

PETITION FOR ZONING RE-CLASSIFICATION
 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jacob & Esther Caplan, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.C. 5 zone to an D.R. 5.5 zone; for the following reasons:

1. There was a drafting error when the R.C. 5-D.R. 5.5 line did not follow the property line between the Gunpowder State Park and the Caplan Property as it was intended.

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
 Address 2905 Taney Drive

Petitioner's Attorney
 Address

ORDERED By The Zoning Commissioner of Baltimore County, this

of 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the

Zoning Commissioner of Baltimore County.

(over)

August 14, 1977

Charles E. Brooks, Esquire
 610 Bosley Avenue
 Towson, Md. 21204

Re: Case No. R-79-4
 Jacob & Esther Caplan

Dear Mr. Brooks:

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

Very truly yours,

Edith T. Eisenhart, Adm. Secy.

Encl.

cc: Jacob and Esther Caplan
 Mr. J. Dyer
 John W. Hession, III, Esq.
 Mr. W. E. Hammond
 Mr. J. D. Seyffert
 Mr. J. Howell
 Board of Education

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from R.C. 5 to D.R. 5.5 : COUNTY BOARD OF APPEALS
 NW/5 of Gunpowder Road 2000' :
 SW of Oliver Beach Road : OF
 15th District :
 Jacob and Esther Caplan : BALTIMORE COUNTY
 Petitioners :
 No. R-79-4

OPINION

This case comes before the Board as a request for reclassification from an R.C. 5 zone to a D.R. 5.5 zone. Testimony before this Board, as well as Item #2, Cycle IV, zoning reclassification petition indicates that, thru a drafting error, this small parcel was included in the Gunpowder State Park boundaries, while in actuality the parcel is a portion of that property owned by the Caplans, said property now being developed as "Cunninghill Cove" and being zoned D.R. 5.5. Since the drafting error is readily apparent and agreed to by all interested parties, the Board is of the opinion the reclassification should be granted and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of August, 1977, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter B. Reiter, Jr., Chairman

William T. Hackett
 William T. Hackett

Patricia Millhouser
 Patricia Millhouser

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
 from R.C. 5 to D.R. 5.5 Zone :
 NW/5 of Gunpowder Rd., 2000' : OF BALTIMORE COUNTY
 SW Oliver Beach Rd., 15th District :
 Jacob Caplan, et ux :
 Petitioners : Case No. R-79-4 (Item 2, Cycle IV)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 16th day of May, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Jacob Caplan, 2905 Taney Drive, Baltimore, Maryland 21215, Petitioners and Charles E. Brooks, Esquire, Counsel for Contract Purchaser, 610 Bosley Avenue, Towson, Maryland 21204.

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

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
 FROM R.C. 5 TO D.R. 5.5 :
 NW/5 of Gunpowder Road 2,000' : OF BALTIMORE COUNTY
 SW of Oliver Beach Rd., 15th District :

JACOB CAPLAN, et ux, Petitioners : Case No. R-79-191 (Item 2, Cycle IV)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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.

John W. Hession, III
 People's Counsel

Peter Max Zimmerman
 Deputy People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 1st day of March, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Jacob Caplan, 2905 Taney Drive, Baltimore, Maryland 21215, Petitioners.

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

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, A.S.P.O.
 PRESIDENT
 PETER H. WAELCHLI, R.S.

September 27, 1978

BRIEF TO ACCOMPANY PETITION FOR RECLASSIFICATION OF ZONING
 FROM R.C.-5 TO D.R.-5.5 ZONE - CAPLAN PROPERTY - 2.44 ACRES

The parcel of land shown on the accompanying plat and described in the description is a small parcel formerly thought to have been included in the property of the Gunpowder State Park, and accordingly shown on the zoning plats as R.C.-5. This particular R.C.-5 boundary is also shown on the plat in a dotted character as is all the remaining boundary of the state park.

As a current outline survey of the Gunpowder Park boundary common to and contiguous with the subject property now indicates this error in placement of the zoning line, it is requested that this parcel be reclassified for the residential densities and purposes intended.

Very truly yours,

Richard B. Williams
 Richard B. Williams

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, A.S.P.O.
 PRESIDENT
 PETER H. WAELCHLI, R.S.

September 27, 1978

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION OF ZONING
 FROM R.C.-5 TO D.R.-5.5 ZONE - CAPLAN PROPERTY - 2.44 ACRES

Beginning for the same at a point South 29° 51' 30" West 2000 feet measured along the centerline of a private road (also known as Gunpowder Road), from its intersection with the centerline of Oliver Beach Road, said point of beginning being the intersection of the centerline of said private road with the Zoning Line between R.C.-5 and D.R.-5.5 Zones; thence binding on said Zoning Line the two following courses and distances:

- 1) North 63° 31' 38" West 335.00 feet and
 2) South 28° 45' 28" West 610.12 feet to a point on the outline of the whole tract of land of which this parcel is a portion; thence binding on the outlines of said whole tract of land, the four following courses and distances:
 1) North 39° 1' 42" East 295.00 feet;
 2) South 75° 14' 13" East 285.81 feet;
 3) North 30° 33' 30" East 159.54 feet and
 4) North 29° 51' 30" East 119.46 feet to the place of beginning.

Containing 2.44 Acres of Land, more or less.

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, A.S.P.O.
 PRESIDENT
 PETER H. WAELCHLI, R.S.

October 30, 1978

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

Re: Caplan Rezoning Petition
 Attention: Mr. Nicholas B. Commodari

Dear Commissioner DiNenna,

This letter is to inform you that Public water & sewer exists in Graces Quarters Road, & Harewood Park Road and our plans are to connect this property to these utilities within the next two years. If there are any further questions, please do not hesitate to contact me.

Sincerely yours,

Richard B. Williams
 Richard B. Williams

RBW/sjw
 c.c. Kevin Carney

RECEIVED
BALTIMORE COUNTY
May 29 2 54 PM '79

NOTICE TO WITNESS
You are hereby summoned to testify in this action.
Clerk, Circuit Court for Baltimore County
County Courts Building
Towson, Maryland 21204

RECLASSIFICATION FOR RECLASSIFICATION
BY: APPEALS from R.C.5 to D.R.5.5 Zone
SW Gunpowder Rd. 2000'
SW Oliver Beach Road
15th District
Jacob Caplan, et ux
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. R-79-4
(Item 2, Cycle IV)

Mr. Walter A. Reiter, Chairman

REQUEST FOR SUMMONS DUCES TECUM

Dear Mr. Reiter:

Please issue a Summons Duces Tecum on behalf of the Petitioners to the following-named individual, directing him to be and appear at the County Board of Appeals, Hearing Room, 2nd Floor, Court House, Towson, Maryland 21204 on Wednesday, June 13, 1979 at 9:30 a.m.:

Mr. James G. Hoarewell
Office of Planning and Zoning
Room 406, County Courts Building
Towson, Maryland 21204

and to bring and produce any and all records, reports and/or recommendations in reference to the above-captioned request for reclassification, and specifically as to Item No. 2 of the Report to the County Board of Appeals by the Baltimore County Planning Board, Zoning Reclassification Petitions: Cycle IV, adopted January 18, 1979.

CHARLES E. BROOKS

COST \$ 200
SUMMONED 19
NON EST 19
NON SUIT 15
COPY LEFT 5-28-79 15
SHERIFF
CHARLES H. HICKY, JR.
OF BALTIMORE COUNTY

Re: Petition for
Reclassification from
R.C.5 to D.R.5.5
N/W/S Gunpowder Road
2,000' S/W of
Oliver Beach Road
15th Election District
Jacob Caplan and
Esther Caplan,
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. R79-191

Mr. Walter A. Reiter, Chairman

REQUEST FOR SUMMONS

Dear Mr. Reiter,

Please issue a Summons on behalf of the Petitioners to the following named individual, directing him to be and appear at the County Board of Appeals, Hearing Room, 2nd Floor, Court House, Towson, Maryland 21204 on Tuesday, March 20, 1979 at 9:30 A.M. for the purpose of testifying on behalf of the Petitioners:

Mr. James G. Hoarewell
Office of Planning and Zoning
Room 406, County Courts Building
Towson, Maryland 21204

COST \$ 200
SUMMONED 19
NON EST 19
NON SUIT 15
COPY LEFT 3-15-79 19
SHERIFF
CHARLES H. HICKY, JR.
OF BALTIMORE COUNTY

Rec'd. 3/14/79

10:10 a.m.

Mr. Sheriff:

Please issue the above summons.

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

LAW OFFICES
CHARLES E. BROOKS
610 ROSLEY AVENUE
TOWSON, MARYLAND 21204

February 26, 1979

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

RE: Caplan Property
R-79-191
Hearing Date - March 20, 1979

Dear Mr. DiNenna:

Please be advised that the undersigned represents the contract purchaser of the above captioned property and will appear as counsel for him at the pending zoning hearing.

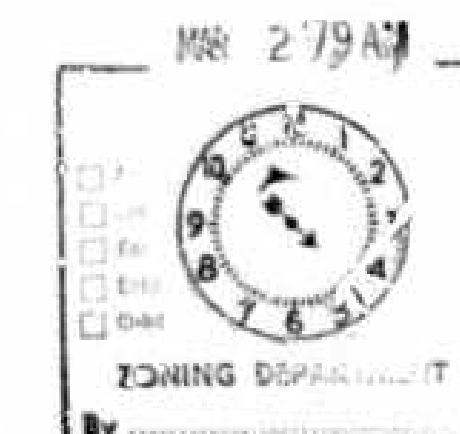
It would be appreciated if copies of any and all reports received by your offices prior hereto would be forwarded to me. Thanking you in advance for your anticipated cooperation.

Sincerely yours,

CHARLES E. BROOKS

CEB/blr

cc: Board of Appeals
Baltimore County



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 7th day of December, 1978.

S. ERIC DINENNA
Zoning Commissioner

Petitioner, Caplan
Petitioner's Attorney

Reviewed by
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. Jacob Caplan
2905 Taney Drive
Baltimore, Maryland 21215

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

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

000
Nicholas B. Commodari
Chairman

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

Mr. & Mrs. Jacob Caplan
2905 Taney Drive
Baltimore, Maryland 21215

December 18, 1978

RE: Item No. 2
Petitioner - Caplan
Reclassification Petition

Dear Mr. & Mrs. Caplan:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1978, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/ef

enclosure

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

October 26, 1978

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

Re: Item #2 Cycle IV (Oct. 1978 - April 1979)
Property Owner: Jacob & Esther Caplan
N/W/S Gunpowder Rd. 2000' S/W Oliver Beach Rd.
Existing Zoning: A.C. 5
Proposed Zoning: D.R. 5.5
Acre: 2.44 District: 15th

Dear Mr. DiNenna:

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

General:

This property is a portion of the property proposed for subdivision as "Cunninghill Cove", for which Bureau of Engineering comments, July 17, 1978, were supplied in connection with a Preliminary Plan, dated May 5, 1978.

Highways:

Cunninghill Cove Road is proposed to be constructed in the future as a 40-foot closed section roadway on a 60-foot right-of-way as stated in the aforesaid comments.

The indicated cul-de-sac, if constructed in the future as a public road, will be as a 30-foot closed section roadway on a 50-foot right-of-way with a Baltimore County Standard-type cul-de-sac termination.

The status of the indicated existing stone and gravel road within a 50-foot right-of-way is unknown to this office and assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein.

Highway rights-of-way widenings, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application or development of this property.

Settlement Control:

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

Item #2 Cycle IV (Oct. 1978 - April 1979)
Property Owner: Jacob & Esther Caplan
Page 2
October 26, 1978

Storm Drains:

Storm drains, which will be required in connection with any development of this property, are to be designed in accordance with Baltimore County Standards and Specifications.

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

Water:

Public water supply can be made available to serve this property by extension from the proposed 8-inch water main in Cunningham Cove Road (Drawing #79-1253).

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by extension of the public sanitary sewerage proposed to be constructed in conjunction with the development of "Cunninghill Cove", so as to connect with the existing 8 and 12-inch sanitary sewerage at Eastern Avenue (Drawings #79-1190 thru 1192, File 1).

Very truly yours,

ELLENWORTH S. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:as

cc: J. Wimbley
R. Hartley
H. Kovache

NW-SW Key Sheet
24 x 25 NE 49 Pos. Sheets
NE 7 x 7 Topo
84 Tax Map

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 as of the
30th day of January, 1979.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Caplan

Petitioner's Attorney: _____

Reviewed by: _____

Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. Jacob Caplan
2905 Taney Drive
Baltimore, Maryland 21215

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 31, 1978

Mr. & Mrs. Jacob Caplan
2905 Taney Drive
Baltimore, Maryland 21215

RE: Item No. 2
Petitioner - Caplan
Reclassification Petition

Dear Mr. & Mrs. Caplan:

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

The subject property, consisting of 2.4 acres zoned R.C. 5, is part of a larger tract of land located east of Eastern Avenue on the north side of Graces Quarters Road and proposed to be developed with the subdivision known as Cunningham Cove. This parcel abuts D.R. 5.5 zoned land to the west and north, while lands to the south and east consist of vacant wooded land zoned R.C. 5.

In order to obtain the maximum permitted number of lots, this Reclassification is being requested. Section 1A00.3A.1 of the Baltimore County Zoning Regulations indicates that no petition to reclassify an R.C. zone or part thereof as other than an R.C. zone may be accepted for filing unless the property is to be serviced with public water and sewer within two years after the date the petition is submitted. Because public water and sewerage are existing in the surrounding roads, this Reclassification Petition will be accepted for filing. However, a letter verifying that these facilities can, in fact, be extended, must be submitted and will be made part of this file.

Caplan
Page 2
October 31, 1978

This petition for Reclassification will be 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 December 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 March 1, 1979 and April 15, 1979 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sl

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

October 31, 1978

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

Dear Mr. DiNenna:

Comments on Item #2, Zoning Cycle IV, October 1978, are as follows:

Property Owner: Jacob and Esther Caplan
Location: NW/5 Gunpowder Road 2000' SW Oliver Beach Road
Existing Zoning: RC-5
Proposed Zoning: D.R. 5.5
Acres: 2.44
District: 15th

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. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of health
TOWSON, MARYLAND 21204

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

October 17, 1978

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

Dear Mr. DiNenna:

Comments on #2, Zoning Advisory Committee Meeting for Cycle IV, are as follows:

Property Owner: Jacob & Esther Caplan
Location: NW/5 Gunpowder Rd. 2000' SW Oliver Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: D.R. 5.5
Acres: 2.44
District: 15th

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

Very truly yours,

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

TED/JER/ltm

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 24, 1979

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time ~~successive~~ before the 13th day of June, 1979, the ~~next~~ publication appearing on the 24th day of May, 1979.

THE JEFFERSONIAN,
L. Frank Stricker
Manager.

Cost of Advertisement, \$.

PETITION FOR RECLASSIFICATION

15th District

ZONING: Petition for Reclassification from R.C. 5 to D.R. 5.5

LOCATION: Northwest side of Gunpowder Road, 2000' SW of Oliver Beach Road

PUBLIC HEARING: Tuesday, June 13, 1979 at 10:00 A.M.

PUBLIC HEARING: Room 216, Courthouse, Towson, Maryland

The County Board of Appeals of Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

Proposed Zoning: D.R. 5.5

All the parcels of land in the 15th District of Baltimore County

Beginning for the same at a point South 20° 51' 30" West 1300 feet measured along the centerline of a private road known as Gunpowder Road, from the intersection with the center line of Oliver Beach Road, said point of beginning being the intersection of the centerline of said private road with the zoning line between R.C. 5 and D.R. 5.5, thence thence along said zoning line the following courses and distances:

1) North 20° 51' 30" West 1300.00 feet

2) South 20° 51' 30" West 1300.00 feet

3) North 20° 51' 30" West 1300.00 feet

4) South 20° 51' 30" West 1300.00 feet

5) North 20° 51' 30" West 1300.00 feet

6) South 20° 51' 30" West 1300.00 feet

7) North 20° 51' 30" West 1300.00 feet

8) South 20° 51' 30" West 1300.00 feet

9) North 20° 51' 30" West 1300.00 feet

10) South 20° 51' 30" West 1300.00 feet

11) North 20° 51' 30" West 1300.00 feet

12) South 20° 51' 30" West 1300.00 feet

13) North 20° 51' 30" West 1300.00 feet

14) South 20° 51' 30" West 1300.00 feet

15) North 20° 51' 30" West 1300.00 feet

16) South 20° 51' 30" West 1300.00 feet

17) North 20° 51' 30" West 1300.00 feet

18) South 20° 51' 30" West 1300.00 feet

19) North 20° 51' 30" West 1300.00 feet

20) South 20° 51' 30" West 1300.00 feet

21) North 20° 51' 30" West 1300.00 feet

22) South 20° 51' 30" West 1300.00 feet

23) North 20° 51' 30" West 1300.00 feet

24) South 20° 51' 30" West 1300.00 feet

25) North 20° 51' 30" West 1300.00 feet

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27) North 20° 51' 30" West 1300.00 feet

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30) South 20° 51' 30" West 1300.00 feet

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32) South 20° 51' 30" West 1300.00 feet

33) North 20° 51' 30" West 1300.00 feet

34) South 20° 51' 30" West 1300.00 feet

35) North 20° 51' 30" West 1300.00 feet

36) South 20° 51' 30" West 1300.00 feet

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 24, 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION - Jacob & Esther Caplan

was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 25th day of May, 1979, that is to say, the same was inserted in the issues of May 24, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

PETITION FOR RECLASSIFICATION

15th District

ZONING: Petition for Reclassification from R.C. 5 to D.R. 5.5

LOCATION: Northwest side of Gunpowder Road, 2000' SW of Oliver Beach Road

PUBLIC HEARING: Tuesday, June 13, 1979 at 10:00 A.M.

PUBLIC HEARING: Room 216, Courthouse, Towson, Maryland

The County Board of Appeals of Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

Proposed Zoning: D.R. 5.5

All the parcels of land in the 15th District of Baltimore County

Beginning for the same at a point South 20° 51' 30" West 1300 feet measured along the centerline of a private road known as Gunpowder Road, from the intersection with the center line of Oliver Beach Road, said point of beginning being the intersection of the centerline of said private road with the zoning line between R.C. 5 and D.R. 5.5, thence thence along said zoning line the following courses and distances:

1) North 20° 51' 30" West 1300.00 feet

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24) South 20° 51' 30" West 1300.00 feet

25) North 20° 51' 30" West 1300.00 feet

26) South 20° 51' 30" West 1300.00 feet

27) North 20° 51' 30" West 1300.00 feet

28) South 20° 51' 30" West 1300.00 feet

29) North 20° 51' 30" West 1300.00 feet

30) South 20° 51' 30" West 1300.00 feet

31) North 20° 51' 30" West 1300.00 feet

32) South 20° 51' 30" West 1300.00 feet

33) North 20° 51' 30" West 1300.00 feet

34) South 20° 51' 30" West 1300.00 feet

35) North 20° 51' 30" West 1300.00 feet

36) South 20° 51' 30" West 1300.00 feet

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 March 1, 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION - Jacob and Esther Caplan

was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 2nd day of March, 1979, that is to say, the same was inserted in the issues of March 1, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

NOV 02 1979

October 16, 1978

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

Item No. 2 - ZAC - Meeting for Cycle IV
Property Owner: Jacob & Esther Caplan
Location: NW/S Gunpowder Rd. 2000' SW Oliver Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: D.R. 5.5.

Acres: 2.44
District: 15th

Dear Mr. DiNenna:

The requested rezoning from R.C. 5 to D.R. 5.5 is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/tms

October 5, 1978

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

Dear Mr. DiNenna:

Comments on Item # _____ Zoning Advisory Committee Meeting, CYCLE IV
are as follows:

Property Owner: Jacob & Esther Caplan
Location: NW/S Gunpowder Rd. - 2000' SW Oliver Beach Road
Existing Zoning: R.C. 5
Proposed Zoning: D.R. 5.5

Acres: 2.44
District: 15th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.O.C.B.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X.B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X.E. Three sets of construction drawings will be required to file an application for a building permit, if single family dwelling.
- 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.
- X.G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X.J. Comments: It is assumed the elevations are based on sea level as the drawings are not sealed by a professional.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

Paul H. Reincke
CHIEF

October 16, 1978

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

Attention: W. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jacob & Esther Caplan

Location: NW/S Gunpowder Rd. 2000' SW Oliver Beach Rd.

Item No. 2 Zoning Agenda Cycle IV

Gentlemen:

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

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 250 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Must be located at intersection of unnamed road on North Side of Cunningham Hill Cove Road.
- () 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.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED *George M. Wagonet* 10-17-78 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: OCTOBER 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No:
Property Owner: Jacob & Esther Caplan
Location: NW/S Gunpowder Rd. 2000' SW Oliver Beach Rd.
Present Zoning: R.C. 5
Proposed Zoning: D.R. 5.5

District: 15th
No. Acres: 2.44

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

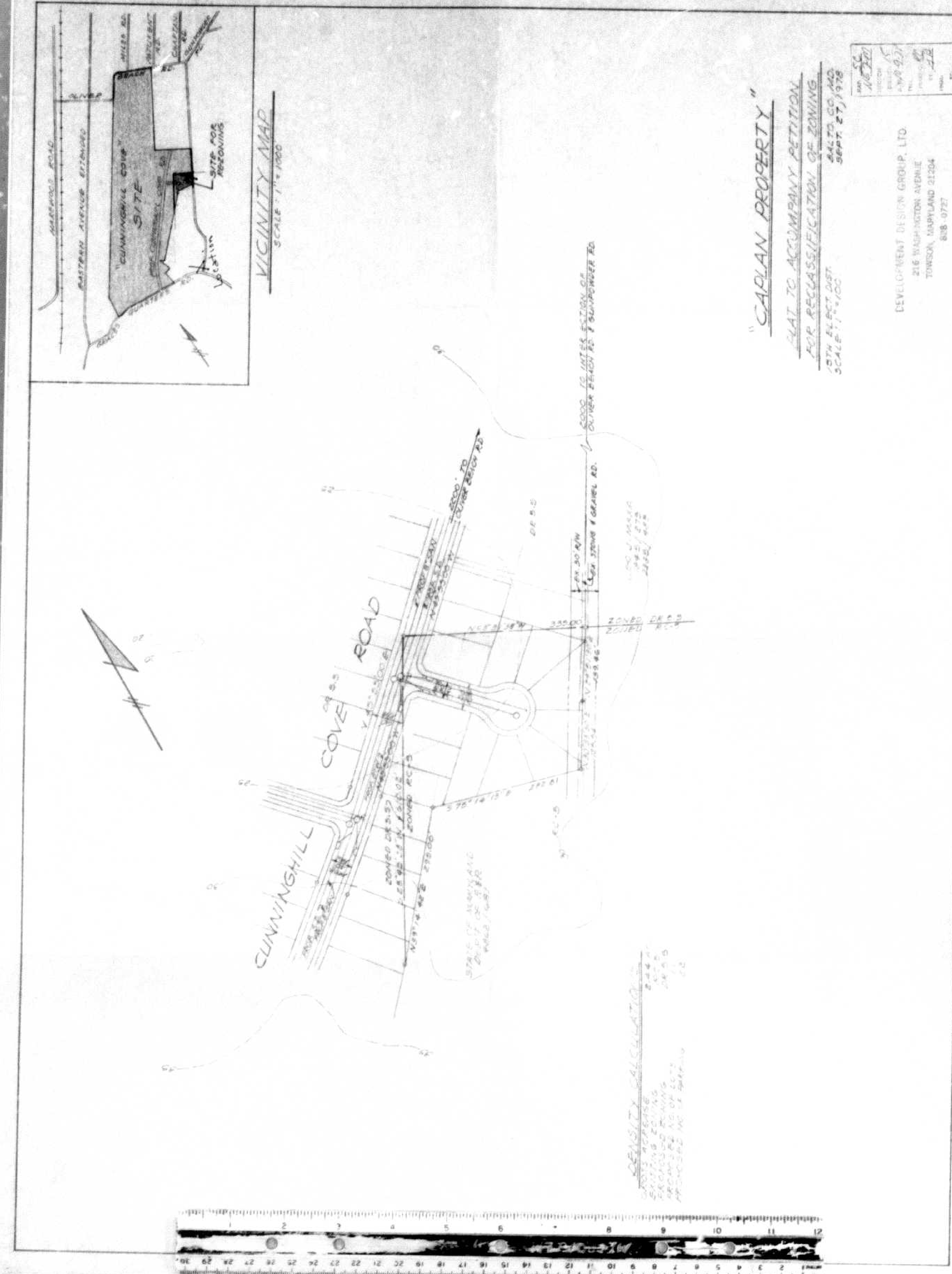
WNP/bp

JOSEPH N. HOGAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS M. SODERBERG

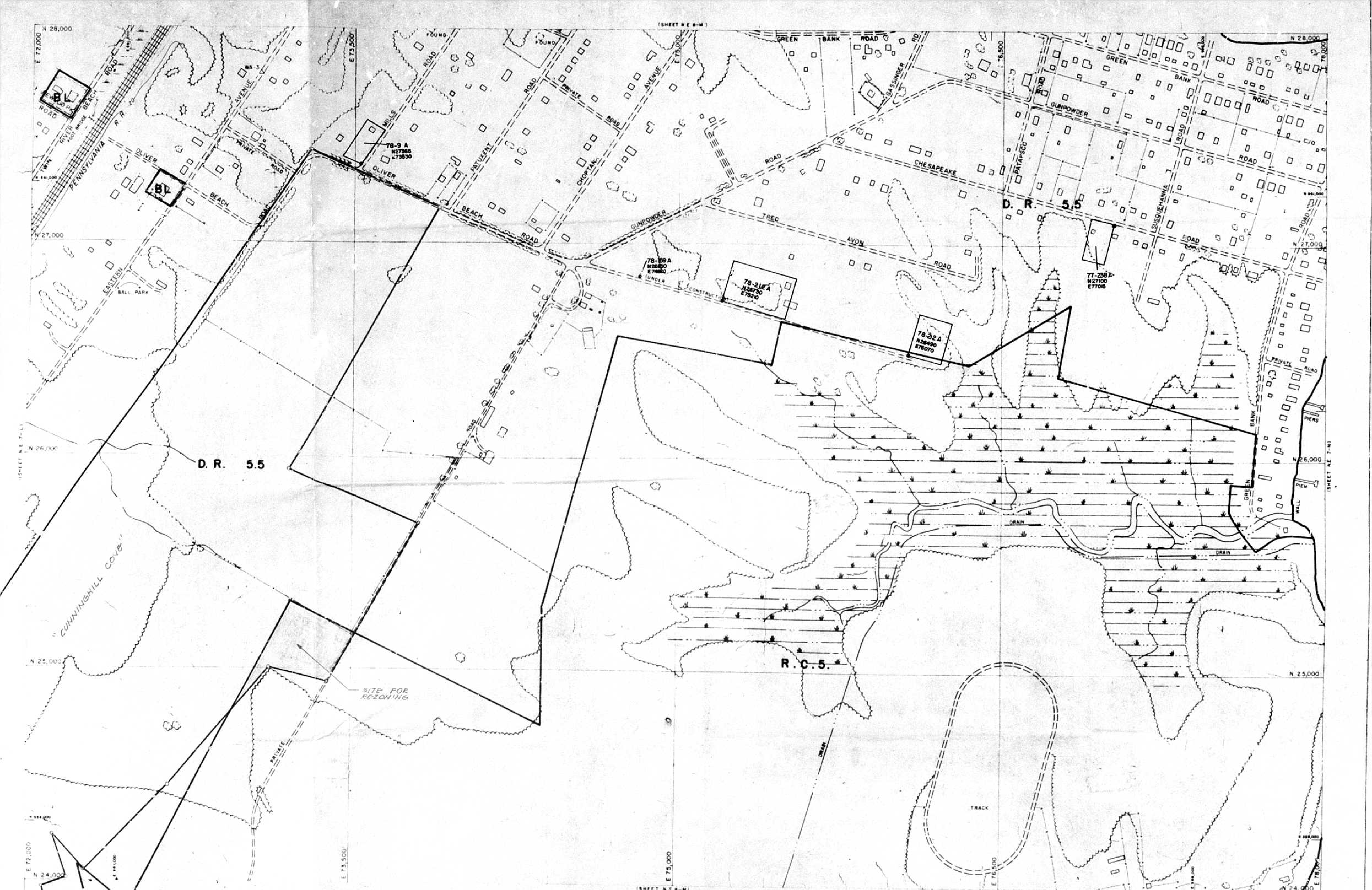
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCO
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACET, D.V.M.

ALBERT T. DUBIEL, SUPERINTENDENT



NOV 02 1979



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

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE 1" = 200'	LOCATION HAREWOOD. OLIVER BEACH	SHEET N. E. 7-M
BY	DATE			
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

