

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frederick E. Dietz, Sr., Sr., legal owner... of the property situate in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R.C. 2 zone to an R.C. 5 zone, for the following reasons:

PLEASE SEE ACCOMPANYING MEMORANDUM

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Frederick E. Dietz, Sr.
FREDERICK E. DIETZ, SR.
 Address: Kenn. & Manor Roads
Glen Arm, Maryland 21057

John B. Howard, Esquire
 409 Washington Avenue
 Towson, Maryland 21204
 Attorney for Petitioner

ORDERED By the Zoning Commissioner of Baltimore County, this 27th day of March, 1978, 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 108, County Office Building in Towson, Baltimore County, on the 27th day of March, 1978, at 10:00 o'clock A.M.

George J. Martinak
 Zoning Commissioner of Baltimore County

(over)

JHM/pat
3/30/78

IN THE MATTER OF THE PETITION * BEFORE THE ZONING COMMISSIONER OF FREDERICK E. DIETZ, SR. FOR RECLASSIFICATION FROM RC-2 TO RC-5 OF PROPERTY SITUATE AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF FORK AND BOTTOM ROADS, ELEVENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND *

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Frederick E. Dietz, Sr. is the owner, in fee simple, of approximately 52 acres of land located at the southeast quadrant of the intersection of Fork and Bottom Roads in the Eleventh Election District of Baltimore County. With the exception of a dwelling and small farm outbuildings the property is unimproved.

Upon adoption of the 1976 Comprehensive Land Use Map the Baltimore County Council imposed an RC-2 zoning classification upon the subject property as well as other properties in the general area. It should be noted that the RC (Resource Conservation) zones were established by Bill No. 98-75 passed by the Baltimore County Council in November, 1975 for implementation upon adoption of the 1976 Comprehensive Land Use Map in the Fall of 1976. The RC-2 zone was designated as "Agricultural" with the purposes of establishment of the zone being stated as follows:

"The RC-2 zoning classification is established pursuant to the legislative findings above in order to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban use."

Similarly, Bill No. 98-75, in establishing the RC-5 (Rural-Residential) zone stated its purposes as follows:

"The RC-5 zoning classification is established pursuant to the legislative findings above, in order to:

1. Provide for rural-residential development in suitable areas in which basic services are not anticipated.
2. Eliminate scattered and generally haphazardly patterns of future rural-residential development.
3. Assure that encroachment onto productive or critical natural resource areas will be minimized.
4. Provide a minimum lot size which is sufficient to provide adequate area for the proper functioning of on-lot sewer and water systems.

Within the past few years the entire area surrounding the subject property has developed in precisely the manner contemplated by the stated purposes of the RC-5 zoning classification. For a distance of approximately one mile from the intersection of Harford and Fork Roads in a northeasterly direction to the subject property, both sides of Fork Road have been developed with single-family residential dwellings. At the northeast corner of Bottom and Fork Roads a subdivision known as "Mandolay" is under construction, proceeding north on Fork Road a large tract of approximately 169 acres, formerly known as the "Herrill property", is under development as a subdivision known as "Lone Green Woods"; to the west of the subject site one finds a number of recently developed homes; directly opposite the subject property, at the southwest quadrant of the intersection, three homes have been built within approximately the last two years, proceeding south from the intersection, in the vicinity of Lewis Road, approximately 74 acres is being subdivided under the name of "Margate" in which approximately 10 to 12 houses are either under construction or completed, adjoining "Margate" is still another subdivision known as "Baldwin Estates."

The Petitioner, Frederick E. Dietz, Sr., has engaged in farming operations in Baltimore County over the past 50 years, and presently cultivates approximately 1,400 acres of land. It is a widely known fact that in today's economy our farmers, in order to have any chance of success, must have access to large acreage due to the enormous increase in the cost of equipment, fertilizer, etc. To attempt cultivation of a 50-acre farm property totally surrounded by subdivisions is not only extremely difficult but impractical. The necessity of transporting wide, slow-moving equipment through a residential community with ever-increasing passenger vehicle traffic renders the subject site unsuitable for farming operations.

For the reasons above stated, it is respectfully submitted that there has been a substantial change in the character of the neighborhood in which the subject site is located; and, further, that the Baltimore County Council committed error in failing to designate this property, as well as those surrounding it, as RC-5.

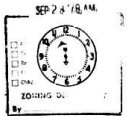
Respectfully submitted,

John B. Howard
 John B. Howard, Esquire
 409 Washington Avenue
 Towson, Maryland 21204
 823-4111

ORDER RECEIVED FOR FILING
 DATE: March 29, 1978

79-65-K
 118

7-30-78
Carley



Route 2, Box 458
 Glen Arm, Md. 21057

September 27, 1978

Mr. George Martinak
 Deputy Zoning Commissioner
 County Office Building
 Towson, Md. 21204

Dear Mr. Martinak:
 As President of the Lone Green Valley Association, I would like to express this association's strong objection to any attempt by Frederick E. Dietz, Sr. to remove 52 acres located on the southeast corner of Fork and Bottom Roads from R.C. 2 to R. C. 5.

Our reasons for our opposition to the rezoning request are as follows:

1. The Baltimore County Planning Board in its petition dated July 20, 1978 has recommended that the R.C. 2 zoning be retained.
2. The Interim Development Control Act for Baltimore County is still in effect and any reclassification of this property would constitute a violation of this act.
3. This is the only rezoning request in Baltimore County for R. C. 5 and this would set a bad precedent for other such attempts to reclassify rural farm land for development purposes.

Therefore, we hope that you will retain the existing zoning for this property and retain the rural integrity of this property.

Sincerely,
John B. Howard
 John B. Howard, Esquire
 409 Washington Avenue
 Towson, Maryland 21204

JHM:em

GENHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204
 823-4470

March 26, 1978

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the center of Fork Road with the center of Bottom Road and running thence and bounding in the center of Fork Road, South 28 degrees 27 minutes East 256.5 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein, the ten following courses and distances: North 53 degrees 49 minutes 30 seconds East 366 feet, South 33 degrees 20 minutes 20 seconds East 211 feet, North 53 degrees 49 minutes 30 seconds East 21.5 feet, South 28 degrees East 59.76 feet, North 32 degrees 42 minutes East 177.16 feet, North 40 minutes East 329.84 feet, North 34 degrees 46 minutes East 361.86 feet, North 30 degrees 25 minutes 40 seconds East 320.57 feet and North 35 degrees 34 minutes 30 seconds East 430.65 feet to the Road, the four following courses and distances binding in the center of Bottom Road and thence bounding in the center of Bottom Road 35 minutes East 136.62 feet, South 49 degrees 04 minutes East 663.40 feet, South 50 degrees 34 minutes East 205.44 feet and South 57 degrees 55 minutes East 320.57 feet to the place of beginning.

Containing 52 Acres of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.

Baltimore County
 Office of Planning and Zoning
 Towson, Maryland 21204
 (410) 384-1300

George J. Martinak
 Deputy Zoning Commissioner

November 30, 1978

John B. Howard, Esquire
 Mercantile-Towson Building
 409 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Reclassification SE/corner of Fork and Bottom Roads - 11th Election District Frederick E. Dietz, Sr. - Petitioner NO. 79-65-R (Item No. 17)

Dear Mr. Howard:
 I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George J. Martinak
 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GIN:mr
 Attachments

cc: The Honorable Donald P. Hutchinson
 624 Dorsey Avenue
 Essex, Maryland 21221

The Honorable Dennis F. Rasmussen
 418 Eastern Avenue
 Essex, Maryland 21221

MAR 0 1978
 MAR 1 1978
 MAR 2 1978
 MAR 3 1978
 MAR 4 1978
 MAR 5 1978
 MAR 6 1978
 MAR 7 1978
 MAR 8 1978
 MAR 9 1978
 MAR 10 1978
 MAR 11 1978
 MAR 12 1978
 MAR 13 1978
 MAR 14 1978
 MAR 15 1978
 MAR 16 1978
 MAR 17 1978
 MAR 18 1978
 MAR 19 1978
 MAR 20 1978
 MAR 21 1978
 MAR 22 1978
 MAR 23 1978
 MAR 24 1978
 MAR 25 1978
 MAR 26 1978
 MAR 27 1978
 MAR 28 1978
 MAR 29 1978
 MAR 30 1978
 MAR 31 1978

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 SE corner of Fork Rd. and :
 Section No. 11th District : OF BALTIMORE COUNTY
 FREDERICK E. DIETZ, SR., : Case No. 79-65-R
 Petitioner :

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.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 974-2188

I HEREBY CERTIFY that on this 22nd day of August, 1978, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
 John W. Hession, III

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 SE corner of Fork and Bottom Roads : DEPUTY ZONING
 11th Election District :
 Frederick E. Dietz, Sr. : Petitioner : COMMISSIONER
 NO. 79-65-R (Item No. 17) :
 OF
 BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Reclassification from an R. C. 2 Zone to an R. C. 5 Zone for a 52 acre tract, more or less, at the above location.

Testimony indicated that Mr. Frederick E. Dietz, Sr., purchased the tract in 1958, that he has farmed it continuously, and that it is almost surrounded by subdivisions. He currently tills approximately 1,500 acres in the vicinity of the petitioned land, in Long Green Valley, and at other locations. These include a 10 acre tract behind his farm and 18 acres across from the larger tract. He also leases or has leased the "Grant property," comprising 100 acres; the "Graham property," comprising 40 acres; and the "McIntyre property," comprising 65 acres. The Petitioner also added that he has difficulty moving large and heavy farm equipment between farming tracts or narrow county roads and wishes to minimize that problem by disposing of the subject tract. The Petitioner stated that it is not practical to farm a tract of less than 50 acres with any degree of profit. He further testified that he tried to sell the property "as a farm" for more than a year without success, that his current "asking price" is \$8,000 per acre, and that he has not tried to sell the land other than for farming purposes.

An expert witness, Mr. Frederick Klaus, a realtor and appraiser, testified that it was his opinion that the Comprehensive Zoning Map is in error because of the growth of residential development around and near the

Dietz property. Mr. Klaus concluded that Mr. Dietz would be deprived of his right to develop his land the same as surrounding properties if his Petition were denied.

Testimony by nearby residents, in opposition to the change in zoning, included the preservation of the rural character of the area, possible deleterious effects of development upon the water table, potential sewage problems, erosion, and increased traffic on secondary roads.

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 Commissioner, the Petitioner has not proven error in the 1976 Comprehensive Zoning Map, as required by the Interim Development Control Act (I. D. C. A.), and the Reclassification should not be granted. Testimony regarding the construction of several nearby housing developments may constitute factors in the change of the character of the area but cannot be construed to mandate further inroads upon resource conservation land. Further, the Deputy Zoning Commissioner does not find the argument convincing that a 52 acre tract cannot be economically farmed when there was ample testimony that the Petitioner actually tills much smaller parcels, the combined total being approximately 1,500 acres.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of November, 1978, that the Petition for Reclassification from an R. C. 2 Zone to an R. C. 5 Zone, should be and the same is hereby DENIED.

George J. Martinak
 Deputy Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING

DA - *November 29, 1978*
 BY *John P. Longwell*
 CLERK

79-65-R
 FREDERICK E. DIETZ, SR.

79-65-R
 FREDERICK E. DIETZ, SR.

HOUSE OF DELEGATES
 ANNAPOLIS, MARYLAND 21401

DEWITT P. SAMMONS
 THE LEGISLATIVE DISTRICT
 BALTIMORE COUNTY
 COMMITTEE
 APPROPRIATIONS

DISTRICT LEGISLATIVE OFFICE
 210 LEGISLATIVE BUILDING
 BALTIMORE, MARYLAND 21201
 PHONE 367-7900
 PHONE ADDRESS
 4009 WELLSINGTON ROAD
 ANNAPOLIS, MARYLAND 21403
 PHONE 982-4216

November 1, 1978

Mr. George J. Martinak
 Deputy Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Md. 21204

Dear George:

My legislative office has recently received numerous requests from residents of the Baldwin community to assist them in their opposition to a proposed zoning reclassification (R2C to R5C) at the southeast corner of Fork and Bottom Roads.

The Planning Board has recommended that the existing zoning, R2C, be retained at this location. Adequate farmland is available in the questioned area. The site is located in Section 11, tract 1111.01 which contains 1,200 acres of R2C zoned land; of this acreage, only 100 acres have been subdivided. Additionally, more than one-half of the subject property is composed of soils of capability classifications 1 and 11. The legislative statement of the Baltimore County Zoning Regulations indicates that productive agricultural soil should not be lost unnecessarily for urban development including residential subdivisions.

For all these factors, I concur completely with the Planning Board recommendations, and would like to go on record in opposition to the proposed zoning reclassification.

Sincerely,
Dewitt P. Sammons
 Dewitt P. Sammons

DPH/ma
 cc: Linda Roberts

79-65-R
 Case File
 79-65-R
 Fred E. Dietz, SR
 Petitioner

SENATE OF MARYLAND
 ANNAPOLIS, MARYLAND 21401

PHONE ADDRESS
 424 GOVEY AVENUE
 ANNAPOLIS, MARYLAND 21403
 DAVENPORT GREENE
 400 EASTERN AVENUE
 ANNAPOLIS, MARYLAND 21401
 983-3900

October 25, 1978

Mr. George J. Martinak
 Deputy Zoning Commissioner
 County Office Building
 Towson, Md. 21204

Dear George:

Residents of the communities of Fork and Baldwin have asked me to support them in their protest against the proposed zoning reclassification at the intersection of Fork and Bottom Roads from R2C to R5C. Residents there are quite concerned that any new residential development in that area will have an adverse effect on their wells and septic systems.

I am likewise concerned about the effects such a development would have on the existing neighborhoods, and would like to go on record as opposed to the zoning reclassification.


Sincerely,
Donald P. Hutchinson
 Donald P. Hutchinson

DPH/ma
 cc: Linda Roberts

OCT 27 1978
 ZONING DEPARTMENT

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE

PETITION AND SITE PLAN
 EVALUATION COMMENTS



John B. Howard, Esquire
 409 Washington Avenue
 Towson, Maryland 21204

ITEM # 17

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 1st day of May 1978.

Eric S. DiNenna
 S. ERIC S. DENNEN
 Zoning Commissioner

Petitioner Frederick Dietz
 Petitioner's Attorney JOHN HOWARD reviewed by *Nicholas B. Commodori*
 Nicholas B. Commodori
 Chairman, Zoning Plans
 Advisory Committee

cc: Gerold, Cross & Etsel
 422 Delaware Av.
 Towson, Maryland 21204

Baltimore County
 Office of Planning and Zoning
 Towson, Maryland 21204
 301-634-3011

LESLIE B. DEAR
 DIRECTOR

April 21, 1978

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

Dear Mr. DiNenna:

Comments on Item # 17, Zoning Cycle III, April 1978, are as follows:

Property Owner: Frederick E. Dietz, Sr.
 Location: SE C Fork Road and Bottom Road
 Existing Zoning: RC-2
 Proposed Zoning: RC-5
 Acres: 57
 District: 11th

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

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

Very truly yours,
John L. Wimble
 John L. Wimble
 Planner III
 Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

STAFF OFFICE ROOM,
111 N. CHARLES ST.,
TOWSON, MD. 21286

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21286

MEMORANDUM

TO: Mr. Howard, Esquire
FROM: Mr. Eric DiMenna, Zoning Commissioner

SUBJECT: Cycle III Reclassification Petition Item Number 17 Petitioner - Frederick Diets

Dear Mr. Howard:

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.

Located on the southeast corner of Bottom and Fork Roads in the 11th Election District, this 52 acre tract of land is presently improved with a dwelling and farm buildings. Prior to the adoption of the 1976 Comprehensive Zoning Maps, this site was zoned R.D.P., which would have permitted one house per acre for any new subdivision of land. With the adoption of the current zoning maps, the property was rezoned to its present R.C. 2 classification, which only permits .2 dwellings per acre. Since the net effect of the rezoning was to decrease the number of lots permitted, this reclassification to R.C. 5, which would permit one dwelling per two acres, is now requested.

Since the site plan does not indicate any proposed lots, it suffices to say that if this request is granted, all applicable county subdivision regulations must be

John B. Howard, Esquire
Page 2
Item Number 17
May 1, 1978

satisfied.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this committee, shall be submitted to this office prior to June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Comodari
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBCir#

cc: Jerhold, Cross & Etzel
Registered Land Surveyors
411 Delaware Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21286

THOMSON H. BLOOMING, P.E.
DIRECTOR

April 26, 1978

Mr. E. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #17 (Cycle III April-October 1978)
Property Owner: Frederick E. Diets, Sr.
S/W cor. Fork Rd. & Bottom Rd.
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5
Address: SE District 11th

Dear Mr. DiMenna:

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.

Highways

Bottom Road and Fork Road, existing public roads, are proposed to be improved in the future as 40 and 50-foot closed section roadways on 60 and 70-foot right-of-way, respectively. Highway right-of-way widening, including a fillcut area for right of way, will be required in connection with any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The roadway along the easternmost outline of this property is considered private, which if improved in the future as a public road, would be a 30-foot closed section roadway on a 50-foot right-of-way.

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

Sediment Control

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

Storm Drains

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

Future drainage and utility easements will be required through this property, which is tributary to Little Gunpowder Falls via Dick Branch.

Item #17 (Cycle III April-October 1978)

Property Owner: Frederick E. Diets, Sr.

Page 2

April 26, 1978

Storm Drains (Cont'd)

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

Water and Sanitary Sewerage

Public water and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities, although not indicated on the submitted plan. This property is beyond the Baltimore County Metropolitan District and outside of the Urban-Rural Demonstration Line. The Baltimore County Water and Sewerage Plan, as amended, indicates "No Planned Service" in this area.

Very truly yours,

William M. Dwyer, Jr.
WILLIAM M. DWYER, JR.
Chief, Bureau of Engineering

MR. ERIC DIMENNA

cc: J. Tranner

UD-28 & SE Key Sheets
70 x 71 RE 30-32 Pos. Sheets
RE 28 & Topo
45 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
301/496-3500

STEPHEN E. COLLINS
DIRECTOR

April 13, 1978

Mr. E. Eric DiMenna
Zoning Commissioner
First Floor, County Office Building
Towson, Maryland 21204

Re: Item #17 - ZAC - Cycle 3, April, 1978
Property Owner: Frederick E. Diets, Sr.
Location: SE/C Fork Rd. & Bottom Rd.
Existing Zoning: R. C. 2
Proposed Zoning: R. C. 5
Address: 52
District: 11th

Dear Mr. DiMenna:
The subject petition is requesting a change from R. C. 2 to R. C. 5. This is expected to increase the trip density from 132 to 312 trips per day.

Very truly yours,

Charles H. Hoops
Charles H. Hoops
Assistant Traffic Engineer

CHM/rsa

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 24, 1978

Mr. E. Eric DiMenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #17, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: Frederick E. Diets, Sr.
Location: SE/C Fork Rd. & Bottom Rd.
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5
Address: 52
District: 11th

If this site is to be developed, all Health Department regulations regarding private sewage disposal systems and individual water wells must be met.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HEB/ED/wh

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
301/496-3500

JOHN G. LIVERST
DIRECTOR

June 7, 1978

Mr. E. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna: CYCLE III REVISED

Comments on Item #17 Zoning Advisory Committee Meeting, June 6, 1978 are as follows:
Property Owner: Frederick E. Diets, Sr.
Location: SE/C Fork Road & Bottom Road
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5

Area: 52
District: 11th

The items checked below are applicable:

- Xa. Fire hydrant shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1976 Supplement, State of Maryland Code for the Unincorporated and other applicable codes.
- Xb. A building permit shall be required before construction can begin.
- C. Additional points shall be required.
- D. Building shall be upgraded to new use - requires attention permit.
- Xc. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- G. Wood frame walls are not permitted on this type of a property line contact building department if distance is between 3/4" and 6" of property line.
- H. Reported setbacks will not conflict with the Baltimore County Building Code, See Section
- I. No Comment.
- J. Comment.

Charles E. Berman
Charles E. Berman
Plans Review Chief

CEB/wh

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
301/496-3500

Paul H. Reinsch
CHIEF

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

Attention: N. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Frederick E. Diets, Sr.

Location: SE/C Fork Rd. & Bottom Rd.

Item No. 17

Zoning Agenda Cycle III

Comments:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition 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", 1974 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reinsch* Noted and Approved: *Charles E. Berman*
Planning Division Special Inspection Division Fire Prevention Bureau

MAR 09 1978

Susan Cole

BALTIMORE COUNTY GROWTH MANAGEMENT PROGRAM

Technical Memorandum No. 26
Third Generation Alternative Test Plans
Preliminary Draft

October 19, 1978

**PROTESTANT'S
EXHIBIT 'I'**

Prepared for: Baltimore County, Maryland
Prepared by: Wallace, McHarg, Roberts and Todd
Hammer, Sizer, George Associates
Tischler, Marcus and Associates, Inc.
Toups and Loiederman
Alan M. Voorhees and Associates, Inc.
Schellil, Hunter and Associates, Inc.
RECEIVED
BALTIMORE COUNTY
OCT 20 1978
GROWTH MANAGEMENT

We, the undersigned, residents of Baltimore County, object to the zoning change for the City lots (22 acre lots) east of Wolf and Bottom Roads, Beltsville, Maryland. The present zoning for the farm is R.C. 2 agriculture. The proposed zoning is R.C. 5 which would allow twenty-six (26) building lots. If allowance is made for the homes on the property and the widening of York Road and Bottom Road, the acreage per building unit would be far less than the two (2) acre minimum.

NAME: ADDRESS: ZIP:

Technical Memorandum No. 26
THIRD GENERATION ALTERNATIVE TEST PLANS
Preliminary Draft

CONTENTS

Section	Page
I INTRODUCTION	1
II CONSENSUS PLAN: SUMMARY OF CHARACTERISTICS	2
III STATUS QUO ALTERNATIVE TEST PLAN; SUMMARY OF CHARACTERISTICS	3
III.1 STRUCTURED URBAN EXPANSION AND MODIFIED STRUCTURED URBAN EXPANSION; SUMMARY OF CHARACTERISTICS	9
IV DIVERSIFIED DEVELOPMENT AND MODIFIED DIVERSIFIED DEVELOPMENT; SUMMARY OF CHARACTERISTICS	14
V DEVELOPMENT BY COMMUNITY UNDER ALTERNATIVE TEST PLANS	19

INTRODUCTION

During the detailed evaluation of the second generation Alternative Test Plans, summarized in Tech. Memo No. 23B, Second Generation Alternative Test Plans, and documented in detail in:

- Technical Memorandum 24a, Environmental Assessment of Alternative Test Plans
- Technical Memorandum 24b, Transportation System, Air Quality, Noise and Energy Assessment
- Technical Memorandum 24c, Economic Base Assessment
- Technical Memorandum 24d, Public Utilities and Services Assessment
- Technical Memorandum 24e, Community Assessment
- Technical Memorandum 24f, Community Service Assessment
- Technical Memorandum 24g, Management Methods
- Technical Memorandum 25, Fiscal Assessment of Alternative Test Plans

and during the numerous presentations and discussions of these findings with members of the Citizens and Technical Advisory Committees, certain features of each of the alternatives emerged as responding particularly well to identified County needs and concerns and to public infrastructure commitments included in regional and State as well as County plans. These features were compiled and developed into a draft Consensus Plan.

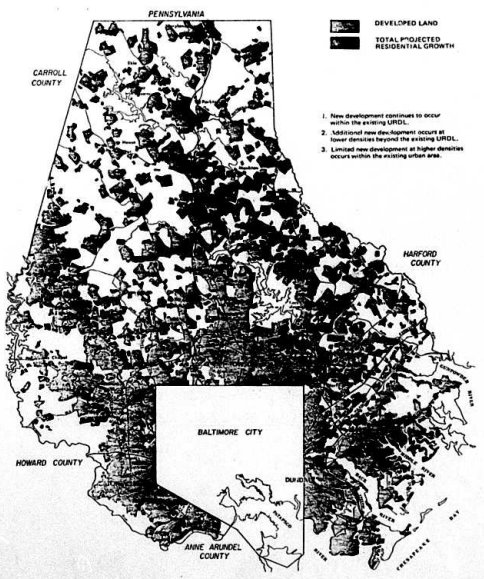
The purpose of this memo is to summarize the characteristics of the draft Consensus Plan, and of each of the other alternative test plans, to allow for a comparative review.

similar to the Diversified Development alternative in this respect.

Lifestyle changes assumed under this plan, as under the Diversified Development Test Plan, consist largely of a shift toward living in planned communities and near Town and Community centers with slightly higher residential densities, and away from a scattering of individual houses and small and medium-sized subdivisions across the countryside.

EXHIBIT 2
CONSENSUS PLAN

Location of Housing	Housing Units
Subtotal, Outside URDL	8,700
Necks	800
Rural	7,900
Subtotal, New Development Areas	43,000
Patapsco	5,800
Owings Mill-Rod Run	18,600
Whitensarah	15,800
Belfast	2,800
Subtotal, Inside URDL	65,100
Town and Community Centers	15,100
Other Areas Inside URDL	50,000
Total	116,800



RESIDENTIAL GROWTH ALLOCATION 1977-1995
EXHIBIT 3

III. THE STRUCTURED URBAN EXPANSION ALTERNATIVE TEST PLAN (UNGROUPED AND MODIFIED)

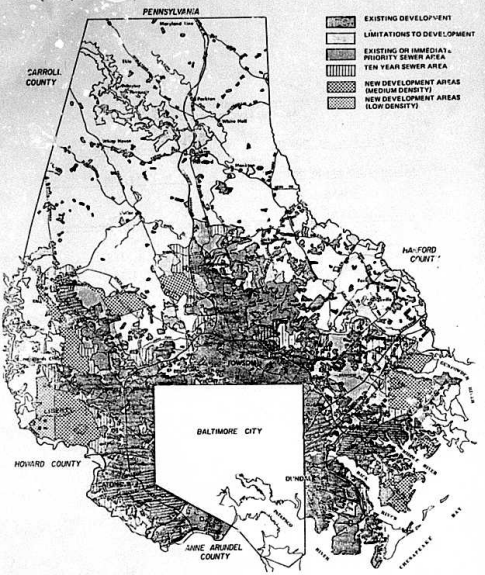
The land configuration for both the Structured Urban Expansion and the Modified Structured Urban Expansion Test Plan is represented on the accompanying map, Exhibit 5.

Population, Households, and Housing Mix
The Structured Urban Expansion Test Plan would house a total population of 848,600, representing an increase of 161,200 persons, with 116,100 additional housing units. The housing mix under the Structured Urban Expansion Test Plan would consist of 39% single family units, 22% townhouses, and 39% multi-family units.

The distribution of housing units under the Structured Urban Expansion Test Plan is set out in the accompanying Table, Exhibit 6.

The Modified Structured Urban Expansion Test Plan would house a total population of 848,600, representing an increase of 161,200 persons, with 123,600 additional housing units. The housing mix under the Modified Structured Urban Expansion Test Plan would consist of 22% single family units, 32% townhouses, and 46% multi-family units.

The distribution of housing units under the Modified Structured Urban Expansion Test Plan is set out in the accompanying Table, Exhibit 7.



ALTERNATIVE TEST PLAN
STRUCTURED URBAN EXPANSION
EXHIBIT 5

EXHIBIT 7
MODIFIED STRUCTURED URBAN EXPANSION
ALTERNATIVE TEST PLAN

Location of Housing	Housing Units
Subtotal, Outside URDL	12,300
Necks	2,700
Rural	9,600
Subtotal, New Development Areas	16,400
Patapsco	16,400
Owings Mills-Red Run	-
Whitemarsh	-
Belfast	-
Subtotal, Inside URDL	94,900
Town and Community Centers	15,600
Other Areas Inside URDL	79,300
Total	123,600

Energy and Lifestyle Assumptions
The Diversified Development Plan is similar to the Consensus Plan, in that although energy cost changes are assumed, its configuration, which locates new development closer to major employment centers and establishes New Development Areas close to access points to major transportation systems, would allow a readier accommodation to changes in energy cost and availability than either the Status Quo (Trend) alternative or the Structured Urban Expansion Alternative.

Lifestyle changes under the Diversified Development Test Plan, as under the Consensus Plan, consist largely of a shift toward living in planned communities and near Town and Community Centers with slightly higher residential densities, and away from a scattering of individual homes and small and medium-sized subdivisions across presently undeveloped lands.

The Modified Diversified Development Test Plan goes beyond Diversified Development in accommodating lifestyle changes associated with changes in energy cost and availability. Like the Modified Structured Urban Expansion Test Plan, the Modified Diversified Development Test Plan assumes a shift of more households into townhouse and multi-family dwelling units, with a decreasing average household size, and increasing land costs on vacant land for residential development near employment centers.

EXHIBIT 8
DIVERSIFIED DEVELOPMENT
ALTERNATIVE TEST PLAN

Location of Housing	Housing Units
Subtotal, Outside URDL	8,750
Necks	800
Rural	7,950
Subtotal, New Development Areas	42,300
Patapsco	-
Owings Mills-Red Run	18,300
Whitemarsh	15,800
Belfast	8,200
Subtotal, Inside URDL	65,100
Town and Community Centers	15,100
Other Areas Inside URDL	50,000
Total	116,100

V. PROJECTED DEVELOPMENT UNDER ALTERNATIVE TEST PLANS

During the review of alternative test plans, it was suggested by Members of the Citizens and Technical Advisory Committees that it would be useful to see what the alternative test plans might mean in terms of growth patterns in specific communities.

The accompanying Table, Exhibit 11, compares growth projected under Status Quo with changes in residential growth patterns that could be achieved under the alternative test plans.

The procedure for developing these alternative residential growth estimates was as follows. First, trend residential growth was dis-aggregated from RPD's to Communities. These dis-aggregated figures are shown in portions of the Table identified as Status Quo. Then, each community was examined in the light of policies and conditions applicable under the Structured Urban Expansion Test Plan and the Diversified Development Test Plan, and of vacant land availability and other information gathered during the community assessment. An estimate was then made of the degree to which residential growth might increase or decrease as a result of public intervention, through zoning changes, open space acquisition, and increased public amenities within each community.

It should be noted that estimated modifications to Status Quo residential development patterns were made conservatively, and that after a consensus plan has been selected, development

concerning major commercial developments moving through the approval process at present.

As long as extensive vacant land areas remain commercially zoned for relatively nonrestricted commercial uses, the problem will persist of overbuilding of major commercial centers in the County, loss of opportunity to direct commercial development to locations that will have the greatest long-term as well as short-term benefit, and acceleration of problems in older commercial areas.

Once a consensus plan has been identified, additional means of inducing commercial development, and redevelopment in specific locations can be considered.

Industrial development is assumed to occur largely in already existing industrial parks and other existing manufacturing areas, under all alternative test plans.

Community assessments of the modified alternatives would result in increases in development within New Development Areas and near Town and Community Centers suited for residential intensification, as indicated in Exhibits 7 and 10 in this memorandum.

STATUS QUO ALTERNATIVE

PROJECTED DEVELOPMENT		COMMUNITIES	
1985	1995		
Residential	Commercial	Residential	Commercial
11	5	N.A.	1
13	5	N.A.	2
140	5	N.A.	3
20	5	N.A.	4
200	5	N.A.	5
205	5	N.A.	6
140	N.A.	61%	N.A.
23	N.A.	N.A.	7
275	N.S.	100%	N.S.
200	N.S.	100%	N.S.
305	N.A.	2%	N.A.
115	N.S.	N.A.	8
10	N.A.	4%	N.A.
325	N.S.	100%	N.S.

1. Residential Development, 1985 and 1995
2. Commercial Development, 1985 and 1995
3. Residential Single-Family
4. Commercial Single-Family
5. Residential Single-Family
6. Commercial Single-Family
7. Residential Single-Family
8. Commercial Single-Family
9. Residential Single-Family
10. Commercial Single-Family
11. Residential Single-Family
12. Commercial Single-Family
13. Residential Single-Family
14. Commercial Single-Family
15. Residential Single-Family
16. Commercial Single-Family
17. Residential Single-Family
18. Commercial Single-Family
19. Residential Single-Family
20. Commercial Single-Family
21. Residential Single-Family
22. Commercial Single-Family
23. Residential Single-Family
24. Commercial Single-Family
25. Residential Single-Family
26. Commercial Single-Family
27. Residential Single-Family
28. Commercial Single-Family
N.A. Not projected

PROJECTED DEVELOPMENT UNDER ALTERNATIVE TEST PLANS

COMMUNITIES	PROJECTED DEVELOPMENT UNDER STRUCTURED URBAN EXPANSION		PROJECTED DEVELOPMENT UNDER DIVERSIFIED DEVELOPMENT	
	1985	1995	1985	1995
	Residential	Commercial	Residential	Commercial
15. GreenSpring	480	5	N.A.	N.A.
16. Stearns-Cumtation	575	5	N.A.	N.A.
17. Rockland Mt. Washington	120	N.S.	60%	N.S.
18. Gow's Hill	60	5	N.A.	N.A.
19. Sunnyside	620	N.A.	72%	N.A.
20. George's Hill	1130	N.S.	100%	N.S.
21. Reservoir	305	5	N.A.	N.A.
22. Emily Grace Worthington	970	5	N.A.	N.A.
23. Fairview-Clyde	130	5	N.A.	N.A.
24. Berkeleyville-Jacobs	120	5	N.A.	N.A.
25. Multiton	170	5	N.A.	N.A.
26. Maryland Lane Park	90	5	N.A.	N.A.
27. Kinland	175	5	N.A.	N.A.
28. Western Run-Sparks	310	5	N.A.	N.A.

1. Residential Development, 1985 and 1995
2. Commercial Development, 1985 and 1995
3. Residential Single-Family
4. Commercial Single-Family
5. Residential Single-Family
6. Commercial Single-Family
7. Residential Single-Family
8. Commercial Single-Family
9. Residential Single-Family
10. Commercial Single-Family
11. Residential Single-Family
12. Commercial Single-Family
13. Residential Single-Family
14. Commercial Single-Family
15. Residential Single-Family
16. Commercial Single-Family
17. Residential Single-Family
18. Commercial Single-Family
19. Residential Single-Family
20. Commercial Single-Family
21. Residential Single-Family
22. Commercial Single-Family
23. Residential Single-Family
24. Commercial Single-Family
25. Residential Single-Family
26. Commercial Single-Family
27. Residential Single-Family
28. Commercial Single-Family
N.A. Not projected

PROJECTED DEVELOPMENT UNDER ALTERNATIVE TEST PLANS

COMMUNITIES	PROJECTED DEVELOPMENT UNDER STRUCTURED URBAN EXPANSION				PROJECTED DEVELOPMENT UNDER DIVERSIFIED DEVELOPMENT							
	1985		1995		1985		1995					
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial				
29. Oregon Ridge	1190	N.S.	N.A.	2700	C.N.S.	N.A.	370	S	N.A.	812	N.S.	N.A.
30. Cockeysville	676	N.S.	1	950	N.S.	1	870	N.S.	1	100	N.S.	1
31. Park Spring	157	N.A.	N.A.	591	N.A.	N.A.	500	N.A.	N.A.	94	N.A.	N.A.
32. King's Chapel Secondary	180	S	N.A.	200	N.S.	N.A.	220	N.S.	N.A.	172	N.S.	N.A.
33. Lutherville-Timonium	60	S	1	10	S	N.A.	249	S	1	750	S	N.A.
34. Rowson	50	S	N.A.	150	S	N.A.	140	S	N.A.	200	S	N.P.
35. Tuxton	139	S	N.A.	27	S	N.A.	129	S	N.A.	40	S	N.A.
36. Hanover	100	N.S.	N.A.	120	N.S.	N.A.	110	N.S.	N.A.	120	N.S.	N.A.
37. Fuh Mill-Apple Heights	220	C.N.S.	N.A.	110	C.N.S.	N.A.	110	C.N.S.	N.A.	100	S	N.A.
38. Rippen Forge-Gumloch	60	N.A.	N.A.	25	N.A.	N.A.	80	N.A.	N.A.	70	N.A.	N.P.
39. Loch Raven Mills/Ch...	20	S	N.A.	20	S	N.A.	20	S	N.A.	40	S	N.A.
40. Monkton	174	S	N.A.	300	S	N.A.	174	S	N.A.	300	S	N.A.
41. Jackmanville	305	S	N.A.	405	S	N.A.	305	S	N.A.	405	S	N.A.
42. Fork Green	270	S	N.A.	305	S	N.A.	270	S	N.A.	305	S	N.A.

Projected Development, 1985 and 1995
 L= Number Equivalent to 5-1/2 single family or multi-family residences
 R= Regional Shopping Center
 C= Community Shopping Center
 N= Neighborhood Commerce
 S= Strip Commerce
 I= Industrial Park Expansion
 W= Other Industry, Warehousing, etc.
 N.A. Not Projected

PROJECTED DEVELOPMENT UNDER ALTERNATIVE TEST PLANS

COMMUNITIES	PROJECTED DEVELOPMENT UNDER STRUCTURED URBAN EXPANSION				PROJECTED DEVELOPMENT UNDER DIVERSIFIED DEVELOPMENT							
	1985		1995		1985		1995					
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial				
43. Knapfield	270	S	N.A.	380	S	N.A.	270	S	N.A.	380	S	N.A.
44. Carney	1250	N.S.	N.A.	1350	C.S.	N.A.	1000	N.S.	N.A.	1000	C.S.	N.P.
45. Furry Hill	1800	C.N.S.	N.A.	2920	C.N.S.	N.A.	2000	C.N.S.	N.A.	3200	C.N.S.	N.A.
46. Germantown-Honeycreek	200	S	N.A.	200	S	N.A.	750	S	N.A.	850	S	N.A.
47. Whitmarsh	400	R.N.S.	N.A.	200	C.N.S.	N.A.	100	N.S.	N.A.	1300	C.N.S.	N.A.
48. Larkville	270	S	N.A.	200	S	N.A.	70	S	N.A.	60	S	N.P.
49. Parkville	50	S	N.A.	N.A.	S	N.A.	50	S	N.A.	50	S	N.A.
50. Puffinburger	845	N.A.	N.A.	885	N.S.	N.A.	280	S	N.A.	185	N.S.	N.A.
51. Pikesville	800	C.N.S.	N.A.	545	C.N.S.	N.A.	780	C.N.S.	N.A.	780	N.S.	N.A.
52. Howland-Golden Ring	235	S	N.A.	200	S	N.A.	10	S	N.A.	10	S	N.P.
53. Aero-Walton	15	N.S.	N.A.	330	S	N.A.	100	N.S.	N.A.	330	S	N.P.
54. Bird River Chase	920	N.A.	N.A.	1550	C.N.	N.A.	720	S	N.A.	105	C.N.S.	N.A.
55. North Point	10	S	N.A.	10	S	N.A.	10	S	N.A.	10	S	N.A.
56. Essex	1270	N.S.	N.A.	1150	N.S.	N.A.	1150	N.S.	N.A.	1200	N.S.	N.A.

Projected Development, 1985 and 1995
 L= Number Equivalent to 5-1/2 single family or multi-family residences
 R= Regional Shopping Center
 C= Community Shopping Center
 N= Neighborhood Commerce
 S= Strip Commerce
 I= Industrial Park Expansion
 W= Other Industry, Warehousing, etc.
 N.A. Not Projected

PROJECTED DEVELOPMENT UNDER ALTERNATIVE TEST PLANS

COMMUNITIES	PROJECTED DEVELOPMENT UNDER STRUCTURED URBAN EXPANSION				PROJECTED DEVELOPMENT UNDER DIVERSIFIED DEVELOPMENT							
	1985		1995		1985		1995					
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial				
57a. Middle River	0	S	N.A.	20	S	N.A.	20	S	N.A.	20	S	N.A.
57b. Upper Bowyer's Quarters	870	N.S.	N.A.	380	N.S.	N.A.	480	N.S.	N.A.	410	N.S.	N.A.
58. Sunnyside Park-Bowyer's Quarters	900	N.S.	N.A.	245	S	N.A.	285	N.S.	N.A.	110	S	N.A.
59. Back River	54	S	N.A.	785	N.S.	N.A.	54	S	N.A.	17	N.S.	N.A.
60. Edgemoor	45	S	N.A.	300	S	N.A.	70	S	N.A.	84	S	N.A.
61. Larch Forest-Millers Island	370	S	N.A.	230	S	N.A.	45	S	N.A.	5	S	N.A.
62. Eastport-Gulgoon	200	S	N.A.	150	S	N.A.	200	S	N.A.	150	S	N.A.
63. Bear Cove	300	S	N.A.	N.A.	S	N.A.	300	S	N.A.	N.A.	S	N.A.
64. Dundalk	200	S	N.A.	350	S	N.A.	270	S	N.A.	270	S	N.A.
64b. Turner Station	10	S	N.A.	N.A.	S	N.A.	10	S	N.A.	N.A.	S	N.A.
65. Inverness	25	S	N.A.	70	S	N.A.	25	S	N.A.	70	S	N.A.

Projected Development, 1985 and 1995
 L= Number Equivalent to 5-1/2 single family or multi-family residences
 R= Regional Shopping Center
 C= Community Shopping Center
 N= Neighborhood Commerce
 S= Strip Commerce
 I= Industrial Park Expansion
 W= Other Industry, Warehousing, etc.
 N.A. Not Projected

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 30 day of May 1978.
 Filing Fee \$ 50 Received Cash Check Other

Eric Dickman
 S. Eric Dickman,
 Zoning Commissioner

Petitioner DIETZ Submitted by J. Howard
 Petitioner's Attorney Howard Reviewed by MSA

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

Case # 7-65-R

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 11-7A Date of Posting Sept. 5, 1978
 Posted for Zoning Reclassification
 Petitioner Frederick C. Dietz, Jr.
 Location of property Sta. Corner of Park Rd. & Bolton Rd.
 Location of Sign 1st. at Park Rd. & Bolton Rd., 1st. 235.00 Bolton Rd.
 Remarks
 Posted by Steven D. Dawson Date of return 2 signs



TOWSON, MD. 21204 August 31 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Frederick E. Dietz, Sr. was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 1st day of September 1978, that is to say, the same was inserted in the issues of August 31, 1978

STROMBERG PUBLICATIONS, INC.

By Edith Buge

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published and published in Towson, Baltimore County, Md., on August 30, 1978 at one o'clock before the 30th day of September 1978, the one publication appearing on the 31st day of August 1978.

THE JEFFERSONIAN,
Frederick E. Dietz, Jr.
 Manager

Cost of Advertisement, \$ _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		ROD Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MSA</u>										
Previous case: _____										
Revised Plans: Change in outline or description										
Map # _____										

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT No. 73457

DATE August 15, 1978 ACCOUNT 01-662
 AMOUNT 500.00
 RECEIVED Cost, Howard, Dennis & Tracy
 FOR Filing Fee for Case No. 79-65-R
 31 9230 26 500.00
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT No. 76156

DATE November 24, 1978 ACCOUNT 01-662
 AMOUNT \$243.94
 RECEIVED John S. Howard
 FOR Cost of Advertising and Posting Case No. 79-65-R
 30 4 9230 04 243.94
 VALIDATION OR SIGNATURE OF CASHIER

EX 14

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

Zoning Reclassification Petitions, Accepted for Filing by Baltimore County Zoning Commissioner for the

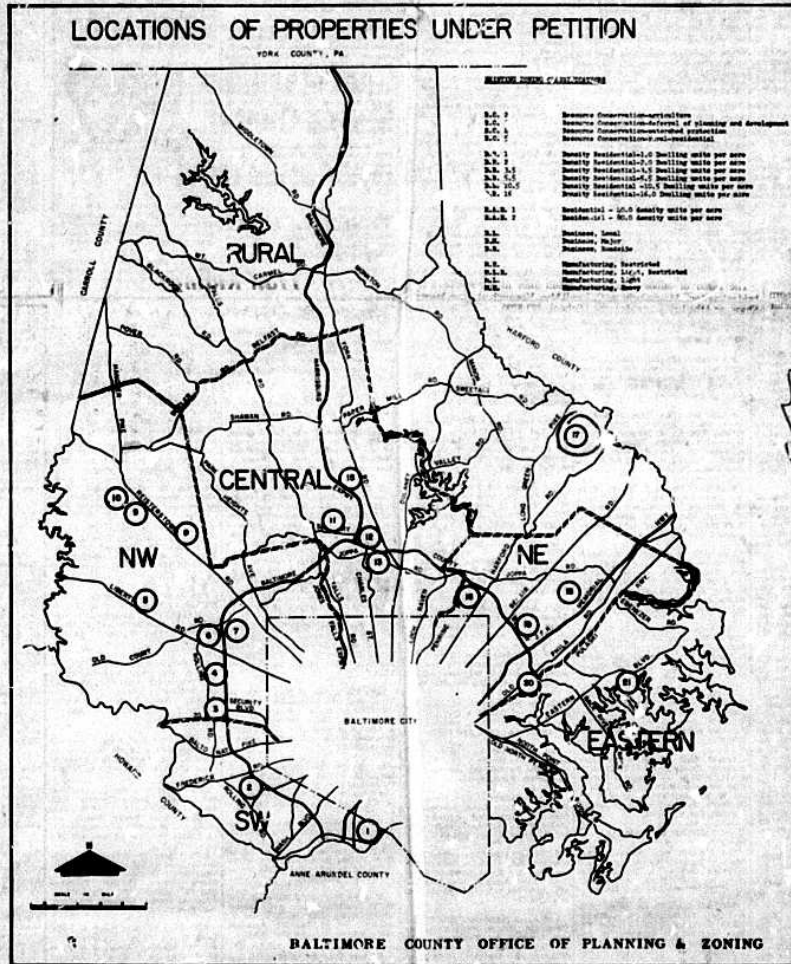
APRIL, 1978—OCTOBER, 1978 ZONING RECLASSIFICATION CYCLE

SOUTHWESTERN SECTOR

- 1. Property Owner: CRB, Inc. Location: Southwest side of Baltimore City Line, West of Patuxent River Present Zoning: D.R.3.5 Proposed Zoning: M.L. Election District: 13th No. Acres: 7.1222
2. Property Owner: Lyon Associates, Inc. Location: Southwest side of the Baltimore Beltway, 1250 feet Northwest Wilkens Avenue Present Zoning: D.R.3.5 Proposed Zoning: D.R.16 with Special Exception for offices Election District: 1st No. Acres: 11.80

NORTHWESTERN SECTOR

- 3. Property Owner: Beltway Properties Location: Southeast corner of Security Boulevard and Rolling Road Present Zoning: M.L.R. & D.R.16 Proposed Zoning: B.M. Election District: 1st No. Acres: 22.7
4. Property Owner: Truman Crabill Location: East side of Rolling Road, 700 feet North of Dogwood Road Present Zoning: D.R.3.5 Proposed Zoning: D.R.16 Election District: 2nd No. Acres: 13.7
5. Property Owner: Fannie C. Thomas, et al Location: Northwest corner of Liberty Road and Oakwood Road Present Zoning: B.L. Proposed Zoning: B.R. Election District: 2nd No. Acres: 0.827
6. Property Owner: The Lakes Location: Northwest corner Millford Mill Road & Church Road Present Zoning: D.R.16 Proposed Zoning: B.L. Election District: 2nd No. Acres: 2.52
7. Property Owner: George M. & Bertha W. Byrnes Location: Northwest side Millford Mill Road, 280 feet Southwest Millford Industrial Road Present Zoning: M.L. Proposed Zoning: B.L. Election District: 3rd No. Acres: 0.71
8. Property Owner: Harry L. Snyder Location: Northeast side of Reisterstown Road, 220 feet Southeast of St. Thomas Lane Present Zoning: D.R.16 Proposed Zoning: B.L. Election District: 3rd No. Acres: 0.5728
9. Property Owner: George C. Oursler, et al Location: Southwest corner Reisterstown Road & Cherry Valley Road Present Zoning: D.R.16 and D.R.3.5 Proposed Zoning: B.L. Election District: 4th No. Acres: 0.890
10. Property Owner: Bernard B. Lachman, et al Location: Southwest side of Reisterstown Road, 129 feet Southeast of Walston Avenue Present Zoning: D.R.16 Proposed Zoning: B.L. Special Exception for a service garage, and Variances Election District: 4th No. Acres: 0.84



CENTRAL SECTOR

- 11. Property Owner: Martha F. Synnott Location: North side Seminary Avenue, 800 feet West of Tally Ho Road Present Zoning: R.C.3 Proposed Zoning: D.R.2 and Special Exception for offices Election District: 8th No. Acres: 144.2
12. Property Owner: Maryland College Corporation Location: Southeast corner Seminary Avenue & Franche Avenue Present Zoning: D.R.3.5 Proposed Zoning: D.R.16 with Special Exception for offices Election District: 8th No. Acres: 2.43
13. Property Owner: Institute of Mental Hygiene of Baltimore City Location: North side of Joppa Road, 200 feet West of Chestnut Avenue Present Zoning: D.R.16 Proposed Zoning: D.R.16 Election District: 9th No. Acres: 12
14. Withdrawn
15. Property Owner: William H. Vallenty, et al Location: Southwest corner Padonia Road & Broad Avenue Present Zoning: D.R.3, D.R.16 & M.L.R. Proposed Zoning: B.M. Election District: 8th No. Acres: 5.783

RURAL SECTOR

- 17. Property Owner: Frederick E. Elsh, Sr. Location: Southeast corner of Park Road and Bottom Road Present Zoning: R.C.2 Proposed Zoning: R.C.3 Election District: 11th No. Acres: 52

NORTHEASTERN SECTOR

- 18. Property Owner: William & Kathryn Szonyi Location: West side of Old Harford Road, 100 feet South of Tommytown Court Present Zoning: D.R.16 with Special Exception for offices Election District: 9th No. Acres: 0.225
19. Property Owner: White Marsh Joint Venture Location: South side of Silver Spring Road, 500 feet West Homeco Boulevard Present Zoning: D.R.2 & B.L.-C.M.R. Proposed Zoning: D.R.16 & B.L. Election District: 11th No. Acres: 3.7
20. Property Owner: Alan Amacha, et al Location: South side of Fitch Lane, 400 feet South of Fitch Avenue Present Zoning: M.L.-I.M. Proposed Zoning: B.M. Election District: 14th No. Acres: 2.922
21. Property Owner: Golden Ring Joint Venture, et al Location: North side of Golden Ring Road, 60 feet West Palaski Highway Present Zoning: M.L.-I.M. Proposed Zoning: B.R. Election District: 15th No. Acres: 15.98

EASTERN SECTOR

- 21. Property Owner: Clarence J. & Maggie G. Gies Location: Southwestern corner of Eastern Avenue and Lynbrook Road Present Zoning: M.L.-I.M. Proposed Zoning: B.R. with Special Exception for used car sales Election District: 15th No. Acres: 1.245

LISTING OF PETITIONS: Numbers in the listing are keyed to the map above.

By Order of S. ERIC DINENNA Zoning Commissioner of Baltimore County LESLIE H. GRAEF Director Of Planning And Zoning

PHOTOGRAPHS

EXHIBITS

FOR

79-65 R

FREDERICK E. DIETZ, PETITIONER

(MICROFILM ENVELOPE ONLY)

Mr. S. Eric DiNenna
 Zoning Commissioner
 Baltimore County, Maryland

Dear Mr. DiNenna:

I am pleased to forward to you the recommendations of the Baltimore County Planning Board on the 20 petitions for zoning reclassification filed during the period October 16, 1977 to April 15, 1978, and processed during Period II of Zoning Cycle III.

The requests for changes in zoning classification have been reviewed in depth by the Planning Board; the Board's recommendations in each case are contained in this report.

The members of the Planning Board and the Planning staff offer whatever additional assistance you may require in your consideration of these requests.

Sincerely,

Arnold Fleischer
 Arnold Fleischer
 Chairman
 Baltimore County Planning Board

AF:JGH:hw

ZONING RECLASSIFICATION PETITIONS: CYCLE III

Report to the Zoning Commission:
 by the
 Baltimore County Planning Board

Adopted July 20, 1978

Baltimore County Office of Planning and Zoning
 Towson, Maryland

Printed by Central Reproduction Services Division
 Baltimore County Office of Central Services
 July 1978



Report to the
 Zoning Commissioner
 by the
 Baltimore County
 Planning Board

ZONING RECLASSIFICATION
 PETITIONS: CYCLE III

ADOPTED
 JULY 20 1978

Table of Contents

Introduction	Page v
Current Zoning Cycle and Decision Framework	Page vi
Organization of This Report	Page vi
Functional Categories: Comments and Recommendations	Page 1
A. Expansion of Strip Along Arterial Roads and Possible Creation of New Centers	Page 1
B. Expansion of Old and Creation of New Commercial Centers	Page 1
C. Spot Zoning	Page 1
Geographical Groups: Comments and Recommendations	Page 2
I. Items 2 and 4	Page 2
II. Items 5, 7 and 10	Page 2
Map of Locations of Properties Under Petition and Geographical Groups	Page 3
Individual Petitions: Comments and Recommendations (Items 14 not included in this cycle)	Page 4
*Item 1.....	Page 4
*Item 2.....	Page 6
*Item 3.....	Page 6
*Item 4.....	Page 10
*Item 5.....	Page 12
*Item 6.....	Page 14
*Item 7.....	Page 16
*Item 8.....	Page 18
*Item 9.....	Page 20
*Item 10.....	Page 22
*Item 11.....	Page 24
*Item 12.....	Page 26
*Item 13.....	Page 28
*Item 14.....	Page 30
*Item 15.....	Page 32
*Item 16.....	Page 34
*Item 17.....	Page 36
*Item 18.....	Page 38
*Item 19.....	Page 40
*Item 20.....	Page 42
*Item 21.....	Page 44
Index to Petition	Page 45
*Zoning Advisory Committee Item numbers	

INTRODUCTION

Under the provisions of Subsections 22-22(1), Baltimore County Code 1968, as amended, the Baltimore County Planning Board is required to publish and to submit to the Zoning Commissioner a report on all the reclassification petitions submitted during the preceding cycle, with a description of those examples under Subsection (1). This report contains the Board's recommendations on such petitions, together with appropriate maps and other supporting data.

Section 22-23 of the Baltimore County Code 1968, as amended, establishes procedures for the processing of variance and special-use petition petitions that differ from those procedures applicable to reclassification petitions. It is understood that variance and special-use petition requests submitted with the reclassification requests will be accepted by the Zoning Commission as separate petitions in coming months, and, as prescribed by that section of the law cited above, will be forwarded to the Director of Planning for consideration and report upon the appropriate scheduling of hearing dates.

The Interim Development Control Act establishes additional procedures governing special-use petition petitions. A separate provision has been designed to deal with these matters; these procedures will not be included in the cycle zoning report.

It should be noted that the petitioners withdrew the request for reclassification filed in Item No. 14 hence, Item No. 14 has been omitted from this report.

Subsection 22-22(3), Baltimore County Code 1968, as amended, states that, "An petition for a zoning reclassification of a property (reclassification petition) may be filed with the zoning commissioner only by the legal owner of such property, or by his legally authorized representative. Each such petition shall include an explanation of the reasons why, in the petitioner's opinion, a reclassification request should be made, set forth in sufficient detail to properly advise the planning board and the zoning commission of the petitioner's case. Any allegation of change in conditions as justification for the zoning change shall be supported in the petition by precise description of such change, and any allegation of error shall be so supported in similar detail."

Current Zoning Cycle and Decision Framework

Between October 16, 1977 and April 15, 1978, 20 petitions for zoning reclassification were filed with the Baltimore County Zoning Commission. These petitions affect approximately 307 acres, with requests for increased residential densities for about 272 acres, approximately 77% of the acreage. There are requests for commercial zoning on about 63 acres, approximately 21% of the acreage. Indenture has been requested on about 7 acres, approximately 2% of the acreage. The remaining petitions include requests for 2 1/2 acres for office use on about 15 acres.

The petitions are of two types: (1) those which affect zoning boundary adjustments which do not significantly change the zoning map; and (2) those which would significantly change the comprehensive map adopted by the County Council. Of the 20 petitions, 6 are issues which were either the subject of prior zoning petitions or have been reviewed by the Planning Board and the County Council during the processing of the comprehensive zoning map. In reviewing these petitions, the Planning Board relied on the policies and objectives stated in the adopted 1973 Baltimore County Comprehensive Plan. I review the Planning Board considered possible impact on the County's Land Use and Zoning Goals Program in arriving at its decisions. Finally, the Board held its open meetings made by the zoning map themselves as being indicative of the policies established by the elected County officials.

Organization of This Report

For a more comprehensive review and consideration of the total impact on the County, some of the 20 petitions have been assembled according to 3 functional categories, A, B, and C. The petitions within a functional category are, in the most part, those which request identical or similar change with similar resultant effects on future development. For example, Functional Category A includes those petitions which request zoning for the expansion of commercial strips along arterial roads and possible creation of new ones.

Five of these petitions have also been organized into 2 geographical groups, as shown on page 3 as an aid to scheduling hearings. For the most part, the Planning Board recommends that the Zoning Commission schedule hearings on all the petitions within a geographical group in one proceeding with hearings on petitions in another group. The Board recommends, further, that the petitions be heard in a clockwise order, starting in the southwestern corner, so that interested parties in the neighborhood and community will be better able to schedule attendance at the hearings on those requests for changes which they feel would affect their community. The recommended hearing dates, revised by the Zoning Commission, are shown on each individual comment sheet. Additionally, comments have been included for Geographical Groups B and C.

The comments and recommendations of the Planning Board on each individual petition constitute the bulk of this report. Generally, the comments and recommendations are on one page with a location map on the following page. An index is furnished at the end of the report. Available in the Zoning Commission's files are copies of each petitioner's explanation of the reasons why a particular reclassification is being sought, as well as comments furnished by the Zoning Advisory Committee. Where appropriate, the Planning Board has used excerpts from this information in its comments and recommendations.

Summary

After reviewing the 20 petitions for zoning classification, looking at the applicant involved, and assessing the comments made by County and State agencies, the Planning Board recommends that no changes be made to the zoning maps in 15 of the 20 cases. Four requests received favorable consideration: Items 5, 14, 18 and 21. In one instance (Item 13) a recommendation was made for a reclassification to a less intensive residential zone than that requested by the petitioner.

FUNCTIONAL CATEGORIES: COMMENTS AND RECOMMENDATIONS

Functional Category A - Expansion of Commercial Strip Along Arterial Roads and Possible Creation of New Centers

Items 8 and 11 are requests for commercial zoning at 10 Reisterstown Rd.

The 1973 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 12, 1973, states in part, that "Strip commercial use in Baltimore County blight the landscape, increase dependence on the automobile, waste land, and reduce the efficiency of the highway system. No additional commercial zoning, therefore, should be permitted outside designated town, community and neighborhood centers. In order to confer commercial use to areas on alternative viable zones can be applied, strip commercial zoning should be discouraged by revision of the Zoning Regulations."

The Planning Board is opposed to the expansion of existing commercial strips or the establishment of new ones along major arteries.

Functional Category B - Expansion of Old or Creation of New Commercial Centers

Items 3, 9, 15 and 20 are requests that, if granted, would permit shopping center development.

The 1973 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 12, 1973, states in part, that "The County should require commercial facilities to be located, or, as possible, to be so located to encourage pedestrian circulation and promote the neighborhood, community and town hierarchy of streets and roads. New commercial centers of more advantageous locations in relation to new highways and mass transit facilities than other centers should be constructed if they will take over the functions and thereby destroy the economic viability of the established centers. Such a process has occurred in fact with the building of Midway Shopping Center, Lattimore Mall and Golden Ring Mall. It could also happen elsewhere in the County and result in falling business and use of abandoned streets. New commercial zoning, therefore, should reflect only well-documented and justified additional needs and should be confined only to the locations indicated on the plan. The granting of the petitions in this category would be in conflict with these sound planning policies."

Functional Category C - Spot Zoning

Items 2, 12, 15 and 19 are petitions for reclassification judged by the Planning Board to be examples of "spot zoning."

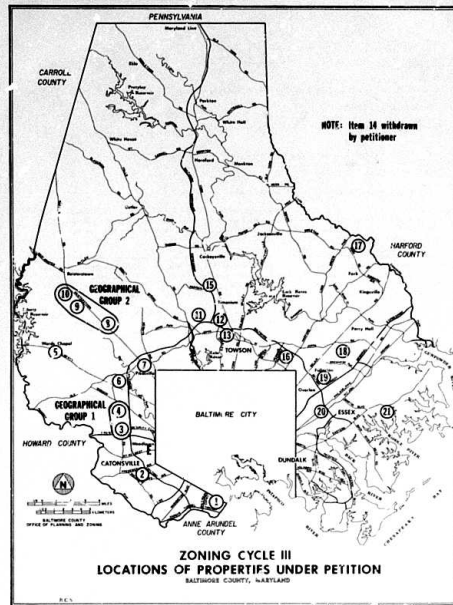
"Spot zoning is the arbitrary, unreasonable and discriminatory deviation of an area within a zoning district to a use inconsistent with the use to which the rest of the district is restricted. Further, it is not in accordance with the comprehensive zoning plan. It was and still is the policy of the Planning Board to discourage spot zoning, during the processing of the zoning map, and this policy will continue to be followed by the County Council."

Geographical Group I (Items 3 and 4)

These petitions represent requests for more intensive zoning in the general area of the Social Security Complex. If both of these requests were granted, resulting development could increase trip density by approximately 9,795 trips per day over what developments under the existing zoning could produce. Rolling Road, from Security Boulevard to Liberty Road, is only two lanes wide and has a traffic volume of 13,000 vehicles per day. The intersection of Deapwood and Rolling Road, Liberty and Millard Mill Road, and Liberty and Rolling Road are currently operating at a Level of Service "E". Any increase in traffic volume on these intersections can only increase the delays and accident potential.

Geographical Group II (Items 5, 6, and 10)

These petitions represent requests for more intensive zoning along Reisterstown Road. If all of these petitions were granted, resulting development could increase trip density by approximately 3,055 trips per day over what developments under the existing zoning could produce. The average traffic volume on Reisterstown Road is 38,000 vehicles per day. Currently, the Beltway interchange at Reisterstown Road is operating at a Level of Service "E". The intersection of Reisterstown and P. Lane Mill Road and Reisterstown Road and Rosewood Lane are operating at a Level of Service "D". Reisterstown Road is currently operating at capacity with extensive delays during the peak hour; any increase in traffic can only increase the delays and accident potential.



ZONING CYCLE III
LOCATIONS OF PROPERTIES UNDER PETITION
BALTIMORE COUNTY, MARYLAND

ITEM NO. 1

PROPERTY OWNER: C.R.B., Inc.
LOCATION: 1/4 W/S of Baltimore City Line, W/S of Patuxent River
ELECTION DISTRICT: 12
ACREAGE: 7.1
COUNCILMANIC DISTRICT: 1
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None
RECOMMENDED DATE OF HEARING: Week of September 4, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R., D.S.
EXISTING ZONING: D.R.
REQUESTED ZONING: M.L., L.M.
PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R., D.S.)

This parcel of land is the rear portion of a 30-acre property located on the southwest side of Patuxent Avenue along the west side of the Patuxent River; the front portion of the overall tract is zoned M-2 and is located in Baltimore City. The surrounding properties in Baltimore County are zoned D.R., D.S.; most of the adjacent property has been acquired by the County for the Southwest Area Park.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R., D.S., 5.5. The preparation and processing of this map covered a period of more than two years; the process was widely publicized, and included numerous public hearings by both the Planning Board and County Council. Industrial zoning was not requested nor was the aforementioned zoning proposed for the subject property during this entire process. Now the petitioner is requesting a change to M.L., L.M. zoning, proposing to construct a warehouse.

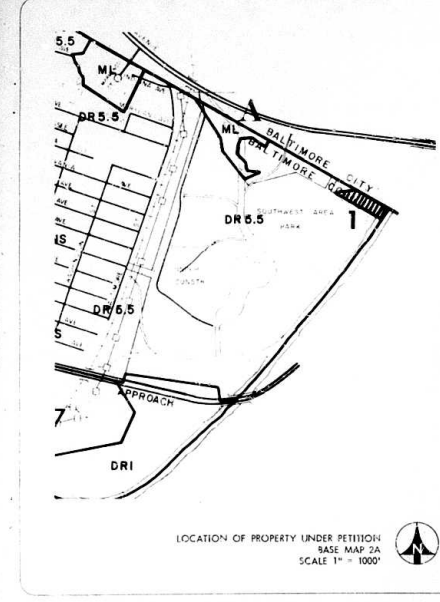
The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that this site "appears to be fill material". Further, the property "is in an area of special flood hazards (SFH) as designated by the U.S. Department of Housing and Urban Development.

The Department of Recreation and Parks, in comments to the Zoning Advisory Committee, stated, in part, that "any sort of manufacturing proposed at the above location may not be conducive to meaningful park development. The close proximity of the proposed warehouse would certainly detract from proposed development of a picnic area, tot lot and playfield in the immediate area of the Southwest Area Park adjacent to the C.R.B. property."

The Baltimore City Department of Planning, in comments to the Chairman of the Zoning Advisory Committee, stated, in part, that the property is adjacent to the proposed Southwest Area Park in Baltimore County. The City portion of the property is in the City's Master Plan for Parks to be acquired as an extension of the Reisterstown Park, linking the two parks into a regional system. Funding sources for this acquisition are currently being explored. The proposed industrial zoning and development is inappropriate for the area's existing and future park development and should, therefore, be denied."

The Planning Board believes that D.R., D.S. zoning is appropriate here, and that the zoning map is correct. The industrialization of this site would not be in keeping with the adjacent residentially zoned properties in the County north of the Southwest Area Park.

It is therefore recommended that the existing zoning, D.R., D.S., be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2A
SCALE 1" = 1000'

ITEM NO. 2

PROPERTY OWNER: Lynn Associates, Inc.
LOCATION: S/W/S of Baltimore Parkway, 1,200' N/W of Wilkes Avenue
ELECTION DISTRICT: 1
ACREAGE: 11.9
COUNCILMANIC DISTRICT: 1
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: C
RECOMMENDED DATE OF HEARING: Week of September 4, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R., D.S.
EXISTING ZONING: D.R., D.S.
REQUESTED ZONING: D.R., 16

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R., D.S.)

This sparsely developed wooded property, containing two single-family dwellings in the eastmost corner of the site, is located along the south side of the Baltimore Parkway. All of the adjacent properties on the south side of the Parkway are zoned D.R., D.S.; the Spring Grove State Hospital grounds are to the west and south of the subject property to the south and east are single-family dwellings.

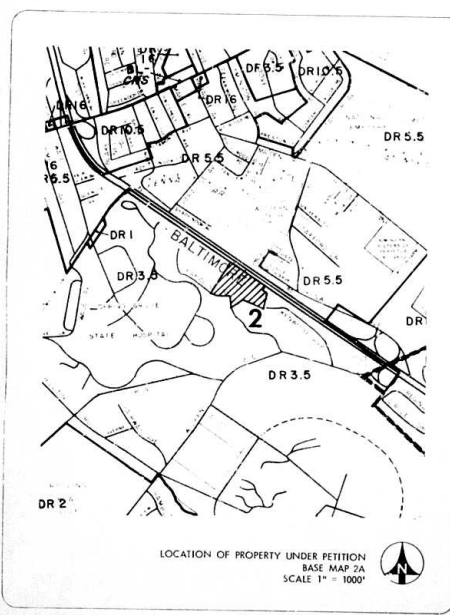
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R., D.S., 3.5. The preparation and processing of this map covered a period of more than two years; the process was widely publicized, and included numerous public hearings by both the Planning Board and County Council. D.R., 16 zoning was not requested nor was the aforementioned zoning proposed for the subject property during this entire process. Now the petitioner is requesting a change to D.R., 16 zoning, proposing to construct an office building.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that there is "public 10-inch sanitary sewerage along Forendale Avenue" and that "an office expanse is required for a service connection for this property." In comments to this office for DCA review of the request for a special exception for office, the Bureau of Engineering's representative stated, in part, that "adequate public water mains do not actually extend to the property; hence, this project may not be recommended for approval." On June 15, 1978, the Planning Board approved the subject DCA application.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as currently zoned, development of the subject property would generate approximately 416 trips per day; if the petitioner's request granted, development would generate from 1,430 to 2,800 trips per day. Currently, Sylvan Lane/Kennwood Avenue could not adequately serve a development of this type. Further, the intersection of Wilkes Avenue and the Baltimore Parkway is congested and additional trip generation from development of the subject site can only compound this problem. The Planning Board notes that proposed access to this site from Wilkes Avenue is via a narrow, residential street (Kennwood Avenue) that services single-family dwellings along its entire 1,200 foot length.

The Planning Board believes that D.R., 3.5 zoning for this property is appropriate and that the zoning map is correct. An office use would not be in character with the adjacent low-density residential and institutional uses in the area. Further, D.R., 16 zoning here would be in conflict with the residential densities delineated on the revised 1975 Baltimore County Comprehensive Plan.

It is therefore recommended that the existing zoning, D.R., 3.5, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2A
SCALE 1" = 1000'

ITEM NO. 3

PROPERTY OWNER: Beltway Properties
LOCATION: S/E corner of Security Boulevard and Rolling Road
ELECTION DISTRICT: 1
ACREAGE: 22.7
COUNCILMANIC DISTRICT: 3
GEOGRAPHICAL GROUP: 1
FUNCTIONAL CATEGORY: B
RECOMMENDED DATE OF HEARING: Week of September 4, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.R., D.R., 16, M.L.
EXISTING ZONING: M.L.R., D.R., 16
REQUESTED ZONING: B.M., C.T.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.R., D.R., 16)

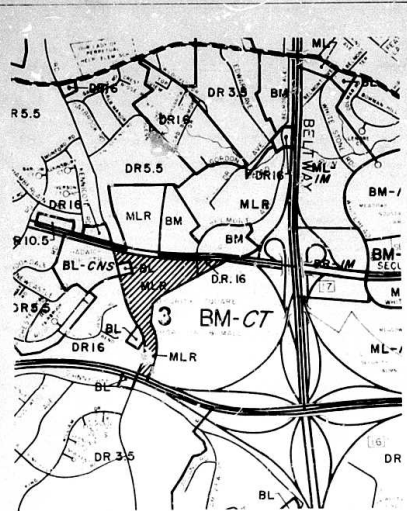
The subject property consists of woods and two parcels of land up which parking lots are being constructed. To the east and south is Security Square Mall; to the west, garden apartments and a shopping center; to the north, vacant properties zoned D.R., 3.5, M.L., L.M., and B.M. The petitioner is requesting a change from M.L.R. and D.R., 16 to B.M., C.T. zoning, proposing retail use here.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.R., D.R., 16 and M.L. During the preparation and processing of the map, the zoning of this property was identified as a issue before both the Planning Board (part of III-2) and the County Council (part of 2-5). The Board recommended M.L.R., D.R., 16 and B.M., C.T. zoning; however, the Council adopted M.L.R. and D.R., 16.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as currently zoned, development of the subject property would generate approximately 1,200 trips per day; if the petitioner's request were granted, development would generate approximately 11,200 trips per day. Further, he stated that "the existing road system cannot be expected to handle this increased density as the surrounding land continues to develop as stores."

The Planning Board believes that the current zoning of the subject property is appropriate, and that the zoning map is correct. Further the Board is of the opinion that ample commercial opportunities have been provided for in this area. M.L., County Square Mall, the Chabrick Shopping Center, and approximately 18 acres of vacant, M.L. zoned land abut the subject site.

It is therefore recommended that the existing zoning, M.L.R. and D.R., 16, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2B
SCALE 1" = 1000'

ITEM NO. 4

PROPERTY OWNER: Truman Cahill
LOCATION: 8 1/2 of Rolling Road
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 3
RECOMMENDED DATE OF HEARING: Week of September 4, 1978
ACREAGE: 10.7
GEOGRAPHICAL GROUP: 1
FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 3.5
REQUESTED ZONING: D.R. 16

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 3.5)

The subject property, containing a single-family dwelling and farm building, is located on the opposite side of Rolling Road from a two-house apartment development on D.R. 16 zoned land. For the most part, adjacent properties located on the same side of Rolling Road are zoned D.R. 3.5 and are either in farm use or contain single-family dwellings. One portion of the subject site abuts a vacant tract zoned M.L.-1. The petitioner is requesting a change from D.R. 3.5 to D.R. 16 zoning, proposing to construct a garden apartment development of 204 dwelling units.

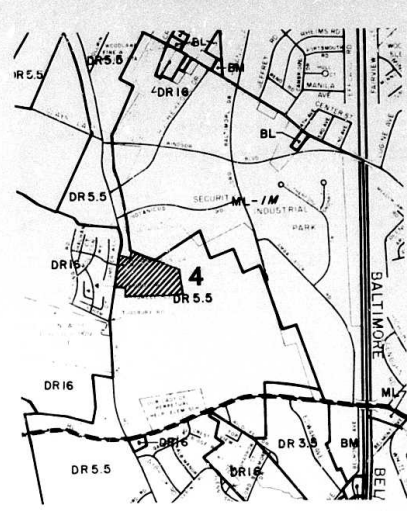
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 3.5. The preparation and processing of this map covered a period of more than two years. The process was widely publicized, and included numerous public hearings by both the Planning Board and County Council. D.R. 16 zoning was not requested nor was the aforementioned zoning applied for the subject property during the entire process.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that the petitioner's plan "does not indicate the proposed method of providing public sanitary sewerage to this site, which will require utility right-of-way."

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that any development of the subject property would generate approximately 685 trips per day, were the petitioner's request granted, development would generate approximately 1,640 trips per day. Further, he stated that this increase would not be commensurate on the existing or proposed road system on the land continue to develop in this area as zoned.

The Planning Board believes that D.R. 3.5 zoning is appropriate here, and that the zoning map is correct. It is the opinion of the Board that D.R. 16 would not be in character with the existing development of the adjacent properties along this side of Rolling Road, i.e., single-family dwellings and farm land. Further, the Board believes that the granting of this petition could precipitate additional increases in intensity of development in the area.

It is therefore recommended that the existing zoning, D.R. 3.5, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2B
SCALE 1" = 1000'

ITEM NO. 5

PROPERTY OWNER: Fannie C. Thomas, et al
LOCATION: N/W corner of Liberty and Oakwood Road
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 2
RECOMMENDED DATE OF HEARING: Week of September 4, 1978
ACREAGE: 0.8
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None

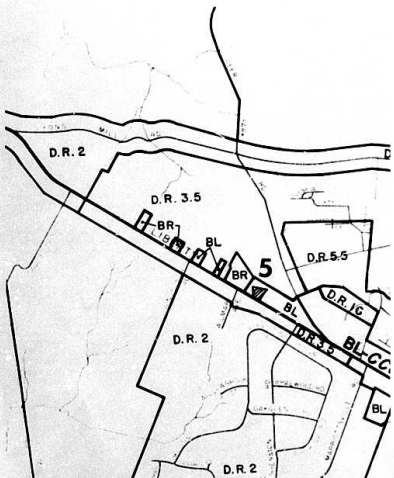
ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: B.L.
EXISTING ZONING: B.L.
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: B.L.

The subject property, commercially-zoned and containing a one-story masonry building, is located within a series of commercial properties along the portion of Liberty Road. To the west is a computer sales business; to the east, a five computer sales business; to the north, vacant commercially-zoned land. The petitioner is requesting a change from B.L. to B.S. zoning, proposing to convert this site to house a plumbing business.

The Planning Board believes that the proposed use would be an appropriate one. The property just to the west of this site is currently zoned B.S.; all of the abutting properties are commercially zoned. Further, the Board believes that the proposed use would fulfill an existing community need.

It is therefore recommended that the petitioner's request for B.S. zoning be granted.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 1C
SCALE 1" = 1000'

ITEM NO. 6

PROPERTY OWNER: The Lohs
LOCATION: S/W corner of Millford Mill and Church Road
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 2
RECOMMENDED DATE OF HEARING: Week of September 4, 1978
ACREAGE: 2.5
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 16
EXISTING ZONING: D.R. 16
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

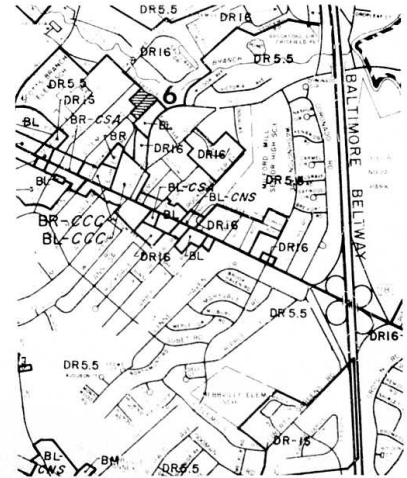
The subject site is the northeast part of a vacant, 4.5-acre property located at the southeast corner of Millford Mill and Church Road; the west portion of the property is zoned B.L. All of the surrounding properties are residentially-zoned and use either vacant or contain single-family dwellings. The petitioner is requesting a change from D.R. 16 to B.L. zoning, proposing to construct retail stores.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 16. During the preparation and processing of this map, the zoning of this property was identified as an issue before the County Council (D-114). At that time, the petitioner requested a change to B.L. zoning; however, the Council adopted D.R. 16 zoning here.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that development of the property as presently zoned would generate approximately 330 trips per day, were the petitioner's request granted; development would generate approximately 1,260 trips per day. Further, he stated that this increase would be undesirable in view of the existing traffic condition along the Liberty Road corridor.

The Planning Board believes that D.R. 16 zoning is appropriate here, and that the zoning map is correct. Residential development under the existing zoning would provide an appropriate transition between the residentially-zoned properties adjacent to the northwest side of the site and the future commercial development along S/W Mill Road. Further, it is the Board's opinion that commercial development as proposed by the petitioner would not be in keeping with the character of the existing medium-density residential development on adjacent properties. Finally, the Board believes that ample commercial opportunities have been provided throughout the Liberty Road corridor.

It is therefore recommended that the existing zoning, D.R. 16, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2B
SCALE 1" = 1000'

ITEM NO. 7

PROPERTY OWNER: George M. and Bertha W. Byrnes
LOCATION: N/W/S of Millford Mill Road 200 S/W of Millford Industrial Road
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 2
RECOMMENDED DATE OF HEARING: Week of September 4, 1978
ACREAGE: 0.7
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.
EXISTING ZONING: M.L.
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.)

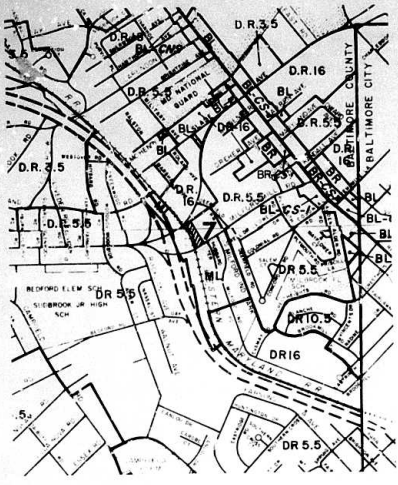
This property, containing a two-story building housing a grocery store and a dwelling, and the surrounding properties are zoned M.L. and D.R. 16. Surrounding uses include a telephone company service center, manufacturing and office uses, and a garden apartment development. The petitioner is requesting a change from M.L. to B.L. zoning, proposing to retain the existing building and construct a retail store.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L. The preparation and processing of this map covered a period of more than two years. The process was widely publicized, and included numerous hearings by both the Planning Board and County Council. B.L. zoning was not requested nor was the aforementioned zoning applied for the subject property during the entire process.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that development of the property as presently zoned would generate approximately 21 trips per day, were the petitioner's request granted; development would generate approximately 330 trips per day. Further, he stated that although this would be a relatively small increase, it would compound the existing traffic problems along Millford Mill Road and at its intersection with Kaitertown Road.

The Planning Board believes that M.L. zoning is appropriate here, and that the zoning map is correct. One of the adjacent properties are commercially zoned. Further, it is the opinion of the Board that ample commercial opportunities have been provided for along the Kaitertown Road corridor.

It is therefore recommended that the existing zoning, M.L., be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 28
SCALE 1" = 1000'

17

ITEM NO. 8

PROPERTY OWNER: Harry L. Snyder
LOCATION: NW/4 of Baltimore Road, 222 S/2 of St. Thomas Lane
ELECTION DISTRICT: 3 ACREAGE: 0.6
COUNCILMANIC DISTRICT: 2 GEOGRAPHICAL GROUP: II
RECOMMENDED DATE OF HEARING: Week of September 11, 1978 FUNCTIONAL CATEGORY: A

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 16
EXISTING ZONING: D.R. 16
REQUESTED ZONING: R.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16).

The subject property, containing a dwelling, garage and shed, is located in the Baltimore Road corridor. Adjacent properties along the northeast side of Baltimore Road include a building on B.L. zoned land and a single-family dwelling and garden apartment on properties zoned D.R. 16. On the opposite side of Baltimore Road are a single-family dwelling and the Maryland Car Corporation on M.L.R. zoned land. The petitioner is requesting a change from D.R. 16 to R.L. zoning, proposing to convert the existing dwelling to retail use.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 16. The preparation and processing of this map covered a period of more than two years, the process was widely publicized, and included numerous public hearings by both the Planning Board and the County Council. R.L. zoning was not requested nor was the aforementioned zoning approved for the subject property during the entire process.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that although the plan notes existing sanitary sewer service, "field records indicate that this property is not connected to public sanitary sewerage." Further, he stated that a 300 foot extension, southerly from St. Thomas Lane, is required to serve this property.

The State Highway Administration's representative on the Zoning Advisory Committee stated, in part, that "its engineering studies along the Interstate is undesirable due to the vertical alignment of the highway and due to the high flooding of the subject and adjacent sites."

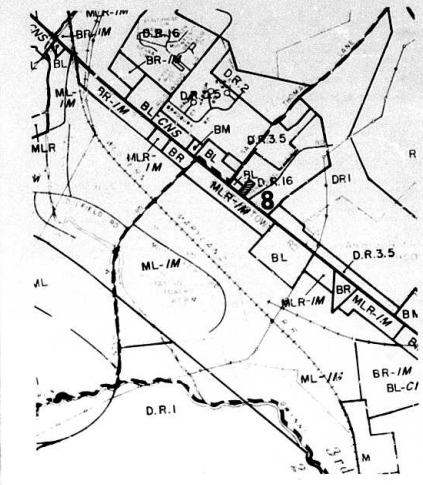
The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that development of the property as currently zoned would generate approximately 70 trips per day; were the petitioner's request granted, development would generate approximately 250 trips per day. Further, he stated that any increase in trip density in this area would be undesirable in view of the existing traffic congestion along Baltimore Road.

The 1976 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 13, 1975, states, in part, that "the policy of locating high-density commercial and residential strips along major highways is another serious drawback because of its disruption of the traffic flow and consequent reduction in the efficiency of the highway system." The Comprehensive Zoning Map, as recommended by the Planning Board and adopted by the County Council, reaffirms the policy of discouraging the expansion of commercial strips along major arteries.

The Planning Board believes that D.R. 16 zoning is appropriate here, and that the zoning map is correct. Further, it is the opinion of the Board that ample commercial opportunities have been provided for along the Baltimore Road corridor.

It is therefore recommended that the existing zoning, D.R. 16, be retained.

18



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2C
SCALE 1" = 1000'

19

ITEM NO. 9

PROPERTY OWNER: George F. Ooster, et al
LOCATION: S/4 corner of Baltimore Road and Cherry Valley Road
ELECTION DISTRICT: 3 ACREAGE: 7.0
COUNCILMANIC DISTRICT: 3 GEOGRAPHICAL GROUP: II
RECOMMENDED DATE OF HEARING: Week of September 11, 1978 FUNCTIONAL CATEGORY: B

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: B.L.-C.N.S.
EXISTING ZONING: D.R. 16, D.R. 5.5
REQUESTED ZONING: R.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16, D.R. 5.5)

This wooded parcel of land is located on the southeast corner of Baltimore Road and Cherry Valley Road. Adjacent properties along this side of Baltimore Road are commercially zoned. On the opposite side of Baltimore Road, behind the existing service station, is a vacant, commercially zoned site owned by the petitioner. To the east of the subject site are single-family dwellings on D.R. 5.5 zoned land. On the opposite side of Baltimore Road are properties zoned D.R. 16 and R.L. The petitioner is requesting a change from D.R. 16 and D.R. 5.5 to R.L. zoning, proposing to construct a shopping center.

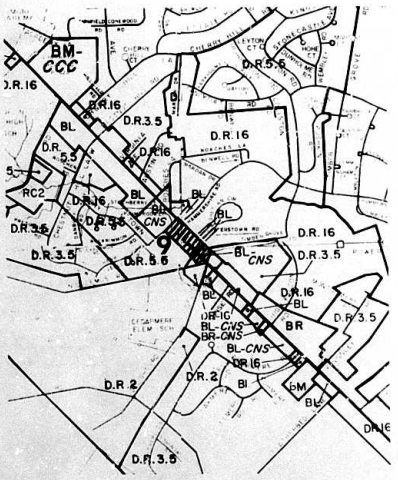
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject tract was zoned B.L.-C.N.S. During the preparation and processing of this map, the subject tract was identified as an issue before the County Council (D-262). The Council adopted D.R. 16 and D.R. 5.5 zoning here.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee, stated, in part, that, if generally zoned, development of this tract would generate approximately 833 trips per day; were the petitioner's request granted, development would generate approximately 3,200 trips per day. Further, he stated that any increase in trip density in this area would be undesirable in view of the existing traffic congestion along Baltimore Road.

The Planning Board believes that D.R. 16 and D.R. 5.5 zoning are appropriate here, and that the zoning map is correct. Further, it is the opinion of the Board that ample commercial opportunities have been provided for in the Baltimore Road corridor.

It is therefore recommended that the existing zoning, D.R. 16 and D.R. 5.5, be retained.

20



LOCATION OF PROPERTY UNDER PETITION
BASE MAPS 1C, 2C, 1D, 2D
SCALE 1" = 1000'

21

ITEM NO. 11

PROPERTY OWNER: Bernard B. Lockman, et al
LOCATION: S/4 of Baltimore Road, 120 S/2 E of Walter Avenue
ELECTION DISTRICT: 4 ACREAGE: 0.6
COUNCILMANIC DISTRICT: 3 GEOGRAPHICAL GROUP: II
RECOMMENDED DATE OF HEARING: Week of September 11, 1978 FUNCTIONAL CATEGORY: A

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 16
REQUESTED ZONING: R.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

This parcel of land, containing two dwellings and several sheds, is the front portion of a 1.2-acre property, the western, rear portion is zoned D.R. 3.5. To the south are retail uses on B.L. zoned land; residences are located on the remainder of the surrounding properties on land zoned D.R. 3.5 and D.R. 16. The petitioner is requesting a change from D.R. 16 to R.L. zoning, proposing to construct a building for car storage.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 3.5. During the preparation and processing of this map, the zoning of this property, was identified as an issue before the County Council (D-267). The Council adopted D.R. 16 zoning here.

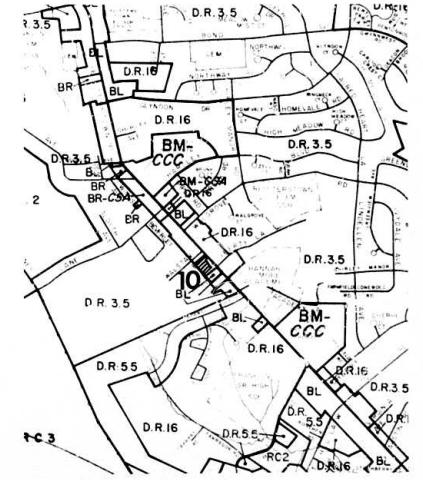
The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, if generally zoned, development of the subject property would generate approximately 267 trips per day; were the petitioner's request granted, development would generate approximately 320 trips per day. Further, he stated that any increase in trip density would be undesirable in view of the existing traffic congestion along Baltimore Road.

The 1976 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 13, 1975, states, in part, that "the policy of locating high-density commercial and residential strips along major highways is another serious drawback because of its disruption of the traffic flow and consequent reduction in the efficiency of the highway system." The Comprehensive Zoning Map, as recommended by the Planning Board and adopted by the County Council, reaffirms the policy of discouraging the expansion of commercial strips along major arteries.

The Planning Board believes that D.R. 16 zoning is appropriate here, and that the zoning map is correct. Further, it is the opinion of the Board that ample commercial opportunities have been provided for in the Baltimore Road corridor.

It is therefore recommended that the existing zoning, D.R. 16, be retained.

22



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 1D
SCALE 1" = 1000'

23

ITEM NO. 12

PROPERTY OWNER: Albert H. Symonson
LOCATION: N/4 of Sennary Avenue, 500' W. of Tally Ho Road
ELECTION DISTRICT: 8 ACREAGE: 144.2
COUNCILMANIC DISTRICT: 3 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 11, 1978 FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: R.P.P.
EXISTING ZONING: R.C. 5
REQUESTED ZONING: D.R. 2

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (R.C. 5)

A large residence, tenant houses, barn and outbuildings are located on this 144.2-acre property. 5.2 acres are zoned D.R. 2, and the remaining 144.2 acres, zoned R.C. 5, are the subject of this petition. Several development sites in this general area between Sennary Avenue and Tannin Road on land zoned D.R. 2 and R.C. 5. South of this site, on the opposite side of Sennary Avenue, are single-family dwellings on land zoned D.R. 2. The petitioner is requesting a change from R.C. 5 to D.R. 2 zoning, proposing to construct 276 dwelling units.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned R.C. 5. With the application of the new R.C. zones, the County Council adopted R.C. 5 zoning here.

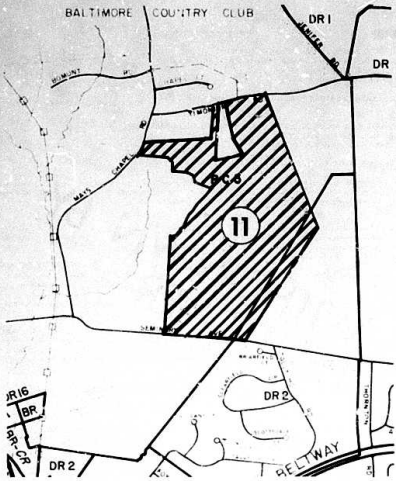
The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, if generally zoned, development of this subject site would generate approximately 920 trips per day; were the petitioner's request granted, development would generate approximately 3,400 trips per day. Such a capacity would be undesirable in view of the existing traffic congestion along Sennary Avenue.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that the Baltimore County Water Plan (1968) defines this property in three categories: "High Density Residential," "Medium Density Residential" and "Rural Residential." It is 10 acres. Further, he stated that the Baltimore County Sewer Plan, 1968 defines this property in two categories: "High Density Residential" and "Medium Density Residential." It is 10 acres. He also stated that this property is not eligible for R.C. 5 zoning as it is not located in a "Special Service" area. The petitioner is requesting a change from R.C. 5 to D.R. 2 zoning, proposing to construct 276 dwelling units. The petitioner is requesting a change from R.C. 5 to D.R. 2 zoning, proposing to construct 276 dwelling units. The petitioner is requesting a change from R.C. 5 to D.R. 2 zoning, proposing to construct 276 dwelling units.

The Planning Board was not given the opportunity to study the petitioner's plans during the 1976 Comprehensive Zoning Map process, and the Board believes that a zoning modification for a large parcel of land such as this should be processed as a part of that process, not by the petition process. Reevaluation of the subject tract would, in effect, dictate the development pattern for the entire area. It should be noted that the general area is currently under study by the Planning staff as a part of the ongoing process of revising and updating County plans.

It is therefore recommended that the existing zoning, R.C. 5, be retained.

24



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3C
SCALE 1" = 1000'

ITEM NO. 12

PROPERTY OWNER: Maryland College Corporation
LOCATION: S/E corner of Senary and Frank Avenue
ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 3
ACREAGE: 2.4
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: C
RECOMMENDED DATE OF HEARING: Week of September 18, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 2.5
REQUESTED ZONING: D.R. 16

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 3.5)

This partially wooded parcel of land is surrounded by D.R. 3.5 zoned land. With the exception of the portion of Senary Avenue, all of the adjacent properties are developed for residential purposes. The petitioner is requesting a change from D.R. 3.5 to D.R. 16 zoning, proposing to construct a building.

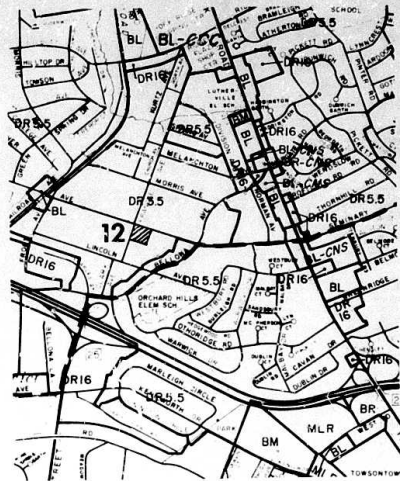
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 3.5. During the preparation and processing of this map, the subject property was identified as an issue before both the Planning Board (Item 11-223) and the County Council (Item 3-220). The Board's recommendation of D.R. 3.5 zoning for this portion of the property was adopted by the County Council.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that as presently zoned, development of the subject property would generate approximately 2,400 trips per day. This increase would compound existing traffic problems along York Road. Further, he stated that the proposed development, if approved, would not provide adequate access to the proposed development.

The Planning Board believes that the existing zoning is appropriate here, and that the zoning map is correct. Further, development of a shopping center on this site with the resultant traffic flow through the narrow residential streets of the Transition Heights subdivision to the south would, in the opinion of the Board, have an adverse impact upon the neighborhood. Finally, the Planning Board believes that ample commercial opportunities have been provided for in the York Road corridor.

It is therefore recommended that the existing zoning, D.R. 3.5, be retained.

WITHDRAWN BY PETITIONER



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3C
SCALE 1" = 1000'

ITEM NO. 13

PROPERTY OWNER: Institute of Mission Helpers of Baltimore City
LOCATION: N/2 of Joppa Road, 340' W. of Chestnut Avenue
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 4
ACREAGE: 12.0
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None
RECOMMENDED DATE OF HEARING: Week of September 18, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 2
EXISTING ZONING: D.R. 1
REQUESTED ZONING: D.R. 16

PLANNING BOARD RECOMMENDATION: D.R. 3.5

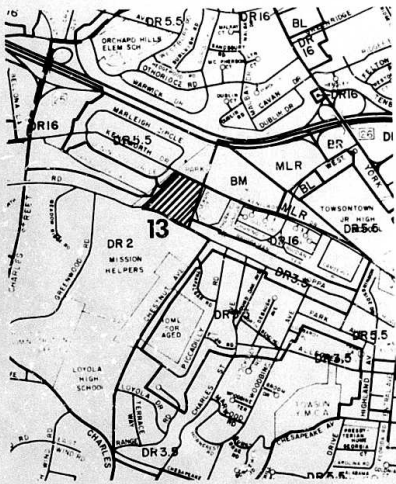
Because of the steep slopes along the Joppa Road side of this wooded property, access to development would be from Kenilworth Avenue. To the west of the site, are single-family dwellings and garden apartments on land zoned D.R. 2, D.R. 3.5 and D.R. 16 to the east. Single-family dwellings and garden apartments on D.R. 3.5 and D.R. 16 zoned land. To the north, on the opposite side of Kenilworth Avenue, is a County park. The petitioner is requesting a change from D.R. 2 to D.R. 16 zoning, proposing to construct 192 garden apartment type dwelling units.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 2. The zoning of the subject property was not identified as a specific issue during the preparation and processing of this map.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that as presently zoned, development of the subject property would generate approximately 2,200 trips per day. This increase would compound existing traffic problems at the intersections of Charles Street and Kenilworth Avenue (Current Level of Service "F") and York and West Road (Current Level of Service "F"). Further, he stated that the above-mentioned service levels do not reflect the anticipated traffic volumes that will be generated by the completion of the Kenilworth Bypass.

In view of the character of the subject property to Kenilworth Avenue and the character of development along Kenilworth Avenue, the Planning Board believes that some increase in density should be granted. However, in view of the traffic problems in the area and the steep slopes on a portion of the site, the Board is opposed to the granting of D.R. 16 zoning.

It is therefore recommended that the petitioner's request be denied; however, the Board would support the granting of D.R. 3.5 zoning here.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3C
SCALE 1" = 1000'

ITEM NO. 15

PROPERTY OWNER: William H. Volkert, et al
LOCATION: S/W corner of Patonia Road and Broad Avenue
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
ACREAGE: 5.8
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: B, C
RECOMMENDED DATE OF HEARING: Week of September 18, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5, D.R. 16, M.L.R.
EXISTING ZONING: D.R. 3.5, D.R. 16, M.L.R.
REQUESTED ZONING: B.M.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 3.5, D.R. 16, M.L.R.)

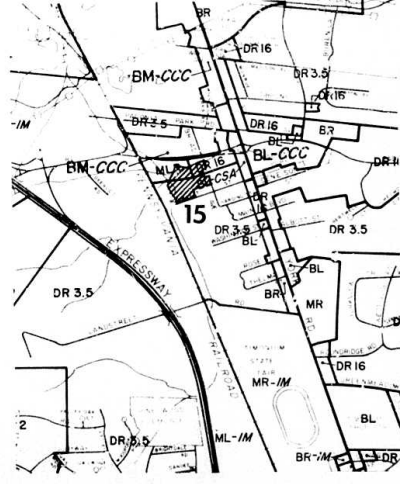
This partially wooded tract of land is located on the south side of Patonia Road, east of York Road. To the west, on land zoned M.L.R. and D.R. 3.5, is the Patonia Building and parking area; to the south, single-family dwellings and vacant properties zoned D.R. 3.5; to the east, vacant properties zoned D.R. 16 and D.R. 3.5. To the north, on the opposite side of York Road, the Patonia Park Retail Center and the Patonia Town Office Building are being constructed on commercially zoned properties. The petitioner is requesting a change from M.L.R., D.R. 16 and D.R. 3.5 to B.M. zoning, proposing to construct a shopping center.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.R., D.R. 16 and D.R. 3.5. During the preparation and processing of this map, the zoning of portions of the subject property was identified as an issue before both the Planning Board (Item 11-223) and the County Council (Item 3-220). The Board's recommendation of D.R. 3.5 zoning for this portion of the property was adopted by the County Council.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that as presently zoned, development of the subject property would generate approximately 4,000 trips per day. This increase would compound the existing traffic problems along York Road. Further, he stated that the proposed development, if approved, would not provide adequate access to the proposed development.

The Planning Board believes that the existing zoning is appropriate here, and that the zoning map is correct. Further, development of a shopping center on this site with the resultant traffic flow through the narrow residential streets of the Transition Heights subdivision to the south would, in the opinion of the Board, have an adverse impact upon the neighborhood. Finally, the Planning Board believes that ample commercial opportunities have been provided for in the York Road corridor.

It is therefore recommended that the existing zoning, M.L.R., D.R. 16 and D.R. 3.5, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3D
SCALE 1" = 1000'

ITEM NO. 16

PROPERTY OWNER: William and Kathryn Kaestig
LOCATION: W/2 of Old Harford Road, 140' S. of Tonnentown Court
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 6
ACREAGE: 0.3
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None
RECOMMENDED DATE OF HEARING: Week of September 18, 1978

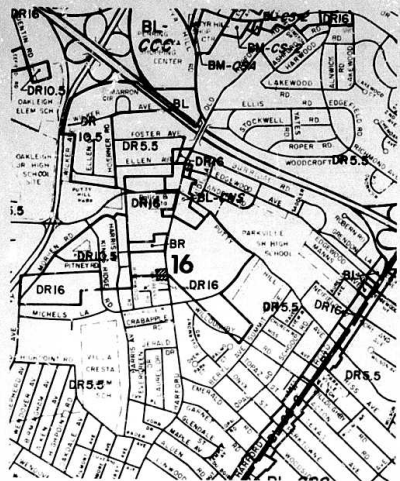
ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 3.5
REQUESTED ZONING: D.R. 16

PLANNING BOARD RECOMMENDATION: D.R. 16

The subject property, containing a dental office, is surrounded by residential properties zoned D.R. 16 and D.R. 3.5. Most of this development is of the garden apartment type. The petitioner is requesting a change from D.R. 3.5 to D.R. 16 zoning for that portion of the property not already within the D.R. 16 zone.

In preparing the 1976 Comprehensive Zoning Map, the Planning Staff inadvertently placed the zoning boundary line through the middle of this property, placing one part of the structure in a D.R. 16 zone and the other part in a D.R. 3.5 zone.

It is therefore recommended that the petitioner's request for D.R. 16 zoning be granted.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 33
SCALE 1" = 1000'

9/29-65 *9/29/65* *11-23*

ITEM NO. 17

PROPERTY OWNER: Frederick E. Dietz, Sr.
LOCATION: S/4 corner of Fork and Bathon Roads
ELECTION DISTRICT: 11 ACREAGE: 52.7
COUNCILMANIC DISTRICT: 5 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 18, 1978 FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: R.D.P.
EXISTING ZONING: R.C. 2
REQUESTED ZONING: R.C. 3

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (R.C. 2)

This 52-acre farm, containing a dwelling and outbuilding, is located at the intersection of Fork and Bathon Roads. The surrounding properties are all in the R.C. 2 zoning classification. For the most part, the immediate area could be characterized as one of farming and "retail" housing; however, there is some smaller residential development in the area. The petitioner is requesting a change from R.C. 2 to R.C. 3 zoning, a zone that would permit its construction of one dwelling unit for each two acres or more.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned R.D.P. With the adoption of the new R.C. zones, the County Council adopted R.C. 2 zoning here.

Section 1401.1A of the Baltimore County Zoning Regulations delineates the legislative statement: "Findings under the R.C. 2 (Agricultural) Zone. It states, in part, that Baltimore County is fortunate in that it is endowed with a variety of very productive agricultural soil types which should not be lost unreasonably to unreasoned development; that Baltimore County possesses numerous areas which are highly suitable for urban development including residential subdivisions which are not located in areas of productive agricultural land." Section 1401.1B states that the R.C. 2 zoning classification is established "to foster conditions favorable to a continuous agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses."

More than one-half of the subject property is composed of soils in capability classifications I and II; i.e., the prime and productive agricultural soils of Baltimore County. These soils are classified as having few, if any, limitations to their use for cultivated crops, pasture or trees. The predominant soil types on this site are Chester silt loam and Ellick silt loam. Even the soils in capability classification III, which cover the majority of the remainder of the Dietz property, are suitable for farming by using good management techniques and erosion control. By employing high-level land management, crop yields on Class III soils can nearly equal those on Class II.

Adequate R.C. 3 zoned land is available in the area. The site is located in census tract 4111.01 which contains 1,822 acres of R.C. 3 zoned land; of this acreage, only 102 acres have been subdivided. The adjoining census tracts 4112.01 and 4113.01 contain 2,638 acres of land zoned R.C. 3; of this acreage, only 574 acres have been subdivided.

The Planning Board believes that R.C. 2 zoning is appropriate here, and that the zoning map is correct. The Board notes that a well-maintained farm currently exists on this property.

It is therefore recommended that the existing zoning, R.C. 2, be retained.

ITEM NO. 18

PROPERTY OWNER: The White Marsh Joint Venture
LOCATION: S/5 of Silver Spring Road, both sides of Honesty Bay Road
ELECTION DISTRICT: 11 ACREAGE: 3.7
COUNCILMANIC DISTRICT: 5 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 25, 1978 FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 5.5
EXISTING ZONING: D.R. 5.5; R.L.-C.N.5
REQUESTED ZONING: R.L.-C.N.5; D.R. 5.5

PLANNING BOARD RECOMMENDATION: R.L.-C.N.5; D.R. 5.5 (as requested)

The subject property is located on both sides of Honesty Bay Road. All of the surrounding properties are zoned D.R. 5.5, and the majority of this land is being developed by the petitioner.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 5.5. During the preparation and processing of this map, the zoning of this site from the now zoned R.L.-C.N.5, was identified as an issue before both the Planning Board (4-40) and the County Council (3-40); R.L.-C.N.5, was recommended by the Board and adopted by the Council.

After the adoption of the 1976 Comprehensive Zoning Map and the construction of this portion of Honesty Bay Road, it was discovered that the road alignment bisected the approximately zoned parcel of land. Hence, the petitioner is requesting that the approximately 1-acre portion of the property located on the west side of Honesty Bay Road be reclassified to R.L.-C.N.5, and that R.L.-C.N.5 zoning be placed on the 2.5-acre portion of the property located on the east side of Honesty Bay Road. Please note that a portion of the 2.5-acre parcel is already zoned R.L.-C.N.5.

It is recommended that the petitioner's request for these zoning adjustments be granted.

LOCATION OF PROPERTY UNDER PETITION
BASE MAP 40
SCALE 1" = 1000'

ITEM NO. 18

PROPERTY OWNER: The White Marsh Joint Venture
LOCATION: S/5 of Silver Spring Road, both sides of Honesty Bay Road
ELECTION DISTRICT: 11 ACREAGE: 3.7
COUNCILMANIC DISTRICT: 5 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 25, 1978 FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 5.5
EXISTING ZONING: D.R. 5.5; R.L.-C.N.5
REQUESTED ZONING: R.L.-C.N.5; D.R. 5.5

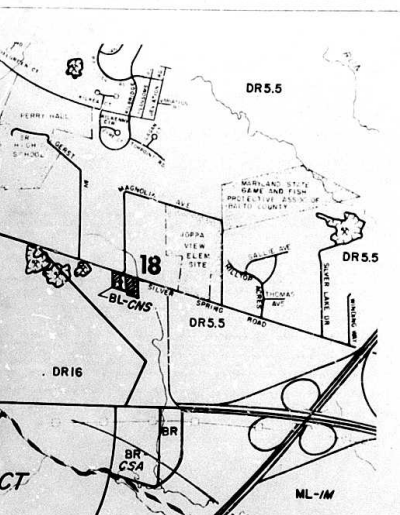
PLANNING BOARD RECOMMENDATION: R.L.-C.N.5; D.R. 5.5 (as requested)

The subject property is located on both sides of Honesty Bay Road. All of the surrounding properties are zoned D.R. 5.5, and the majority of this land is being developed by the petitioner.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned D.R. 5.5. During the preparation and processing of this map, the zoning of this site from the now zoned R.L.-C.N.5, was identified as an issue before both the Planning Board (4-40) and the County Council (3-40); R.L.-C.N.5, was recommended by the Board and adopted by the Council.

After the adoption of the 1976 Comprehensive Zoning Map and the construction of this portion of Honesty Bay Road, it was discovered that the road alignment bisected the approximately zoned parcel of land. Hence, the petitioner is requesting that the approximately 1-acre portion of the property located on the west side of Honesty Bay Road be reclassified to R.L.-C.N.5, and that R.L.-C.N.5 zoning be placed on the 2.5-acre portion of the property located on the east side of Honesty Bay Road. Please note that a portion of the 2.5-acre parcel is already zoned R.L.-C.N.5.

It is recommended that the petitioner's request for these zoning adjustments be granted.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 40
SCALE 1" = 1000'

ITEM NO. 19

PROPERTY OWNER: Alan Ameche, et al
LOCATION: E/5 of Fitch Lane, 2,600' x 5
ELECTION DISTRICT: 14 ACREAGE: 2.6
COUNCILMANIC DISTRICT: 6 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 25, 1978 FUNCTIONAL CATEGORY: C

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.-1-M
EXISTING ZONING: M.L.-1-M
REQUESTED ZONING: B.M.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-1-M)

This elongated parcel of land, containing a single-family dwelling and several sheds, is located at the end of Fitch Lane, adjacent to the Baltimore Beltway. Surrounding properties are zoned M.L.-1-M, and several houses exist in the area. The petitioner is requesting a change from M.L.-1-M to B.M. zoning, proposing to construct a catering or banquet facility.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.-1-M. The preparation and processing of this map covered a period of more than two years, the process was widely publicized, and included numerous public hearings by both the Planning Board and the County Council. B.M. zoning was not requested nor was the aforementioned zoning proposed for the subject property during the entire process.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that a public sanitary sewer extension is required to serve this property unless right-of-way will be required.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as presently zoned, development of the subject property would generate approximately 350 trips per day; were the petitioner's request granted, development would generate approximately 1,200 trips per day. This increase density would be undesirable in view of the already overcrowded conditions along Belt Road. Further, he stated that Fitch Lane could not adequately accommodate the traffic that would be generated by the proposed development.

The Planning Board believes that M.L.-1-M is appropriate here, and that the zoning map is correct. It is the opinion of the Board that ample commercial opportunities have been provided for along the Belt Road corridor. Additionally, the Board believes that the granting of this petition would create a "spot zone" in that it would place an island of commercial usage in the middle of an area zoned for single-family use.

It is therefore recommended that the existing zoning, M.L.-1-M, be retained.

ITEM NO. 20

PROPERTY OWNER: Golden Ring Joint Venture, et al
LOCATION: N/5 of Golden Ring Road, 400' x 1/2 Pulaski Highway
ELECTION DISTRICT: 15 ACREAGE: 15.1
COUNCILMANIC DISTRICT: 6 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 25, 1978 FUNCTIONAL CATEGORY: B

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.-1-M
EXISTING ZONING: M.L.-1-M
REQUESTED ZONING: B.R.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-1-M)

The subject property, consisting of five sheds, is adjacent to the Baltimore Beltway, Golden Ring Road, and the ramp connecting Pulaski Highway to the Beltway. To the west are single-family dwellings on properties zoned D.R. 5.5 and D.R. 16. To the north, on the opposite side of Golden Ring Road, is a recent land zoned M.L.-1-M; the petitioner is requesting a change from M.L.-1-M to B.R. zoning, proposing to construct a shopping center.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.-1-M. The preparation and processing of the map covered a period of more than two years, the process was widely publicized, and included numerous public hearings by both the Planning Board and County Council. B.R. zoning was not requested nor was the aforementioned zoning proposed for the subject property during the entire process. With the adoption of the map, the County Council reclassified D.R. 5.5 zoning here.

The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that public sanitary sewer is located approximately 1,000 to 1,500 feet away from this site; off the right-of-way would be required.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as presently zoned, development of the subject property would generate approximately 1,200 trips per day; were the petitioner's request granted, development would generate approximately 7,500 trips per day. Further, he stated that Golden Ring Road can not adequately accommodate such a volume of additional traffic.

The 1976 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 13, 1975, delineates this area as an industrial commercial zoning which would be in conflict with the plan. Further, the Planning Board believes that this prime industrial land should be developed accordingly.

The Planning Board believes that M.L.-1-M zoning is appropriate for this property, and that the zoning map is correct. Further, the Board believes that ample commercial opportunities have been provided for in the area. For example, to the northeast of this property, on the opposite side of the Baltimore Beltway, is Golden Ring Mall; commercial centers exist on Philadelphia Road and King Avenue and at Golden Ring Road and Kenwood Avenue.

It is therefore recommended that the existing zoning, M.L.-1-M, be retained.

LOCATION OF PROPERTY UNDER PETITION
BASE MAP 40
SCALE 1" = 1000'

ITEM NO. 20

PROPERTY OWNER: Golden Ring Joint Venture, et al
LOCATION: N/5 of Golden Ring Road, 400' x 1/2 Pulaski Highway
ELECTION DISTRICT: 15 ACREAGE: 15.1
COUNCILMANIC DISTRICT: 6 GEOGRAPHICAL GROUP: None
RECOMMENDED DATE OF HEARING: Week of September 25, 1978 FUNCTIONAL CATEGORY: B

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: M.L.-1-M
EXISTING ZONING: M.L.-1-M
REQUESTED ZONING: B.R.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-1-M)

The subject property, consisting of five sheds, is adjacent to the Baltimore Beltway, Golden Ring Road, and the ramp connecting Pulaski Highway to the Beltway. To the west are single-family dwellings on properties zoned D.R. 5.5 and D.R. 16. To the north, on the opposite side of Golden Ring Road, is a recent land zoned M.L.-1-M; the petitioner is requesting a change from M.L.-1-M to B.R. zoning, proposing to construct a shopping center.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.-1-M. The preparation and processing of the map covered a period of more than two years, the process was widely publicized, and included numerous public hearings by both the Planning Board and County Council. B.R. zoning was not requested nor was the aforementioned zoning proposed for the subject property during the entire process. With the adoption of the map, the County Council reclassified D.R. 5.5 zoning here.

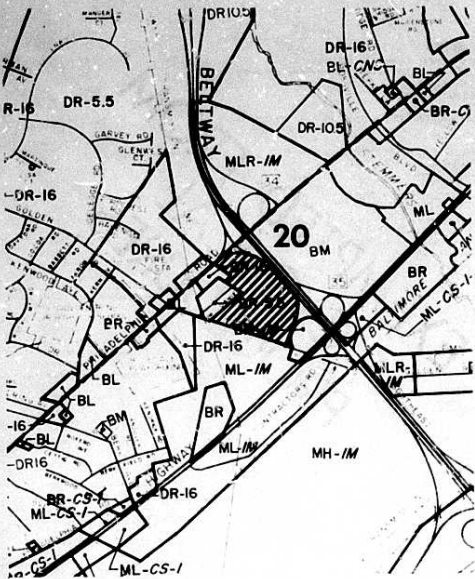
The Bureau of Engineering's representative on the Zoning Advisory Committee stated, in part, that public sanitary sewer is located approximately 1,000 to 1,500 feet away from this site; off the right-of-way would be required.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as presently zoned, development of the subject property would generate approximately 1,200 trips per day; were the petitioner's request granted, development would generate approximately 7,500 trips per day. Further, he stated that Golden Ring Road can not adequately accommodate such a volume of additional traffic.

The 1976 Baltimore County Comprehensive Plan, adopted by the Planning Board on October 13, 1975, delineates this area as an industrial commercial zoning which would be in conflict with the plan. Further, the Planning Board believes that this prime industrial land should be developed accordingly.

The Planning Board believes that M.L.-1-M zoning is appropriate for this property, and that the zoning map is correct. Further, the Board believes that ample commercial opportunities have been provided for in the area. For example, to the northeast of this property, on the opposite side of the Baltimore Beltway, is Golden Ring Mall; commercial centers exist on Philadelphia Road and King Avenue and at Golden Ring Road and Kenwood Avenue.

It is therefore recommended that the existing zoning, M.L.-1-M, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP #8
SCALE 1" = 1000'

41

ITEM NO. 21
PROPERTY OWNER: Clarence A. and Maggie G. Cox
LOCATION: S/W of Eastern Avenue and Lynbrook Road
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 5

RECOMMENDED DATE OF HEARING: Week of September 18, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING: M.L.-I.M.
REQUESTED ZONING: B.R.

PLANNING BOARD RECOMMENDATION

The subject property is the site of a warehouse, with the following uses, with the exception of the sales agency.

Prior to the preparation of the Petition

In the proposed zoning

It is therefore

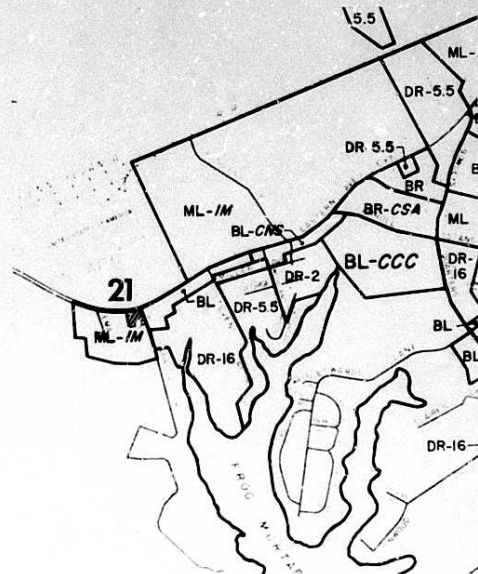
to be used for industrial purposes.

zoned M.L.-I.M. During the hearing.

commercial uses along this side of Eastern Avenue. Further, in 1978, adopted a motion recommending to the Council to establish

for B.R. zoning be granted.

EXEMPTED FROM CYCLICAL PROCEDURES



LOCATION OF PROPERTY UNDER PETITION
BASE MAP #8
SCALE 1" = 1000'

42

INDEX

By Petitioner and Location

(*Item* number established by the Zoning Advisory Committee are in parenthesis)

Amesley, Alan, et al..... (19) 38	Lynbrook Rd., & Eastern Ave..... (21) 42
S/W Baltimore Beltway, NW/Williams Ave..... (3) 6	Lynn Associates, Inc..... (2) 6
Baltimore City Line, V/S Potomac River..... (1) 4	Maryland College Corp..... (12) 26
Beltway Properties..... (3) 8	Milford Mill & Church Rds..... (6) 14
Bottom & Fork Rds..... (17) 34	Milford Mill Rd., S/W of Milford Industrial Rd., 7) 16
Cherry Valley & Reisterstown Rds..... (15) 30	Oakwood & Liberty Rds..... (5) 12
Byrnes, George M. & Bertha W..... (7) 16	Old Harford Rd., S. of Tommytrue Ct..... (16) 22
CRB, Inc..... (1) 4	Dunley, Geo., et al..... (9) 20
Cherry Valley & Reisterstown Rds..... (9) 20	Patonsie Rd., & Broad Ave..... (15) 30
Church & Milford Mill Rds..... (6) 14	Potomac River, S/W/S Balto., City Line..... (1) 4
Cox, Clarence A. & Maggie G..... (21) 42	Reisterstown & Cherry Valley Rds..... (9) 20
Croftly, Tammie..... (4) 10	Reisterstown Rd., S/E of St. Thomas Ld..... (6) 18
Dietz, Sr., Frederick E..... (17) 34	Reisterstown Rd., S/E Walston Ave..... (10) 22
Eastern Ave. & Lynbrook Rd..... (21) 42	Rolling Rd., N. of Dogwood Rd..... (4) 10
Fitch Ln., S. of Fitch Ave..... (19) 38	Rolling Rd., & Security Blvd..... (3) 8
Fork & Bottom Rds..... (17) 34	Security Blvd., & Rolling Rd..... (3) 8
Frank & Seminary Ave..... (12) 26	Seminary & Franke Ave..... (12) 26
Golden Ring Joint Venture, et al..... (20) 40	Seminary Ave., W. of Tally Ho Rd..... (11) 24
Golden Ring Rd., W. of Pulaski Hwy..... (20) 40	St. Mary's Spring Rd., & Honesty Blvd..... (18) 36
Honesty Blvd., & Silver Spring Rd..... (18) 36	Snyder, Harry L..... (8) 18
Institute of Mission Healers of Baltimore City..... (13) 28	Smythton, Martha F..... (11) 24
Joyce Food, W. of Chestnut Ave..... (16) 32	The Lakes..... (6) 14
Koenig, Wm. E. Kathryn..... (16) 32	The White Marsh Joint Venture..... (18) 36
Lachman, Bernard, et al..... (10) 22	Thomas, Fannie C., et al..... (5) 12
Liberty & Oakwood Rds..... (5) 12	Volker, William H., et al..... (15) 30

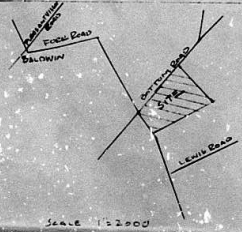
45

We, the undersigned, residents of Baltimore County, object to the zoning change for the Fifty Two (52) acre Dietz Farm located at Fork and Bottom Roads, Baldwin, Maryland. The present zoning for the farm is R.C. 2 agricultural. The proposed zoning is R.C. 5 which would allow twenty-six (26) building lots. If allowance is made for the houses on the property and the widening of Fork Road and Bottom Road, the acreage per dwelling unit would be far less than the two (2) acre minimum.

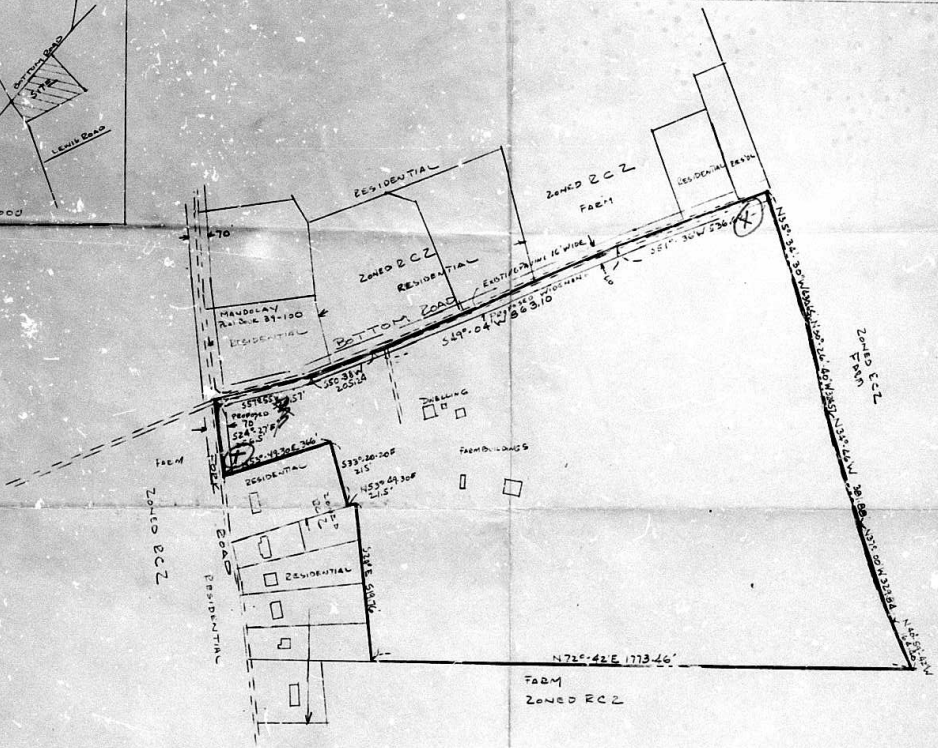
AGE	NAME	ADDRESS
8 yrs	Robert H. Mitchell, Sr	12940 BOTTOM RD HYDES 21082
9 yrs	Michele Brown	13000 Bottom Rd Hydes 21082
3 yrs	Nellie T. Brown	13000 Bottom Rd Hydes 21082
6 1/2 yrs	Barbara H. Leticia	13025 Bottom Rd. Hydes 21082
6 1/2 yrs	Christian Finkert	13029 Bottom Rd Hydes 21082
6 1/2 yrs	Mary E. Liphert	13029 Bottom Rd Hydes 21082
6 1/2 yrs	David F. Finkert	" " " "
29 yrs	Meredith J. Reed	6035 Church Lane Hydes 21082
4	William R. Reed	" " " "
5 yrs	Joan M. Lynskey	13015 Bottom Rd 21082
5 yrs	Edward Lynskey	13015 Bottom Rd. 21082
1948	Gregory R. Crumble	13339 Fork Rd. Baldwin Md. 21013
5 yrs	Martha Lynskey	13015 Bottom Rd. Hydes Md 21082
5 YEARS	Kathleen Margrith	15015 Bottom Road Hydes, Md 21082
12 years	Sharon Drake	13023 Bottom Rd., Hydes, Md. 21082
7 years	Hubert Boyle	Bottom Rd, Hydes Md 21082
7 years	Kileen Jane Boyle	Bottom Rd, Hydes Md 21082
1 year	Lacey Bacon	Glenoe Rd., Glenoe Md.
26 yrs	Barbara C. Otero	Huckle Mill Rd, Monkton, 21111
11 yrs	Honoly N. Wasson	Long Green, Md 21092
8 yrs	Joseph J. Cransy	Bottom Rd. Hydes 21082

21

24
24
15
21
24



SCALE 1"=200'



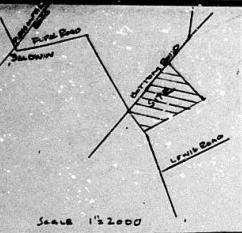
EXISTING ZONING RCZ
 PROPOSED ZONING RC5
 PROPOSED USE SUBDIVISION TO CONFORM WITH ZONING REGULATIONS
 PROPOSED PRIVATE WATER AND SEWER SYSTEMS

ZONING PLAT
 PROPERTY LOCATED
 IN
 11TH DISTRICT BALTO CO MD
 52.0 ACRES ±

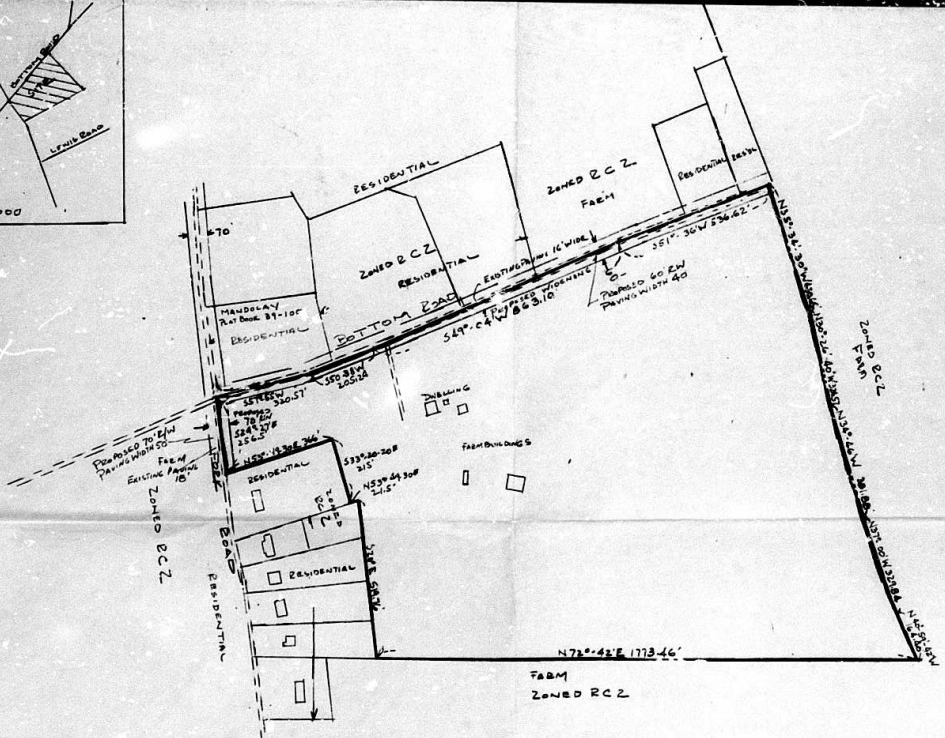


SCALE 1"=200' MARCH 26, 1978
 GERHOLD, CROSS & ETELL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON MD 21284

MAP NO. 112
 SECTION 11
 DISTRICT 11
 DATE 12-27-77
 BY [Signature]
 FOR [Signature]



SCALE 1"=200'



EXISTING ZONING RCZ
 PROPOSED ZONING RC5
 PROPOSED USE SUBDIVISION TO CONFORM WITH ZONING REGULATIONS
 PROPOSED PRIVATE WATER AND SEWER SYSTEMS

ZONING PLAT
 PROPERTY LOCATED
 IN
 11TH DISTRICT BALTO CO MD
 52.0 ACRES ±



SCALE 1"=200' REVISED MAY 23, 1978
 GERHOLD, CROSS & ETELL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON MD 21284

Copy III Item 17
 RECORDING PLANS



MAP 091978

HARFORD

COUNTY

4D

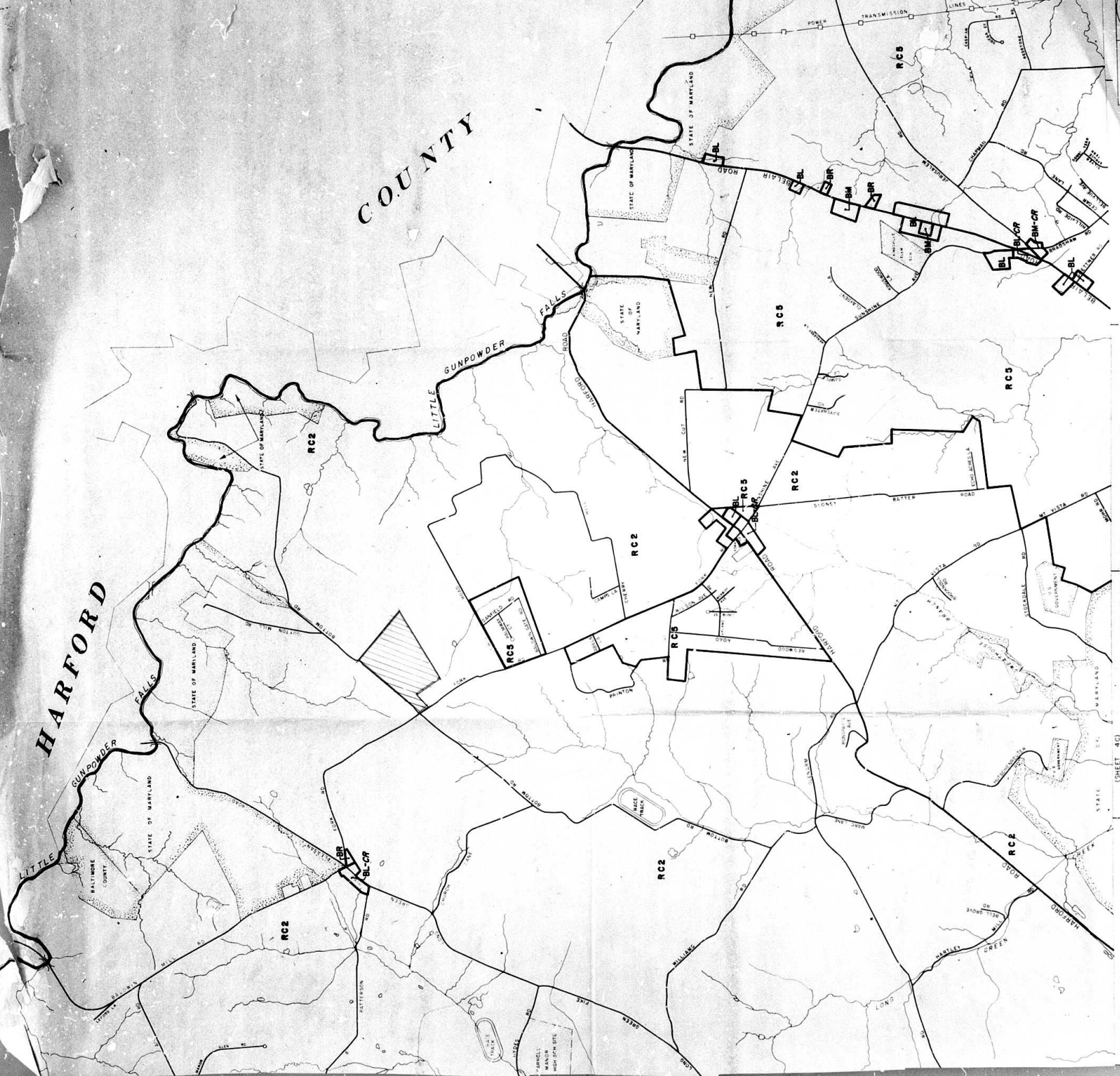
DATE
APR 14 1978
FEB 14 1978
MAR 98
FEB 12
FEB 12

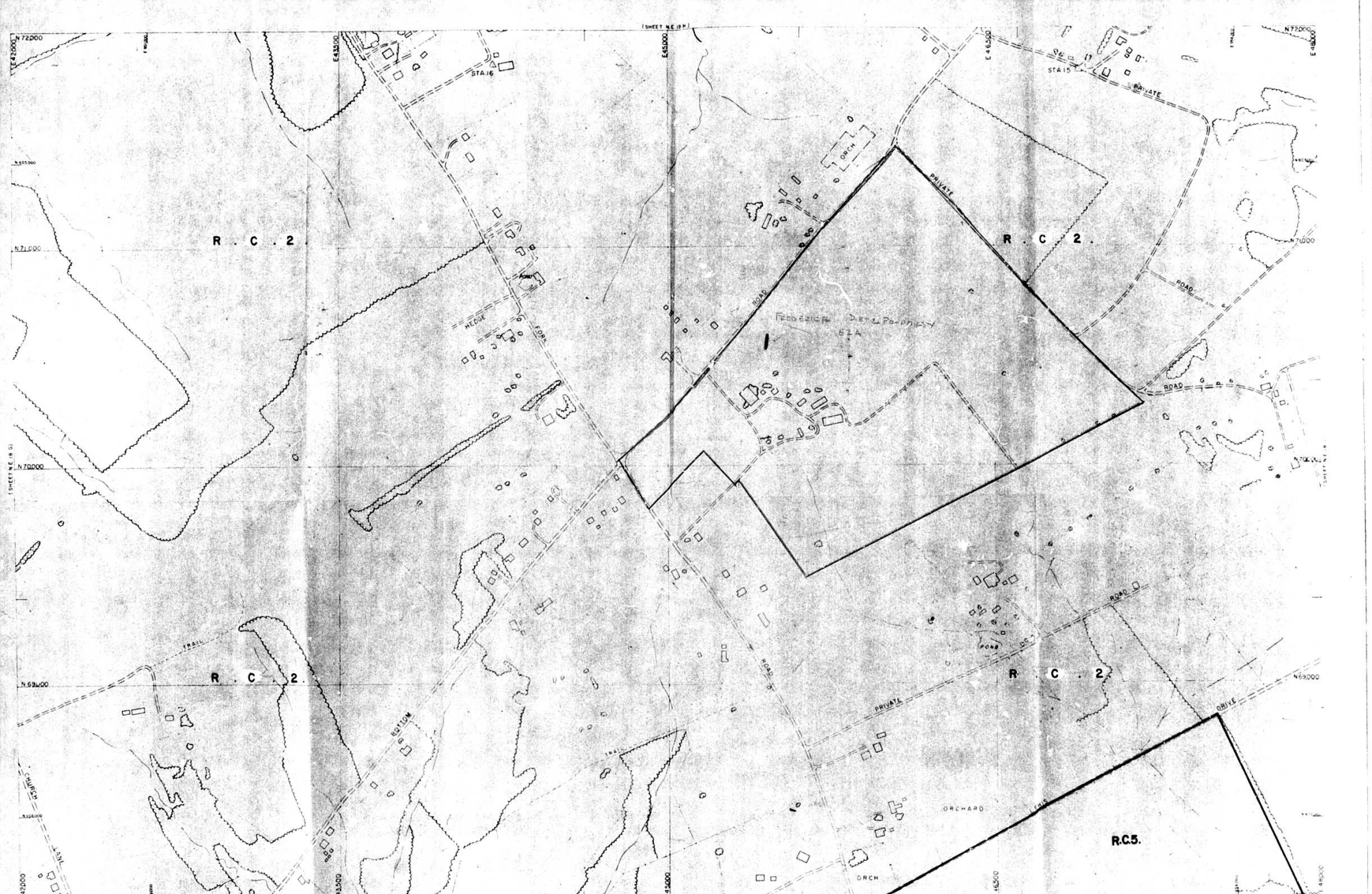
KINGSVILLE
COUNTY BASE MAP SERIES -

BALTIMORE COUNTY OFFICE
PLANNING AND ZONING
OF

(SHEET 4C)

MAR 0 1979





1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BY L NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

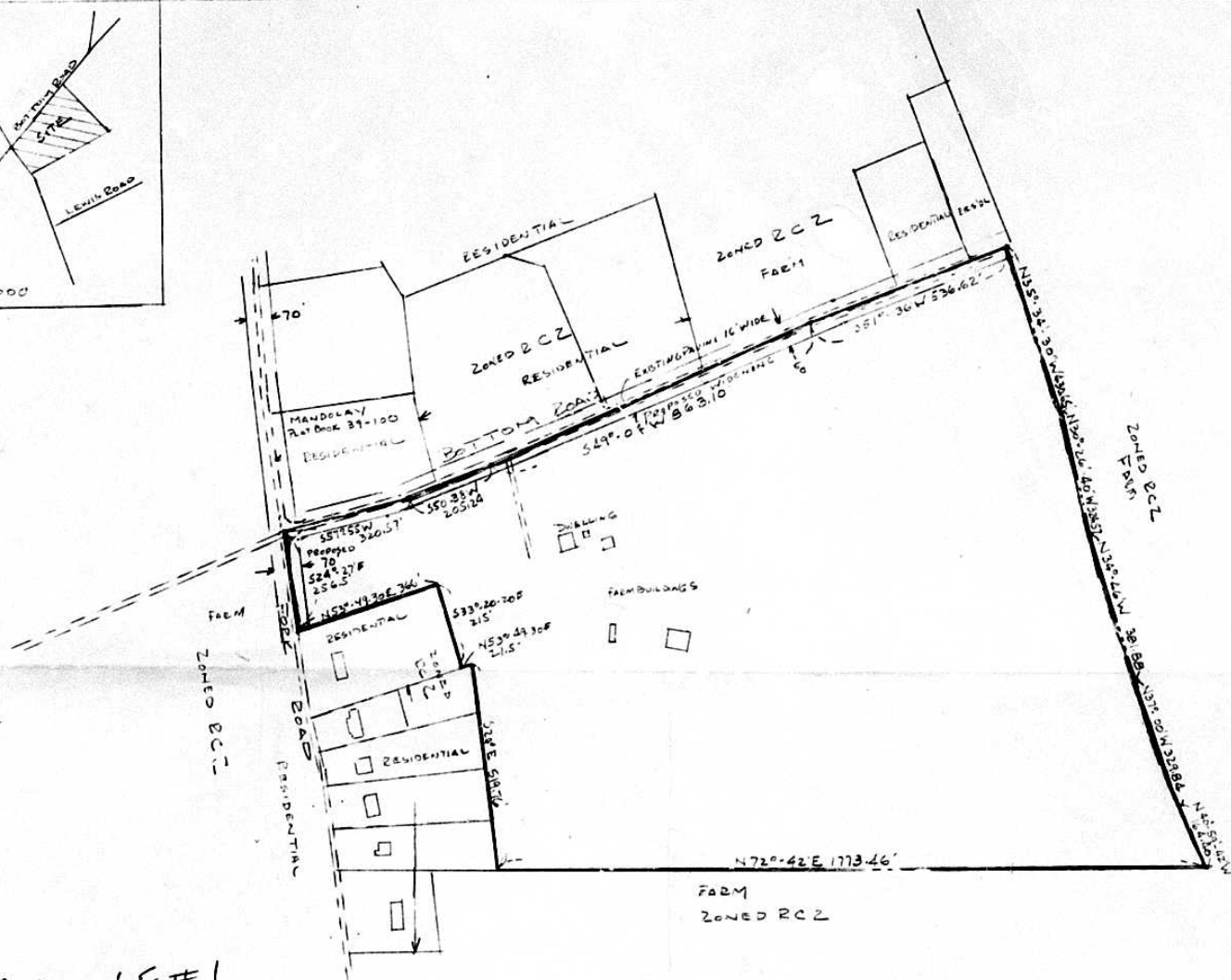
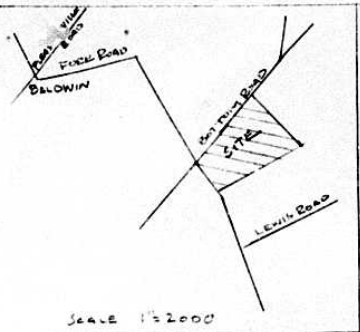
CHARLESTON COUNTY COUNCIL

UU - SW UU - SE
 UU - NW UU - NE

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY, MARYLAND
 OFFICIAL ZONING MAP

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	NORTHWEST	NE
	DATE OF PHOTOGRAPHY	OF FORK	18-H
	APRIL 1958		
Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND			





Petitioner's Ex # 1

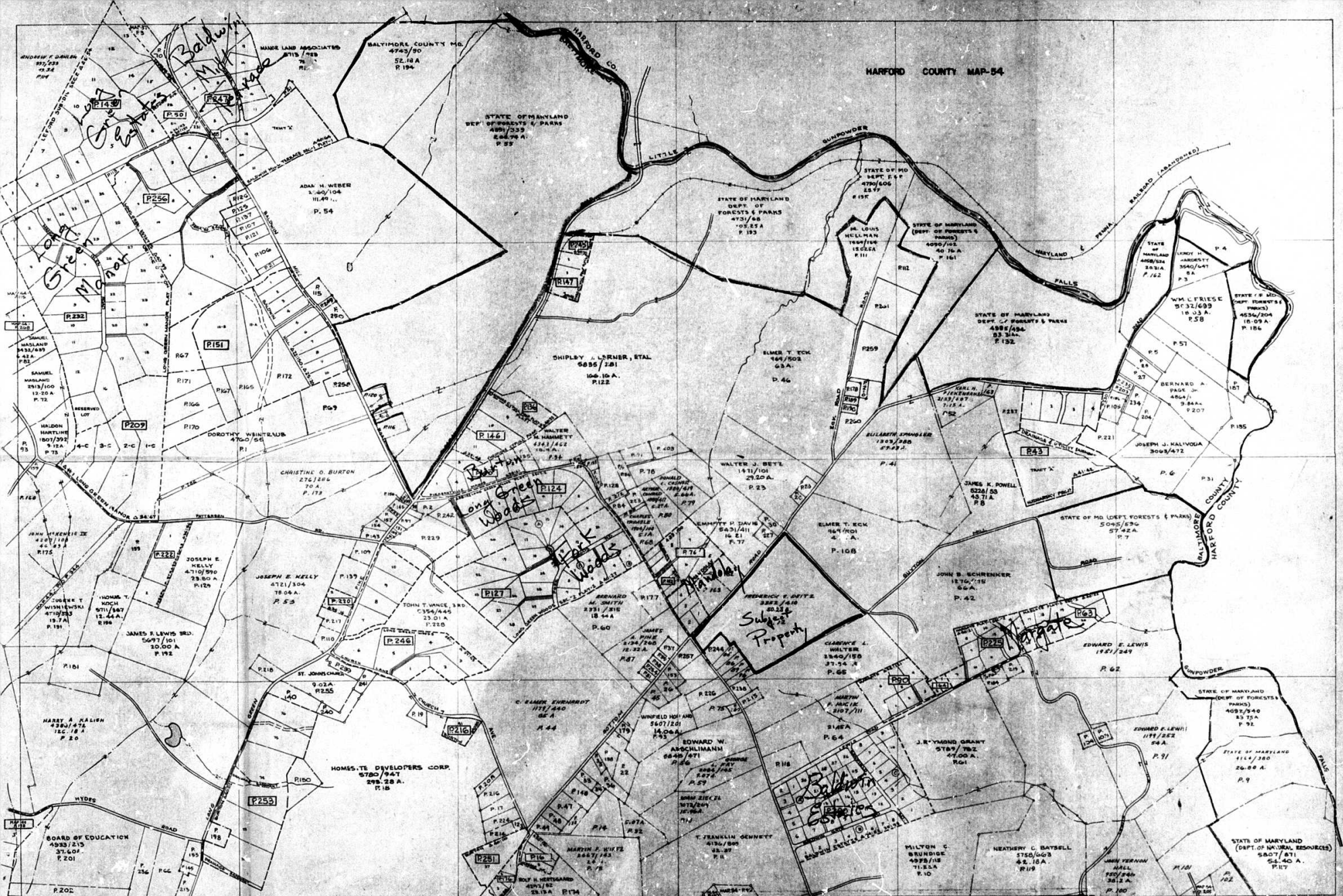
EXISTING ZONING RCZ
 PROPOSED ZONING RCZ
 PROPOSED USE SUBDIVISION TO
 CONFORM WITH ZONING
 REGULATIONS
 PROPOSED PRIVATE WATER AND SEWER SYSTEMS

ZONING PLAT
 PROPERTY LOCATED
 IN
 11TH DISTRICT BALTO CO. MD
 S2.0 ACRES



SCALE 1"=200 MARCH 26, 1978
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON MD 21204

HARFORD COUNTY MAP-54

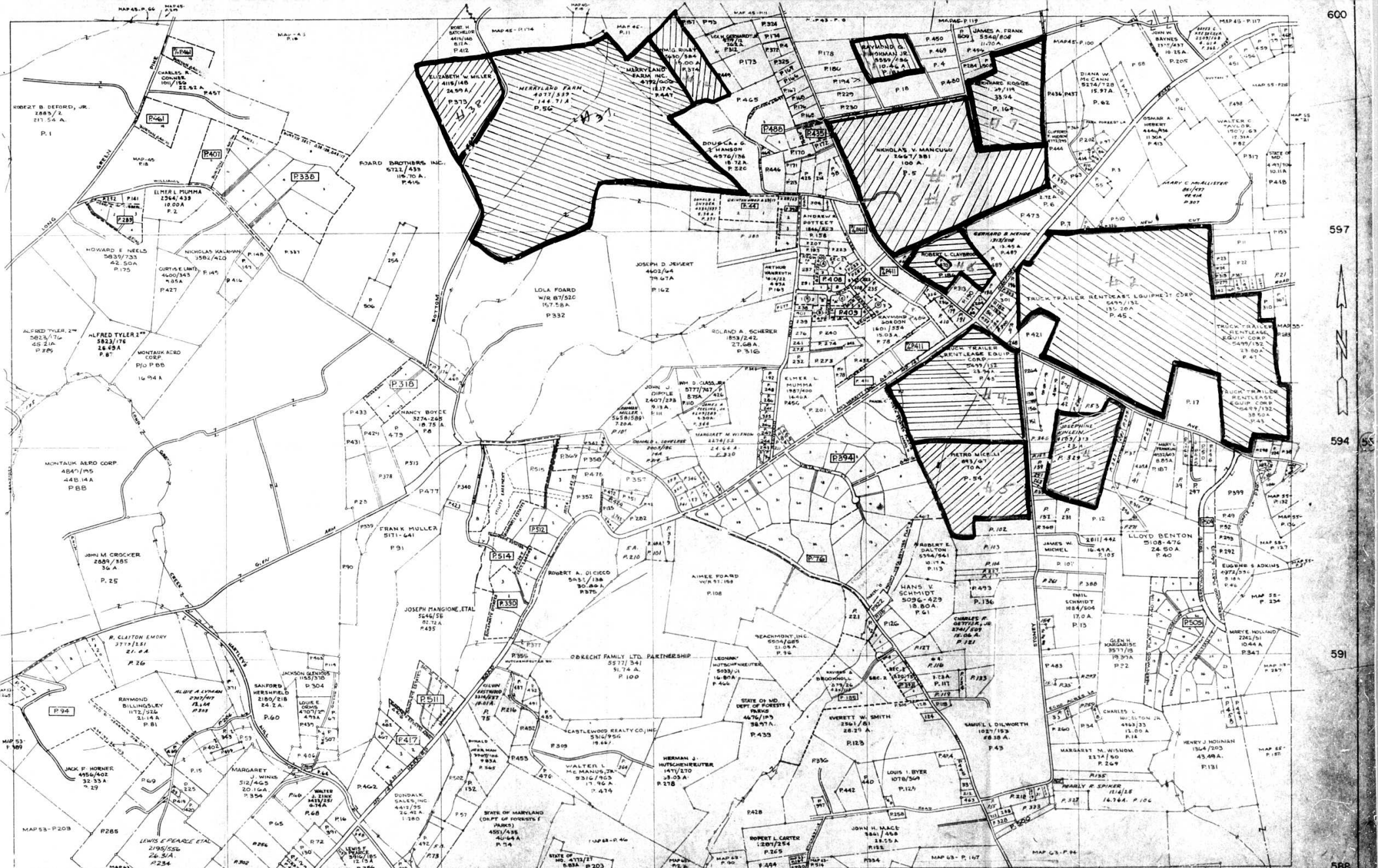


DEPT. OF ASSESSMENTS & TAXATION
 TAX MAP DIVISION
 THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY AND DESCRIBE PARCELS. PARCELS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE AND SHOULD BE CHECKED AGAINST THE OFFICIAL RECORDS OF THE DEPARTMENT OF ASSESSMENTS & TAXATION.
 REVISED TO JULY 1, 1978

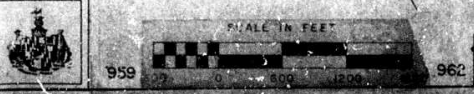
PROPERTY LINE
 SUB-DIVISION BOUNDARY
 CONFIRMING OWNERSHIP
 ZONING
 PARCEL NUMBER - P 549 IS ASSIGNED TO IDENTIFY AND DESCRIBE OWNERSHIP. THIS NUMBER SHOULD BE PRESENTED BY MAP SUBMITTERS.
 SCALE: 1" = 600'
 CUT 55 5DD-181

SCALE IN FEET
 0 100 200 300 400 500 600 700 800 900 1000

BALTIMORE COUNTY 944-600



DEPT. OF ASSESSMENTS & TAXATION
 TAX MAP DIVISION
 THIS INFORMATION REPORT HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHS AND IS NOT AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. IF YOU HAVE ANY INFORMATION THAT WOULD CORRECT OR AMEND THIS REPORT, PLEASE CONTACT THE MAP DIVISION AT (410) 321-1111.
 REVISION TO: JULY 1, 1978
 BY: C.J.T. 515
 L.S.B. 5899
 PROPERTY LINE
 SUS-DIVISION BOUNDARY
 CONTINUING OWNERSHIP - Z L E - Z
 PARCEL NUMBER - P. 349 (ASSIGNED TO INDICATE PARCELS AND NOT TO BE PRECEDED BY MAP NUMBER)
 SCALE: 1" = 600'
 BY LAST P. NO. 515
 QUAD: 5899
 WHITE MAP NO. 3



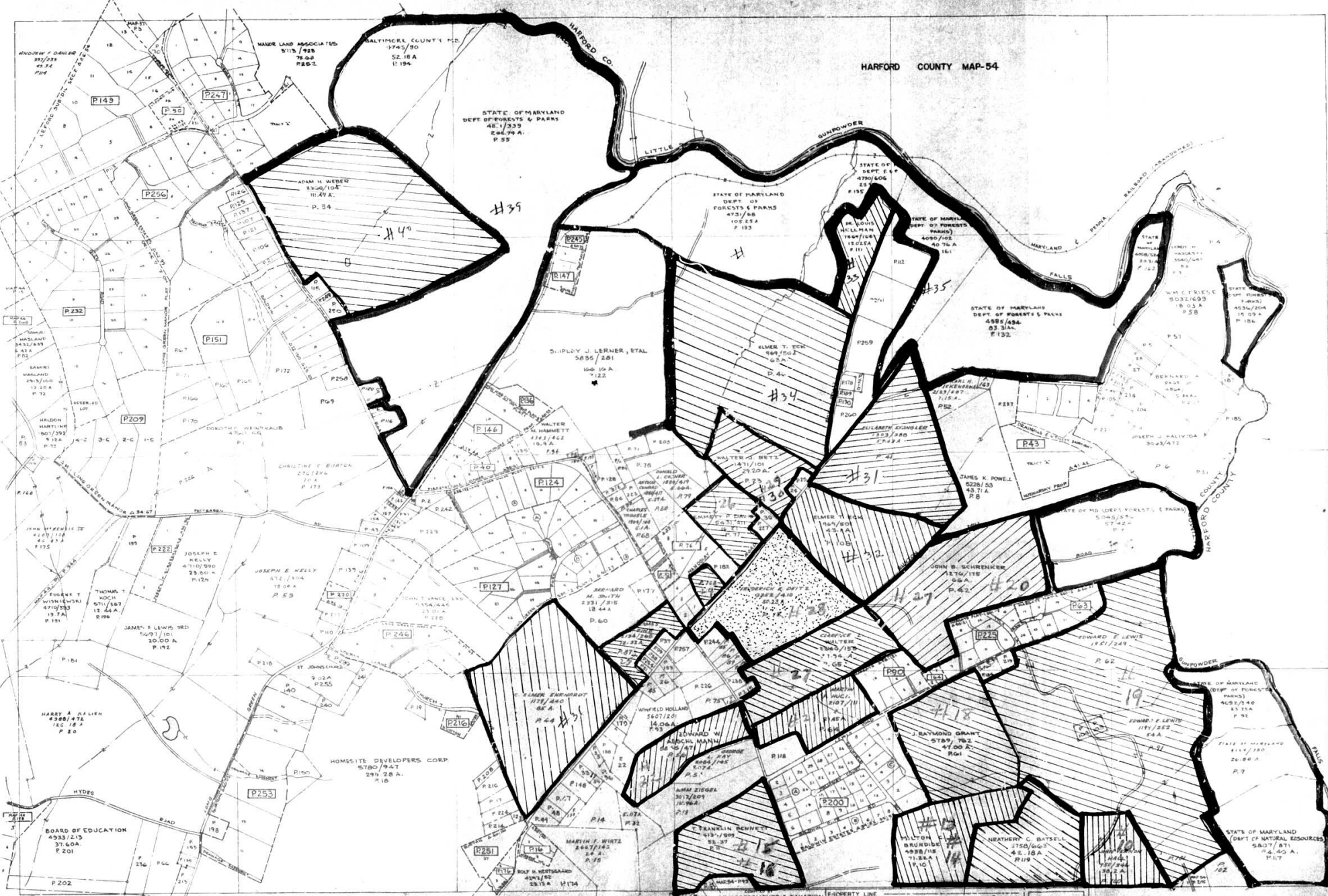
COPYRIGHT-MAP DIVISION-1967
 MD. DEPT. OF ASSESS & TAX.

ALL NECESSARY CORRECTIONS AND ADDITIONS INDICATED BY THIS MAP HAVE BEEN INCORPORATED ON THE REVISED MAP WHEREVER ADEQUATE INFORMATION WAS AVAILABLE.
 RECEIVED: REVISED

MAP NO. 54

BALTIMORE COUNTY 944 598

March 1979
 S M T W T F S S
 1 2 3 4 5 6 7 8 9 10 11 12
 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



944 COPYRIGHT-MAP DIVISION-1967 MD. DEPT. OF ASSESS. & TAX. 947 950 953

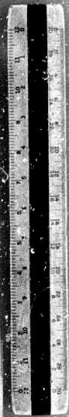
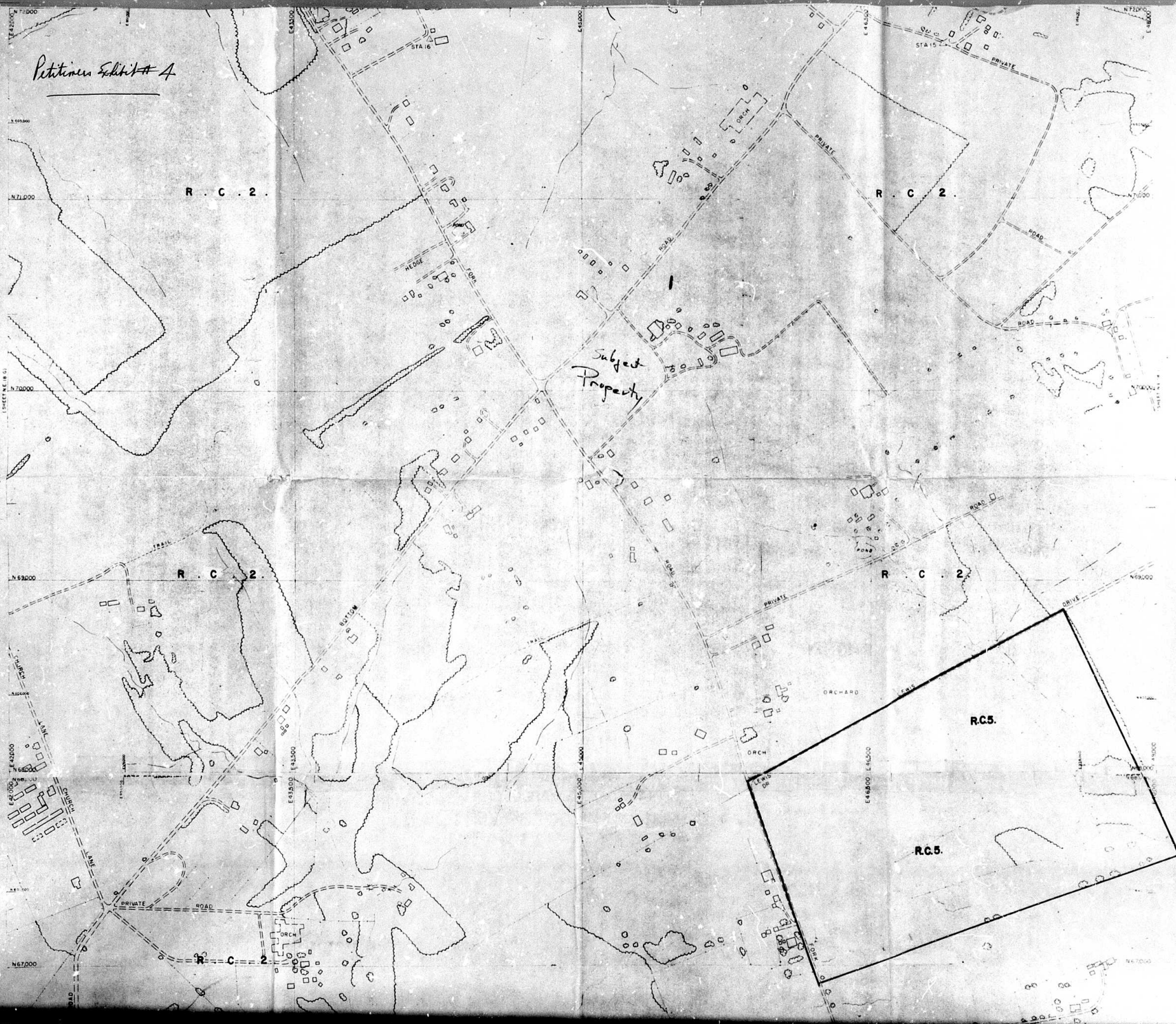
ALL NECESSARY CORRECTIONS AND ADDITIONS INDICATED ON THIS MAP HAVE BEEN INCORPORATED ON THE REVISED MAP WHEREVER ACCURATE INFORMATION WAS AVAILABLE. REVISIONS: REVERSED.

DEPT. OF ASSESSMENTS & TAXATION TAX MAP DIVISION
THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHS AND IS NOT A SURVEY. IT SHOULD NOT BE USED FOR LEGAL PURPOSES UNLESS THE SURVEYOR HAS BEEN ADVISED BY A LICENSED SURVEYOR TO DO SO. REVISIONS: REVERSED.
REVISED TO: JULY 1, 1978 5899

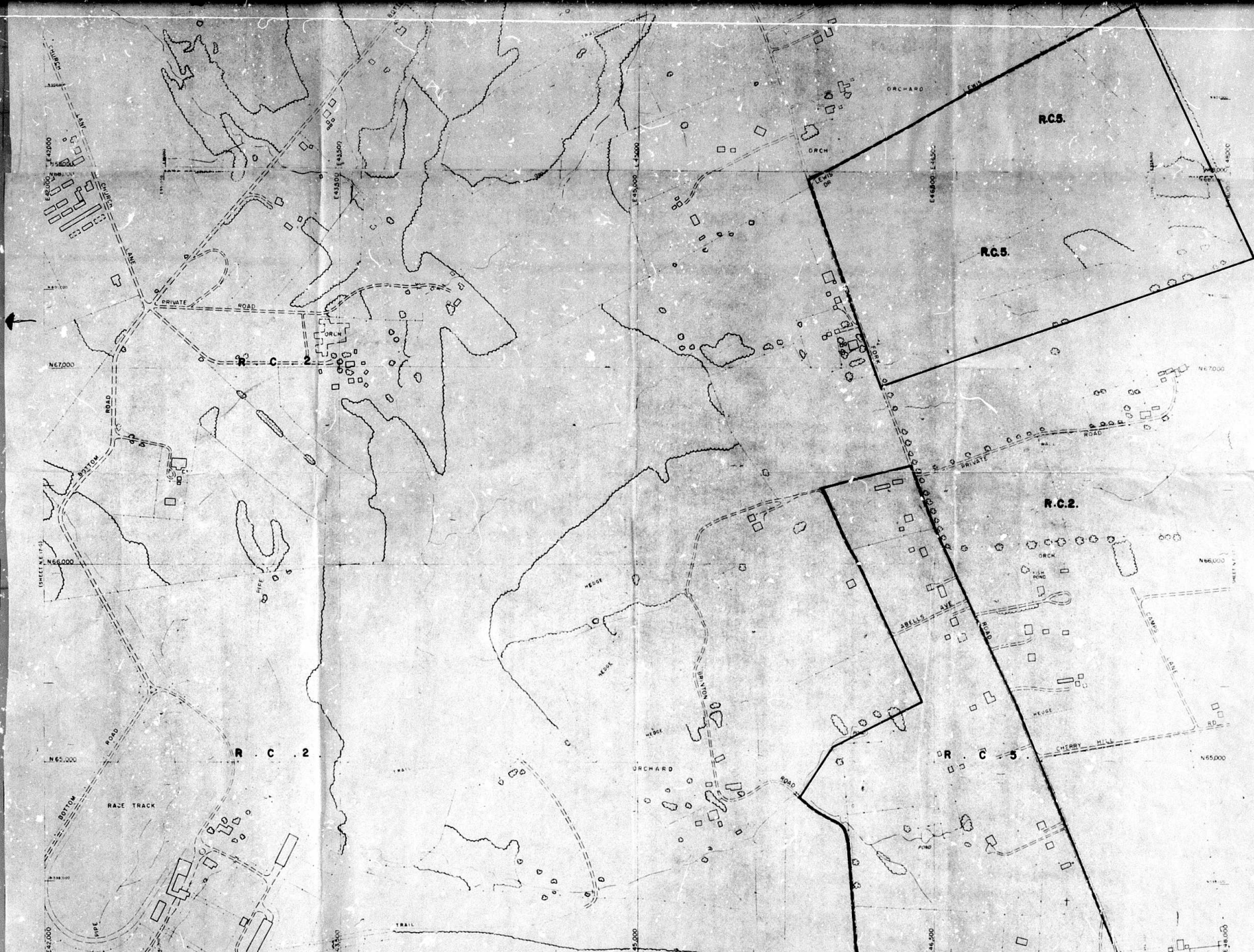
PROPERTY LINE
SUB-DIVISION BOUNDARY
CONTINUING OWNERSHIP
PARCEL NUMBER: P 349 (ASSUMED TO IDENTIFY AND INDICATE OWNERSHIP MUST BE PRECEDED BY MAP NUMBER)
SCALE: 1" = 500'
CJT 258 5DD-163



Petitioner Exhibit # 4



MAR 12 1979



UU-SW UU-SE
 1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1975
 B. L. NOS. 108.76, 109.76, 110.76, 111.76,
 112.76, 113.76, and 114.76
 CHAIRMAN COUNTY COUNCIL

PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY, MARYLAND
 OFFICIAL ZONING MAP

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	WEST OF FORK	NE
	DATE OF PHOTOGRAPHY APRIL 1958		17-H
Compiled By Photogrammetric Methods MAPS INCORPORATED - BALTIMORE 22, MARYLAND			

(SHEET 16 OF 16)