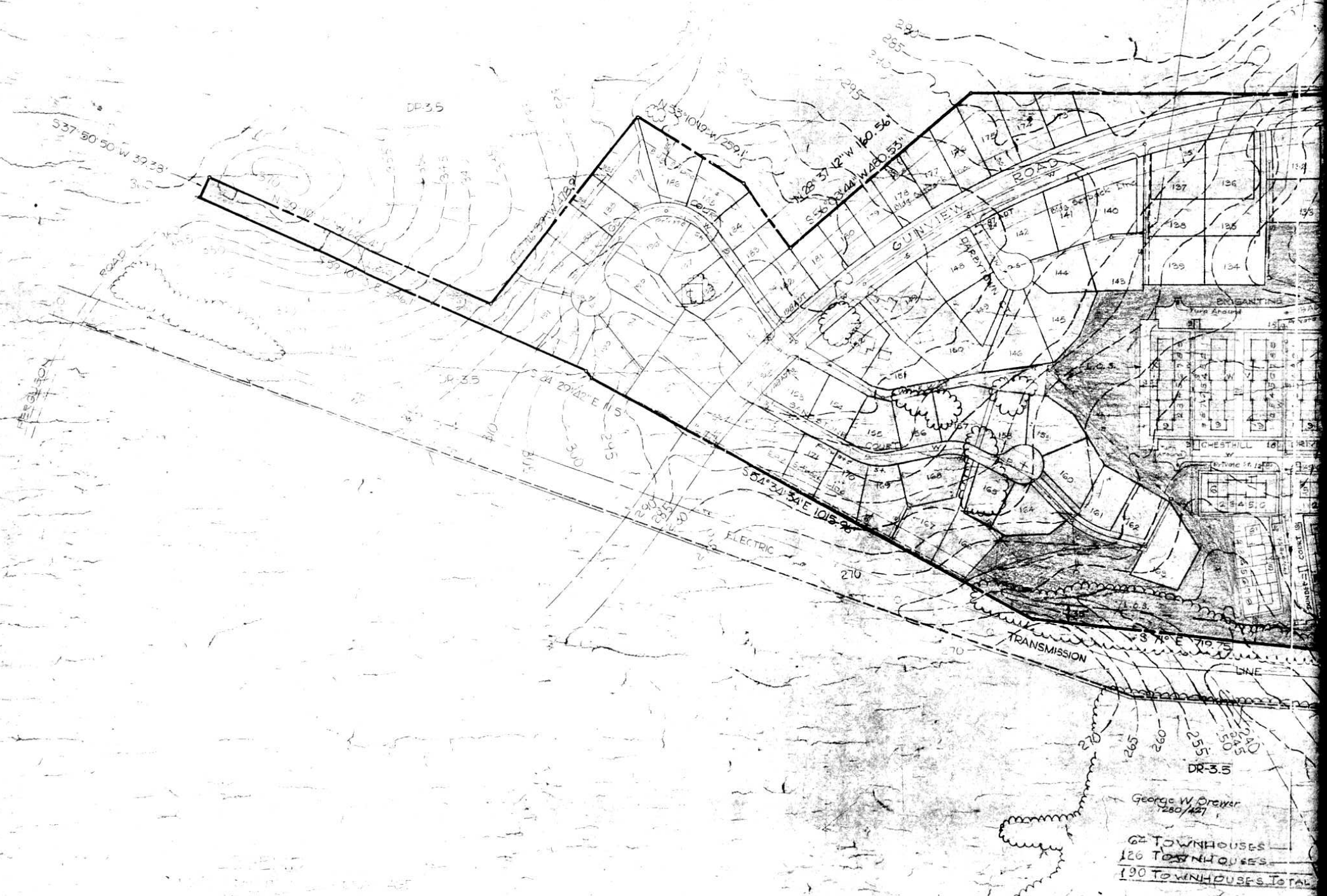
OVERALL DENSITY & LOCAL OPEN

SECTION 142
Gross Acreage = 63.90 Ac.
No. of Dwelling Units Allowed = 224.75
No. of Dwelling Units Shown = 123
Parking Spaces Required = 258
Parking Spaces Proposed = 258
Local Open Space Required = 1.93
Local Open Space Proposed = 23.4

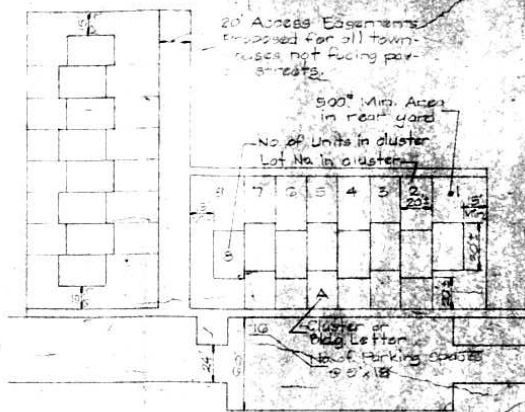


TOWNHOUSES

Address easements to be imposed on Pennantle lots to provide access to open space where possible drives are convenient to open space.



HINES ELEMENTARY
SCHOOL SITE
(PROPOSED SCHOOL)
SITE OWNED BY
BOARD OF EDUCATION



OVERALL DENSITY & LOCAL OPEN	
SECTION 142	
Gross Acreage =	63.90 Ac.
(63.90 x 3.5 = 223.65)	
No. of Dwelling Units Allowed =	224.75
No. of Dwelling Units Shown =	123
(123 x 2)	
Parking Spaces Required =	258
Parking Spaces Proposed =	258
(63.90 x 4.0 = 255.60)	
Local Open Space Required =	193
Local Open Space Proposed =	23.4

Access easements to be imposed on
panhandle lots to provide access to open
space where posthandle drives are convenient
to open space.

