



RE: PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCE  
NW corner of Harford & Aspen Hill Roads - 9th Election District  
Northgate Associates - Petitioner  
NO. 77-202-KASPH (Item No. 182)

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
OF  
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices, a Variance for a side yard setback of five feet in lieu of the required twenty-five feet for a proposed building, and a Special Hearing to allow off-street parking in a D.R.5.5 Zone and to amend the final development plan of Forest View.

The subject property, about .60 acres in extent, is located at the northwest corner of Harford Road and Aspen Hill Drive in the Ninth Election District of Baltimore County. Individual homes are situated to the north and south, and the Forest View Townhouse Development lies to the west of the site.

Testimony on behalf of the Petitioner indicated that he proposes to build a two-story medical office building on a lot 40 feet by 100 feet, with parking for 37 vehicles. Ingress and egress would be via Aspen Hill Drive - a private road controlled by the developer of Forest View and lot owners.

Further testimony in support of the Variance claimed hardship by virtue of the narrow width of the lot.

Nearby residents, in protest, alleged increased traffic congestion if the Petition were granted, referencing a memorandum of record dated March 9, 1977, by the Department of Traffic Engineering, a "Dangerous Intersection" at Harford Road and Aspen Hill Drive, questioned the need for medical offices at the site, and claimed storm drainage problems.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Com-

missioner, the Petitioner does not overcome the presumption that the adoption of D.R.5.5 zoning for that part of the property fronting Harford Road is correct and should be defended against the off-street parking request. The Petitioner does not overcome the presumption of the reasonableness of this zoning and its safe guarding. The integrity of the final development plan should be preserved.

Further, the petitioned Special Exception does not meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations inasmuch as it would tend to create congestion in roads and streets and intrude upon the general welfare of the locality involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of April, 1977, that the Special Exception, Variance, and Special Hearing should be and the same are hereby DENIED.

*George Martinak*  
Deputy Zoning Commissioner of  
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
PETITION FOR SPECIAL HEARING  
NW corner of Harford and Aspen  
Hill Roads  
9th Election District  
Northgate Associates,  
Petitioner-Appellant

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 77-202-KASPH

ORDER OF DISMISSAL

Petition of Northgate Associates for a special exception for offices, variance from Sections 1802.2.E (V.B.2) and 1802.3.C of the Baltimore County Zoning Regulations and special hearing to permit off-street parking in a residential zone, on property located at the Northwest corner of Harford and Aspen Hill Roads, in the 9th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed October 23, 1979, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of October 23, 1979.

IT IS HEREBY ORDERED this 24th day of October, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*Walter A. Ratter, Jr.*  
Walter A. Ratter, Jr., Chairman

*William T. Hackett*  
William T. Hackett

*Patricia Millhouser*  
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
PETITION FOR VARIANCE \* COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING \* OF  
NW corner of Harford & Aspen  
Hill Rds. \*  
9th Election District \* BALTIMORE COUNTY  
NORTHGATE ASSOCIATES, Petitioner \* 77-202-KASPH

ORDER OF DISMISSAL

MR. CLERK:  
Please dismiss the appeal as filed in the above-captioned matter.

*Edward C. Covehey, Jr.*  
Edward C. Covehey, Jr.,  
Atty. for Petitioner  
614 Bayley Ave  
Towson, MD 21204  
828-9441

I HEREBY CERTIFY that on this 22 day of October, 1979, a copy of the foregoing Order of Dismissal was mailed to Patricia S. Graham, Attorney for Forestview Homeowners Association, Inc., Protestants, 605 Baltimore Avenue, Towson, Maryland 21204; Mr. Thomas Polk, Protestant and representative of Carney Civic Improvement Association, 9719 Harford Road, Baltimore, MD 21234; Mr. Roger Harrell, Protestant, 2938 Aspen Hill Road, Baltimore, MD 21234; and John W. Hession, III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, MD 21204.

*Edward C. Covehey, Jr.*  
Edward C. Covehey, Jr.

April 13, 1977

Edward C. Covehey, Jr., Esquire  
614 Bayley Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception,  
Special Hearing, and Variance  
NW corner of Harford & Aspen  
Hill Roads - 9th Election District  
Northgate Associates - Petitioner  
NO. 77-202-KASPH (Item No. 182)

Dear Mr. Covehey:

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

Very truly yours,

*George Martinak*  
GEORGE MARTINAK  
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Thomas Polk  
9719 Harford Road  
Baltimore, Maryland 21234

Mr. Roger Harrell  
2938 Aspen Hill Road  
Baltimore, Maryland 21234

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



JOHN W. HESSIAN, III  
People's Counsel  
PETER MAX THOMPSON  
Esquire People's Counsel

Baltimore County, Maryland  
PEOPLE'S COUNSEL  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

TEL 484-2188

July 13, 1978

Edward C. Covehey, Jr., Esquire  
Covehey & Boozer  
614 Bayley Avenue  
Towson, Maryland 21204

RE: NORTHGATE ASSOCIATES  
Case No. 77-202-KASPH  
JAMES G. STRATKIS  
Case No. 77-217-SPH

Dear Ed:

At Walter Ratter's instructions, we have prepared and am enclosing a Motion which I would appreciate your filing in the Northgate Associates case. Also attached is a proposed Order for assentation by the Board.

You will also recall that I wrote you after finding that the Stratakis case, 77-217-SPH, which is pending before the Board and assigned for Thursday, September 21, 1978, is in the same situation as Northgate. On the assumption - probably true - that you would want to meet both in the same fashion, I have taken the liberty of preparing a second Motion, and proposed Order, for your signature.

If you find the enclosures adequate, I would appreciate your signing them as attorney for the two Petitioners and then returning them directly to the County Board of Appeals.

Very truly yours,

John W. Hession, III

Enclosure

JWH:h

cc: Keith Eisenhart, County Board of Appeals  
Patricia S. Graham, Attorney for Northgate Protestants  
James H. Cook, Esq., Attorney for Stratakis Protestants

COVAHEY & BOOZER  
ATTORNEYS AT LAW  
614 BAYLEY AVENUE  
TOWSON, MARYLAND 21204

July 6, 1978

AREA CODE 301  
828-9441

County Board of Appeals  
Court House  
Room 218  
Towson, MD 21204

RE: Case No. 77-202-KASPH  
Northgate Associates

Gentlemen:

Please treat this letter as a request that the above-captioned case be remanded in accordance with recent decisions of the Board that have determined that these matters must now be processed through and in accordance with guidelines established for the Interim Developmental Control Act.

Very truly yours,

*Edward C. Covehey, Jr.*  
Edward C. Covehey, Jr.

ECC/pa  
cc: Mr. Oscar I. Schabb

August 1, 1978

Edward C. Covehey, Jr., Esq.  
614 Bayley Avenue  
Towson, Md. 21204

Re: File No. 77-202-KASPH  
Northgate Associates

Dear Mr. Covehey:

Enclosed herewith is a copy of the Order of the Board passed today in the above entitled case.

Very truly yours,

*Martin E. Hession, Jr.*  
Martin E. Hession, Jr.

cc: Northgate Associates, My. O.I. Schabb  
Mrs. Patricia S. Graham  
John W. Hession, III, Esq.  
Mr. Robert Harrell  
Mr. Thomas Polk  
Mr. George Harrell  
Mr. S. E. DINIEN  
Mr. George Martinak  
Mr. James E. Dyer  
Mr. Leslie Grouff  
Mr. James Harrell  
Board of Education

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR VARIANCE :  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NW corner of Harford & Aspen Hill Rds.  
9th Election District :  
NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-XASPH

1111111

ORDER

Upon the foregoing Motion, it is this 1st day of August, 1979,  
by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Deputy Zoning Commissioner of Baltimore County denying said Petition be and it is hereby affirmed or reversed, but the entire proceeding is hereby REMANDED to the Zoning Commissioner of Baltimore County for referral to the Baltimore County Planning Board in accordance with Section 22-15.1(f) of the Baltimore County Code, and further proceedings thereon as are required in accordance with law.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*[Signature]*

*William T. Harbord*

*Arthur A. Lavin*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR VARIANCE :  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NW corner of Harford & Aspen Hill Rds.  
9th Election District :  
NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-XASPH

1111111

MOTION

To the Honorable, The County Board of Appeals:

The Motion of Northgate Associates, by their attorney Edward C. Covashey, Jr., respectfully shows:

1. That this case involves an application for a Special Exception to permit office use on a property which is presently zoned D.R. 16 on the 1976 Comprehensive Zoning Map duly adopted by the County Council for Baltimore County, and a Special Hearing to provide part of the accessory parking area in the D. R. 5.5 zoned portion of this property.

2. That, in view of the decision recently promulgated by the County Board of Appeals in a case entitled, "Petition for Special Exception, Nicholas B. Mangione, et ux," No. 76-158-X, your Movant believes, and therefore avers, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was held in "Mangione," be Remanded to the Zoning Commissioner of Baltimore County for processing in accordance with the terms and provisions of said "Interim Development Control Act."

WHEREFORE, said Petitioner respectfully moves that the County Board of Appeals by its appropriate Order cause said case to be Remanded to the Zoning Commissioner of Baltimore County and referral thereafter to the Planning Board of Baltimore County so that said application might be processed under the "Interim Development Control Act."

AND AS IN DUTY BOUND, etc.,

*[Signature]*  
Edward C. Covashey, Jr., Attorney  
for Petitioner  
614 Bosley Avenue  
Towson, Maryland 21204  
828-9441

I HEREBY CERTIFY that on this 12 day of July, 1978, a copy of the foregoing Motion, and of the Proposed Order thereon, was mailed to Patricia S. Graham, Attorney for Forestview Homeowners Association, Inc., Protestants, 605 Baltimore Avenue, Towson, Maryland 21204; Mr. Thomas Palk, Protestants and representative of Carney Civic Improvement Association, 9719 Harford Road, Baltimore, Maryland 21234; Mr. Roger Harrell, Protestants, 2938 Aspen Hill Road, Baltimore, Maryland 21234; and John W. Hession, III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

*[Signature]*  
Edward C. Covashey, Jr.

RE: PETITION FOR SPECIAL EXCEPTION, : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE and :  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NW corner of Harford & Aspen Hill Rds., :  
NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-XASPH

1111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section E-3.1 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 hereafter, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]* *[Signature]*  
Charles E. Kountz, Jr. John W. Hession, III  
Deputy People's Counsel People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 7th day of April, 1977, a copy of the foregoing Order was mailed to Edward C. Covashey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

*[Signature]*  
John W. Hession, III



494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
April 27, 1979

Edward C. Covashey, Jr., Esq.  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Case No. 77-202-XASPH (Item #182)  
Northgate Associates - Petitioners

Dear Mr. Covashey:

As per your Motion, the above mentioned case was remanded by this Board to the Zoning Commissioner in order that the Petitioner might seek compliance with I.D.C.A. As of this date, the record indicates that you have not pursued this matter.

Within fifteen (15) days, please advise the Board as to your intentions. No response to this request will be interpreted by this Board as an indication that you no longer wish to pursue this petition. Thence the Board, upon its own Motion, will dismiss your petition.

Very truly yours,

*[Signature]*  
Walter A. Reiter, Jr., Chairman

cc: Northgate Associates  
People's Counsel

COVAHEY & BOOZER  
ATTORNEYS AT LAW  
614 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

May 8, 1979

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER  
MARR & DEWAN  
DOUGLAS W. BAKER

AREA CODE 301  
828-9441

Walter A. Reiter, Jr.,  
Chairman  
County Board of Appeals  
Room 219 Court House  
Towson, MD 21204

RE: Case No. 77-202-XASPH (Item #182)  
Northgate Associates - Petitioners

Dear Mr. Reiter:

With respect to the above-captioned, please be advised that the Petitioner is going to proceed to comply with the requirements of I.D.C.A. and accordingly, requests that the Petition not be dismissed.

Very truly yours,

*[Signature]*  
Edward C. Covashey, Jr.

ECC/pa

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
October 24, 1977

Edward C. Covashey, Jr., Esq.  
614 Bosley Avenue  
Towson, Maryland 21204

Dear Mr. Covashey:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*[Signature]*  
Jane Holmen, Secretary

Encl.

cc: Northgate Associates  
Mr. George Bernard  
Mr. Robert Harrell  
Mr. Thomas Palk  
Ms. Patricia S. Graham  
John W. Hession, III, Esq.  
Mr. James E. Dyer  
Mr. William Hammond  
Mr. John Seyffert  
Mr. J. Howell  
Board of Education

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. DiMenna, Acting Commissioner Date: March 29, 1977  
FROM: Norman N. Gerber, Acting Director of Planning  
SUBJECT: Petition #77-202-XASPH, Petition for Special Exception for Office and Office Building.

Petition for Variance for Sidewalk, Petition for Special Hearing for Off-Street Parking in a residential zone and to amend Final Development Plan of Forest View to allow construction of an Office Building.

Northwest corner of Harford and Aspen Hill Roads.

Northgate Associates

9th District

HEARD: Monday, April 11, 1977 (1:00 P.M.)

This office is opposed to both the petitioner's requests. This location is an inappropriate one for office use; offices should be located in or adjacent to commercial zones or along major arterials on shallow parcels zoned D.R. 16. Further, the D.R. 5.5 zoning along the frontage of this portion of Harford Road was recommended by the Planning Board to protect the existing cottage development from the higher-density development to the west; this recommendation of D.R. 5.5 zoning was adopted by the Planning Board in October of 1976. Parking for non-residential use in this D.R. 5.5 transition area would be totally contrary to such purposes.

*[Signature]*  
Norman N. Gerber  
Acting Director of Planning

NR120117W

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR VARIANCE :  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NW corner of Harford & Aspen Hill Rds. :  
9th Election District :  
NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-XASPH

**MOTION**

To the Honorable, the County Board of Appeals:

The Motion of Northgate Associates, by their attorney Edward C.

Covehey, Jr., respectfully shows:

1. That this case involves an application for a Special Exception to permit office use on a property which is presently zoned D.R. 16 on the 1976 Comprehensive Zoning Map adopted by the County Council for Baltimore County, and a Special Hearing to provide part of the accessory parking area in the D. R. 5.5 zoned portion of this property.

2. That, in view of the decision recently promulgated by the County Board of Appeals in a case entitled, "Petition for Special Exception, Nicholas B. Mangione, et al.," No. 76-158-X, your Honor believes, and therefore orders, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was held in "Mangione," be Remanded to the Zoning Commissioner of Baltimore County for processing in accordance with the terms and provisions of said "Interim Development Control Act."

WHEREFORE, said Petitioner respectfully moves that the County Board of Appeals by its appropriate Order cause said case to be Remanded to the Zoning Commissioner of Baltimore County and referral thereafter to the Planning Board of Baltimore County so that said application might be processed under the "Interim Development Control Act."

AND AS IN DUTY BOUND, etc.,

Edward C. Covehey, Jr., Attorney  
for Petitioner  
614 Bailey Avenue  
Towson, Maryland 21204  
828-9441

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
PETITION FOR VARIANCE \* COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING \*  
NW corner of Harford & Aspen Hill Roads \* OF BALTIMORE COUNTY  
9th Election District \*  
NORTHGATE ASSOCIATES, Petitioner \* Case No. 77-202-XASPH  
\*\*\*\*\*

**SUBPOENA DUCES TECUM**

MR.

Please issue a subpoena duces tecum for the following

witness:

Mr. James G. Hoswell  
Department of Planning  
County Courts Building, 4th floor  
Towson, Maryland 21204

directing him or his duly authorized agent to appear in person to testify on behalf of the protestants, before the Board of Appeals, Court House, Towson, Maryland 21204, on Wednesday, October 24, 1979 at 10:00 a.m. and to bring with him all records and reports relative to the above matter.

The same is to continue until the case is reached, witnesses excused or case concluded.

CUST 10-24-79  
SUMMONED 19  
NON SUIT 19  
NON SUIT 19  
COPY LIST 19

PATRICIA S. GRAHAM  
605 Baltimore Avenue  
Towson, Maryland 21204  
321-9551

Please serve this summons in accordance with the above.

Edith T. Eisenhart, Adm. Secretary  
County Board of Appeals of Baltimore County

I HEREBY CERTIFY that on this \_\_\_\_\_ day of July, 1978, a copy of the foregoing Motion, and of the Proposed Order thereon, was mailed to Patricia S. Graham, Attorney for Forestview Homeowners Association, Inc., Protestants, 605 Baltimore Avenue, Towson, Maryland 21204; Mr. Thomas Polk, Protestants and representative of Camey Civic Improvement Association, 9719 Harford Road, Baltimore, Maryland 21234; Mr. Roger Harrell, Protestants, 2938 Aspen Hill Road, Baltimore, Maryland 21234; and John W. Hessler, III Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covehey, Jr.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR VARIANCE :  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
NW corner of Harford & Aspen Hill Rds. :  
9th Election District :  
NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-X-SPH

**ORDER**

Upon the foregoing Motion, it is this \_\_\_\_\_ day of \_\_\_\_\_, 1979, by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Deputy Zoning Commissioner of Baltimore County denying said Petition be and it is hereby neither Affirmed or Reversed, but the entire proceeding is hereby REMANDED to the Zoning Commissioner of Baltimore County for referral to the Baltimore County Planning Board in accordance with Section 22-15.1(f) of the Baltimore County Code, and further proceedings thereon as are required in accordance with law.

Any appeal from this decision must be in accordance with Rules 8-1 to 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
PETITION FOR VARIANCE \*  
PETITION FOR SPECIAL HEARING \* COUNTY BOARD OF APPEALS  
NW corner of Harford & Aspen Hill Roads \* OF BALTIMORE COUNTY  
9th Election District \*  
NORTHGATE ASSOCIATES, Petitioner \* Case No. 77-202-XASPH  
\*\*\*\*\*

**SUBPOENA DUCES TECUM**

Mr. CLERK:

Please issue a subpoena duces tecum for the following

witness:

Mr. Michael S. Flanigan  
Traffic Engineer Associate  
Baltimore County Dept. of Traffic Engineering  
County Courts Building, 4th floor  
Towson, Maryland 21204

directing him or his duly authorized agent to appear in person to testify on behalf of the protestants, before the Board of Appeals, Court House, Towson, Maryland 21204, on Wednesday, October 24, 1979 at 10:00 a.m. and to bring with him all records and reports relative to the above matter.

The same is to continue until the case is reached, witnesses excused or case concluded.

CUST 10-24-79  
PATRICIA S. GRAHAM  
605 Baltimore Avenue  
Towson, Maryland 21204  
321-9551

DAMNED 19  
NON SUIT 19  
NON SUIT 19  
COW-Sheriff: 19

or Please serve this summons in accordance with the above.

Edith T. Eisenhart, Adm. Secretary  
County Board of Appeals of Baltimore County

77-202

LINE5679 PHE223

SPKCT/mh  
7/20/76  
15,795

THIS DEED, made this 14<sup>th</sup> day of September, 1976, by and between TOWN VILLA CORPORATION, a Maryland corporation, party of the first part, and FORESTVIEW HOMEOWNERS ASSOCIATION, INC., a non-profit Maryland corporation without capital stock, party of the second part, WITNESSETH:

IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, in fee simple, the following described land and premises situate in Baltimore County, State of Maryland, to wit:

07\*\*\*\*\* PHE223 01-42-01  
07\*\*\*\*\* PHE223 01-42-01

All of the remaining portion of land and improvements as shown on the plat entitled "Section One Forestview" and recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.N.K., Jr. No. 39, folio 2, saving and excepting the 36 lots numbered 1 thru 36, Parkland Road and Parcel B, as shown on that plat.

Being a portion of that parcel of ground which was conveyed by Deed dated December 2, 1976, by Northgate Construction Co., Inc., a Maryland corporation, to the Grantor herein, which Deed is recorded among the Land Records of Baltimore County in Liber 5587 Page 500.

TO HAVE AND TO HOLD the said land and premises unto the use and benefit of the said party of the second part pursuant to the written Amended Declaration made by Town Villa Corporation dated 9/14/1976, and recorded among the Land Records of Baltimore County in Liber 5587 at Page 140 et seq.

IN WITNESS WHEREOF, the said Town Villa Corporation, a Maryland corporation, has caused these presents to be executed by John O. Simons, its President, attested to by L. Edward Wolf, its Secretary, and its corporate seal to be hereunto affixed the day and year first-above written.

RECEIVED, MARYLAND  
S. GRAHAM  
100 N. FARMER, 4TH  
TOWSON, MD. 21204  
828-1000

LINE5679 PHE224

ATTEST:  
L. Edward Wolf, Secretary  
John O. Simons, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 14<sup>th</sup> day of Sept. 1976, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared JOHN O. SIMONS, President of TOWN VILLA CORPORATION, and he acknowledged the foregoing Deed to be the act of TOWN VILLA CORPORATION.

AS WITNESS my hand and Notarial Seal.

Notary Public in and for the State of Maryland  
My commission expires July 1, 1978

Exp'd for record SEP 24 1978 at 11:23  
For Mary & Patricia S. Graham  
Mail to Edith T. Eisenhart  
Receipt to 8-24-79

PATRICIA S. GRAHAM  
605 BALTIMORE AVENUE  
TOWSON, MARYLAND 21204

TELEPHONE 206-8886

May 24, 1977

Walter A. Reiter, Jr., Chairman  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

RE: Northgate Associates  
File No. 77-202-XASPH

Dear Mr. Reiter:

Please enter my appearance as the attorney for the Forestview Homeowners Association, Inc. and its individual members who wish to appear as protestants at the hearing on the above-captioned matter.

I am enclosing herewith the form you sent Mr. Harrell requesting the length of time for the presentation of our case.

Very truly yours,

Patricia S. Graham

PSG:19

cc: John W. Hessler, Jr., Esquire,  
People's Counsel  
Edward C. Covehey, Jr., Esquire  
Robert Harrell

Rec'd 5/24/77  
3pm

RECEIVED  
BALTIMORE COUNTY  
Oct 22 2 24 PM '79  
COUNTY BOARD  
OF APPEALS  
BY:

JAN 22 1980

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1977

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

NICHOLAS B. COMMODARI  
Chairman

## MEMBERS

BUREAU OF  
SURVEYING

DEPARTMENT OF  
PUBLIC WORKS

STATE BOARD OF COMMISSIONERS

BUREAU OF  
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ADMINISTRATIVE SERVICES

CENTRAL  
OFFICE

Edward C. Covahy, Jr., Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Variance & Special Hearing Petitions  
Item No. 186  
Northgate Associates - Petitioner

Dear Mr. Covahy:

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, partially zoned D.R. 5.5 and 16 and originally part of the overall development of Forrest View is located on the northeast corner of Harford and Aspen Hill Roads in the 9th Election District. Contiguous properties to the north and south are improved with individual dwellings while property to the west consist of the Forrest View Townhouse Development.

This hearing is necessitated by your clients proposal to construct a two-story office building on this site within 5' of the side property line in lieu of the required 25' and provide part of the accessory parking area in the D.R. 5.5 zoned portion of this property.

Edward C. Covahy, Jr., Esquire  
Item No. 186  
Page 2  
April 5, 1977

In view of the fact that this vacant site was included within the limits of the approved development plan encompassing Forrest View, and coupled with the fact that lots have been sold within 300' of the proposed development, a Special Hearing to amend the development plan has also been included. As indicated in the Zoning Regulations when such a hearing is required, the proposal must first be approved by the Planning Board. Since this was not done it should be emphasized that this matter must be clarified at the scheduled hearing date.

Particular attention should be afforded the comments of the State Highway Administration and also the submitted site plan should be revised to indicate the notes covered by Section 409.4 of the Zoning Regulations.

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 B. COMMODARI  
Acting Chairman, Zoning  
Plans Advisory Committee

NBC:k

cc: MCA Engineering Corp.  
1020 Cromwell Bridge Road  
Towson, Maryland 21204

Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Director

February 17, 1977

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

Re: Z.A.C. Meeting, Feb. 15, 1977

Item: 186  
Property Owner: Northgate Associates  
Location: NW/C Harford Rd. (Route 167) & Aspen Hill Rd.  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: Special  
Exception for offices. Variance to permit a side setback of 5' in lieu of the required 25'. Special Hearing to permit off street parking in a residential zone.  
Acres: 0.60  
District: 9th

Dear Mr. DiNenna:

On an inspection made at the site revealed that storm drains along Harford Road and entrance construction is not in accordance with previously submitted plans and is not acceptable to the State Highway Administration. No further development will be approved until such time as the matter is resolved.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
By: John F. Meyers

CLJEM:vr

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

77-202 XASPH

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THOMAS M. MOURING, P.E.  
DIRECTOR

April 6, 1977

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

Re: Item #186 (1976-1977)

Property Owner: Northgate Associates  
NW cor. Harford Rd. & Aspen Hill Rd.  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: Special Exception for offices. Variance to permit a side setback of 5' in lieu of the required 25'. Special Hearing to permit off street parking in a residential zone.  
Acres: 0.60 District: 9th

Dear Mr. DiNenna:

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

## General

Public Works Agreement #97406-Revised, was executed in connection with the development of Forestview (formerly known as Northgate Village). Development has proceeded as townhouses in three sections. This site is indicated as Parcel "B" on the recorded plat "Section One - Forestview" (B.R.R., Jr. 39, Folio 2). The utilities within and serving these developed sections, except for those within parkland area, are private.

## Highways

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Aspen Hill Road is a private road.

## Sediment Control

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

Item #186 (1976-1977)  
Property Owner: Northgate Associates  
Page 2  
April 6, 1977

## Storm Drains

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

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 grading or improper installation of drainage facilities, would be the full liability of the Petitioner.

The existing townhouses are served via private onsite water mains supplying public water from the Towson Fourth Zone of Water Service. Service from this zone would produce excessive pressure for Parcel "B".

The 12-inch public water main in Harford Road (Drawing #26-0317, File 3) which supplies water from the Eastern Third Zone of Water Service is available to serve this Parcel "B".

Additional fire hydrant protection is required in this vicinity.

## Sanitary Sewer

The 8-inch sanitary sewerage within and along the south side of Aspen Hill Road serves the townhouse complex, is private, and connects to the 8-inch public sanitary sewer via Terminal Manhole 29158 in Harford Road (Drawing #59-1354, File 1).

There is also 8-inch public sanitary sewerage in Harford Road approximately 65 feet north of this site at Terminal Manhole 29176 (Drawing #59-1356, File 1).

Very truly yours,

Donald W. Tucker, P.E.  
DONALD W. TUCKER, P.E.  
Acting Chief  
Bureau of Engineering

DWT:RAN/PWR:SS

cc: R. Morton  
R. Covahy  
W. Munchel

N-NE Key Sheet  
37 NE 16 Post. Sheet  
NE 10 & Topo  
71 Tax Map

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 404-3211

March 2, 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 #186, Zoning Advisory Committee Meeting, February 5, 1977, are as follows:

Property Owner: Northgate Associates  
Location: NW/C Harford Road and Aspen Hill Road  
Existing Zoning: D.R. 17 & D.R. 5.5  
Proposed Zoning: Special Exception for offices. Variance to permit a side setback of 5' in lieu of the required 25'. Special Hearing to permit off street parking in a residential zone.  
Acres: 0.60  
District: 9th

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

It appears that the final development plan must be amended. The amendment procedure must be followed according to Bill 1C).

Very truly yours,

John L. Wimbley  
Planner III  
Project and Development Planning

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 404-3500

STEPHEN E. COLLINS  
DIRECTOR

March 9, 1977

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

Re: Item 186-1A - February 15, 1977  
Property Owner: Northgate Associates  
Location: NW/C Harford Rd. & Aspen Hill Rd.  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: Special Exception for offices. Variance to permit a side setback of 5' in lieu of the required 25'. Special Hearing to permit off street parking in a residential zone.

Acres: 0.50  
District: 9th

Dear Mr. DiNenna:

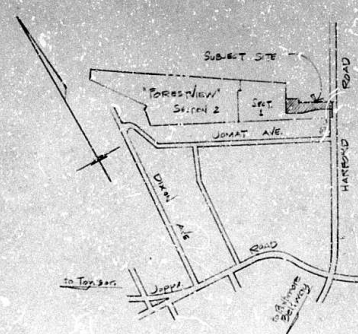
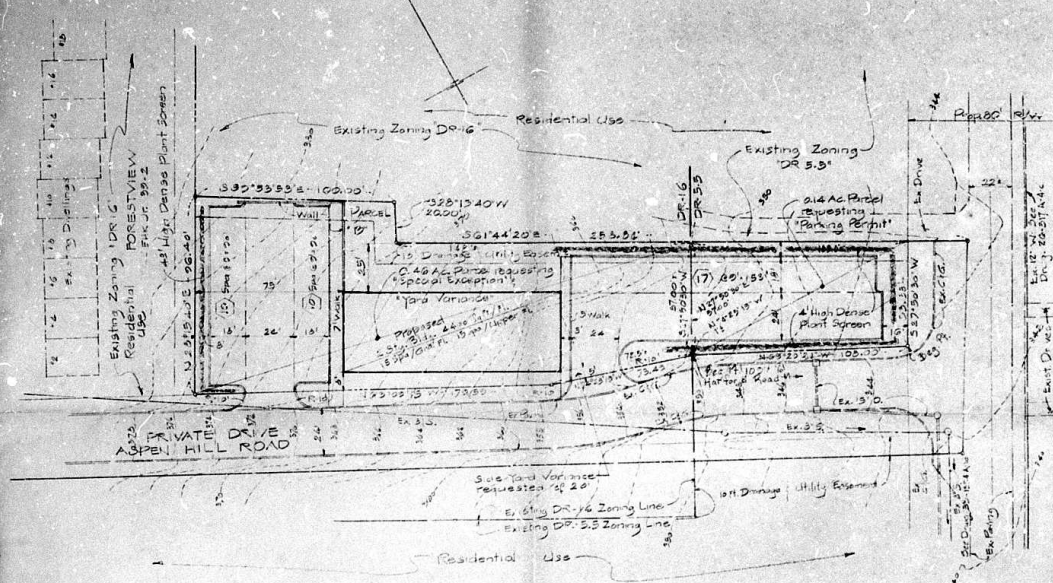
The existing D.R. 16 zoning can be expected to generate approximately 7.7 trips per day and the proposed medical office building will generate approximately 46.4 trips per day.

Very truly yours,

Michael E. Plonigan  
Traffic Engineer Associate

MEP:jie





HARFORD ROAD

GENERAL NOTES:

1. Area of Property: 0.60 AC.
2. Existing Zoning of Property: DR-16 / DR-5.5
3. Existing Use of Property: Vacant Land
4. Proposed Zoning of Property: DR-16 with Special Exception (4.6 Apts) / DR-5.5 with Parking Permit (2.14 Apts)
5. Proposed Use of Property: Professional / Medical Office Building
6. City Street Parking Data:
  - a. Area of Ground Floor: 4400 sq ft. requiring 15 Spas (1300 sq ft)
  - b. Area of Upper Floor: 4400 sq ft. requiring 10 Spas (1300 sq ft)
  - c. Total Parking required: 30 Spas
  - d. Total Parking proposed: 37 Spas
7. Petitioner is requesting a variance to Section 10.2 of the Zoning Code to allow a side yard setback of 5' instead of the required 25' (a variance of 20')

PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION, VARIANCES | PARKING PERMIT  
VICINITY

HARFORD ROAD & ASPEN HILL ROAD  
Election District No. 9  
Scale: 1"=50'

Baltimore County Md.  
Dec. 30, 1970

|         |             |
|---------|-------------|
| NO. 10  | 9           |
| DATE    | 12/30/70    |
| BY      | [Signature] |
| FOR     | [Signature] |
| REMARKS |             |



SECTION TWO  
HARFORD VILLAGE  
ENK JE 36-47

SECTION ONE  
HARFORD VILLAGE  
ENK JE 36-41

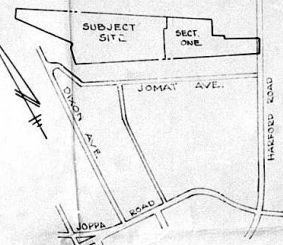
S 56°46'00"E 80.34'

S 56°46'00"E 47.03'

S 56°46'00"E 35.58'

VIRGINIA LEE WILSON JENKINS  
PART OF FIRST SHELTER  
O.G.A. 3231-523

| CURVES |       |        |        |            |        |                     |
|--------|-------|--------|--------|------------|--------|---------------------|
| FROM   | TO    | R      | L      | Δ          | T      | CHORD               |
| 101.9  | 102.5 | 488.00 | 54.38' | 6°23'05"   | 27.22' | S 30°02'28"W 54.35' |
| 288    | 290   | 50.00  | 36.14' | 41°24'34"  | 18.90' | N 02°24'01"W 35.55' |
| 284    | 286   | 50.00  | 36.14' | 41°24'34"  | 18.90' | S 33°00'33"E 35.56' |
| 286    | 288   | 50.00  | 229.35 | 262°49'09" |        | S 71°41'44"W 73.00' |



# TOTAL DENSITY CALCULATIONS

- TOTAL ACREAGE (GROSS)
  - A. PARCEL 'A' 11.99 AC.
  - B. PARCEL 'B' 10.94 AC.
- SITE ZONING
  - A. PARCEL 'A' 8.57 AC.
  - 1 DR 1G 2.37 AC.
  - 2 DR 5B
- GROSS RESIDENTIAL DENSITY ALLOWED
  - A. PARCEL 'A' 151.12 DU.
  - 1 DR 1G (8.57x1G): 12.93 DW.
  - 2 DR 5B (2.37x5B): 18.7 DW.
  - B. PARCEL 'B' 11.36 DU.
  - 1 DR 1G (10.71x1G): 18.7 DW.
  - 2 DR 5B (2.37x5B): 18.7 DW.
- NUMBER OF TOWNHOUSES PROPOSED: 160 UNITS L.U.
  - A. 3 BEDROOM & DEN 44 UNITS
  - B. 2 BEDROOM & DEN 20 UNITS
- GROSS RESIDENTIAL DENSITY PROPOSED:
  - A. 3 BEDROOM & DEN (44x15): 66 DU.
  - B. 2 BEDROOM & DEN (20x11): 66 DU.
  - C. TOTAL DENSITY UNITS PROPOSED 132 DU.
- LOCAL OPEN SPACE
  - A. REQUIRED 0.16 AC.
  - DR 5B (2.37x5B): 1.40 AC.
  - DR 1G (2.37x1G): 2.31 AC.
  - B. PROPOSED 0
- PARKING SPACES
  - A. REQUIRED (DR 5B 11 L.U. x 2.0:22) (DR 1G 17 DU. x 1.53: 179.01) 201.01 PS.
  - B. PROPOSED 273 PS.
  - C. TOTAL ADT 935 ADT.
- SEWER DESIGN
  - 10. WATER SHED AREA - GUNPOWDER 0.0357 MGPD.
  - 1. 5" DIA. TO THE GUNPOWDER PUMP STATION

SECTION ONE ONLY  
3.14 AC.

NOTE:  
THE AREA NOT CONTAINED WITHIN THE OUTLINES OF THE VARIOUS LOTS OR WITHIN THE RIGHT-OF-WAY LINES OF THE PUBLIC ROADS IS COMMAN TO THE OWNER OF EACH AND EVERY LOT WITHIN THIS SUBDIVISION.

DEVELOPER  
TOWN VILLA CORPORATION  
7720 BELAIR ROAD  
BALTIMORE, MARYLAND 21236

OWNER  
NORTHGATE CONSTRUCTION CO. INC.  
522 NORTH STONESTREET AVE.  
ROCKVILLE, MD 20850

## OWNERS CERTIFICATE

The requirements of Section 728 Article 17 of the Zonated Code of Maryland (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

DEVELOPER DATE  
OWNER DATE

## SURVEYORS CERTIFICATE

RONALD W. BOWLES, Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 439 Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

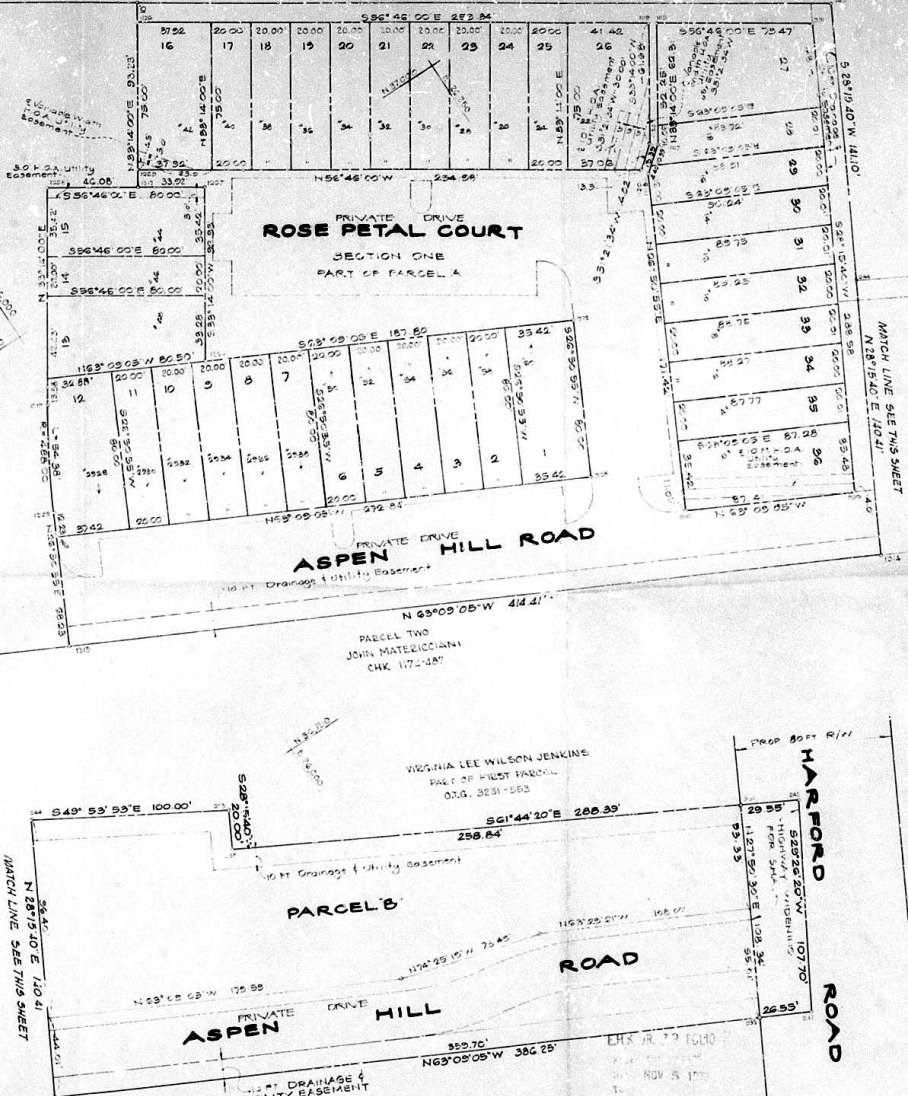
REGISTERED LAND SURVEYOR No. DATE

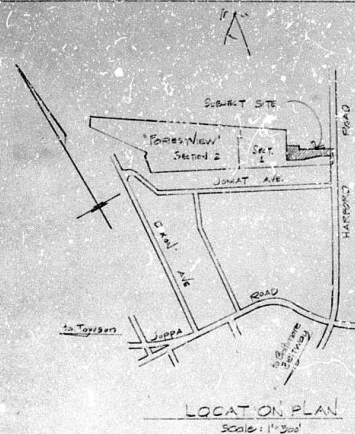
## SECTION ONE FORESTVIEW

3<sup>rd</sup> ELECT DISTRICT BALTIMORE COUNTY, MD.  
SCALE 1"=50' SEPT 22, 1975

MCA ENGINEERING CORPORATION  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204

COMPUTED DRAWN CHECKED





**PETITIONER'S  
EXHIBIT #1**

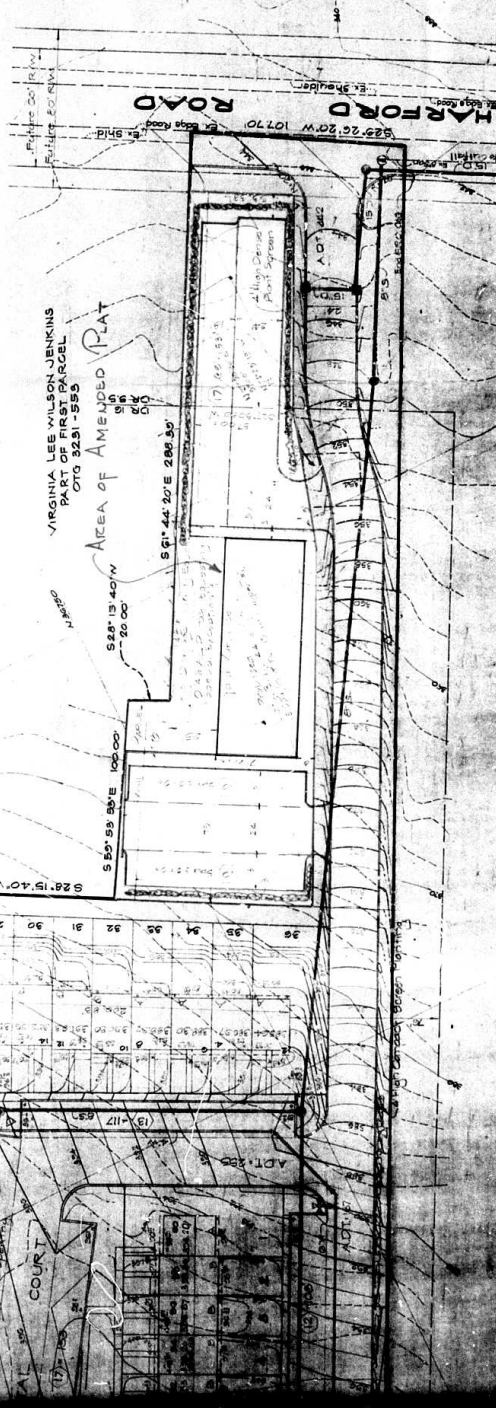
## GENERAL NOTES

1. PARCEL A: ENTIRELY WOODED, EXISTING TREES TO REMAIN WHERE OPENING PERMITS
2. ALL TOWNHOUSES MUST HAVE SLOTTED PORCHES
3. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH 1 1/2" THICK CONCRETE SURFACES CONCRETE SURFACE COURSE SHALL BE CRACKURE RUN-OUT PLACED IN 2'-4" JAWERS
4. PRIVATE PARKING SHALL BE STRIPED
5. STRIPED PARKING SHALL BE MAINTAINED BY BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
6. STRIPED PARKING SHALL BE MAINTAINED BY BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
7. THIS SITE IS HOME OWNERS ASSOCIATION SUBSECTION
8. AREAS DESIGNATED AS HOA TERRACES OF THE LOTS SHOWN HEREON SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR PURPOSES OF COMMON USE AND MAINTENANCE HAS BEEN OR WILL BE INCORPORATED AND ESTABLISHED WITH AN ASSOCIATION

## DENSITY CALCULATION

- |                         |          |
|-------------------------|----------|
| 1 TOTAL ACREAGE (GROSS) | 11.00 AC |
| 2 PARCEL A              | 10.24 AC |
| 3 PARCEL B              | 1.00 AC  |
| 4 TOTAL ACREAGE         | 12.24 AC |
| 5 PARCEL A              | 2.37 AC  |
| 6 PARCEL B              | 2.37 AC  |
| 7 TOTAL ACREAGE         | 4.74 AC  |
| 8 PARCEL A              | 1.87 AC  |
| 9 PARCEL B              | 2.87 AC  |
| 10 TOTAL ACREAGE        | 4.74 AC  |
| 11 TOTAL ACREAGE (NET)  | 11.00 AC |
| 12 PARCEL A             | 10.24 AC |
| 13 PARCEL B             | 1.00 AC  |
| 14 TOTAL ACREAGE        | 12.24 AC |
| 15 PARCEL A             | 2.37 AC  |
| 16 PARCEL B             | 2.37 AC  |
| 17 TOTAL ACREAGE        | 4.74 AC  |
| 18 PARCEL A             | 1.87 AC  |
| 19 PARCEL B             | 2.87 AC  |
| 20 TOTAL ACREAGE        | 4.74 AC  |
| 21 TOTAL ACREAGE (NET)  | 11.00 AC |
| 22 PARCEL A             | 10.24 AC |
| 23 PARCEL B             | 1.00 AC  |
| 24 TOTAL ACREAGE        | 12.24 AC |
| 25 PARCEL A             | 2.37 AC  |
| 26 PARCEL B             | 2.37 AC  |
| 27 TOTAL ACREAGE        | 4.74 AC  |
| 28 PARCEL A             | 1.87 AC  |
| 29 PARCEL B             | 2.87 AC  |
| 30 TOTAL ACREAGE        | 4.74 AC  |
| 31 TOTAL ACREAGE (NET)  | 11.00 AC |
| 32 PARCEL A             | 10.24 AC |
| 33 PARCEL B             | 1.00 AC  |
| 34 TOTAL ACREAGE        | 12.24 AC |
| 35 PARCEL A             | 2.37 AC  |
| 36 PARCEL B             | 2.37 AC  |
| 37 TOTAL ACREAGE        | 4.74 AC  |
| 38 PARCEL A             | 1.87 AC  |
| 39 PARCEL B             | 2.87 AC  |
| 40 TOTAL ACREAGE        | 4.74 AC  |
| 41 TOTAL ACREAGE (NET)  | 11.00 AC |
| 42 PARCEL A             | 10.24 AC |
| 43 PARCEL B             | 1.00 AC  |
| 44 TOTAL ACREAGE        | 12.24 AC |
| 45 PARCEL A             | 2.37 AC  |
| 46 PARCEL B             | 2.37 AC  |
| 47 TOTAL ACREAGE        | 4.74 AC  |
| 48 PARCEL A             | 1.87 AC  |
| 49 PARCEL B             | 2.87 AC  |
| 50 TOTAL ACREAGE        | 4.74 AC  |
| 51 TOTAL ACREAGE (NET)  | 11.00 AC |
| 52 PARCEL A             | 10.24 AC |
| 53 PARCEL B             | 1.00 AC  |
| 54 TOTAL ACREAGE        | 12.24 AC |
| 55 PARCEL A             | 2.37 AC  |
| 56 PARCEL B             | 2.37 AC  |
| 57 TOTAL ACREAGE        | 4.74 AC  |
| 58 PARCEL A             | 1.87 AC  |
| 59 PARCEL B             | 2.87 AC  |
| 60 TOTAL ACREAGE        | 4.74 AC  |
| 61 TOTAL ACREAGE (NET)  | 11.00 AC |
| 62 PARCEL A             | 10.24 AC |
| 63 PARCEL B             | 1.00 AC  |
| 64 TOTAL ACREAGE        | 12.24 AC |
| 65 PARCEL A             | 2.37 AC  |
| 66 PARCEL B             | 2.37 AC  |
| 67 TOTAL ACREAGE        | 4.74 AC  |
| 68 PARCEL A             | 1.87 AC  |
| 69 PARCEL B             | 2.87 AC  |
| 70 TOTAL ACREAGE        | 4.74 AC  |
| 71 TOTAL ACREAGE (NET)  | 11.00 AC |
| 72 PARCEL A             | 10.24 AC |
| 73 PARCEL B             | 1.00 AC  |
| 74 TOTAL ACREAGE        | 12.24 AC |
| 75 PARCEL A             | 2.37 AC  |
| 76 PARCEL B             | 2.37 AC  |
| 77 TOTAL ACREAGE        | 4.74 AC  |
| 78 PARCEL A             | 1.87 AC  |
| 79 PARCEL B             | 2.87 AC  |
| 80 TOTAL ACREAGE        | 4.74 AC  |
| 81 TOTAL ACREAGE (NET)  | 11.00 AC |
| 82 PARCEL A             | 10.24 AC |
| 83 PARCEL B             | 1.00 AC  |
| 84 TOTAL ACREAGE        | 12.24 AC |
| 85 PARCEL A             | 2.37 AC  |
| 86 PARCEL B             | 2.37 AC  |
| 87 TOTAL ACREAGE        | 4.74 AC  |
| 88 PARCEL A             | 1.87 AC  |
| 89 PARCEL B             | 2.87 AC  |
| 90 TOTAL ACREAGE        | 4.74 AC  |
| 91 TOTAL ACREAGE (NET)  | 11.00 AC |
| 92 PARCEL A             | 10.24 AC |
| 93 PARCEL B             | 1.00 AC  |
| 94 TOTAL ACREAGE        | 12.24 AC |
| 95 PARCEL A             | 2.37 AC  |
| 96 PARCEL B             | 2.37 AC  |
| 97 TOTAL ACREAGE        | 4.74 AC  |
| 98 PARCEL A             | 1.87 AC  |
| 99 PARCEL B             | 2.87 AC  |
| 100 TOTAL ACREAGE       | 4.74 AC  |

SECTION ONE  
HARFORD VILLAGE  
EHK Jr. 36-21



AMENDED  
FINAL DEVELOPMENT PLAN  
FOREST VIEW

Baltimore County, Maryland  
Sept 15, 1978

ग्राम Election, District  
Scale 1:30

PETITIONER'S  
EXHIBIT - 2

**MCA**   
MCA ENGINEERING CO.  
10501 KRONFELD BLVD. #1000  
LOS ANGELES, CA 90024

DEVELOPER  
TOWN VILLA CORPORATION  
7720 BELAIR ROAD  
BALTIMORE, MARYLAND 21236

**OWNER**  
NORTHGATE CONSTRUCTION CO INC  
822 NORTH STONESTREET AVE  
ROCKVILLE MD 20850

JC 175217A



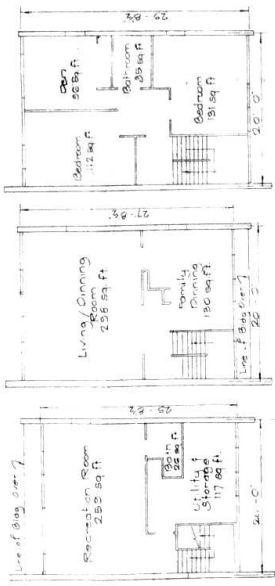


SECTION TWO  
HARFORD VILLAGE  
ENK J-32-07

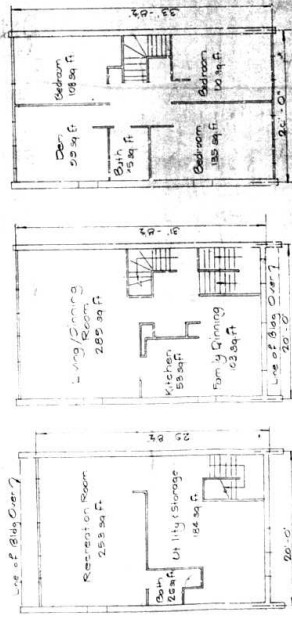
250 AC.  
OPEN SPACE  
(100 A)

410  
INTER-CITY LAND  
NUR 3051-109

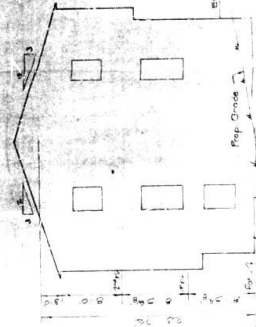
MARIE GIEROT  
NUR 3036-583



TYPICAL HOUSE PLANS - TYPE A  
SCALE 1/8" = 1'-0"



TYPICAL HOUSE PLANS - TYPE B  
SCALE 1/8" = 1'-0"



TYPICAL PLANTING DETAIL  
NOT TO SCALE

- PLANT LIST AT THE TIME OF PLANTING
- 1 Zelkova Serotina - Japanese Zelkova 12' x 11' x 14' CA
  - 2 Sophora Japonica - Japanese Sophora 12' x 11' x 14' CA
  - 3 Viburnum Opulus - European Viburnum 12' x 11' x 14' CA
  - 4 Viburnum Dligatum - Lindenshurnum 2-3
  - 5 Aronia Arbutifolia - Chokeberry 2-3
  - 6 Pinus Strobus - White Pine 4-5

UNITS TYPE A & B  
TYPICAL END ELEVATION  
NOT TO SCALE