

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1980, that the herein Petition for Variance to permit 114 parking spaces in lieu of the required 236 spaces should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a

site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #92, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: Village Oaks - Oxford Associates
Location: 39.51' E. Winters La. 500' N. Johnson St.
Existing Zoning: D.R. 5.5 and D.R. 10.5
Proposed Zoning: Variance to permit 0.63 parking spaces per dwelling in lieu of the required 1.3 spaces
Acres: 16.0851
District: 1st

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.

If the petition is granted the development plan must be resubmitted to this office for approval.

Very truly yours,

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 92 - ZAC - November 13, 1979
Property Owner: Village Oaks - Oxford Associates
Location: 39.51' E Winters La. 5-0' N Johnson St.
D.R. 5.5 & D.R. 10.5
Existing Zoning: Variance to permit 0.63 parking spaces per dwelling in lieu of the required 1.3 spaces.
Proposed Zoning:

Acres: 16.0851
District: 1st

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Variance to reduce the parking for elderly housing.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #92, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Village Oaks - Oxford Associates
Location: 39.51' E. Winters La. 500' N Johnson St.
Existing Zoning: D.R. 5.5 & D.R. 10.5
Proposed Zoning: Variance to permit 0.63 parking spaces per dwelling in lieu of the required 1.3 spaces.
Acres: 16.0851
District: 1st

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 425-7310

Paul H. Reincke
CHIEF

December 10, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Village Oaks - Oxford Associates
Location: 39.51' E Winters La. 500' N Johnson St.

Item No. 92 REVISED Zoning Agenda Meeting of 11/13/79
Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.

(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" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McLaughlin* Noted and Approved: *George M. McLaughlin*
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #92 Zoning Advisory Committee Meeting, December 10, 1979 are as follows:

Property Owner: Village Oaks - Oxford Associates
Location: 39.51' E Winters Lane 500' N Johnson St.
Existing Zoning: D.R. 5.5 & D.R. 10.5
Proposed Zoning: Variance to permit 0.63 parking spaces per dwelling in lieu of the required 1.3 spaces.

Acres: 16.0851
District: 1st

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X.B. A building permit shall be required before construction can begin.

X.C. Additional miscellaneous permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X.P. 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 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. Comment: Indicate compliance to all "uses of Handicapped Code on plans.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burrows
Charles E. Burrows, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

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

RE: Item No. 91, 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: November 13, 1979

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, MEMBER
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTSAERIS

THOMAS H. DODD
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ALVIN LUTYCK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, DIV. M.

ROBERT Y. DUBEL, MANAGER



OXFORD DEVELOPMENT CORP.

9700-D GEORGE PALMER HIGHWAY - LANHAM, MARYLAND 21051 - TEL: 410-459-2450

February 14, 1980

Mr. William E. Hammond
Zoning Commissioner
PLANNING & ZONING
County Office Building
1111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 92
Petitioner - Village Oaks-Oxford Associates
Variance Petition

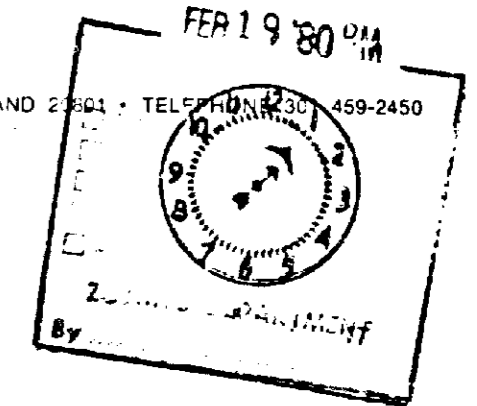
Dear Mr. Hammond:

This letter is to inform you that I will be unable to attend the scheduled February 19, 1980 hearing on Village Oaks-Oxford Associate's request for the reduction in parking to serve the elderly housing development which we have under construction on Winters Lane in Baltimore County. Mr. George Chapman will attend the meeting and has my authority to present the request for parking variance to you at that time.

Yours very truly,

David R. Lewis
David R. Lewis
Executive Vice President

/ds
4598-PD40



A member of The Oxford Group of Companies: Indianapolis, Indiana, Washington, D.C. and Lansing, Michigan

ORDER RECEIVED FOR FILING

DATE: *March 10, 1980*

BY: *John M. H. Jones*

PETITION FOR VARIANCE

1st District

ZONING: Petition for Variance for parking
 LOCATION: Beginning 39.51 feet East of Winters Lane, 500 feet North of Johnson Street
 DATE & TIME: Tuesday, February 19, 1980 at 10:15 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 114 parking spaces in lieu of the required 256 spaces for housing for the elderly.

The Zoning Regulation to be accepted as follows:

Section 1202.2A - Parking

All that parcel of land in the First District of Baltimore County

Being the property of Village Oaks-Oxford Associates, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 19, 1980 at 10:15 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

2.

Oxford's request for variance from the Baltimore County zoning restrictions will result in a much improved development while not sacrificing any of the planned utilization of the facility. As you will note, Oxford's request for variance for the subject facility is 0.64 spaces per dwelling unit, which is substantially above the ratios indicated as adequate above. Oxford proposes the 114 parking spaces in lieu of a lesser amount because the land is available and our wish to plan for any unforeseen circumstances.

Thank you for your consideration in this matter. If you have any additional questions concerning this request, please contact:

Mr. George W. Chapman, Jr.
 Oxford Development Corp.
 9700-D George Palmer Highway
 Lanham, Maryland 20801
 (301) 459-2450.

Housing and Urban Development (HUD) and did not feel a delay required for processing a zoning appeal would facilitate the loan processing with HUD. Thus, Oxford elected to complete the final processing through Baltimore County and HUD prior to raising the question of the excessive parking imposed by the Baltimore County Zoning Regulations.

Oxford is actively involved in the development of elderly housing throughout a large portion of the United States, including specifically Baltimore City and other areas throughout the state of Maryland. It has been Oxford's experience that the parking requirement for elderly residents are significantly lower than those of a younger resident population. To provide for parking in excess of the real need of this population will:

- (1) Decrease open area which could be available to the residents which includes some remaining tree coverage to the west end of the property which would have to be removed if the original scope of parking is provided;
- (2) Provide construction dollars that could possibly be used for other improvements to the development;
- (3) Create unattractive paved surfaces which would remain unused.

Many projects which have been, or are now being, developed by Oxford in other jurisdictions, both urban and suburban, reflect the reduced needs of this population group.

Development	Location	Required Parking Per Dwelling Unit
Bolton North	Baltimore, MD	.267
Cobble Hill	Somerville, MA	.25
Zion Towers	Baltimore, MD	.2
Middlebrook Square	Arlington, MA	.25
Kirkwood House	Baltimore, MD	.25
Arundel Place	Anne Arundel Co.	.34
Pine Bluff Village	Salisbury, MD	.38
Subject Project	Baltimore Co., MD	.64

Other Maryland jurisdictions already recognize the significantly reduced demand for parking by elderly residents in their zoning regulations:

Prince George's County	0.336 Parking spaces per unit
Montgomery County	0.25 Parking spaces per unit
Baltimore City	0.25 Parking spaces per unit

In conjunction with a zoning appeal for the reduction in parking required for elderly housing in Anne Arundel County, the attached independent analysis was conducted by Steven G. Petersen (Attachment 1). This study confirmed by visual observation of four elderly projects in Rockville, Silver Spring, and Glen Burnie, Maryland that the actual utilization of parking by elderly residents and their guests is substantially in line with the Oxford experience.

Oxford's request for variance from the Baltimore County zoning restrictions will result in a much improved development while not sacrificing any of the planned utilization of the facility. As you will note, Oxford's request for variance for the subject facility is 0.64 spaces per dwelling unit, which is substantially above the ratios indicated as adequate above. Oxford proposes the 114 parking spaces in lieu of a lesser amount because the land is available and our wish to plan for any unforeseen circumstances.

Thank you for your consideration in this matter. If you have any additional questions concerning this request, please contact:

Mr. George W. Chapman, Jr.
 Oxford Development Corp.
 9700-D George Palmer Highway
 Lanham, Maryland 20801
 (301) 459-2450.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 TO: _____ Date: February 7, 1980
 John D. Seyffert, Director
 FROM: _____ Office of Planning and Zoning
 Petition No. 80-158-A Item 92
 SUBJECT: _____

Petition for Variance for parking
 Beginning 39.51 feet East of Winters Lane, 500 feet North of Johnson Street
 Petitioner- Village Oaks-Oxford Associates

1st District

HEARING: Tuesday, February 19, 1980 (10:45 A.M.)

This office is not opposed to the granting of this request based upon parking needs for housing for the elderly.

JDS:JGH:ab

John D. Seyffert, Director
 Office of Planning and Zoning

Village Oaks-Oxford Associates
 David R. Lewis, Vice President
 9700-D George Palmer Highway
 Lanham, Maryland 20801

NOTICE OF HEARING

RE: Petition for Variance - Beg. 39.51' E of Winters Lane, 500' N of Johnson Street - Case No. 80-158-A

TIME: 10:15 A.M.

DATE: Tuesday, February 19, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

MICROFILMED

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 4770285

RECEIVED

February 5, 1980

Village Oaks-Oxford Associates
 David R. Lewis, Vice President
 9700-D George Palmer Highway
 Lanham, Maryland 20801

RE: Petition for Variance - 39.51' E of Winters Ln., 500' N of Johnson Street, Case No. 80-158-A

Dear Sir:

This is to advise you that \$24.72 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Eodra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
 William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WHS:aj

MICROFILMED

DESCRIPTION

16.0851 ACRE PARCEL, PART OF "VILLAGE OAKS", WEST SIDE OF BALTIMORE BELTWAY, NORTH OF BALTIMORE NATIONAL PIKE, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the 3/4 inch pipe set on the east side of the 30 foot right of way referred to in the Quitclaim Deed from Phoebe R. Berman and others to Church of God in Christ of Maryland, Inc., dated July 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4189, page 105, and at the beginning of the second line of the 2.8 acre parcel described in said Quitclaim Deed, said pipe being also at the beginning of the second line of the first or 33.6 acre parcel described in the deed from P. R. Berman and others to Greater Baltimore Housing Development Corporation, dated July 19, 1973 and recorded among the aforementioned Land Records in Liber E.H.K., Jr. 5378, page 467, said beginning point being distant N 86° 24' 14" E 39.51 feet from a point on the east side of Winters Lane, said last mentioned point being distant 500 feet, more or less, as measured northerly along said east side of Winters Lane from the north side of Johnson Street, running thence binding on said second line, (1) N 86° 24' 14" E 270.96 feet to a 3/4 inch pipe set on the west right of way line of the Baltimore Beltway, thence binding on

said right of way line and on the third line of said 33.6 acre parcel, (2) nor'westerly, by a curve to the right with the radius of 3944.72 feet, the arc distance of 469.44 feet to a 3/4 inch pipe, the chord of said arc being N 18° 50' 13" W 469.16 feet, thence binding on a part of the fourth line of said 33.6 acre parcel, (3) N 76° 25' 30" W 961.46 feet, thence fourteen courses: (4) S 45° 21' 01" W 561.11 feet, (5) southeasterly, by a curve to the left with the radius of 300.00 feet, the arc distance of 41.78 feet, the chord of said arc being S 50° 11' 30" E 41.75 feet, (6) southeasterly, by a curve to the right with the radius of 300.00 feet, the arc distance of 84.05 feet, the chord of said arc being S 46° 09' 18" E 83.78 feet, (7) N 08° 13' 00" E 41.63 feet, (8) N 56° 09' 30" E 77.51 feet, (9) S 33° 50' 30" E 138.93 feet, (10) S 14° 48' 00" E 220.75 feet, (11) N 87° 23' 27" E 206.79 feet, (12) N 02° 36' 33" W 32.35 feet, (13) southeasterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 30.21 feet, the chord of said arc being S 75° 18' 09" E 29.75 feet, (14) N 87° 23' 27" E 512.00 feet, (15) southeasterly, by a curve to the right with the radius of 100.00 feet, the arc distance of 79.86 feet, the chord of said arc being S 69° 43' 57" E 77.75 feet, and (16) N 86° 24' 14" E 100.17 feet to the place of beginning.

Containing 16.0851 acres of land.

RWB:mjs J.O. 1-66134-E October 26, 1979
W.O. 26262-X

Attachment 1
return to office
STEPHEN G. PETERSEN, P.E.

MEMORANDUM

March 29, 1978

TO: G. Ray Britton, Vice President
The Oxford Group
FROM: Stephen G. Petersen, P.E.
SUBJECT: Evaluation of Parking Requirements for Elderly Housing Units

In response to your request observations have been made of parking lot utilization at four facilities which provide apartments for the elderly. Of the four facilities, three showed parking utilization rates between 0.260 and 0.276 space/unit; the fourth had a rate of 0.185. On the basis of these observations, it is my opinion that a rate of 0.3 space/unit would be entirely adequate for these types of units. Thus, since your Forest Gardens project is proposed to have 0.337 space/unit, I believe there will be more than enough parking for these units and even possibly a surplus of 6 to 12 spaces. The basis for this conclusion is described below.

Methodology

The technique used to determine existing parking utilization at elderly housing facilities was to make several field observations over a period of eight days at four different facilities with characteristics similar to the proposed Forest Gardens. Observations were made during daytime hours on Palm Sunday and Easter Sunday (March 19 and 25, 1978) between the hours of 1:00 and 3:00 o'clock in the afternoon. It was hypothesized that these would be high hours of visitor activity and thus represent peak daytime parking needs. In addition, observations were made between

Memorandum to Mr. Britton
March 29, 1978
Page 2

11:00 p.m. and 1:00 a.m. on three weekday evenings (a Sunday, Monday and Wednesday - March 19th, 20th and 22nd) to determine maximum night time accumulations. The facilities observed were as follows:

- Bethany House, 199 Pollina Ave., Rockville, Md. - 275 units
- Bauer Park, 14635 Bauer Drive, Rockville, Md. - 142 units
- Springvale Terrace, 8303 Springvale Rd., Silver Spring, Md. - 156 units
- Barwood Gardens, 6656 Shelby, Glen Burnie, Md. - 200 units

Of the above facilities only Bethany House is located directly on a bus route. All the others are in areas where there is transit service but are not directly on a bus route.

Field Survey Results

The vehicles parked in the parking lot related to each facility were counted at each observation time and the number of spaces provided was noted. The results of the observations are tabulated below.

It is clear from looking at the table that the maximum rate of utilization of the parking lots for the three developments not directly on transit lines is extremely close averaging 0.267 space/unit.

Conclusion

The results of the field observations of the four facilities housing elderly persons shows that the parking required is substantially less than the one per unit currently required by the Anne Arundel County zoning ordinance. The observations are consistent for various maximum usage times and are all less than the 0.337 space/unit proposed for the Forest Gardens development. The developments observed are considered to be of the same general character as Forest Gardens will be except for the greater transit availability of Bethany House which produced an even lower parking requirement. It is also interesting to note that while the parking ratios at the three Montgomery County facilities are reasonably close to the spaces used, the Anne Arundel facility has considerable unused parking space; so much, in fact, that the lines have worn away and it is difficult to determine the exact number of spaces.

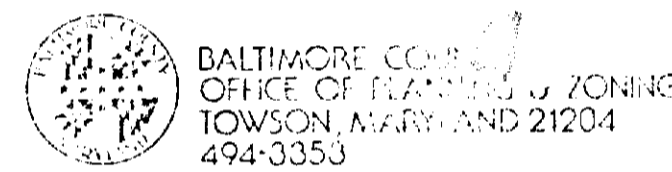
Based on the findings of this field evaluation, it is my conclusion that the 59 spaces you propose to provide for 175 units of elderly housing will be more than adequate for the needs and could in fact produce from 6 to 12 surplus spaces.

SGP/jrn

Memorandum to Mr. Britton
March 29, 1978
Page 3

FACILITY	PARKING SPACES USED											
	19th Day	19th Night	20th Day	20th Night	21st Day	21st Night	22nd Day	22nd Night	23rd Day	23rd Night		
No.	Rate	No.	Rate	No.	Rate	No.	Rate	No.	Rate	No.	Rate	
Bethany House	71	0.253	36	0.131	49	0.178	46	0.167	46	0.167	51	0.185
Bauer Park	30	0.268	N.O. 2/			36	0.254	35	0.246	37	0.261	
Springvale Terrace	50	0.321	39	0.250	41	0.263	42	0.269	41	0.263	43	0.276
Barwood Gardens	140 1/2	0.700	30	0.150	53	0.265	52	0.260	52	0.260	55	0.190

1/ Approximate count; many spaces not marked.
2/ Not observed.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 7, 1980

Mr. David R. Lewis
Executive Vice President
Oxford Development Corporation
9700-D George Palmer Highway
Lanham, Maryland 20681

RE: Petition for Variance
Beginning 39.51' E of Winters Lane,
500' N of Johnson Street - 1st Election
District
Village Oaks-Oxford Associates -
Petitioner
NO. 80-158-A (Item No. 92)

Dear Mr. Lewis:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20th day of April, 1978.

Filing Fee \$ 20.00 Received: Check
 Cash
 Other

Petitioner *Village Oaks-Oxford Associates* Submitted by *William E. Hammond*
Petitioner's Attorney *John W. Hession, III* Reviewed by *William E. Hammond*

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

Item 92

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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: <i>DI/DAS</i>	Revised Plans:				Change in outline or description		Yes		No	
Previous case: <i>71-166 R</i>	Map #									

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

DATE: JANUARY 23, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

FROM: Village Oaks - Oxford Associates

FOR: Filing Fee for Case No. 80-158-A

CO 4 1 1 1 2 4 25.00 04

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: FEBRUARY 15, 1980 ACCOUNT: 01-662

AMOUNT: \$11.79

FROM: Village Oaks-Oxford Associates

FOR: Advertising and Posting for Case No. 80-158-A

CO 4 1 1 1 2 4 11.79 04

VALIDATION OR SIGNATURE OF CASHIER

80-158-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *1st* Date of Posting: *FEB 1, 1980*
Posted for: *PETITION FOR VARIANCE*
Petitioner: *VILLAGE OAKS - OXFORD ASSOCIATES*
Location of property: *39.51' E OF WINTERS LANE, 500' N OF JOHNSON STREET*
Location of Signs: *LOCATION S.W. COR. BALTIMORE NATL PIKE & WINTERS LANE, A 2' DEEP END OF WINTERS LANE, SECTION N.E.*
Remarks: *JOHNSON ST.*
Posted by: *William E. Hammond* Signature Date of return: *FEB 9, 1980*

2 - SIGNS

PETITION FOR VARIANCE
1st District

ZONING: Petition for Variance for parking.
LOCATION: Beginning 39.51 feet East of Winters Lane, 500 feet North of Johnson Street
DATE & TIME: Tuesday, February 19, 1980 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 114 parking spaces in lieu of the required 236 spaces for housing for the elderly.

The Zoning Regulation to be excepted as follows:
Section 1802.2A - Parking
All that parcel of land in the First District of Baltimore County

Beginning for the same at the 1/4 inch pipe set on the east side of the 30 foot right of way referred to in the Quitclaim Deed from Phoebe R. Berman and others to Church of God in Christ of Maryland, Inc.,

dated July 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4188, page 105, and at the beginning of the second line of the 2.8 acre parcel described in said Quitclaim Deed, said pipe being also at the beginning of the second line of the first or 33.6 acre parcel described in the deed from P. R. Berman and others to Greater Baltimore Housing Development Corporation, dated July 19, 1973 and recorded among the aforementioned Land Records in Liber E.H.K. Jr. 5378, page 487, said beginning point being distant N 86° 24' 14" E 39.51 feet from a point on the east side of Winters Lane, said last mentioned point being distant 500 feet, more or less, as measured northerly along said east side of Winters Lane from the north side of Johnson Street, running thence binding on said second line, (1) N 86° 24' 14" E 270.96 feet to a 1/4 inch pipe set on the west right of way line of the Baltimore Beltway, thence binding on said right of way line and on the third line of said 33.6 acre parcel, (2) northwesterly by a curve to the right with the radius of 3944.72 feet, the arc distance of 469.44 feet to a 1/4 inch pipe, the chord of said arc being N 18° 50' 13" W 469.18 feet, thence binding on a part of the fourth line of said 33.6 acre parcel, (3) N 76° 25' 30" W 961.46 feet, thence fourteen courses: (4) S 45° 21' 01" W 561.11 feet, (5) southeasterly, by a curve to the left with the radius of 300.00 feet, the arc distance of 41.78 feet, the chord of said arc being S 50° 11' 30" E 41.75 feet, (6) southeasterly, by a curve to the right with the radius of 300.00 feet, the arc distance of 84.05 feet, the chord of said arc being S 46° 09' 18" E 83.78 feet, (7) N 08° 13' 00" E 41.63 feet, (8) N 56° 09' 30" E 77.51 feet, (9) S 3° 50' 30" E 138.93 feet, (10) S 14° 48' 00" E 220.75 feet, (11) N 87° 23' 27" E 206.79 feet, (12) N 02° 36' 33" W 32.35 feet, (13) southeasterly by a curve to the left with the radius of 50.00 feet, the arc distance of 30.21 feet, the chord of said arc being S 75° 18' 09" E 29.75 feet, (14) N 87° 23' 27" E 512.00 feet, (15) southeasterly, by a curve to the right with the radius of 100.00 feet, the arc distance of 79.86 feet, the chord of said arc being S 69° 43' 57" E 77.75 feet, and (16) N 86° 24' 14" E 100.17 feet to the place of beginning.

Containing 16.0851 acres of land.
Being the property of Village Oaks-Oxford Associates, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, February 19, 1980 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jan. 31.

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

January 31 1980

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance

was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 1st day of February, 1980, that is to say, the same was inserted in the issues of

1/31/80.

COLUMBIA PUBLISHING CORP.
By *William E. Hammond*

PETITION FOR VARIANCE
1st DISTRICT

ZONING: Petition for Variance parking
LOCATION: Beginning 39.51 feet East of Winters Lane, 500 feet North of Johnson Street
DATE & TIME: Tuesday, February 19, 1980 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 114 parking spaces in lieu of the required 236 spaces for housing for the elderly

The Zoning Regulation to be excepted as follows:
Section 1802.2A - Parking
All that parcel of land in the First District of Baltimore County

Beginning for the same at the 1/4 inch pipe set on the east side of the 30 foot right of way referred to in the Quitclaim Deed from Phoebe R. Berman and others to Church of God in Christ of Maryland, Inc., dated July 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4188, page 105, and at the beginning of the second line of the 2.8 acre parcel described in said Quitclaim Deed, said pipe being also at the beginning of the second line of the first or 33.6 acre parcel described in the deed from P. R. Berman and others to Greater Baltimore Housing Development Corporation, dated July 19, 1973 and recorded among the aforementioned Land Records in Liber E.H.K. Jr. 5378, page 487, said beginning point being distant N 86° 24' 14" E 39.51 feet from a point on the east side of Winters Lane, said last mentioned point being distant 500 feet, more or less, as measured northerly along said east side of Winters Lane from the north side of Johnson Street, running thence binding on said second line, (1) N 86° 24' 14" E 270.96 feet to a 1/4 inch pipe set on the west right of way line of the Baltimore Beltway, thence binding on said right of way line and on the third line of said 33.6 acre parcel, (2) northwesterly, by a curve to the right with the radius of 3944.72 feet, the arc distance of 469.44 feet to a 1/4 inch pipe, the chord of said arc being N 18° 50' 13" W 469.18 feet, thence binding on a part of the fourth line of said 33.6 acre parcel, (3) N 76° 25' 30" W 961.46 feet, thence fourteen courses: (4) S 45° 21' 01" W 561.11 feet, (5) southeasterly, by a curve to the left with the radius of 300.00 feet, the arc distance of 41.78 feet, the chord of said arc being S 50° 11' 30" E 41.75 feet, (6) southeasterly, by a curve to the right with the radius of 300.00 feet, the arc distance of 84.05 feet, the chord of said arc being S 46° 09' 18" E 83.78 feet, (7) N 08° 13' 00" E 41.63 feet, (8) N 56° 09' 30" E 77.51 feet, (9) S 3° 50' 30" E 138.93 feet, (10) S 14° 48' 00" E 220.75 feet, (11) N 87° 23' 27" E 206.79 feet, (12) N 02° 36' 33" W 32.35 feet, (13) southeasterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 30.21 feet, the chord of said arc being S 75° 18' 09" E 29.75 feet, (14) N 87° 23' 27" E 512.00 feet, (15) southeasterly, by a curve to the right with the radius of 100.00 feet, the arc distance of 79.86 feet, the chord of said arc being S 69° 43' 57" E 77.75 feet, and (16) N 86° 24' 14" E 100.17 feet to the place of beginning.

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By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Jan. 31.

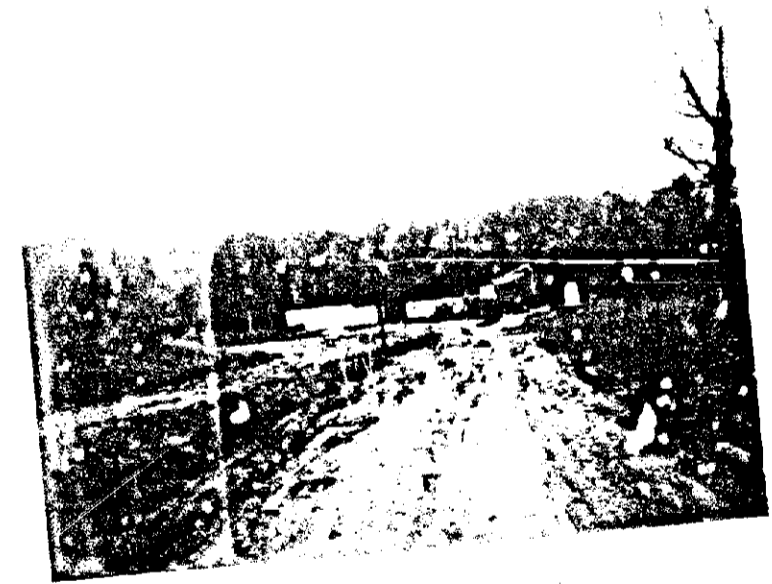
DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 31, 1980

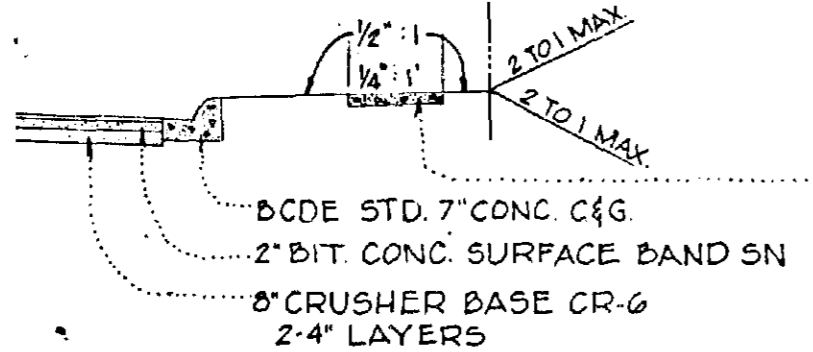
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time ~~successive weeks~~ before the 19th day of February, 1980, the first publication appearing on the 31st day of January, 1980.

THE JEFFERSONIAN,
L. Susan Stewart
Manager.

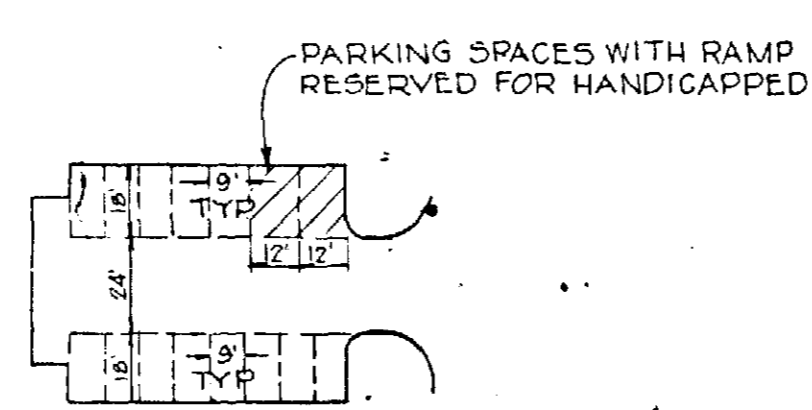
Cost of Advertisement, \$ 40



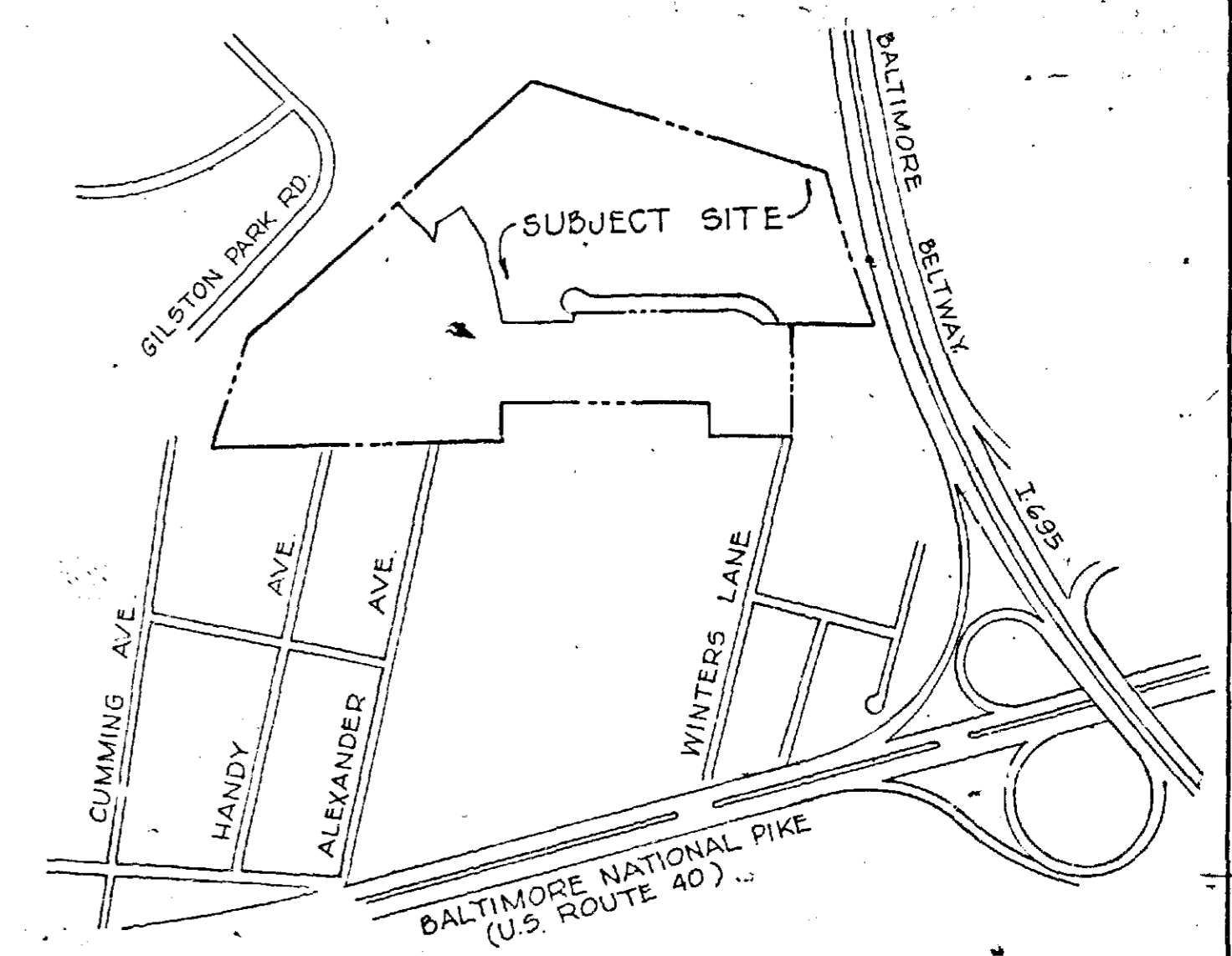
FROM WORK SURFACE
DIAGONAL PATTERN
AND WALK



TYPICAL DETAIL FOR PAVING SECTION AND C&G.



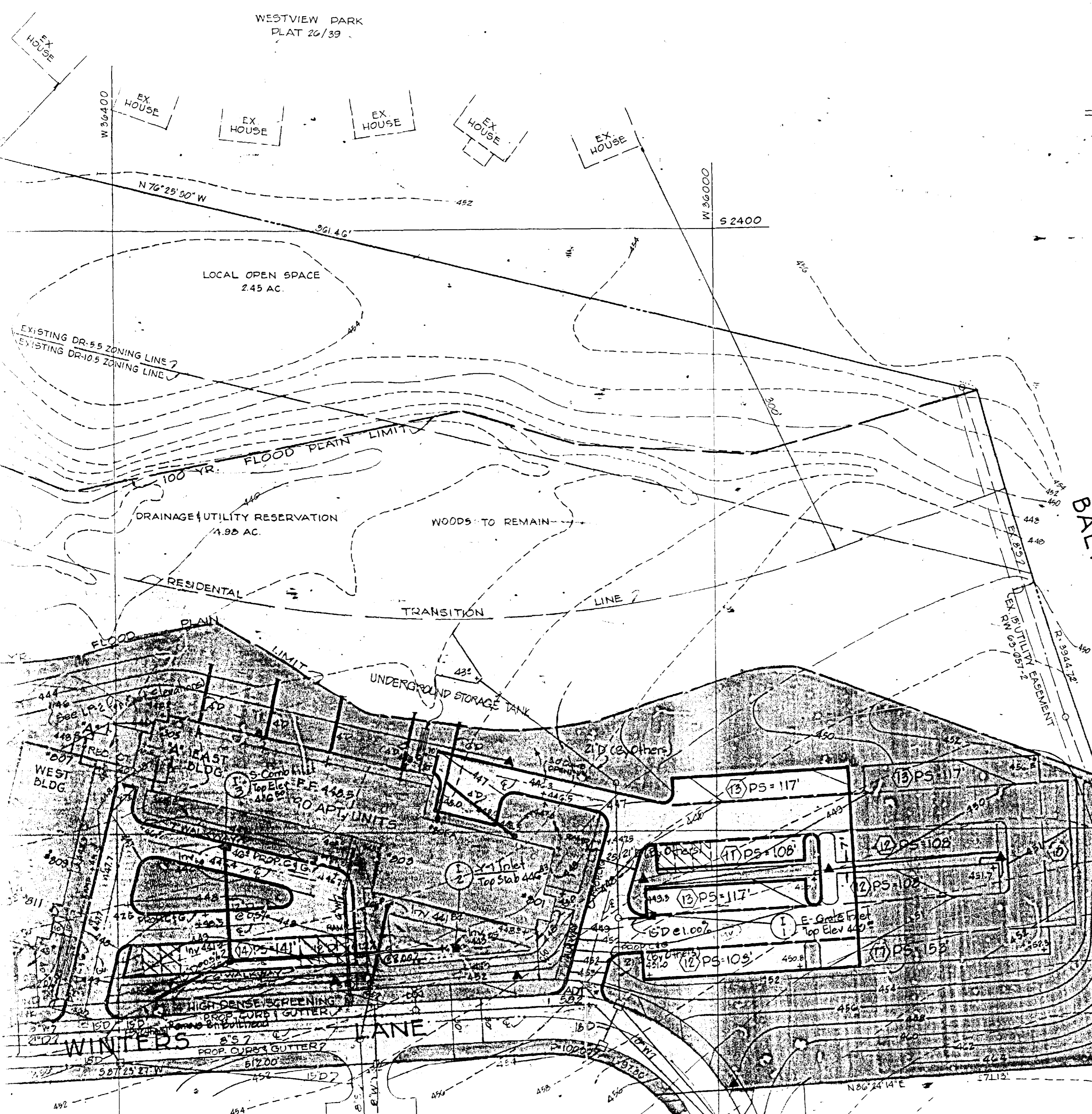
TYPICAL PARKING LAYOUT
NO SCALE



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES AND DENSITY CALCULATIONS

1. EXISTING ZONING : DR 10.5 & DR 5.5
2. GROSS ACREAGE : 53.9931
3. NUMBER OF DENSITY UNITS PERMITTED :
DR 10.5 - 23.5497 AC x 10.5 = 24517
DR 5.5 - 10.6434 AC x 5.5 = 5857 TOTAL = 30374
4. NUMBER OF DENSITY UNITS PROPOSED:
SECTION 1 DETACHED LOTS = 14
TOWNHOUSE UNITS = 108
SECT 2 (THIS PLAN) APARTMENTS = 101
5. REQUIRED LOCAL OPEN SPACE:
DR 10.5 - 23.1 X .12 = 2.77 AC
DR 5.5 - 10.5 X 0.06 = 0.63 AC
TOTAL = 3.40 AC
6. PROPOSED LOCAL OPEN SPACE : SECT. 1 = 4.2886 AC, SECT. 2 = 3.1002 AC, TOTAL = 7.3888 AC
7. PARKING SPACES REQUIRED:
SECTION 1 DETACHED LOTS (1.5 PER DWELING UNIT) = 25
TOWNHOUSES = 108 x 1.75 = 189
SECT 2 (THIS PLAN) APARTMENTS = 101 x 1.5 = 151.5
TOTAL = 450
8. PARKING SPACES PROPOSED:
SECTION 1 DETACHED LOTS = 25 TOTAL = 104
SECT 2 (THIS PLAN) APARTMENTS = 101
9. ALL WINDOWS TO BE 15' FROM PROPERTY LINES, 35' FROM TRACT BOUNDARY, 40' BETWEEN FACING WINDOWS
10. PARKING SPACES TO BE PAVED WITH BITUMINOUS SURFACE
11. TYPICAL LIGHTING STANDARD LOCATION (MAX. 12' HIGH)
12. TRASH AND REFUSE SHALL BE COLLECTED BY COUNTY COLLECTOR 2 TIMES A WEEK
13. WATERSHED AREA "SCOTT'S LEVEL BRANCH"
14. SEWER DESIGN
15. SITE IS PARTIALLY WOODED.
16. ACCESSORY STRUCTURE AND PROJECTIONS INTO YARD MAY BE CONSTRUCTED OUTSIDE ENVELOPES, BUT MUST COMPLY WITH SECT. 400 & 501 OF BALTO. CO. ZONING REG. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
17. A.O.T. (6.5 PER APARTMENT) = 1177
18. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY FEE TITLE OWNER.
19. ALL APARTMENTS ARE FOR RENT.



Proposed
PARKING
PLAN

UNITED FEDERAL SERVICES INC.
5340/670

(PARKING SPACES SHOWN 114)
REVISED PARKING
SECTION 2
FINAL DEVELOPMENT PLAN
& GRADING
VILLAGE OAKS

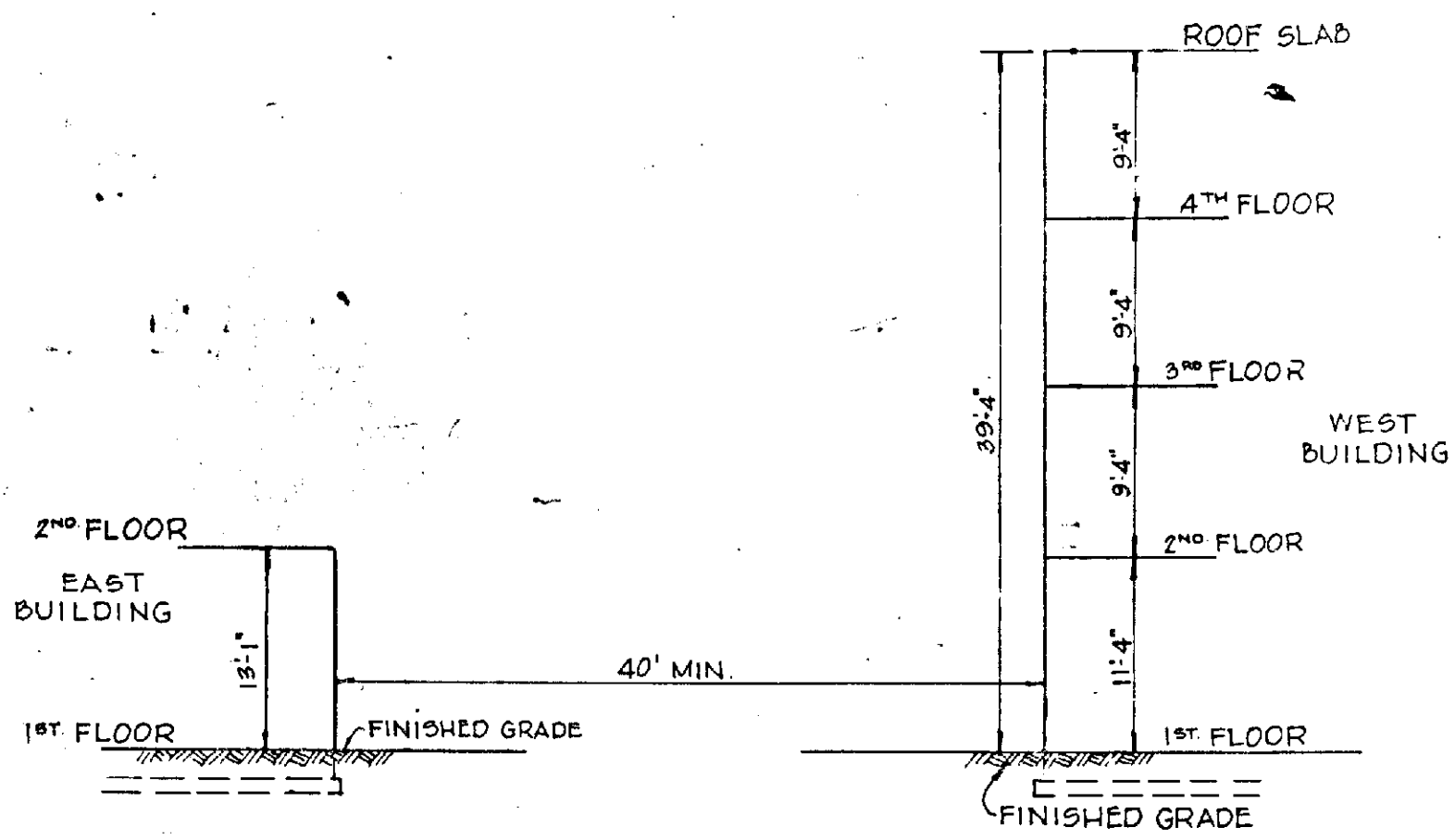
ELECTION DISTRICT No. 1 BALTIMORE COUNTY, MARYLAND
SCALE: 1"=40'

Nov 13, 1976
REV. NOV. 22, 1976
REV. DEC. 4, 1976
REV. JAN. 23, 1979 ED to G.D.*
REV. JAN. 25, 1979 Rec. Ct. & Lighting Ed.
Feb. 20, 1979 HUD P&S Firm
March 21, 1979 HUD Firm
Aug 20, 1979 Sup
Inv Rev
Oct 24, 1979

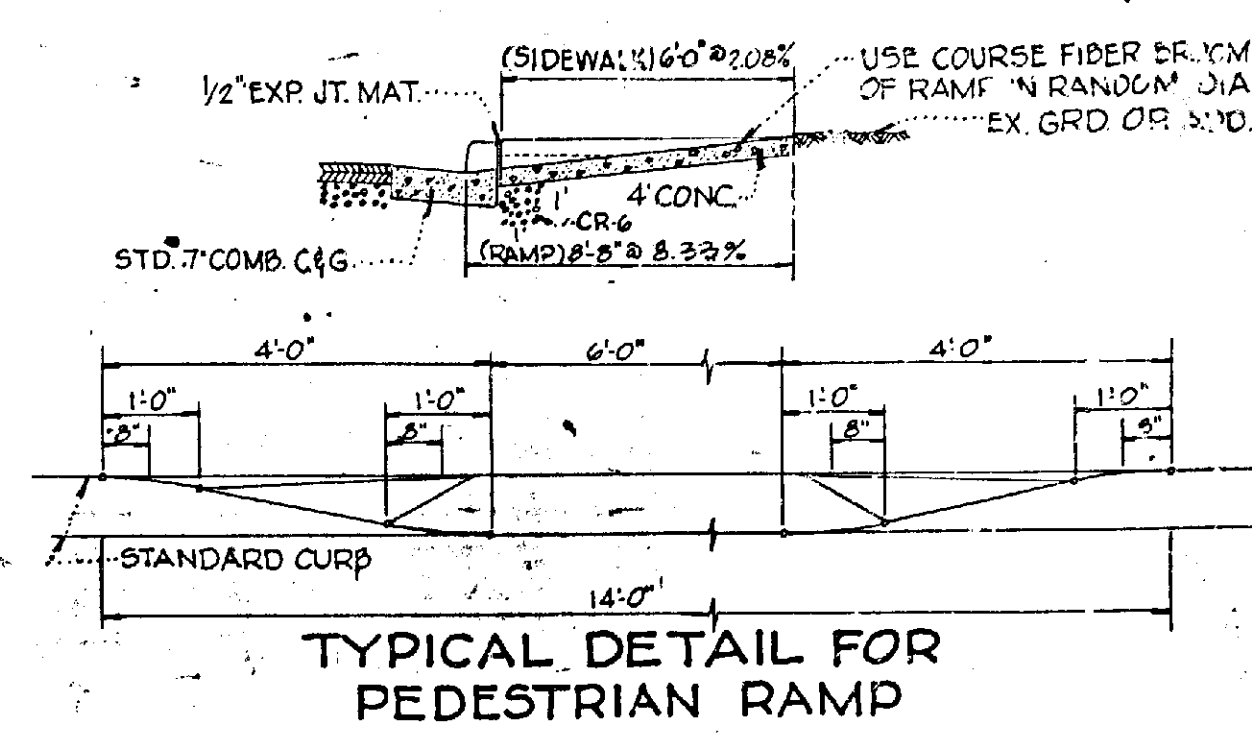
KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND

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

DEVELOPER
OXFORD DEVELOPMENT CORP.
9700-D GEORGE PALMER HIGHWAY
- LANHAM, MARYLAND 20801



HEIGHT TO HEIGHT DETAIL
SECTION "A" - "A"
NO SCALE

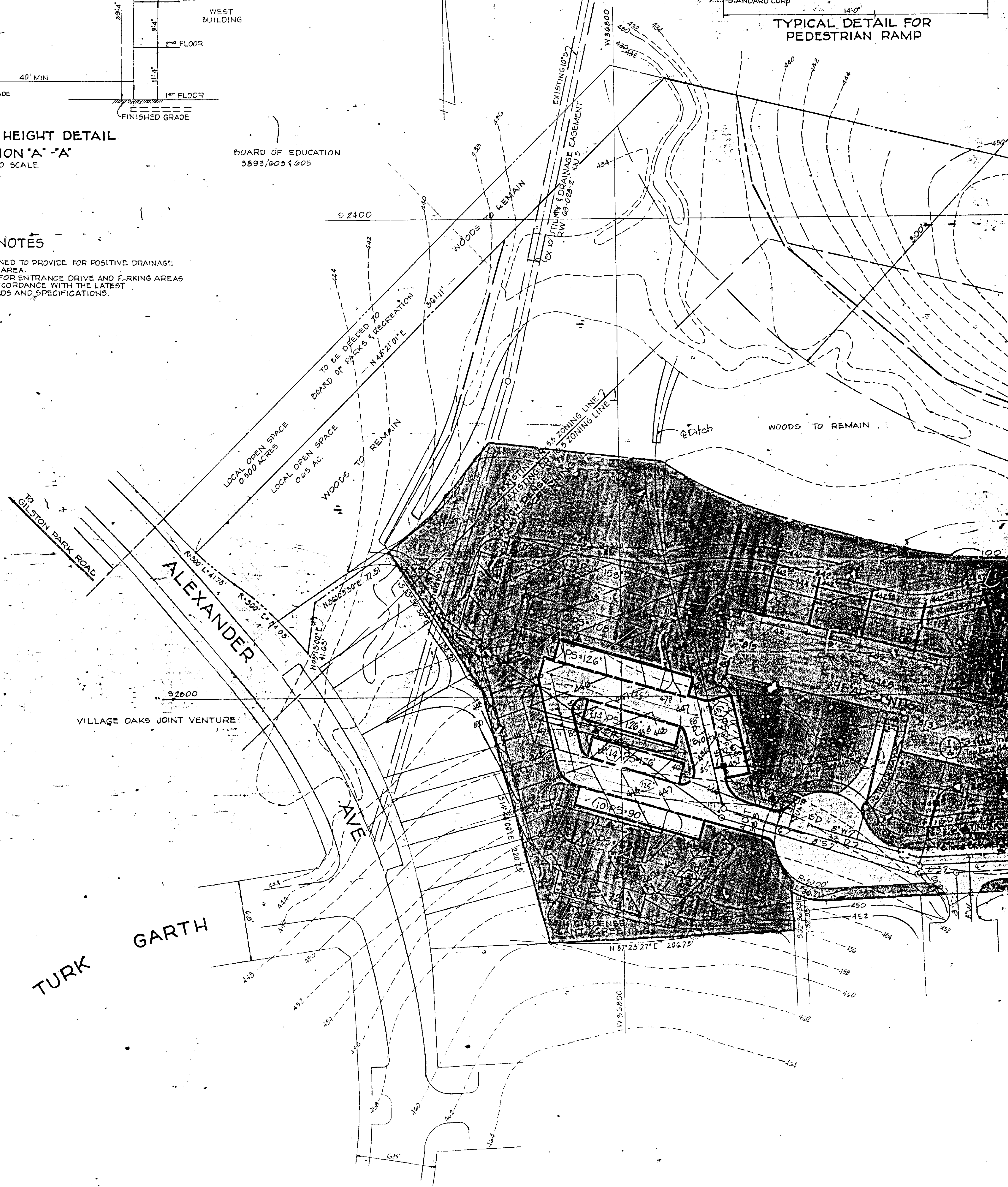


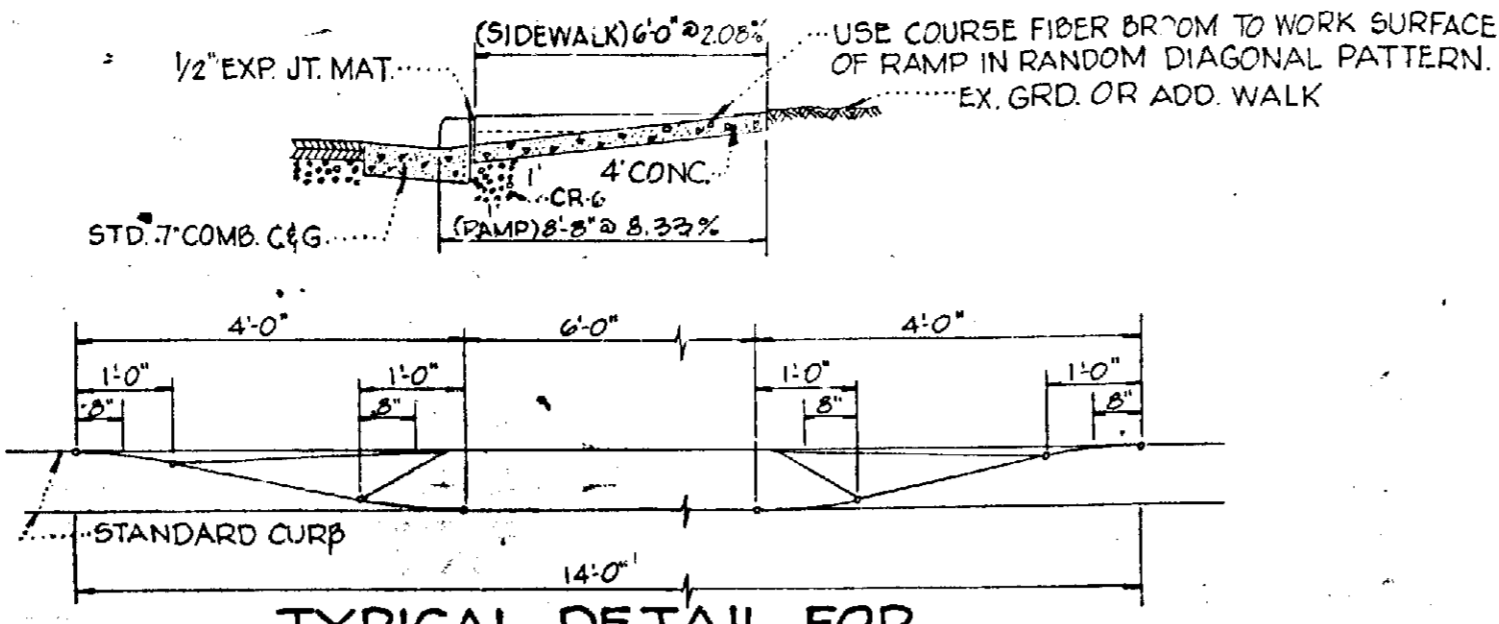
TYPICAL DETAIL FOR
PEDESTRIAN RAMP

NOTES

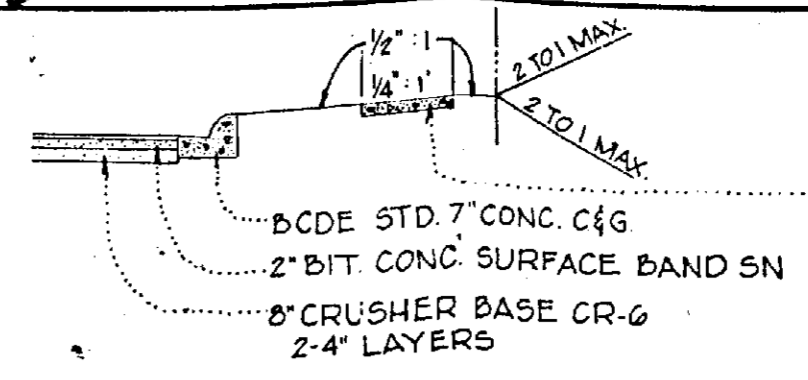
1. ALL GRADING HAS BEEN DESIGNED TO PROVIDE FOR POSITIVE DRAINAGE TO INLETS OR OTHER OUTFALL AREA.
2. ALL BITUMINOUS PAVEMENT FOR ENTRANCE DRIVE AND PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST BALTIMORE COUNTY STANDARDS AND SPECIFICATIONS.

BOARD OF EDUCATION
3893/605 & 605

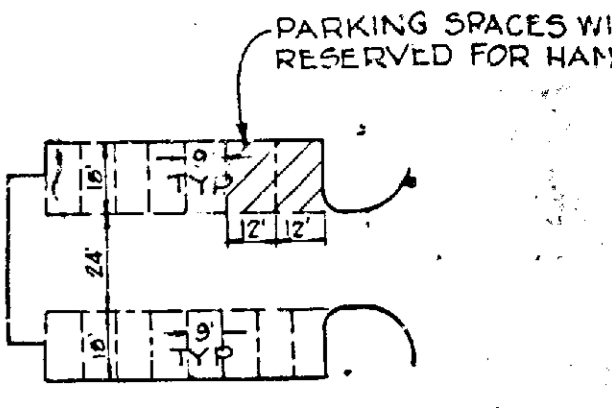




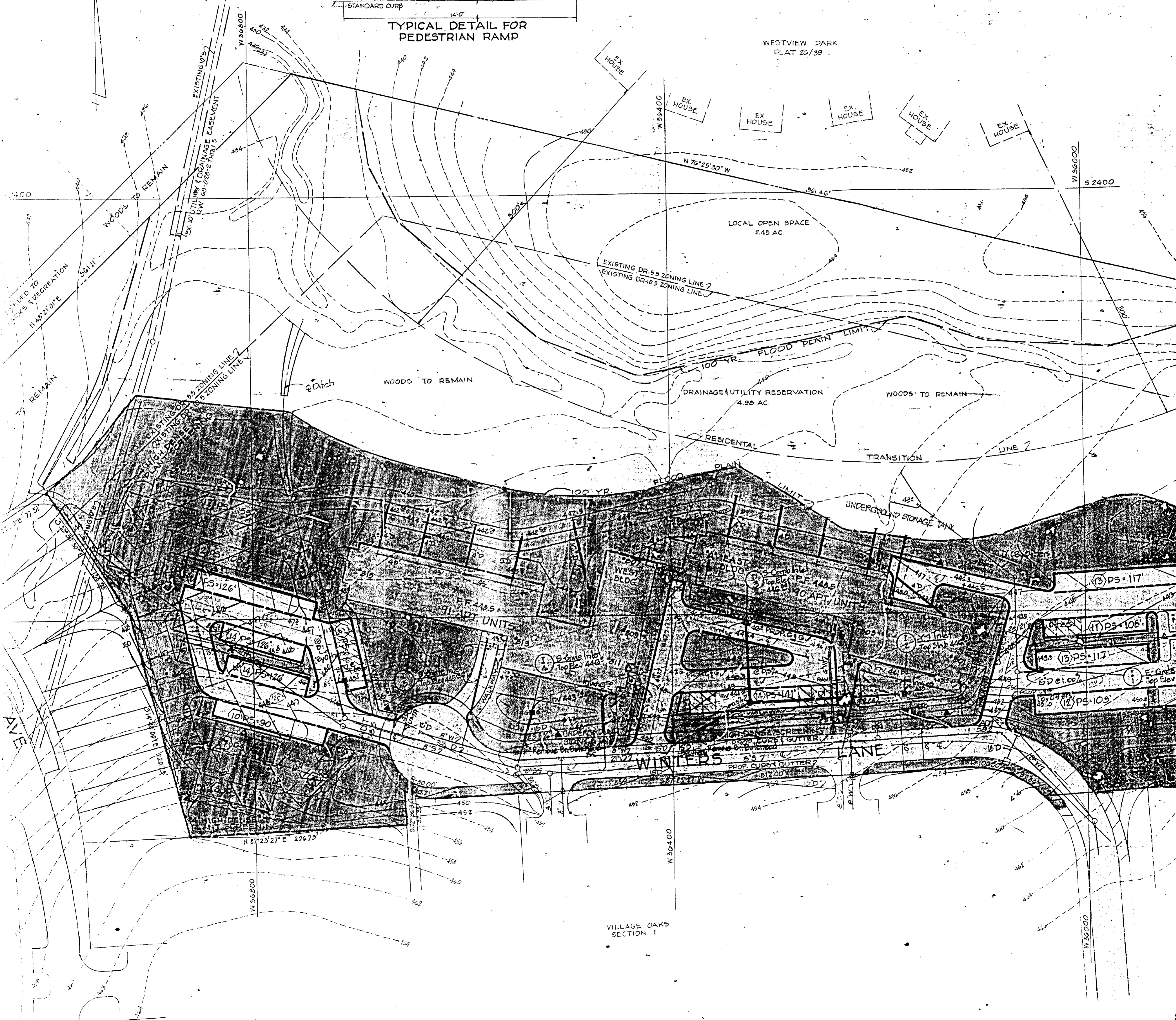
TYPICAL DETAIL FOR PEDESTRIAN RAMP



TYPICAL DETAIL FOR PAVING SECTION AND C&G

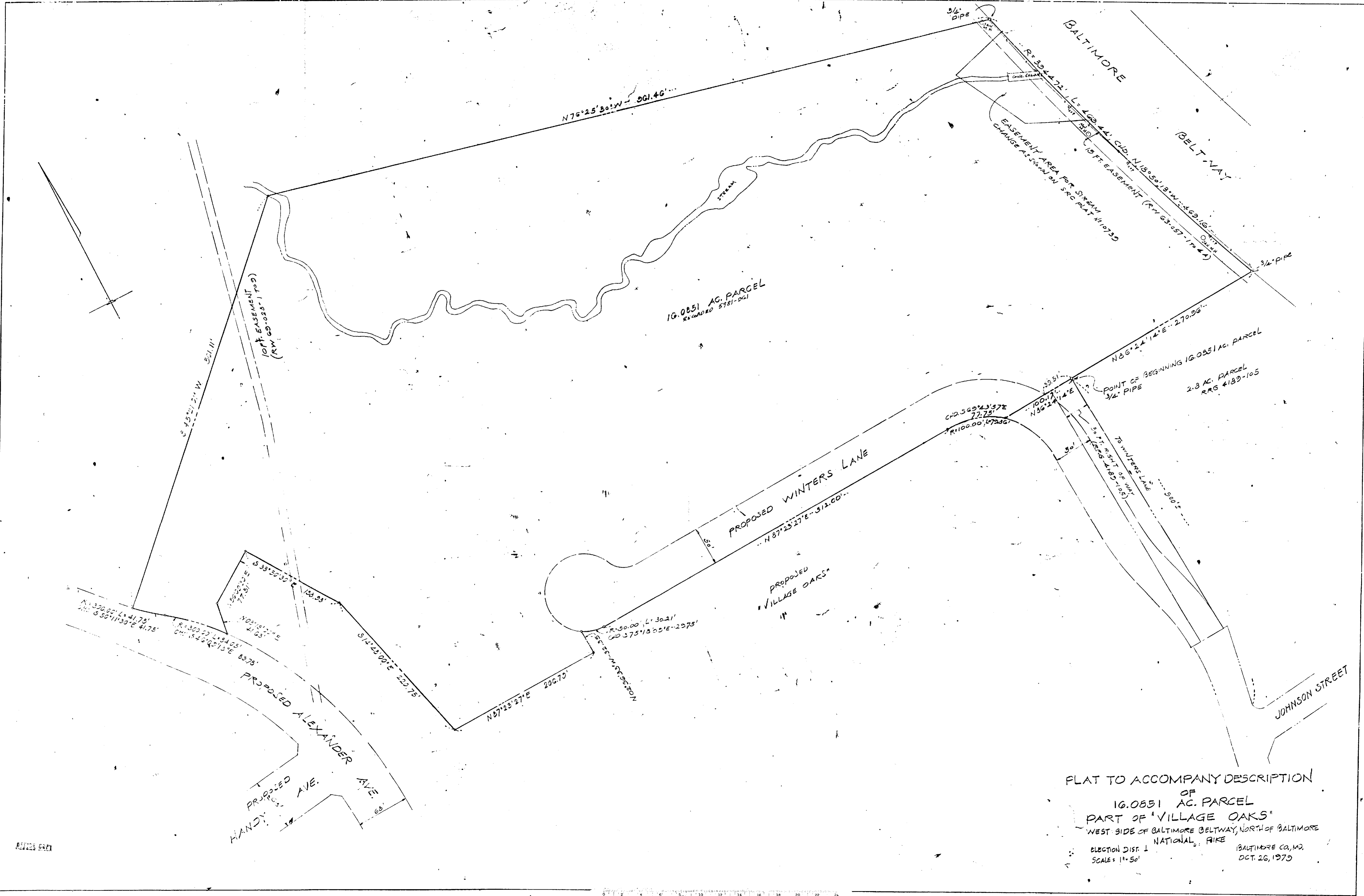


TYPICAL PARKING LAYOUT
 NO SCALE



OFFICE OF PLANNING AND ZONING
 APPROVED BY:
 DIRECTOR OF PLANNING _____ DATE _____
 ZONING COMMISSIONER _____ DATE _____

DEVELOPER
 OXFORD DEVELOPMENT CORP.
 9700-D GEORGE PALMER HIGHWAY
 - LANHAM, MARYLAND 20801



PLAT TO ACCOMPANY DESCRIPTION
 OF
 10.0851 AC. PARCEL
 PART OF "VILLAGE OAKS"
 WEST SIDE OF BALTIMORE BELTWAY, NORTH OF BALTIMORE
 NATIONAL FIRE
 ELECTION DIST. 1 BALTIMORE CO., MD.
 SCALE: 1"=50' OCT. 26, 1979

