

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Worthington Heights Associates
Legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970).
The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) See attached description

Although each of the subject lots in the R.D.P. meets the required area of not less than one acre and meets the minimum linear dimension therefor of 150 feet, still none of the subject lots, as created under the Development Plan approved by the Office of Planning and Zoning, provide adequate space for the erection of the typical house approved for the Subdivision, because such house cannot be located in the area reserved for septic tanks under the percolation tests approved by the State and County health authorities, and, further, cannot be located on any lot with frontage of less than 200 feet.

ORDERED: By the Zoning Commissioner of Baltimore County, this 27th day of February, 1976.
Zoning Commissioner of Baltimore County.

(2) The R.D.P. Zone, in which the subject lots are located, abut lots in the D.R. 2 Zone immediately adjoining and comprising part of the same Subdivision. This situation, where only 15 to 25-foot side yards are required on many of the lots, near or across the street from the remainder of the lots, on which 50-foot side yards are required, seriously detracts from the character of the development so that great hardship and practical difficulties arise from meeting the normal standards. For example, the anomalous condition arises in permitting construction of a typically large 100-foot wide house in the D.R. 2 Zone without a variance, but permitting construction only of a much smaller house, 60 to 75 feet wide, on the larger lots in the R.D.P. Zone, all in the same development in which, by restrictive covenants, similar house construction is required.

- The variance sought, because of the aforesaid hardship and practical difficulties, is as follows:
(a) Lot 40 - Allow side yards of 40 feet each, instead of 50 feet each.
(b) Lot 43 - Allow side yards of 40 feet each, instead of 50 feet each.
(c) Lot 45 - Allow side yards of 35 feet each, instead of 50 feet each.
(d) Lot 47 - Allow side yards of 30 feet each, instead of 50 feet each.
(e) Lot 48 - Allow side yards of 30 feet each, instead of 50 feet each.
(f) Lot 49 - Allow side yards of 30 feet each, instead of 50 feet each.
(g) Lot 52 - Allow side yards of 30 feet each, instead of 50 feet each.
(h) Lot 54 - Allow side yards of 30 feet each, instead of 50 feet each.
(i) Lot 56 - Allow side yards of 30 feet each, instead of 50 feet each.
(j) Lot 61 - Allow side yards of 35 feet each, instead of 50 feet each.
(k) Lot 68 - Allow side yards of 35 feet each, instead of 50 feet each.
(l) Lot 75 - Allow side yards of 30 feet each, instead of 50 feet each.

OWNER RECEIVED FOR FILING
DATE August 15, 1976
Worthington Heights Associates
Contract purchaser
Eugene P. Smith, Baltimore's Attorney
10 Light Street, 19th Floor
Baltimore, Maryland 21202
301-332-8713

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, Thomas W. Moran and Ella L. Moran, his wife, owners of Lot 40 as designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby request that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lot, nor can the grant of such Petition have any adverse effect upon the value of the lot owned by the undersigned.

AS WITNESS the hands and seals of the undersigned, this 31 day of March, 1976.
WITNESS:
Thomas W. Moran (SEAL)
Ella L. Moran (SEAL)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Worthington Heights Associates
Legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 100.7 of the Zoning Regulations of Baltimore County, to determine whether or not changes in the yard areas required for lots in a R.D.P. Zone (Rural: Deferred Planning Zone) shown on a development plan, is SUBJECT to the provision of Section 1B01.3 A.7.b., relating only to plats and plans for development in a D.R. Zone (Densely Residential Zone)

Property is to be posted and advertised as prescribed by Zoning 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 accept the zoning regulation, and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Worthington Heights Associates
Eugene P. Smith, Baltimore's Attorney
10 Light Street, 19th Floor
Baltimore, Maryland 21202
301-332-8713
ORDERED: By the Zoning Commissioner of Baltimore County, this 15th day of December, 1975.

OWNER RECEIVED FOR FILING
DATE 10:00 AM 7/21/76
Zoning Commissioner of Baltimore County
(over)

SUPPORT OF PETITION FOR A VARIANCE AND SPECIAL HEARING

4th DISTRICT
Petition for Variance for Side Yards, Petition for Special Hearing for Two Areas in an R.D.P. Zone.
Next side of Timber Grove Road and the West side of Smith Avenue 1/2 Mile South of Road Avenue.
HEARING, JULY 21, 1976 at 10:00 A.M.
Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance from the Zoning Regulations of Baltimore County to permit side yards of 50 feet for Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, and to permit side yards of 30 feet for Lots 17, 18, 19, 20, 21, 22, 23 and 24 instead of the required 50 feet.
Petition for Special Hearing to permit joint areas required for Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24.

The Zoning Regulations to be amended as follows:
Section 1A00.3 B.3 - Side Yards - 50 feet.
All that parcel of land in the Fourth District of Baltimore County being the property of Worthington Heights Associates, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, July 21, 1976 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF:
E. WIDE WELLS
M.D. ZONING COMMISSIONER OF BALTIMORE COUNTY

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, Anthony Joseph Abbondandola and Susan Elizabeth Abbondandola, his wife, owners of Lot 75 as designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby request that the petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lot, nor can the grant of such Petition have any adverse effect upon the value of the lot owned by the undersigned.

AS WITNESS the hands and seals of the undersigned, this 27th day of February, 1976.
WITNESS:
Anthony Joseph Abbondandola (SEAL)
Susan Elizabeth Abbondandola (SEAL)

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, John N. Bowers, Inc., a Maryland Corporation, owner of Lot 64, 66 and 67, as each of said lots is designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby requests that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lots, nor can the grant of such Petition have any adverse effect upon the value of the lots owned by the undersigned.

AS WITNESS the hand and seal of the undersigned, this 15th day of December, 1975.
ATTEST:
JOHN N. BOWERS, INC.
John N. Bowers, Inc. (SEAL)
Secretary

RE: PETITION FOR SPECIAL HEARING AND VARIANCES  
E/2 side of Timber Grove Road and W/2 side of Bonita Avenue, 132' S of Bond Avenue - 4th Election District  
Worthington Heights Association - Petitioner  
NO. 77-24-ASPH (Item No. 254)  
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Hearing to determine whether or not the provisions of Section 1B01.3A.7.b of the Baltimore County Zoning Regulations pertaining to final development plans are applicable to the portion of the property zoned R.D.P. and, in addition, for Variances for side yard setbacks on nineteen (19) Lots within the R.D.P. part of the development. The subject property, identified as "Worthington" on the plat, is located on the east side of Timber Grove Road, west side of Bonita Avenue, and 132 feet south of Bond Avenue, in the Fourth Election District of Baltimore County, and is situated in both R.D.P. and D.R.2 Zones.

Testimony in behalf of the Petitioner maintained that Section 1B01.3A.7.b of the Baltimore County Zoning Regulations relates only to plats and plans for development in a D.R. Zone and is, therefore, not applicable to the subject development, and, further, the Variances from the fifty (50) feet for each side yard, a requirement in a R.D.P. Zone, under Section 1A00.3.B.3 of the Baltimore County Zoning Regulations, ranging from an allowance of thirty (30) feet to an allowance of forty (40) feet should be permitted for nineteen (19) Lots in the R.D.P. portion of the development. The nineteen (19) Lots involved in the Variance Petition constitute approximately 21% of the total development of eighty-seven (87) lots.

Further testimony for the Petitioner claimed hardship and practical difficulties for construction of houses on the aforementioned nineteen (19) Lots

and that the development plan does not provide adequate space for the erection of houses of the size proposed by the purchasers of the lots. It was noted that two houses in the development are already occupied and six are presently under construction.

Without reviewing the evidence further in detail, but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner has not demonstrated substantial justification for the granting of Variances to side yard setback requirements inasmuch as the approved final development plan provided no indication that construction problems necessitating Variances would be encountered. It is further concluded that such degree of hardship, which might prevail in the subject development, has been self-created by virtue of the Petitioner's role in the existing plat. It follows that the situation bringing about the request for the nineteen (19) Variances cannot be interpreted as having been beyond the control of the Petitioner. In light of all of the above, the Petitioner is not entitled to the privilege of the proposed Variances.

In reference to the amendment to the approved final development plan, as referenced in Section 1B01.3A.7.b of the Baltimore County Zoning Regulations, it is the opinion of the Deputy Zoning Commissioner that inasmuch as a single development plan was filed for the entire property, including both R.D.P. and D.R.2 Zones, the provisions of Section 1B01.3A.7.b are applicable to said development.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 5th day of August, 1976, that the Special Hearing for yard areas in a R.D.P. Zone, be and the same is hereby DENIED. It is further ORDERED that the Variances for said Lots as follows: side yards of 40 feet for Lots 40 and 43; side yards of 35 feet for Lots 45, 61, 68, 78, 80, 82, 84.

- 2 -

85 and 88; and side yards of 30 feet for Lots 47, 48, 49, 52, 54, 56, 75 and 76 (instead of the required 50 feet be and the same are hereby DENIED.

*George P. Smith*  
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES AND PETITION FOR SPECIAL HEARING  
E/2 of Timber Grove Rd. & the W/2 side of Bonita Ave., 132' S of Bond Ave., 4th District  
WORTHINGTON HEIGHTS ASSOCIATES, Petitioners  
Case No. 77-24-ASPH

AMENDED 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 therewith, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 9th day of August, 1976, a copy of the foregoing Amended Order to Enter Appearance, reflecting the correct petitioners, was mailed to Eugene F. Smith, Esquire, 10 Light Street, 19th Floor, Baltimore, Maryland 21202, Attorney for Petitioner. This Amended Order supersedes the previous Order filed with the Zoning Commission on the 16th day of July, 1976.



UNDER RECEIVED FOR FILING

DATE August 5, 1976  
BY *John L. Wimbley*

UNDER RECEIVED FOR FILING

DATE August 5, 1976  
BY *John L. Wimbley*

Baltimore County  
office of planning and zoning  
TOWSON, MARYLAND 21204  
(301) 286-2211

WILLIAM D. FROMM  
DIRECTOR

July 14, 1976

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 #254, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner: Worthington Heights Associates  
Location: E/S Timber Grove Road 132' S Bond Avenue  
Existing Zoning: R.D.P. and D.R.2  
Proposed Zoning: Special Hearing to approve change in yard areas required for lots in an R.D.P. zone and a variance for minimum distances between buildings and lot line in an R.D.P. zone as shown on plat of "Worthington"  
Acres: 110.427  
District: 4th

This office has reviewed the subject petition and offers the following comments. The 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 subject property began the subdivision process with a review by the Baltimore County Joint Subdivision Planning Committee on April 26, 1973. Soil Evaluation data was sent to the developer on December 28, 1973. The revised preliminary plan, dated October 17, 1973, was given tentative approval in March of 1974. The tentatively approved plan showed house locations, wells, septic tank disposal areas, and building setback lines. The approved Final Development Plan and Record Plat were approved with no indication that the developer was proposing any houses that would require variances to setbacks. Therefore, it appears that the property should be re-subdivided to meet the setback requirements.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Project and Development Planning

Baltimore County  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3600

STEPHEN E. COLLINS  
DIRECTOR

July 16, 1976

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

Re: Item 254 - ZAC - June 22, 1976  
Property Owner: Worthington Heights Associates  
Location: E/S Timber Grove Rd. 132' S Bond Avenue  
Existing Zoning: R.D.P. & D.R. 2  
Proposed Zoning: Special hearing to approve change in yard areas required for lots in an R.D.P. zone and a variance for minimum distances between buildings and lot line in an R.D.P. zone as shown on plat of "Worthington"  
Acres: 110.427  
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested changes in the final development plan for Worthington.

Very truly yours,

*Michael J. Flanagan*  
Michael J. Flanagan  
Traffic Engineer Associate

MSF:nc

Eugene F. Smith, Esquire  
10 Light Street  
Baltimore, Maryland 21202

RE: Petition for Special Hearing and Variances  
E/2 side of Timber Grove Road and W/2 side of Bonita Avenue, 132' S of Bond Avenue  
4th Election District  
Worthington Heights Association - Petitioner  
NO. 77-24-ASPH (Item No. 254)

Dear Mr. Smith:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*George P. Smith*  
George P. Smith  
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Baltimore County  
department of public works  
TOWSON, MARYLAND 21204

July 23, 1976

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

Re: Item #254 (1975-1976)  
Property Owner: Worthington Heights Associates  
E/2 of Timber Grove Rd., 132' S Bond Ave.  
Existing Zoning: R.D.P. & D.R. 2  
Proposed Zoning: Special Hearing to approve change in yard areas required for lots in an RDP zone and a variance for minimum distances between buildings and lot lines in an RDP zone as shown on plat of "Worthington".  
Acres: 110.427 District: 4th

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:

Minimum county highway and utility improvements are as secured by Public Works Agreement #47403 executed in connection with the development of "Worthington (formerly Worthington Heights)".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #254 (1975-1976).

Very truly yours,

*Ellsworth H. Dwyer, P.E.*  
Ellsworth H. Dwyer, P.E.  
Chief, Bureau of Engineering

END:EMH:FWB:as

cc: H. Morton (Worthington File)  
H. Shalowitz

W-SW Key Sheet  
62 & 63 SW 34 Pos. Sheets  
SW 15 & 16H & 1 Topo

Case 99-24-ASPH  
R.D.P. 7/23/76

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

June 30, 1976

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received and accepted for filing  
this 30th day of June 1976.

*Eric DiNenna*  
Eric DiNenna,  
Zoning Commissioner

Petitioner: Worthington Heights Associates  
Petitioner's Attorney: James P. Smith Reviewed by: Franklin T. Hoggans, Jr.  
Chairman, Zoning Plans Advisory Committee

cc: H. Malmud & Associates, Inc.  
Randallstown, Md. 21133

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1976

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Franklin T. Hoggans, Jr.  
Chairman

MEMBERS

BUREAU OF  
ENGINEERING  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE BOARD COMMISSION  
BUREAU OF  
FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
GENERAL  
DEVELOPMENT

Eugene P. Smith, Esq.  
10 Light Street, 19th Floor  
Baltimore, Maryland 21202

RE: Variance Petition  
Item 254  
Worthington Heights Associates -  
Petitioners

Dear Mr. Smith:

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

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

The subject property is located on the east side of Timber Grove Road, 132 feet south of Bond Avenue, and consists of a tract of land 110.427 acres in total area, presently subdivided for residential building lots.

The request is twofold: one, a Special Hearing to determine whether or not the provisions of Section 1801.3 A 7 b. of the Zoning Regulations regarding Final Development Plans are applicable to the portion of this property which is currently zoned R.D.P. and, two, Variances for yard setbacks on 19 particular lots, all of which fall within the R.D.P. area.

Eugene P. Smith, Esq.  
Re: Item 254  
June 30, 1976  
Page 2

Field inspection revealed construction underway on several lots fronting on Thoroughbred Lane.

It should be noted that an amendment to the approved Final Development Plan will be necessary subsequent to the order in this case, regardless of the outcome of the Special Hearing request.

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

FTH:DC

Enclosure

cc: H. Malmud & Associates, Inc.  
8815 Meadow Heights Road  
Randallstown, Maryland 21133



Paul H. Heinicke  
CHIEF

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Attention: Mr. Frank Hoggans, Chairman  
Zoning Advisory Committee

Re: Property Owners: Worthington Heights Associates

Location: E/S Timber Grove Rd. 132' S Bond Ave.

Item No. 254 Zoning Agenda June 22, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition etc. n at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 191 "Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comment on this item.

*John E. Wimbly* and *George M. Hoggans*  
Approved: \_\_\_\_\_  
Planning Group  
Special Inspection Division

Battalion Chief  
Fire Prevention Bureau

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1976

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

Z.A.C. Meeting of: June 22, 1976

Re: Item 254

Property Owner: Worthington Heights Associates

Location: E/S Timber Grove Road 132' S Bond Ave.

Present Zoning: EDP and DE2

Proposed Zoning: Special Hearing for variances in yard areas and minimum distances between buildings.

District: 4th

No. Acres: 110.427

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

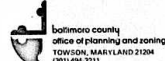
*W. Nick Petrowich*  
W. Nick Petrowich,  
Field Representative.

NNP/ai

JOSEPH M. BOGANN, PRESIDENT  
THOMAS W. BOYER, VICE PRESIDENT  
LUCY HAYES, CLERK

MARCOUS M. BOYDAN  
DORIS H. BOYER  
WILLIAM F. CHERRY

JUDITH G. HAYDEN  
ALVIN LINDSEY  
RICHARD W. TRACY, JR.



WILLIAM D. FROMM  
DIRECTOR

July 14, 1976

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 #254, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner: Worthington Heights Associates

Location: E/S Timber Grove Road 132' S Bond Avenue

Existing Zoning: R.D.P. and D.R.2

Proposed Zoning: Special Hearing to approve change in yard areas required for lots in an R.D.P. zone and a variance for minimum distances between buildings and lot line in an R.D.P. zone as shown on plot of "Worthington"

Acres: 110.427

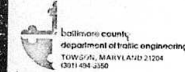
District: 4th

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 subject property began the subdivision process with a review by the Baltimore County Joint Subdivision Planning Committee on April 26, 1973. Soil Evaluation data was sent to the developer on December 28, 1973. The revised preliminary plan, dated October 17, 1973, was given tentative approval in March of 1974. The tentatively approved plan showed house locations, wells, septic tank disposal areas, and building setback lines. The approved Final Development Plan and Record Plat were approved with no indication that the developer was proposing any houses that would require variances to setbacks. Therefore, it appears that the property should be resubdivided to meet the setback requirements.

Very truly yours,

*John E. Wimbly*  
John E. Wimbly  
Planner III  
Project and Development Planning



STEPHEN E. COLLINS  
DIRECTOR

July 16, 1976

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

Re: Item 254 - ZAC - June 22, 1976  
Property Owners: Worthington Heights Associates  
Location: E/S Timber Grove Rd. 132' S Bond Avenue  
Existing Zoning: R.D.P. & D.R. 2  
Proposed Zoning: Special Hearing to approve change in yard areas required for lots in an R.D.P. zone and a variance for minimum distances between buildings and lot line in an R.D.P. zone as shown on plot of "Worthington"

Acres: 110.427  
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested change in the final development plan for Worthington.

Very truly yours,

*Michael P. Flannery*  
Michael P. Flannery  
Traffic Engineer Associate

SEPF:dc

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, John N. Bowers, Inc., a Maryland Corporation, owner of Lots 64, 66 and 67, as each of said lots is designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby requests that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lots, nor can the grant of such Petition have any adverse effect upon the value of the lots owned by the undersigned.

AS WITNESS the hand and seal of the undersigned, this 25<sup>th</sup> day of December, 1975.

ATTEST: JOHN N. BOWERS, INC.  
 BY: *John N. Bowers* (SEAL) President

PETITIONER'S EXHIBIT A-1

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, Thomas W. Moran and Ella L. Moran, his wife, owners of Lot 40 as designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby request that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lot, nor can the grant of such Petition have any adverse effect upon the value of the lot owned by the undersigned.

AS WITNESS the hands and seals of the undersigned, this 31 day of March, 1976.

WITNESS: *Thomas W. Moran* (SEAL) Thomas W. Moran  
*Ella L. Moran* (SEAL) Ella L. Moran

PETITIONER'S EXHIBIT A-2

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, Anthony Joseph Abbondandola and Susan Elizabeth Abbondandola, his wife, owners of Lot 75 as designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby request that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lot, nor can the grant of such Petition have any adverse effect upon the value of the lot owned by the undersigned.

AS WITNESS the hands and seals of the undersigned, this 27 day of February, 1976.

WITNESS: *Anthony J. Abbondandola* (SEAL) Anthony J. Abbondandola  
*Susan Elizabeth Abbondandola* (SEAL) Susan Elizabeth Abbondandola

PETITIONER'S EXHIBIT A-3

SUPPORT OF PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, Development Technology, Inc., a Maryland Corporation, owner of Lots 39 and 41, as each of said lots is designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby requests that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lots, nor can the grant of such Petition have any adverse effect upon the value of the lots owned by the undersigned.

AS WITNESS the hand and seal of the undersigned, this 1 day of July, 1976.

ATTEST: DEVELOPMENT TECHNOLOGY, INC.  
 BY: *Margaret L. Tompkins* (SEAL) Secretary

PETITIONER'S EXHIBIT A-4

PETITION FOR A VARIANCE AND AN ORDER

20000: Petition for Variance for Lots 64, 66 and 67, as each of said lots is designated on the plat entitled "Worthington", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 15, hereby requests that the Petition of Worthington Heights Associates for a variance from Section 1A00.3 B.3 (Minimum distance between building and lot line in R.D.P. Zone, specified as one of the Area Regulations required in the Rural: Deferred Planning Zone under Bill No. 100, 1970) be granted, because of the reasons set forth in said Petition. Grant of said Petition can in no way adversely affect the rights of the undersigned, as owner of the above specified lots, nor can the grant of such Petition have any adverse effect upon the value of the lots owned by the undersigned.

CERTIFICATE OF PUBLICATION

THIS is to certify that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each successive day of the week commencing before the 19<sup>th</sup> day of July, 1976, the 19<sup>th</sup> day of July, 1976, the 26<sup>th</sup> day of July, 1976, the 27<sup>th</sup> day of July, 1976, the 28<sup>th</sup> day of July, 1976, the 29<sup>th</sup> day of July, 1976, the 30<sup>th</sup> day of July, 1976, the 31<sup>st</sup> day of July, 1976, the 1<sup>st</sup> day of August, 1976, the 2<sup>nd</sup> day of August, 1976, the 3<sup>rd</sup> day of August, 1976, the 4<sup>th</sup> day of August, 1976, the 5<sup>th</sup> day of August, 1976, the 6<sup>th</sup> day of August, 1976, the 7<sup>th</sup> day of August, 1976, the 8<sup>th</sup> day of August, 1976, the 9<sup>th</sup> day of August, 1976, the 10<sup>th</sup> day of August, 1976, the 11<sup>th</sup> day of August, 1976, the 12<sup>th</sup> day of August, 1976, the 13<sup>th</sup> day of August, 1976, the 14<sup>th</sup> day of August, 1976, the 15<sup>th</sup> day of August, 1976, the 16<sup>th</sup> day of August, 1976, the 17<sup>th</sup> day of August, 1976, the 18<sup>th</sup> day of August, 1976, the 19<sup>th</sup> day of August, 1976, the 20<sup>th</sup> day of August, 1976, the 21<sup>st</sup> day of August, 1976, the 22<sup>nd</sup> day of August, 1976, the 23<sup>rd</sup> day of August, 1976, the 24<sup>th</sup> day of August, 1976, the 25<sup>th</sup> day of August, 1976, the 26<sup>th</sup> day of August, 1976, the 27<sup>th</sup> day of August, 1976, the 28<sup>th</sup> day of August, 1976, the 29<sup>th</sup> day of August, 1976, the 30<sup>th</sup> day of August, 1976, the 31<sup>st</sup> day of August, 1976, the 1<sup>st</sup> day of September, 1976, the 2<sup>nd</sup> day of September, 1976, the 3<sup>rd</sup> day of September, 1976, the 4<sup>th</sup> day of September, 1976, the 5<sup>th</sup> day of 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day of September, 1976, the 29<sup>th</sup> day of September, 1976, the 30<sup>th</sup> day of September, 1976, the 1<sup>st</sup> day of October, 1976, the 2<sup>nd</sup> day of October, 1976, the 3<sup>rd</sup> day of October, 1976, the 4<sup>th</sup> day of October, 1976, the 5<sup>th</sup> day of October, 1976, the 6<sup>th</sup> day of October, 1976, the 7<sup>th</sup> day of October, 1976, the 8<sup>th</sup> day of October, 1976, the 9<sup>th</sup> day of October, 1976, the 10<sup>th</sup> day of October, 1976, the 11<sup>th</sup> day of October, 1976, the 12<sup>th</sup> day of October, 1976, the 13<sup>th</sup> day of October, 1976, the 14<sup>th</sup> day of October, 1976, the 15<sup>th</sup> day of October, 1976, the 16<sup>th</sup> day of October, 1976, the 17<sup>th</sup> day of October, 1976, the 18<sup>th</sup> day of October, 1976, the 19<sup>th</sup> day of October, 1976, the 20<sup>th</sup> day of October, 1976, the 21<sup>st</sup> day of October, 1976, the 22<sup>nd</sup> day of October, 1976, the 23<sup>rd</sup> day of October, 1976, the 24<sup>th</sup> day of October, 1976, the 25<sup>th</sup> day of October, 1976, the 26<sup>th</sup> day of October, 1976, the 27<sup>th</sup> day of October, 1976, the 28<sup>th</sup> day of October, 1976, the 29<sup>th</sup> day of October, 1976, the 30<sup>th</sup> day of October, 1976, the 31<sup>st</sup> day of October, 1976, the 1<sup>st</sup> day of November, 1976, the 2<sup>nd</sup> day of November, 1976, the 3<sup>rd</sup> day of November, 1976, the 4<sup>th</sup> day of November, 1976, the 5<sup>th</sup> day of November, 1976, the 6<sup>th</sup> day of November, 1976, the 7<sup>th</sup> day of November, 1976, the 8<sup>th</sup> day of November, 1976, the 9<sup>th</sup> day of November, 1976, the 10<sup>th</sup> day of November, 1976, the 11<sup>th</sup> day of November, 1976, the 12<sup>th</sup> day of November, 1976, the 13<sup>th</sup> day of November, 1976, the 14<sup>th</sup> day of November, 1976, the 15<sup>th</sup> day of November, 1976, the 16<sup>th</sup> day of November, 1976, the 17<sup>th</sup> day of November, 1976, the 18<sup>th</sup> day of November, 1976, the 19<sup>th</sup> day of November, 1976, the 20<sup>th</sup> day of November, 1976, the 21<sup>st</sup> day of November, 1976, the 22<sup>nd</sup> day of November, 1976, the 23<sup>rd</sup> day of November, 1976, the 24<sup>th</sup> day of November, 1976, the 25<sup>th</sup> day of November, 1976, the 26<sup>th</sup> day of November, 1976, the 27<sup>th</sup> day of November, 1976, the 28<sup>th</sup> day of November, 1976, the 29<sup>th</sup> day of November, 1976, the 30<sup>th</sup> day of November, 1976, the 1<sup>st</sup> day of December, 1976, the 2<sup>nd</sup> day of December, 1976, the 3<sup>rd</sup> day of December, 1976, the 4<sup>th</sup> day of December, 1976, the 5<sup>th</sup> day of December, 1976, the 6<sup>th</sup> day of December, 1976, the 7<sup>th</sup> day of December, 1976, the 8<sup>th</sup> day of December, 1976, the 9<sup>th</sup> day of December, 1976, the 10<sup>th</sup> day of December, 1976, the 11<sup>th</sup> day of December, 1976, the 12<sup>th</sup> day of December, 1976, the 13<sup>th</sup> day of December, 1976, the 14<sup>th</sup> day of December, 1976, the 15<sup>th</sup> day of December, 1976, the 16<sup>th</sup> day of December, 1976, the 17<sup>th</sup> day of December, 1976, the 18<sup>th</sup> day of December, 1976, the 19<sup>th</sup> day of December, 1976, the 20<sup>th</sup> day of December, 1976, the 21<sup>st</sup> day of December, 1976, the 22<sup>nd</sup> day of December, 1976, the 23<sup>rd</sup> day of December, 1976, the 24<sup>th</sup> day of December, 1976, the 25<sup>th</sup> day of December, 1976, the 26<sup>th</sup> day of December, 1976, the 27<sup>th</sup> day of December, 1976, the 28<sup>th</sup> day of December, 1976, the 29<sup>th</sup> day of December, 1976, the 30<sup>th</sup> day of December, 1976, the 31<sup>st</sup> day of December, 1976.

THE JEFFERSONIAN  
 S. Leach (SEAL) Manager

Cost of Advertisement, \$.....



TOWSON, MD. 21204 June 30, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance & Special Hearing was inserted in the following: Worthington Heights

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for \_\_\_\_\_ successive weeks before the 21<sup>st</sup> day of July, 1976, that is to say, the same was inserted in the issues of June 30, 1976.

STROMBERG PUBLICATIONS, INC.

BY: *John D. Stromberg*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 4<sup>th</sup> Date of Posting: July 3, 1976  
 Posted for: Petition For Variance and Special Hearing  
 Petitioner: Worthington Heights Associates  
 Location of property: Elfs of Towson Grove Rd. near ave. W.S. of Bond Ave. 132 S. of Bond Ave.  
 Location of Signs: 1. Elfs of Towson Grove Rd. 500' to S of Bond Ave. 2. W.S. of Bond Ave. 500' to S of Bond Ave.  
 Remarks: Bond Ave.  
 Posted by: John D. Stromberg Date of return: July 8, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 7<sup>th</sup> day of June 1976. Filing Fee \$ 25.00. Received  Cash  Other

*Eric DiNenna*  
 Zoning Commissioner

Petitioner Worthington Heights Associates submitted by 602-685-4355  
 Petitioner's Attorney George P. S. Yell reviewed by CRS

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



BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 38913  
 DATE: July 21, 1976 ACCOUNT: 03-662  
 AMOUNT: \$62.75  
 RECEIVED FROM: Edward C. Grove, 921 Army Rd., Baltimore, Md. 21204  
 FOR: Advertising and posting of property for Worthington Heights Assoc.  
 6275  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 33473  
 DATE: June 28, 1976 ACCOUNT: 03-662  
 AMOUNT: \$2.00  
 RECEIVED FROM: Edward C. Grove, 921 Army Rd., Baltimore, Md. 21204  
 FOR: Petition for Variance & Special Hearing for Worthington Heights Assoc.  
 #77-25-1876  
 2500  
 VALIDATION OR SIGNATURE OF CASHIER

Case 77-24-1584  
ND 7/2/76



baltimore county  
department of health  
TOWSON, MARYLAND 21204

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

October 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #254, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

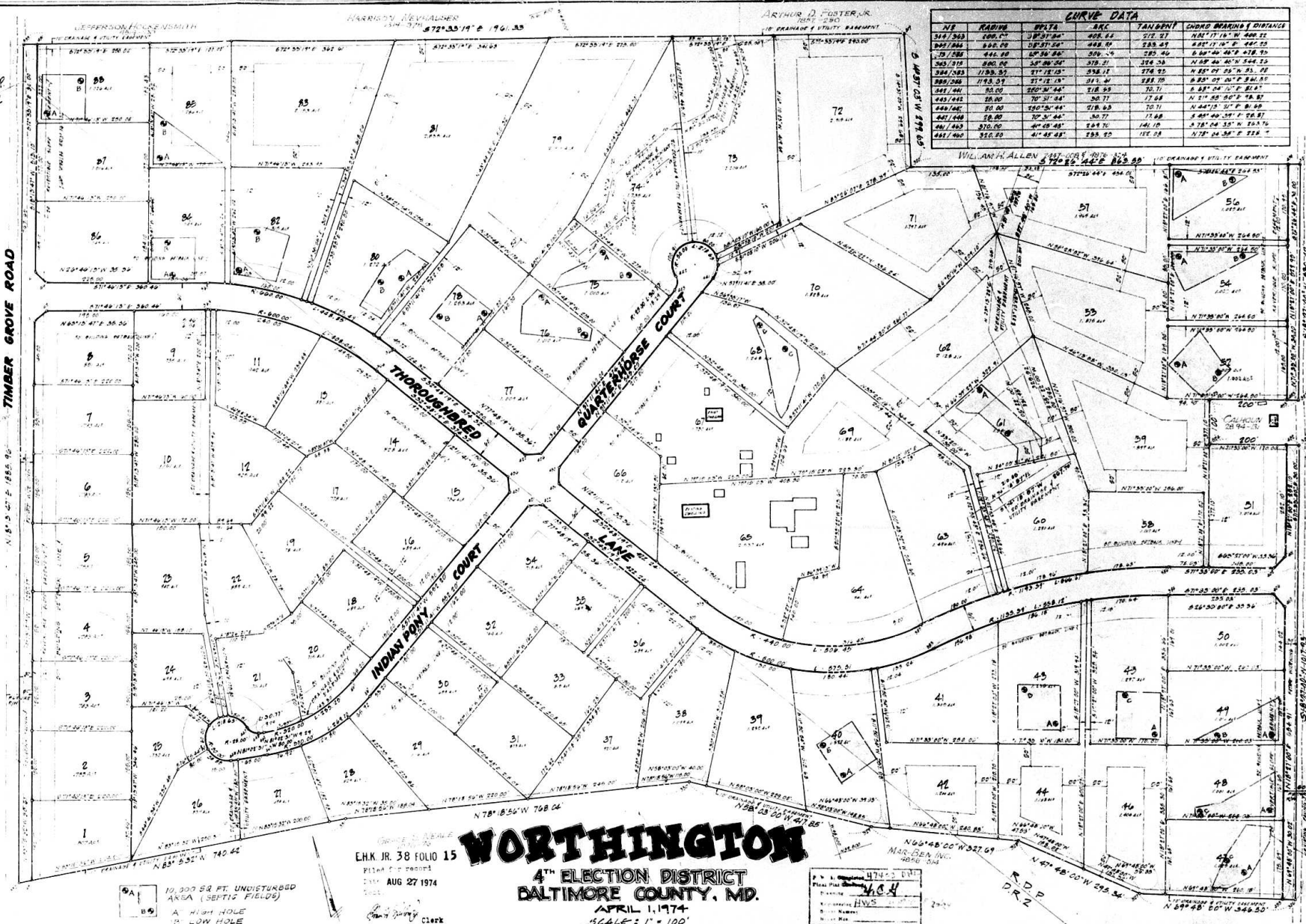
Property Owner:	Worthington Heights Associates
Location:	E/S Timber Grove Road, 132' S. Bond Avenue
Existing Zoning:	R.D.P. & D.R. 2
Proposed Zoning:	Special Hearing to approve change in yard areas required for lots in an R.D.P. zone and a variance for minimum distances between buildings and lot line in an R.D.P. zone as shown on plat of "Worthington."
Acres:	110.427
District:	4th

Metropolitan water is available. Soil evaluation was done on each lot; results were satisfactory.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THD:HER/B:RG



**CURVE DATA**

NO	RADIUS	DELTA	ARC	TANGENT	CHORD BEARINGS & DISTANCE
314/363	200.00'	137°00'00"	400.00'	212.97'	N 17°11'16" W 400.00'
363/314	200.00'	137°00'00"	400.00'	212.97'	S 17°11'16" E 400.00'
314/363	200.00'	137°00'00"	400.00'	212.97'	N 17°11'16" W 400.00'
363/314	200.00'	137°00'00"	400.00'	212.97'	S 17°11'16" E 400.00'
314/363	200.00'	137°00'00"	400.00'	212.97'	N 17°11'16" W 400.00'
363/314	200.00'	137°00'00"	400.00'	212.97'	S 17°11'16" E 400.00'
314/363	200.00'	137°00'00"	400.00'	212.97'	N 17°11'16" W 400.00'
363/314	200.00'	137°00'00"	400.00'	212.97'	S 17°11'16" E 400.00'
314/363	200.00'	137°00'00"	400.00'	212.97'	N 17°11'16" W 400.00'
363/314	200.00'	137°00'00"	400.00'	212.97'	S 17°11'16" E 400.00'



**DENSITY CALCULATIONS**

- TOTAL ACREAGE OF TRACT 102.87
- ZONED R.D. 71.697
- DWELLING UNITS ALLOWED R.D. 71.7
- TOTAL DWELLING UNITS SHOWN 67
- REQUIRED PARKING SPACES 174
- PROPOSED PARKING SPACES 174

**OWNER/DEVELOPER**  
 WORTHINGTON HEIGHTS ASSOCIATES, JOINT VENTURE  
 150 BALTIMORE AVENUE  
 BALTIMORE, MD. 21202

**DEED REFERENCED:**  
 LIBER ENK-R NO 5932, FOLIO 308

**ENGINEER:**  
 H MALMUDA ASSOCIATES, INC  
 88 B MEADOW HEIGHTS RD  
 RANDALLSTOWN, MD. 21135  
 TELEPHONE: (301) 656-6460

**COORDINATES**

NE	NORTH	WEST	EAST	NORTH	WEST
314	4889.80	4789.80	4812.00	4789.80	4789.80
315	4889.80	4789.80	4812.00	4789.80	4789.80
316	4889.80	4789.80	4812.00	4789.80	4789.80
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384	4889.80	4789.80	4812.00	4789.80	4789.80
385	4889.80	4789.80	4812.00	4789.80	4789.80
386	4889.80	4789.80	4812.00	4789.80	4789.80
387	4889.80	4789.80	4812.00	4789.80	4789.80
388	4889.80	4789.80	4812.00	4789.80	4789.80
389	4889.80	4789.80	4812.00	4789.80	4789.80
390	4889.80	4789.80	4812.00	4789.80	4789.80
391	4889.80	4789.80	4812.00	4789.80	4789.80
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393	4889.80	4789.80	4812.00	4789.80	4789.80
394	4889.80	4789.80	4812.00	4789.80	4789.80
395	4889.80	4789.80	4812.00	4789.80	4789.80
396	4889.80	4789.80	4812.00	4789.80	4789.80
397	4889.80	4789.80	4812.00	4789.80	4789.80
398	4889.80	4789.80	4812.00	4789.80	4789.80
399	4889.80	4789.80	4812.00	4789.80	4789.80
400	4889.80	4789.80	4812.00	4789.80	4789.80

**WORTHINGTON**  
 4<sup>TH</sup> ELECTION DISTRICT  
 BALTIMORE COUNTY, MD.  
 APRIL 1, 1974  
 SCALE: 1" = 100'

**PLAT NO. 474-01**  
 HWS  
 4/1/74

APPROVED: BY BALTIMORE COUNTY HEALTH DEPT  
 DENNY A. J. ...

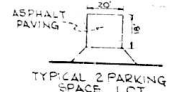
APPROVED: BY BALTIMORE COUNTY PLANNING BOARD  
 William P. ...

APPROVED: FOR ALIGNMENT/LOCATION OF STREETS  
 Thomas M. ...

**SURVEYOR'S CERTIFICATE**  
 THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOBS HEREBY CERTIFY THAT HE HAS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN Laid OUT AND THE PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF MARKERS AND THE PLACEMENT OF MARKERS.

**OWNER'S CERTIFICATE**  
 THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REPRESENTATIONS OF SUBSECTION (C) OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INCLUDING THE MAKING OF THE MARKERS OF THE LAND SHOWN ON THIS PLAT.





TYPICAL 2 SPACE PARKING SPACE LCT

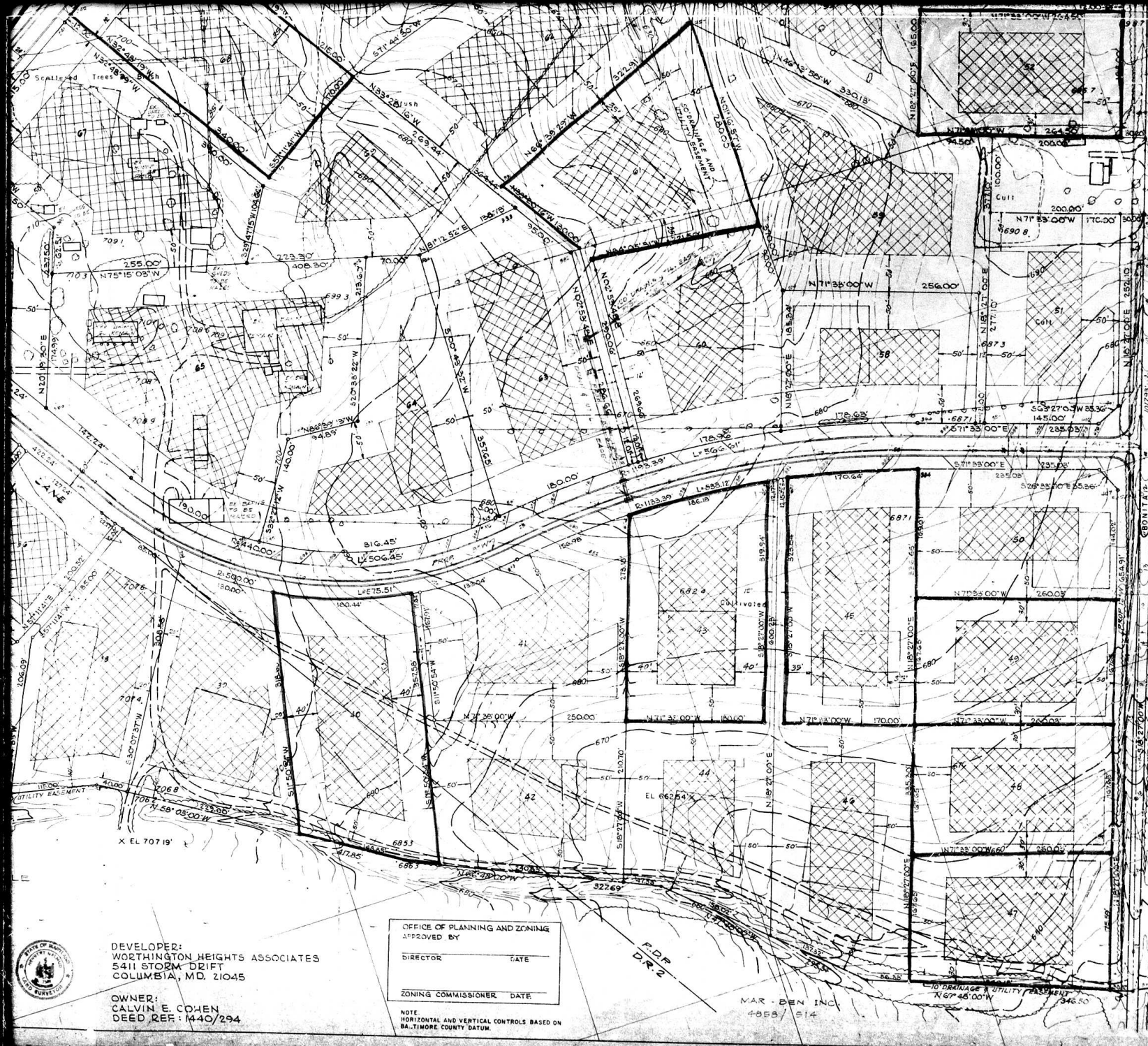
SCHEDULE OF LOT AREAS

LOT #	AREA
1	3,357
2	2,700
3	3,783
4	3,400
5	3,783
6	3,400
7	3,400
8	3,400
9	3,400
10	3,400
11	3,400
12	3,400
13	3,400
14	3,400
15	3,400
16	3,400
17	3,400
18	3,400
19	3,400
20	3,400
21	3,400
22	3,400
23	3,400
24	3,400
25	3,400
26	3,400
27	3,400
28	3,400
29	3,400
30	3,400
31	3,400
32	3,400
33	3,400
34	3,400
35	3,400
36	3,400
37	3,400
38	3,400
39	3,400
40	3,400
41	3,400
42	3,400
43	3,400
44	3,400
45	3,400
46	3,400
47	3,400
48	3,400
49	3,400
50	3,400
51	3,400
52	3,400
53	3,400
54	3,400
55	3,400
56	3,400
57	3,400
58	3,400
59	3,400
60	3,400
61	3,400
62	3,400
63	3,400
64	3,400
65	3,400
66	3,400
67	3,400
68	3,400
69	3,400
70	3,400
71	3,400
72	3,400
73	3,400
74	3,400
75	3,400
76	3,400
77	3,400
78	3,400
79	3,400
80	3,400
81	3,400
82	3,400
83	3,400
84	3,400
85	3,400
86	3,400
87	3,400
88	3,400
89	3,400
90	3,400

SIDEYARD VARIANCE APPLIED FOR:  
 LOTS 40 & 43-49  
 LOTS 41, 42, 52, 54, 56, 75, 76 - 30' fact.  
 LOTS 48, 49, 70, 80, 82, 84, 85 & 86 - 35' fact.

LEGEND:  
 EXISTING GROUND  
 PROPOSED FINISHED GROUND

10,000 SQ. FT. MINIMUM AREA  
 FINAL DEVELOPMENT PLAN  
 WORTHINGTON  
 4th ELECTION DISTRICT  
 BALTIMORE COUNTY, MD.  
 SCALE 1" = 50'  
 MAY 21, 1974



OFFICE OF PLANNING AND ZONING  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

NOTE  
 HORIZONTAL AND VERTICAL CONTROLS BASED ON  
 BALTIMORE COUNTY DATUM.

DEVELOPER:  
 WORTHINGTON HEIGHTS ASSOCIATES  
 5411 STORM DRIFT  
 COLUMBIA, MD. 21045  
 OWNER:  
 CALVIN E. COHEN  
 DEED REF: 1440/294

MAR-BEN INC  
 4858 514



N 60,000

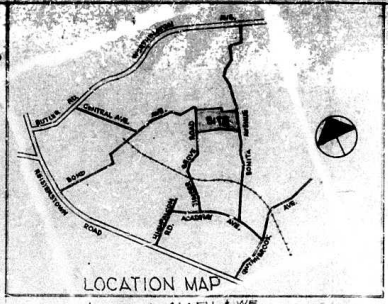
N 59,750

N 59,500

N 59,250

F.D.P.  
D.R. 2

10' BRIDGE & UTILITY EASEMENT  
N 67' 48" 00" W



- ### GENERAL NOTES
- TOTAL ACRES OF PROPERTY 110.427
  - ZONED R.O.P. 71.6977
  - ZONED D.R.2 35.130
  - DWELLING UNITS ALLOWED R.O.P. 71.7
  - DWELLING UNITS ALLOWED D.R.2 71.7
  - TOTAL DWELLING UNITS SHOWN: 57
  - REQUIRED PARKING SPACES: 174
  - PROPOSED PARKING SPACES: 174
  - A.O.T. PER LOT 124
  - LOCAL OPEN SPACE REQUIRED: NONE
  - PUBLIC WATER, PRIVATE SEWER
  - ALL HOUSES FOR SALE
  - STREET LIGHTS REQUIRED AS PER P.W.A.
  - TRASH TO BE COLLECTED 2 TIMES WEEKLY BY BALTO. CO.



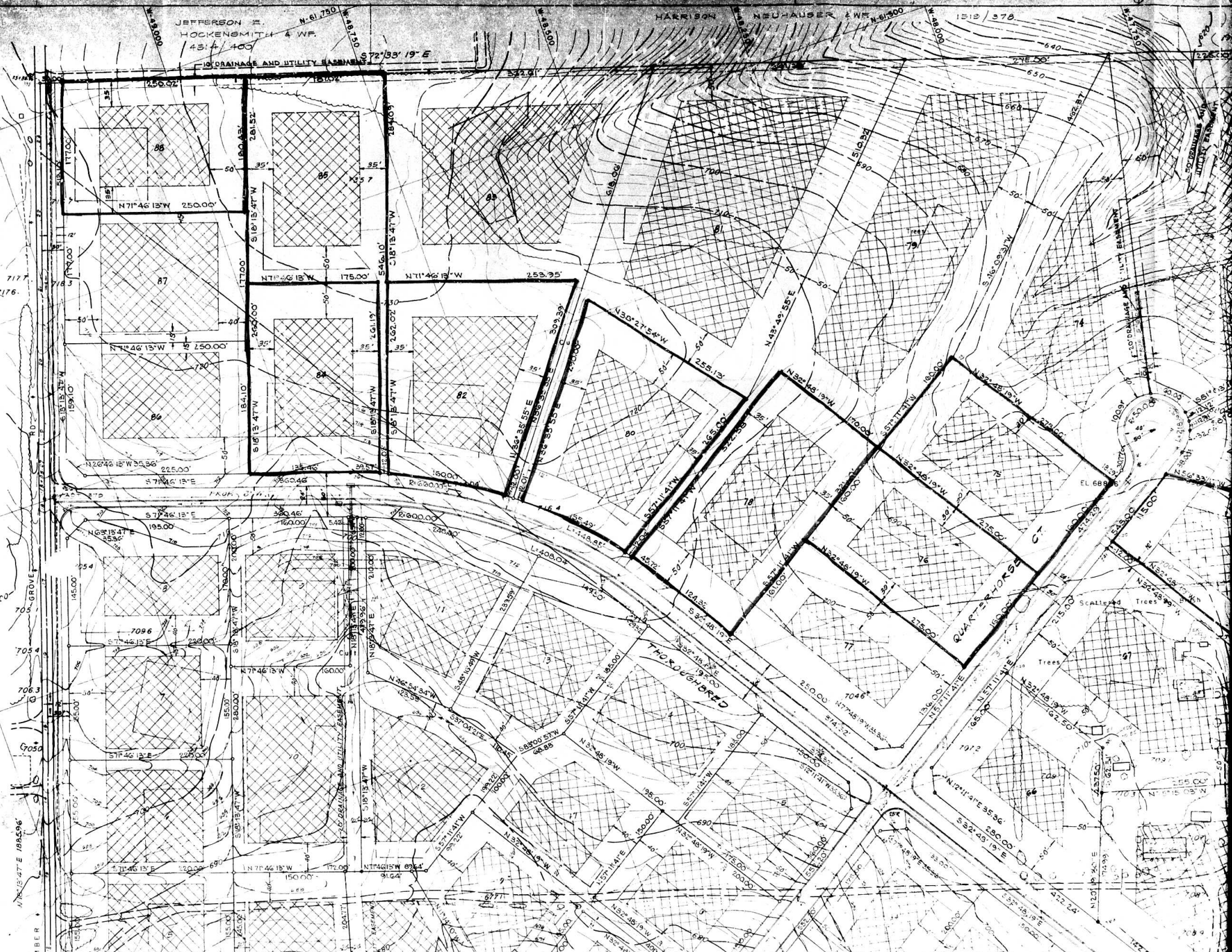
### SCHEDULE OF LOT AREAS

LOT NO.	AREA	ACRES
51	53,471	0.967
52	25,500	0.468
53	34,100	0.623
54	34,100	0.623
55	34,100	0.623
56	34,100	0.623
57	34,100	0.623
58	32,000	0.585
59	34,000	0.620
60	32,000	0.585
61	50,560	0.925
62	41,072	0.750
63	40,301	0.738
64	38,313	0.698
65	36,075	0.658
66	36,000	0.654
67	30,000	0.547
68	35,570	0.647
69	30,000	0.547
70	54,040	0.981
71	30,693	0.559
72	30,525	0.555
73	56,727	1.032
74	41,024	0.750
75	32,392	0.591
76	31,869	0.583
77	50,547	0.925
78	40,301	0.738
79	50,555	0.925
80	30,000	0.547
81	38,028	0.694
82	32,400	0.591
83	35,500	0.646
84	31,188	0.568
85	30,000	0.547
86	50,004	0.913
87	40,089	0.734
88	47,885	0.877
89	54,192	0.985
90	54,713	0.997
91	20,809	0.381
92	50,281	0.918
93	55,854	1.018
94	46,570	0.847



JEFFERSON 2  
HOCKENSMITH & WF  
143.4 / 400

HARRISON NEUHAUSER & WF  
1512 / 378



7177  
7176

7054  
7054  
7063  
7054

7177  
7176

7177  
7176

7177  
7176



KEY	PLANT LIST SPECIES	SIZE	QUANTITY	QUANTITY UNIVERSAL
A	SPONXYMUS ALATUS Winged Bushyrose	6-12"	1	2
B	MYRICA PENNSYLVANICA Redwing Bayberry	18-24"	1	2
C	LIQUIDAMBAR STYRACIACEAE Royal Privet	18-24"	2	2
D	LIGULSTRUM NEGINDUM Spreading Privet	18-24"	2	2



DEVELOPER  
 WORTHINGTON  
 5411 STORM  
 COLUMBIA

OWNER:  
 CALVIN E.  
 DEED PER