

John L. Wimbley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE: *April 1978*

FILE: *State Planning*

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community...

Variances to actual window and building tract boundary setbacks of five feet in lieu of the required thirty-five feet and thirty feet, respectively, for Building No. 1 and 2, respectively, and building to street centerline setbacks of seven feet and twenty-nine feet in lieu of the required fifty feet, right-of-way line setbacks of three feet and fifteen feet in lieu of the required twenty-five feet, and window to street right-of-way line setbacks of three feet and fifteen feet in lieu of the required twenty-five feet for Buildings Nos. 1 and 2, respectively, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1977, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 19, 1978

COUNTY OFFICE BLDG.  
111 N. CONGRESS ST.  
TOWSON, MARYLAND 21204

100  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Iona S. McQuay, Vice Chairman  
Metro Housing  
102 West Pennsylvania Avenue  
Suite 603  
Towson, Maryland 21204

RE: Variance Petition  
Item Number 207  
Petitioner - Metro Housing

Dear Mr. McQuay:

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 suitability of the requested zoning.

The subject property, presently improved with a number of detached frame and shingled dwellings, is part of a larger tract of land located at the southeast intersection of Redwood Lane and Hillen Road in the 9th Election District. Adjacent properties to the west, across Hillen Road, and to the southeast are improved with row homes and the American Tot-Linator building, respectively, while a church building is surrounded by this site.

Because of your proposal to construct buildings in conflict with certain sections of the zoning regulations, these Variances are required. If this petition is granted, it should be noted that your proposal will be subject to obtaining a final development plan approved by the

Metro Housing  
Page 2  
Item Number 207  
May 19, 1978

Planning Director and the Zoning Commissioner.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the required fire wall between each unit if they will be sold in the future.

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*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

cc: George William Stephens, Jr. & Associates, Inc.  
Engineers  
P. O. Box 628  
Towson, Maryland

baltimore county  
department of public works  
TOWSON, MARYLAND 21204  
(410) 436-2550  
STEPHEN E. COLLINS  
DIRECTOR

April 17, 1978

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

Item No. 207 - ZAC - April 4, 1978  
Property Owner: Metro Housing  
Location: 644 E. from Intersection of Fairmount Ave. & Hillen Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Building #1: Variance to permit min. dist.-window to tract boundary of 35' to 5' and variance to permit min. dist.-bldg. to tract boundary of 30' to 5'. Building #2: Variance to permit min. dist.-window to tract boundary of 35' to 5' and variance to permit min. dist.-bldg. to tract boundary of 30' to 5' and variance to permit min. bldg. setback from ex. rd. of 50 feet to 17 feet, variance to permit min. bldg. setback from R/W of existing rd. from 25 feet to 3 feet, variance to permit min. window to rd. R/W from 25 feet to 3 feet. Building #3: Variance to permit min. bldg. setback from ex. road from 50 feet to 29 feet, variance to permit min. bldg. setback from R/W of ex. rd. from 25 feet to 15 feet variance to permit min. window to road R/W from 25 feet to 15 feet.

Acres: 1.883 Acres  
District: 9th

Dear Mr. DiNenne:

The subject variance should have no effect on traffic.

Very truly yours,

*C. Richard Moore*  
C. RICHARD MOORE  
Assistant Traffic Engineer  
Planning and Design

CRH/dm

baltimore county  
department of public works  
TOWSON, MARYLAND 21204

THURMONT M. MOURING, P.E.  
DIRECTOR

May 22, 1978

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

Re: Item #207 (1977-1978)  
Property Owner: Metro Housing  
644 E. from Intersection of Fairmount Ave. & Hillen Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Building #1: Variance to permit min. dist.-window to tract boundary of 35' to 5' and variance to permit min. dist.-bldg. to tract boundary of 30' to 5'. Building #2: Variance to permit min. dist.-window to tract boundary of 35' to 5', variance to permit min. dist.-bldg. to tract boundary of 30' to 5' and variance to permit min. bldg. setback from ex. road of 50' to 17', variance to permit min. bldg. setback from R/W of existing road from 25' to 3', variance to permit min. window to road R/W from 25' to 3'. Building #3: Variance to permit min. bldg. setback from ex. road from 50' to 29', variance to permit min. bldg. setback from R/W of ex. road from 25' to 15', variance to permit min. window to road R/W from 25' to 15'.  
Acres: 1.883 District: 9th

Dear Mr. DiNenne:

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:

Comments were supplied in connection with the Zoning Advisory Committee review of a portion of this site for Item #90 (1972-1973); those comments are referred to for your consideration.

In addition, the indicated location and alignment of the Knollwood extension, which remains subject to determination to result from the Consultant's study of the Towson area as a 30-foot closed section roadway in the future as a dual lane, 27-foot closed section roadways with a 26-foot median, on a 100-foot right-of-way.

Knollwood Avenue, an existing public road, is proposed to be extended and improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Knollwood Lane, an existing public road, is proposed to be realigned and improved in the future also as a 30-foot closed section roadway on a 50-foot right-of-way (40-foot minimum right-of-way) with a standard type roadway termination at the end thereof.

Item #207 (1977-1978)  
Property Owner: Metro Housing  
Page 2  
May 22, 1978

General: (Cont'd)

Highway rights-of-way, including any necessary reversible easements for slopes will be required in connection with any grading or building permit.  
Development of this property through striping, 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 striping of top soil.

Very truly yours,

*Edmund N. Diver, P.E.*  
EDMUND N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM/PHS

cc: J. Tremmer  
R. Morton

N-W Key Sheet  
37 NE 4 & 5 Pos. Sheets  
HS 10 A & B Topo  
70 & 70A Tax Map  
Attachment

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

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

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
December 11, 1972

Re: Item #90 (1972-1973)  
Property Owner: American Totalisator Co., Inc.  
N/W Hillen Road, 1760' E. of Redwood Lane  
Toward Zoning: N.W. and N.E.  
Proposed Zoning: Mediums. from M.W. and N.E. to D.R. 16  
District: 9th  
No. Acres: 0.49 acres

Dear Mr. DiNenne:

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:

This proposed subdivision will provide housing for facilities to be displaced by the construction of Towson Boulevard. The development is being constructed by a non-profit organization under Federal subsidies.

Baltimore County is to bear the cost of water and sanitary sewer extensions, storm drainage and paving. The development company is responsible for providing all construction drawings for these facilities.

Highways:

Highway comments for the 0.49 acre of reallocation will be provided at time of future development.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drainage:

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

Item #90 (1972-1973)  
Property Owner: American Totalisator Co., Inc.  
Page 2  
December 11, 1972

Storm Drainage (Cont'd)

Storm drainage is required in conjunction with the proposed road construction. A drainage study is required in regard to a closed storm drain system or open channel with appropriate right-of-way. This study will be required with future development of the property.

The development company must provide necessary drainage facilities (temporary or permanent) to prevent grading or damage to adjacent properties, especially to improve grading or improve installation of drainage facilities, would be the full responsibility of the development company.

Water and Sanitary Sewer:

Public water is available, or can be made available by construction of water main extensions, to serve this site. Additional fire hydrant protection appears to be required.

Public sanitary sewerage is available, or can be made available by construction of sanitary sewer extensions, to serve this site.

Permits must be retained by Baltimore County for existing utilities outside of existing or proposed public roads.

It is the responsibility of the Petitioner to ascertain all rights-of-way within this property and to initiate such action as may be required to relocate, widen or abandon such rights-of-way.

It is noted that the northernmost portion of this property encroaches upon the Baltimore Gas and Electric Company Transmission Line Right-of-Way.

Very truly yours,

*Edmund N. Diver, P.E.*  
EDMUND N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM/PHS

cc: George Peter

N-W Key Sheet  
37 NE 4 & 5 Topo Sheet  
HS 10 A & B Topo  
70 Tax Map



April 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #207, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Metro Housing  
Location: 644' E from intersection of Fairmount Avenue & Hillen Road  
D.R. 16  
Existing Zoning: Building #1: Variance to permit min. dist.-window to tract boundary of 35' to 5' and variance to permit min. dist.-bldg. to tract boundary of 30' to 5'.  
Building #2: Variance to permit min. dist.-window to tract boundary of 35' to 5', variance to permit min. dist.-bldg. to tract boundary of 30' to 5', variance to permit min. bldg. setback from ex. rd. of 50' to 17', variance to permit min. bldg. setback from R/W of existing Rd. from 25' to 3', variance to permit min. window to Rd. R/W from 25' to 3'.  
Building #3: Variance to permit min. bldg. setback from Ex. Road from 50' to 29', variance to permit min. bldg. setback from R/W of ex. rd. from 25' to 15', variance to permit min. window to road R/W from 25' to 15'.  
Acres: 1.883  
District: 9th

Acres: 1.883  
District: 9th

Mr. S. Eric DiNenna  
Item #207, Zoning Advisory Committee Meeting 4/4/78

- 2 - April 27, 1978

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

The property owner should have any parking area surfaced with a dustless material (bitumast or concrete surface). Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installations before work begins.

Very truly yours,

*Thomas H. Devlin*

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THD:KS:jmg

Paul H. Heinke  
Chief

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Metro Housing

Location: 644' E. from intersection of Fairmount Ave. & Hillen Rd.

Item No. 207 Zoning Agenda Meeting of 04/04/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "a" and "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 \_\_\_\_\_ foot 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 \_\_\_\_\_  
VIOLATES 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.
- (x) 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.

REMARKS:

*St. Hill*  
Planning Group  
Special Inspection Division

Noted and  
*Chief/Heinke*  
Fire Prevention Bureau

JOHN D. SEVIER  
Director

April 6, 1978

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

Re: Mr. DiNenna:

Comments on Item #207 Zoning Advisory Committee Meeting, April 4, 1978 are as follows:

Property Owner: Metro Housing  
Location: 644' E. from intersection of Fairmount Ave. & Hillen Road  
Existing Zoning: D.R. 16  
Proposed Zoning: See 2nd page, attached

Acres: 1.883  
District: 9th

The items checked below are applicable:

- X1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building Code and other applicable codes.
- X2. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permit shall be required.
- X3. Building shall be upgraded to new use - requires attention permit.
- X4. Three sets of construction drawings will be required to file an application for a building permit.
- X5. 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.
- X6. 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. 194-1987 - Mr. Burdman
- X7. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_
- I. No Comment.
- J. Comment: Should it be anticipated these buildings may be put up for sale as time owners or if for at a later date, a masonry fire wall between each unit would be required.

Very truly yours,

*Charles E. Sevier*  
Charles E. Sevier  
Plans Review Chief

CB:rsj

-2-

April 6, 1978

Item #207

Metro Housing  
644' E from intersection of Fairmount Ave. & Hillen Road  
D.R. 16

Proposed Zoning: Building #1: Variance to permit min. dist. - window to tract boundary of 35' to 5' and variance to permit min. dist.- bldg. to tract boundary of 30' to 5'.

Building #2: Variance to permit min. dist. - window to tract boundary of 35' to 5', variance to permit min. dist. - bldg. to tract boundary of 30' to 5', variance to permit min. bldg. setback from ex. Rd. of 50' to 17', variance to permit min. bldg. setback from R/W of existing Rd. from 25' to 3', variance to permit min. window to Rd. R/W from 25' to 3'.

Building #3: Variance to permit min. bldg. setback from Ex. Road from 50' to 29', variance to permit min. bldg. setback from R/W of ex. rd. from 25' to 15', variance to permit min. window to road R/W from 25' to 15'.

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 5, 1978

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

Z.A.C. Meeting of: April 4, 1978

RE: Item No: 207  
Property Owner: Metro Housing  
Location: 644' E. from intersection of Fairmount Ave. & Hillen Road  
Present Zoning: D.R. 16  
Proposed Zoning: Building #1: Variance to permit min. dist.-window to tract boundary of 35' to 5' and variance to permit min. dist.-bldg. to tract boundary of 30' to 5'.  
Building #2: Variance to permit min. dist.-window to tract boundary of 35' to 5', variance to permit min. dist.-bldg. to tract boundary of 30' to 5', variance to permit min. bldg. setback from ex. Rd. of 50' to 17', variance to permit min. bldg. setback from R/W of existing Rd. from 25' to 3', variance to permit min. window to Rd. R/W from 25' to 3'.  
Building #3: Variance to permit min. bldg. setback from Ex. Rd. from 50' to 29', variance to permit min. bldg. setback from R/W of ex. rd. from 25' to 15', variance to permit min. window to rd. R/W from 25' to 15'.  
District: 9th  
No. Acres: 1.883

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

NDP/tp

JOSEPH H. MC ORAN, PRESIDENT  
T. BARBARA WILLIAMS, JR., VICE-PRESIDENT  
NANCY M. ROTARIUS

THOMAS H. ROYER  
WILLIAM L. LORANCE, F. GORRUP  
ROGER B. HAYDEN

ROBERT T. DUBEL, REPRESENTATIVE

ALVIN LORECE  
MRS. JULIAN B. SMITH, JR.  
RICHARD W. TRACY, D.V.M.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., May 11, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 1st day of May, 1978, the publication appearing on the 11th day of May 1978.

THE JEFFERSONIAN,  
L. Frank Strickland  
Manager.

Cost of Advertisement, \$.....



TOWSON, MD. 21204 May 11 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITIONS FOR VARIANCES - Metro Housing was inserted in the following:

- |                                              |                                                  |
|----------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Catonsville Times   | <input checked="" type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times       | <input type="checkbox"/> Arbutus Times           |
| <input type="checkbox"/> Essex Times         | <input type="checkbox"/> Community Times         |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West     |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of May 1978, that is to say, the same was inserted in the issues of May 11, 1978

STROMBERG PUBLICATIONS, INC.

BY *Ertha Buege*

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 4 day of April 1978.

*S. Eric Di Nenna*  
S. ERIC DI NENNA  
Zoning Commissioner

Petitioner *Metro Housing*  
Petitioner's Attorney

Reviewed by *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 78-259 A  
Posted for Variance 5-12-78  
Petitioner: Metro Housing  
Location of property: NE/3. Hutton Rd. 694' SE of the Center Line  
of Fairmount Avenue  
Location of Signs: approx 200' NW of Industrial Drive as  
noted on plat  
Remarks: Vary Printed  
Posted by *Vary Printed* Date of return: 5-12-78  
Signature

4 - sign

BALTIMORE COUNTY, MARYLAND No. 73316  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE June 8, 1978 ACCOUNT 01-662

AMOUNT \$76.56

RECEIVED FROM: Ms. Iowa S. McQuay, Cost of Advertising and  
FOR: Posting for Case No. 78-259-A

237438 8 76.56 NE

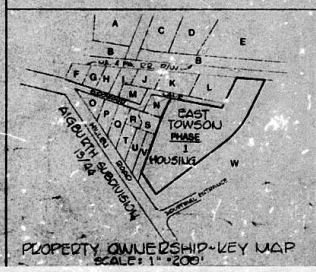
VALIDATION OR SIGNATURE OF CASHIER



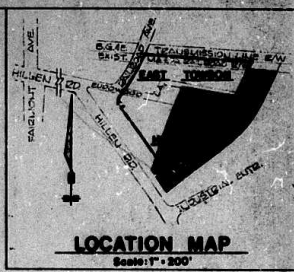
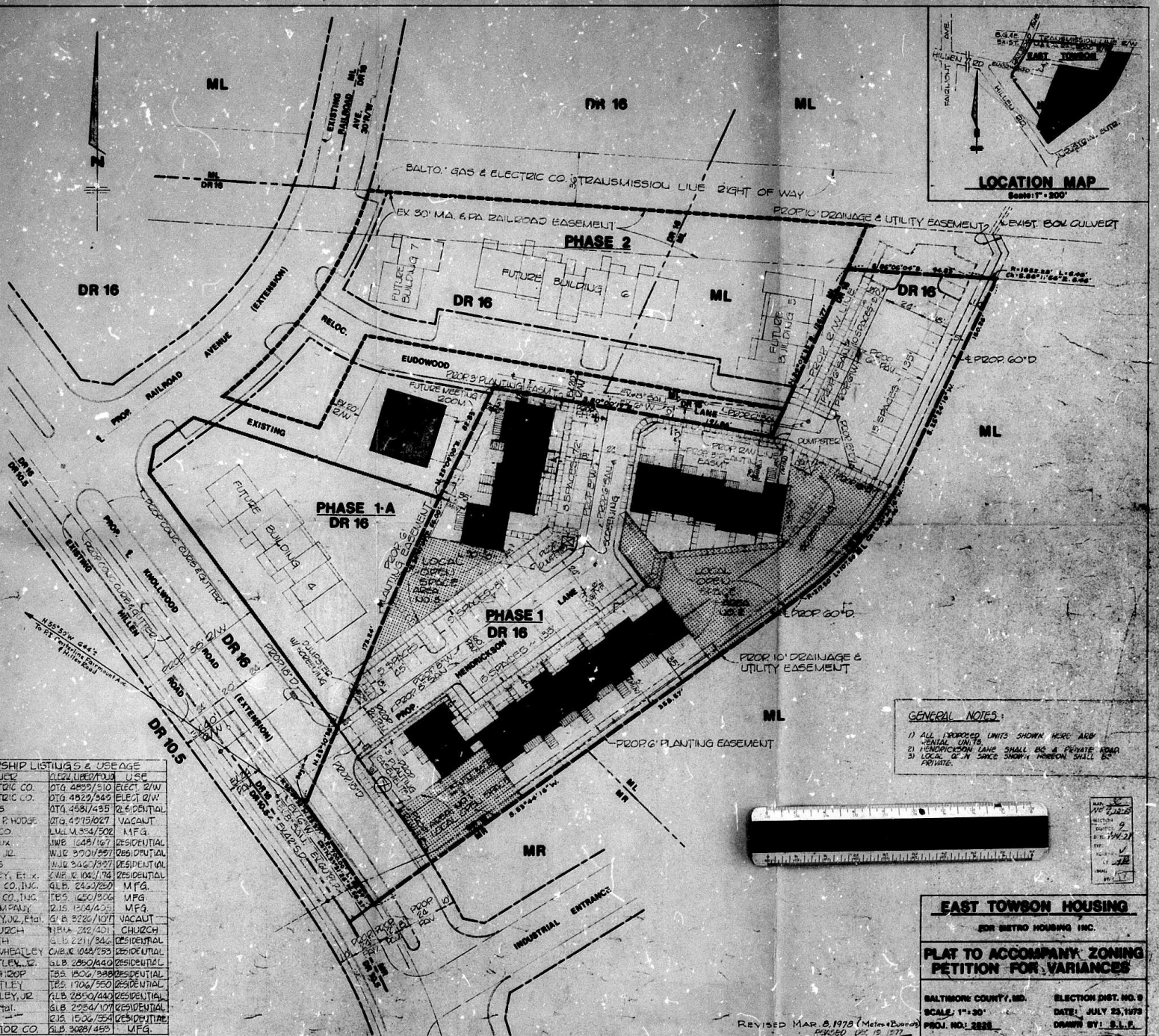
| EAST TOWSON HOUSING<br>PROPOSED ZONING VARIANCES PH-1 |              |         |         |                                             |
|-------------------------------------------------------|--------------|---------|---------|---------------------------------------------|
| BUILDING NO.                                          | BILL NO. 100 | SECTION | FROM TO | VARIANCE DESCRIPTION                        |
| 1                                                     | 1801.2C.24   | 35      | 5'      | MIN. DIST. WINDOW TO TRACT BOUNDARY         |
| 1                                                     | 1801.2C.6    | 30      | 5'      | MIN. DIST. BLDG. TO TRACT BOUNDARY          |
| 2                                                     | 1801.2C.24   | 35      | 5'      | MIN. DIST. WINDOW TO TRACT BOUNDARY         |
| 2                                                     | 1801.2C.6    | 30      | 5'      | MIN. DIST. BLDG. TO TRACT BOUNDARY          |
| 2                                                     | 1801.2C.3    | 50      | 17'     | MIN. BLDG. SET-BACK FROM EX. ROAD           |
| 2                                                     | 1801.2C.6    | 25      | 3'      | MIN. BLDG. SET-BACK FROM R/W OF EXISTING RD |
| 2                                                     | 1801.2C.6    | 25      | 3'      | MIN. WINDOW TO ROAD R/W                     |
| 3                                                     | 1801.2C.3    | 50      | 20'     | MIN. BLDG. SET-BACK FROM EX. ROAD           |
| 3                                                     | 1801.2C.6    | 25      | 15'     | MIN. BLDG. SET-BACK FROM R/W OF EX. RD      |
| 3                                                     | 1801.2C.6    | 25      | 15'     | MIN. WINDOW TO ROAD R/W                     |

| PHASE 1 TABULATIONS          |          |
|------------------------------|----------|
| AREA OF TRACT                | 1.353 AC |
| 1/2 EUDOWOOD LAKE            | 0.44 AC  |
| GROSS AREA OF TRACT          | 1.927 AC |
| EXISTING ZONING              | DR-16    |
| DENSITY UNITS ALLOWED        | 30 DU    |
| (1.927 AC x 15)              |          |
| DENSITY UNITS SHOWN          | 29.0 DU  |
| PARKING SPACES REQ'D         | 44.0     |
| (29 DENSITY UNITS x 1.5)     |          |
| PARKING SPACES PROVIDED      | 62.0     |
| LOCAL OPEN SPACE REQ'D       | 0.23 AC  |
| (1.927 AC x 0.12)            |          |
| LOCAL OPEN SPACE TALLY       |          |
| AREA NO. 1                   | 0.06 AC  |
| AREA NO. 2                   | 0.23 AC  |
| AREA NO. 3                   | 0.07 AC  |
| TOTAL LOCAL OPEN SPACE SHOWN | 0.36 AC  |

| DWELLING UNIT BREAKDOWN |                                     |           |
|-------------------------|-------------------------------------|-----------|
| UNIT                    | TYPE OF DWELLING                    | NO. UNITS |
| A                       | 2 BEDROOM                           | 1         |
| B                       | 2 BEDROOM W/ DEN & 1 BEDROOM        | 2         |
| C                       | 2 BEDROOM W/ DEN & 1 BEDROOM W/ DEN | 2         |
| D                       | 2 BEDROOM W/ DEN & EFFICIENCY       | 2         |
| E                       | 2 BEDROOM W/ DEN                    | 1         |
| F                       | 3 BEDROOM W/ DEN                    | 1         |



| PROPERTY OWNERSHIP LISTINGS & USAGE |                              |              |             |
|-------------------------------------|------------------------------|--------------|-------------|
| NO.                                 | OWNER                        | ADDRESS      | USE         |
| 1                                   | BALTIMORE GAS & ELECTRIC CO. | DTG 4829/510 | ELECT. R/W  |
| 2                                   | BALTIMORE GAS & ELECTRIC CO. | DTG 4829/545 | ELECT. R/W  |
| 3                                   | ANITA RUTH DAVIS             | DTG 4830/485 | 2-5/12/12   |
| 4                                   | JOSHUA FRANKLIN R. WOOD      | DTG 4830/485 | VACANT      |
| 5                                   | BLAC & DECKER CO.            | DTG 4830/485 | MFG.        |
| 6                                   | GEORGE DAVIS, ET AL.         | DTG 4830/485 | RESIDENTIAL |
| 7                                   | GEORGE T. BROS., JR.         | DTG 4830/485 | RESIDENTIAL |
| 8                                   | GEORGE E. BAILEY             | DTG 4830/485 | RESIDENTIAL |
| 9                                   | JAMES B. WHEATLEY, ET AL.    | DTG 4830/485 | RESIDENTIAL |
| 10                                  | MARYLAND ETCHING CO., INC.   | DTG 4830/485 | MFG.        |
| 11                                  | MARYLAND ETCHING CO., INC.   | DTG 4830/485 | MFG.        |
| 12                                  | MARYLAND LAM COMPANY         | DTG 4830/485 | MFG.        |
| 13                                  | JAMES B. WHEATLEY, ET AL.    | DTG 4830/485 | VACANT      |
| 14                                  | MOUNT CALVARY CHURCH         | DTG 4830/485 | CHURCH      |
| 15                                  | DOUGLAS D. SMITH             | DTG 4830/485 | RESIDENTIAL |
| 16                                  | JAMES B. WHEATLEY, ET AL.    | DTG 4830/485 | RESIDENTIAL |
| 17                                  | JAMES B. WHEATLEY, ET AL.    | DTG 4830/485 | RESIDENTIAL |
| 18                                  | JAMES B. WHEATLEY, ET AL.    | DTG 4830/485 | RESIDENTIAL |
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GENERAL NOTES:  
 1) ALL UNITS SHOWN HERE ARE  
 2) UNITS  
 3) LOCAL OPEN SPACE SHOWN HEREIN SHALL BE  
 PRIVATE.



**EAST TOWSON HOUSING**  
 FOR METRO HOUSING, INC.

**PLAT TO ACCOMPANY ZONING  
 PETITION FOR VARIANCES**

BALTIMORE COUNTY, MD. ELECTION DIST. NO. 9  
 SCALE: 1" = 30' DATE: JULY 25, 1978  
 PROJ. NO.: 2828 DRAWN BY: S.L.P.

REVISED MAR. 8, 1978 (Metrol Housing)  
 PERIOD: 10-15-1977