

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Four Villages Limited Partnership
I, or we, the legal owner of the property situated 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 the construction of a 24 unit apartment building in lieu of the 12 unit apartment building as shown on the 3rd amended partial development plan of "The Village".

See attached description

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Four Villages Limited Partnership
Contract Purchaser
Address: 199 Granary Drive
Baltimore, Maryland 21208
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of January, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of February, 1977, at 10:45 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING
NW/8 of Baltimore Beltway 870' SW of
Park Heights Ave., 3rd District
FOUR VILLAGES LTD. PARTNERSHIP
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-160-SPH

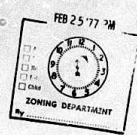
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 24th day of February, 1977, a copy of the foregoing Order was mailed to Four Villages Limited Partnership, 199 Granary Drive, Baltimore, Maryland 21208, Petitioner.



March 2, 1977

James Brodie, Esquire
199 Granary Drive
Baltimore, Maryland 21208

RE: Petition for Special Hearing
NW/8 of the Baltimore Beltway,
870' SW of Park Heights Avenue -
3rd Election District
Four Villages Limited Partnership -
Petitioner
NO. 77-160-SPH (Item No. 152)

Dear Mr. Brodie:

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

Very truly yours,

Eric DiNenna
Zoning Commissioner

SKD/ari

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 23, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-160-SPH... Petition for Special Hearing to Approve the construction of 24 unit apartment building in lieu of the 4 - 1 unit apartment buildings.
Northwest side of Baltimore Beltway 870 feet Southwest of Park Heights Avenue - Four Villages Limited Partnership

3rd District

HEARING: Monday, February 28, 1977 (10:45 A.M.)

This office supports the petitioner's proposal as shown on "Exhibit A"

Norman E. Gerber
Acting Director of Planning

END:GHRW

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
10000 Crossland Bridge Road, Baltimore, Maryland 21204 • Tel (301) 953-0000

DESCRIPTION

3.7101 ACRE PARCEL

NORTHWEST SIDE OF BALTIMORE BELTWAY

870 FEET SOUTHWEST OF PARK HEIGHTS AVENUE

"THE VILLAGE"

BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception
For Amendment to Approved Partial Development Plan

Beginning for the same on the northwest right of way line of the Baltimore Beltway at the point designated 15 and shown on the plat of "The Village" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 38, page 74, said point being distant 870 feet, more or less, as measured southwesterly along said northwest right of way line of the Baltimore Beltway, from the southwest line of Park Heights Avenue as shown on said plat, running thence binding on the northwest right of way line of said Baltimore Beltway, two courses:
(1) S 62° 46' 18" W 235.34 feet, and (2) S 67° 06' 18" W 78.00 feet,

thence (3) N 25° 24' 00" W 511.51 feet to the northwest outline of Section 4, as shown on said plat, thence binding on the outlines of said Section 4, three courses: (4) N 67° 06' 18" E 319.17 feet, (5) S 26° 55' 35" E 231.85 feet, and (6) S 22° 55' 30" E 261.94 feet to the place of beginning.

Containing 3.7101 acres of land.

RWB:mpl J.O. 1-60152-A December 22, 1976

MCA
MCA ENGINEERING CORPORATION

BALTIMORE COUNTY, MARYLAND

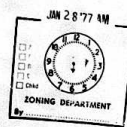
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna
Zoning Commissioner
George H. Pryor, Chief
FROM: Project and Development Planning

Date: January 28, 1977

SUBJECT: Special Hearing to amend Final Development Plan Section 4 Villages

The Planning Board at their meeting of November 18, 1976, approved a request to amend the subject Development Plan.



George H. Pryor, Chief
Project and Development Planning

Baltimore County
Department of permits and licenses
TOWSON, MARYLAND 21204
301-494-3610
JOHN D. SEYFERT
DIRECTOR

Mr. S. Eric DiNenna, Zoning Commissioner

Office of Planning and Zoning

County Office Building

Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #52 Zoning Advisory Committee Meeting, are as follows:

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

Address:

District:

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck
Plan Review Chief
CDB:rcj

ORDER RECEIVED FOR FILING
DATE 12-1-1977

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that it is recommended that the same be granted, it is hereby determined that the same, as herein requested, will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve the construction of two 24 unit apartment buildings in lieu of the four 12 unit apartment buildings, as shown on the third amended partial development plan of "The Village", should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the herein Petition for the Special Hearing to approve the construction of two 24 unit apartment buildings in lieu of the four 12 unit apartment buildings, as shown on the third amended partial development plan of "The Village", should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Planning Commissioner of Baltimore County and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 18, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas W. Commodari
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSIONER

BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
DEVELOPMENT

Four Villages Limited Partnership
199 Granary Drive
Baltimore, Maryland 21208

RE: Special Hearing Petition
Item 152
Four Villages Limited Partnership -
Petitioner

Gentlemen:

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.

This currently vacant site, part of the development known as The Village, is located on the north side of the Beltway approximately 870 feet southwest of Park Heights Avenue, in the 3rd Election District. Adjacent to this site and part of this development is vacant land to the west and north, while to the east are existing townhouses.

Originally the area, which is the subject of this petition, was proposed to be developed with four buildings containing 12 apartment units each. However, because of your proposal to redesign this area

Four Villages Limited Partnership
Re: Item 152
February 18, 1977
Page 2

to include two four-story buildings containing 24 units each, and coupled with the fact that this change occurs within 300 feet of property (i.e. townhouse lots) which already have been sold, this Special Hearing is required to amend the approved development plan now on file with this office.

It should be noted that, if granted, this hearing will allow you to proceed with this proposal, however, an amended final development plan will have to be approved by this office.

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,

Nicholas W. Commodari
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

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

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 426-3633

JOHN D. SEVIER
DIRECTOR

JANUARY 27, 1977

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

Dear Mr. DiNenna:

Comments on Item # 152 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Four Villages Limited Partnership
Location: N/S Baltimore Beltway 870' S/W Park Heights Ave.
Existing Zoning: D.R. 15
Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4-12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".
Acre: 3.71
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.).
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. Emissions of setbacks from property lines on other buildings are not indicated.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Sevier

Charles E. Sevier
Plans Review Chief
CDS:rrr

Baltimore County
TOWSON, MARYLAND 21204
(301) 825-7210
Paul H. Reincke
Chief

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

Attention: Nicholas W. Commodari
Zoning Advisory Committee

Re: Property Owner: Four Villages Limited Partnership

Location: NW/4 Baltimore Beltway 870' S/W Park Heights Ave.

Item No. 152

Zoning Agenda January 25, 1977

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy, or beginning of operations.
- ☒ 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. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- ☐ 6. Site plans are approved as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: J. J. Kelly
Special Inspection Division

Noted and Approved: George M. Wagoner
Evaluation Chief
Fire Prevention Bureau

Maryland Department of Transportation
State Highway Administration

January 27, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 25, 1977
Item: 152
Property Owner: Four Villages Limited Partnership
Location: NW/4 Baltimore Beltway 870' S/W Park Heights Ave.
Existing Zoning: D.R. 15
Proposed Zoning: Special hearing to approve the construction of 2-24 unit apartment buildings in lieu of the 4-12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".
Acre: 3.71
District: 3rd

Dear Mr. DiNenna:

The plan notes that the purpose of revising the proposed buildings is to retain the existing tree area along the Beltway for screening and a sound barrier. We feel that this would be beneficial to the State Highway as well as to the development. The tree area would serve as a headlight barrier and a scenic area for the Beltway.

Very truly yours,

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

 **baltimore county**
department of public works
TOWSON, MARYLAND 21204
1201-494-3500

THORNTON M. MOURING, P.E.
DIRECTOR

P-NE Key Sheet
13 & 34 NW 21 & 22 Pos. Sheets
NW 9 P Topo
68 Tax Map

February 24, 1977

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

Re: Item #152 (1976-1977)
Property Owner: Four Villages Limited Partnership
Location: NW/SE Baltimore Beltway 870' SW Park Heights Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4 - 12 unit apartment buildings as shown on the third amended partial development plan of "The Village".
Acres: 3.71 District: 3rd

Dear Mr. DiNenna:

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

General:

Baltimore County highway and utility improvements are not directly involved and as are secured by Public Works Agreement 1960/69, executed in connection with the development of "The Village of Pioneer Hill" (now known as "The Villages"). However, as stated heretofore in connection with this development, public sanitary sewerage remains a requirement along the southerly portion of this, and the undeveloped remainder of the overall site, so as to serve offsite properties to the west along Reservoir Road and Hooks Lane.

This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department restriction.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #152 (1976-1977).

Very truly yours,


EDMUND N. DIVIS, P.E.
Chief, Bureau of Engineering

END:EDN/PH/iss

cc: Robert Morton
Samuel Bellestri
Paul Koch

 **baltimore county**
department of health
TOWSON, MARYLAND 21204
1201-494-3500

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

February 1, 1977

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

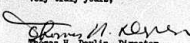
Dear Mr. DiNenna:

Comments on 152, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Four Villages Limited Partnership
Location: NW/SE Baltimore Beltway 870' SW Park Heights Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4 - 12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".
Acres: 3.71
District: 3rd

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,


THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

END/HV/ruc

 **baltimore county**
office of planning and zoning
TOWSON, MARYLAND 21204
1201-494-3511

February 17, 1977

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

Dear Mr. DiNenna:

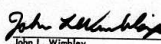
Comments on Item #152, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Four Villages Limited Partnership
Location: NW/SE Baltimore Beltway 870' SW Park Heights Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4 - 12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".
Acres: 3.71
District: 3rd

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

This plan has been reviewed and there are no use-planning factors requiring comment.

Very truly yours,


JOHN L. WIMBLEY
Manager III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

Z.A.C. Meeting of: January 25, 1977

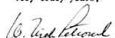
RE: Item No. 152
Property Owner: Four Villages Limited Partnership
Location: NW/SE Baltimore Beltway 870' SW Park Heights Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the construction of 2-24 unit apartment buildings in lieu of the 4-12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".

District: 3rd
No. Acres: 3.71

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,


W. Nick Petrovich,
Field Representative

NSP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BARBARA WALLACE, JR., VICE-PRESIDENT
MARCUS W. ROTHSCHILD

THOMAS H. ROYEN
NORM LORRAINE C. CONNELLEY
ROGER B. HAYDON

ALVIN LORECK
WILLIAM A. SMITH, JR.
RICHARD W. TRACY, D.M.

ROBERT V. DUBEL, SUPERINTENDENT

 **baltimore county**
department of traffic engineering
TOWSON, MARYLAND 21204
1201-494-3500

STEPHEN E. COLLINS
DIRECTOR

77-160 SPH

March 8, 1977

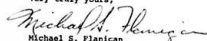
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 152 - ZAC - January 25, 1976
Property Owner: Four Villages Limited Partnership
Location: NW/SE Baltimore Beltway 870' SW Park Heights Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4 - 12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".
Acres: 2.00
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the construction of 2 - 24 unit apartment buildings in lieu of 4 - 12 unit apartment buildings.

Very truly yours,


MICHAEL S. FLANIGAN
Traffic Engineer Associate

NSP/jlf

 **baltimore county**
department of traffic engineering
TOWSON, MARYLAND 21204
1201-494-3500

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

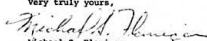
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

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Acres: 2.00
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the construction of 2 - 24 unit apartment buildings in lieu of 4 - 12 unit apartment buildings.

Very truly yours,


MICHAEL S. FLANIGAN
Traffic Engineer Associate

NSP/jlf

 **baltimore county**
department of traffic engineering
TOWSON, MARYLAND 21204
1201-494-3500

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

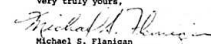
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 152 - ZAC - January 25, 1976
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Acres: 2.00
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the construction of 2 - 24 unit apartment buildings in lieu of 4 - 12 unit apartment buildings.

Very truly yours,


MICHAEL S. FLANIGAN
Traffic Engineer Associate

NSP/jlf

 **baltimore county**
department of traffic engineering
TOWSON, MARYLAND 21204
1201-494-3500

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

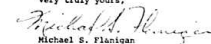
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 152 - ZAC - January 25, 1976
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Acres: 2.00
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the construction of 2 - 24 unit apartment buildings in lieu of 4 - 12 unit apartment buildings.

Very truly yours,


MICHAEL S. FLANIGAN
Traffic Engineer Associate

NSP/jlf

March 8, 1977

Mr. Eric S. DiNenna
 Zoning Commissioner
 2nd Floor, Courthouse
 Towson, Maryland 21204

Re: Item 152 - ZAC - January 25, 1976
 Property Owner: Four Villages Limited Partnership
 Location: NW/8 Baltimore Beltway 870' SW Park Heights Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Hearing to approve the construction of 2 - 24 unit apartment buildings in lieu of the 4 - 12 unit apartment buildings as shown on the 3rd amended partial development plan of "The Village".

Acres: 2.00
 District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the construction of 2 - 24 unit apartment buildings in lieu of 4 - 12 unit apartment buildings.

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF/jlf

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each at one time ~~seven days~~ before the 28th day of February 1977, the first publication appearing on the 10th day of February 1977.

THE JEFFERSONIAN

L. Frank Smith
 Manager

Cost of Advertisement \$

1-Sign

77-160-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting FEB. 12, 1977

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: FOUR VILLAGES LTD. PARTNERSHIP

Location of property: NW/8 OF BALTO. BELTWAY 870 FT. SW. OF PARK HEIGHTS AVE.

Location of Sign: S/S OF HOOKS AVE. 1050' +/- W. OF PARK HEIGHTS AVE.

Remarks: Thomas L. Roland

Posted by Thomas L. Roland Date of return: FEB. 18, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10 day of

Jan 1977. Filing Fee \$ 25 Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Four Villages Limited Partnership Submitted by P. Lee

Petitioner's Attorney Reviewed by MSF

* 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. 46434

DATE Feb. 28, 1977 ACCOUNT 01-662

AMOUNT \$51.00

RECEIVED Four Villages Limited Partnership, 199 Granary Drive Baltimore, Md. 21208

FOR: Advertising and posting of property #77-160-SPE

48847RMB 1 51.00MBC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 42888

DATE Feb. 7, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED MSA 1020 Cromwell Bridge Road, Baltimore, Md. 21204

FOR: Petition for Special Hearing for Four Villages Ltd. Partnership #77-160-SPE

48754RMB 7 25.00MBC

VALIDATION OR SIGNATURE OF CASHIER

SYLVIA H. MILLER
JWB 11648-272

ZONED / RDP

ZONED DR 1

EXHIBIT "A"

[illegible]

FORM	SEAL
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	

OPEN SPACE TO BE
MAINTAINED BY LANNER.

NOTE: ALL TOWNHOUSE WATER CONNECTIONS ARE TO BE 1" LINES.
ALL APARTMENT BLDG. WATER CONNECTIONS ARE TO BE 2 1/2" LINES.

Purpose of 4th Amendment

Revision of 4-12 Unit Garden Apt.
Bldgs. That were planned within 300'
of Existing Townhouses Units that have
been sold. to 2-4 Sty structures of
24 units each for the purpose of retaining
Existing Trees area along Beltway for
screening & as sound Barrier.

STD. RESIDENTIAL / PARKING LIGHTING

4th Amendment
To **DETAILED** Partial 13
**DEVELOPMENT
PLAN**

JOB NO.	73-014-43
SCALE	1"=50'
DATE	10-26-73
LAST REV.	ALG 12/19/75

60153 A Sept 1915

W.A. TUERCE
RJS 1314-72 CMB 1048-B1

SYLVIA H.N.
JWB 1648

HOOKS LANE EXTENSION TO BE
CONSTRUCTED UNDER PUBLIC
WORKS AGREEMENT # 96800

HOOKS LANE

FUTURE R/W

SECTION 6
PROPOSED DEVELOPMENT

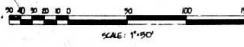
SECTION 7
FUTURE DEVELOPMENT

This area to be
revised in future

BALTIMORE

BELTWAY I-695

+ STD RESIDENTIAL/PARKING LIGHTING



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

SYLVIA H. MILLER
JWB 1048-272

ZONED /RDP

ZONED DR 1

ZONED DR 1

ZONED DR 2

AVENUE

PARK HEIGHTS

BELTWAY I-695

9TD RESIDENTIAL/PARKING LIGHTING

PURPOSE OF 4TH AMENDMENT

REVISION OF 4-12 UNIT GARDEN APT.
BDDGS. THAT WERE PLANNED WITHIN 300'
OF EXISTING TOWNHOUSE UNITS THAT HAVE
BEEN SOLD TO 2-ASTY. STRUCTURES OF
24 UNITS EACH FOR THE PURPOSE OF
RETAINING EXISTING TREE AREA ALONG
BELTWAY FOR SCREENING AS SAVED
BARRIER.

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR DATE

ZONING COMMISSIONER DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-15-75	WATER IN FRONT OF YARD, TYP. 2, 10-1, 2 IN BACK OF T-10-1	
2	11-15-75	REVISION OF T-10-1	
3	11-15-75	REVISION OF T-10-1	
4	11-15-75	REVISION OF T-10-1	
5	11-15-75	REVISION OF T-10-1	
6	11-15-75	REVISION OF T-10-1	
7	11-15-75	REVISION OF T-10-1	
8	11-15-75	REVISION OF T-10-1	
9	11-15-75	REVISION OF T-10-1	
10	11-15-75	REVISION OF T-10-1	
11	11-15-75	REVISION OF T-10-1	
12	11-15-75	REVISION OF T-10-1	

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE: ALL TOWNHOUSE WATER CONNECTIONS ARE TO BE 1" LINES.
ALL TOWNHOUSE BLDG. WATER CONNECTIONS ARE TO BE 1" LINES.

OPEN SPACE TO BE MAINTAINED BY OWNER.

4TH AMENDMENT
TO DETAILED PARKING
DEVELOPMENT
PLAN

JOB NO. 75-014-45
SCALE 1"=50'
DATE 10-26-75
LAST REV. 11-15-75

4

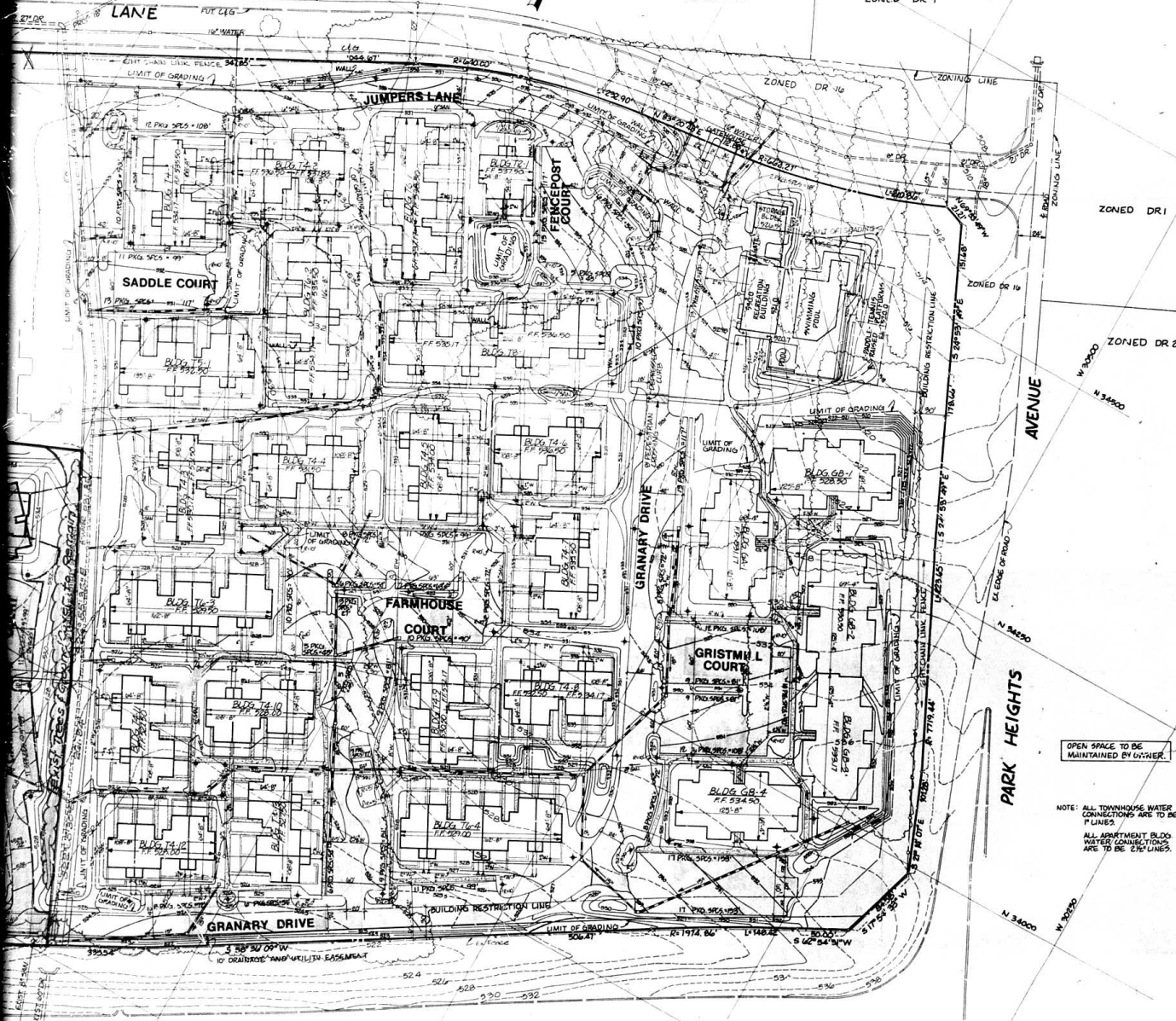
HOOKS LANE EXTENSION TO BE
- CONSTRUCTED UNDER PUBLIC
WORKS AGREEMENT NO 30804

BELTWAY I-695

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR

ZONING COMMISSIONER DAT



TIMORE

BELTWAY I-695

STD RESIDENTIAL/PARKING LIGHTING

Purpose of 4th Amendment
Revision of 4-12 Unit Garden Apt.
Bldgs. That were planned within 300'
of Existing Townhouses Units that have
been sold. to 2-4 story structures of
24 Units each for the purpose of retaining
Existing Tree area along Beltway for
Screening & as sound Barrier.

OFFICE OF PLANNING & ZONING
APPROVED BY
DIRECTOR _____ DATE _____
ZONING COMMISSIONER _____ DATE _____

STD RESIDENTIAL/PARKING LIGHTING

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/15/75	WATER IN FRONT	
2	11/15/75	OF TOWN, TWP 2, T10N, R10E	
3	11/15/75	OF TOWN, TWP 2, T10N, R10E	
4	11/15/75	OF TOWN, TWP 2, T10N, R10E	
5	11/15/75	OF TOWN, TWP 2, T10N, R10E	
6	11/15/75	OF TOWN, TWP 2, T10N, R10E	
7	11/15/75	OF TOWN, TWP 2, T10N, R10E	
8	11/15/75	OF TOWN, TWP 2, T10N, R10E	
9	11/15/75	OF TOWN, TWP 2, T10N, R10E	
10	11/15/75	OF TOWN, TWP 2, T10N, R10E	
11	11/15/75	OF TOWN, TWP 2, T10N, R10E	
12	11/15/75	OF TOWN, TWP 2, T10N, R10E	



4th Amendment
To DETAILED PART 13
DEVELOPMENT
PLAN

JOB NO. 75-014-45
SCALE 1"=50'
DATE 10-26-75
LAWYER A.L.S. 10/26/75

W.A. TIERCE
RJS 1314-72 CMB 1060-B1

SYLVIA H. MILLER
JMB 14-18-72

ZONED

HOOKS LANE EXTENSION TO BE
CONSTRUCTED UNDER PUBLIC
WORKS AGREEMENT AS 30800

HOOKS LANE

FUTURE HWY 7

JUMPERS LANE

FENCEPOST COURT

SADDLE COURT

FARMHOUSE COURT

BALTIMORE

BELTWAY I-695

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

