

Gruntled.

2/10.

MAP NW-14 R

ID

E. D. 474

DATE 1-9-47

20C ✓

1000 ✓

DP

Cycle II

R. 865 342

#9

R-56-342
Cycle II #9

R-86-342
cycle III #9

1997.52
H/30/86.

Operating Engineer #37 R-86-342
Pension Fund
Beg. @ 275' SW of the c/l of
Westminster Pike, 1,373' NW of the
c/l of Reletstern Rd.
4th Elec. Dist.



June 17, 1986

Re: Case No. R-86-342
Operating Engineer Local
#37 Pension Fund

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

Edith T. Eisenhart
Edith T. Eisenhart,
Adm. Secretary

cc: John Worden
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft
Mr. and Mrs. Carl Zamerelli

3.

Mr. Paul Lee, a registered professional engineer, then testified. He reviewed Petitioners' Exhibit #10, a cost study of the site. He testified as to some of the known costs unique to this site, such as, the existing sewer systems which are not adequate and must be upgraded. Also, a sewerage pumping station must be constructed on the site. Sound barriers must be erected along the Northwest Expressway, since the site is higher than the expressway. He further testified that the costs shown on Petitioners' Exhibit #10 were reasonable cost predictions, and that unless the property could be developed at the D.R. 10.5 density, these costs would make the project unreasonable to be

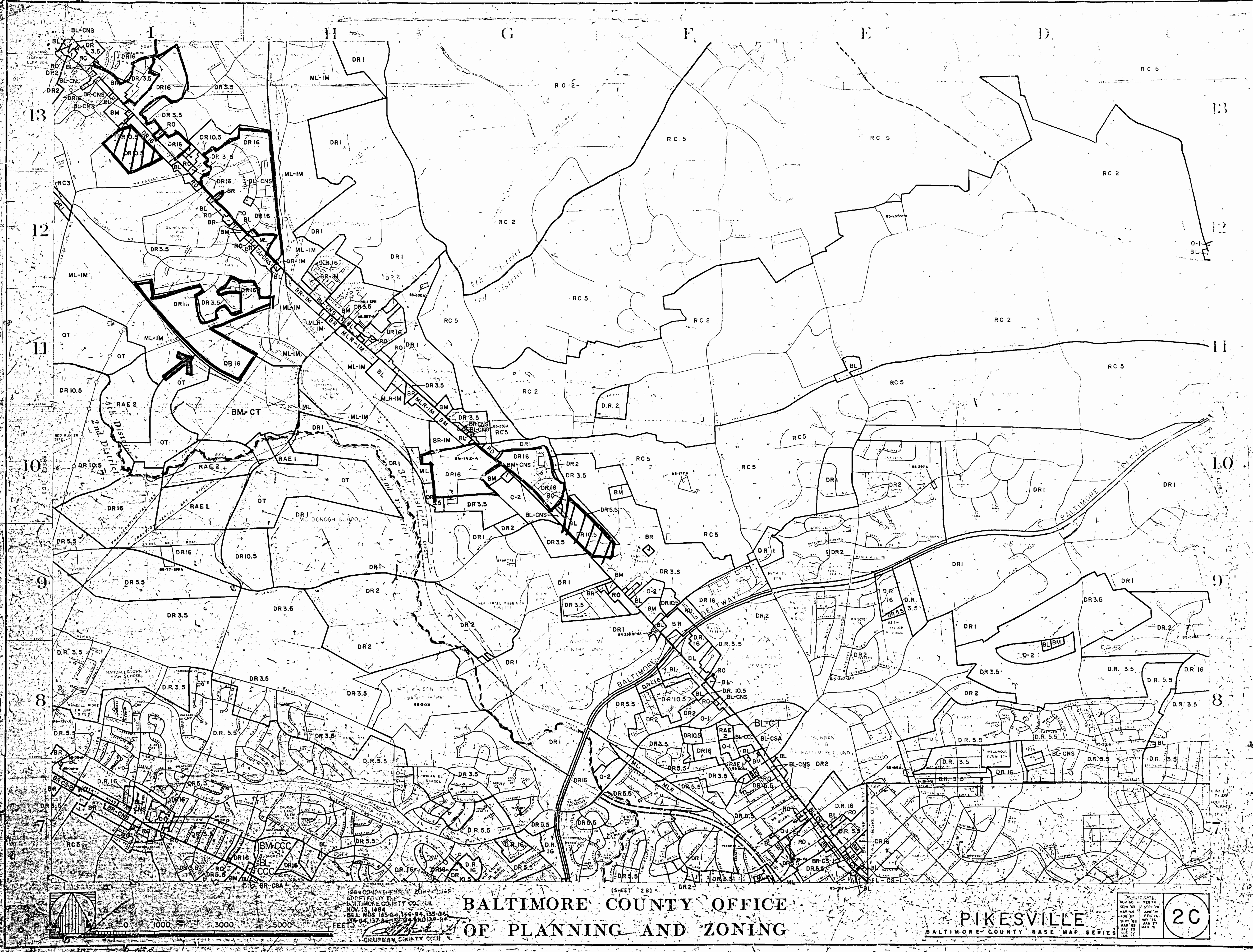
5.

Two citizens residing nearby testified in opposition to the granting of D.R. 10.5, Ms. Carol Parker, 421 Cockeysville Road and Ms. Marsha Hornstein, 44 Franklin Valley Road. Ms. Parker noted her concerns as entered on Protestants' Exhibit #1, and was especially concerned because of the proposed rental units. Ms. Hornstein opposed the petition because of the possible overcrowding of schools in the area. Both Protestants testified that they had

4

Mr. Frederick P. Klaus, real estate expert and developer, was Petitioners' final witness. He stated that he had done a feasibility study on this site and that he was familiar with this site since 1954. He noted the attention given to the "Owling Mills Core" because of the Northwest Expressway, opening ceremonies of which are now scheduled for November, 1986. This expressway will be complete all the way to Westminster Pike on this date, and its avowed purpose is to alleviate traffic problems on the Reisterstown Road.

People's Counsel, in defense of the comprehensive map, presented James G. Hoswell, a planner for Baltimore County, as their only witness. People's Counsel's Exhibits #1 through #5 were offered and entered into the record. Mr. Hoswell described the general area, noting the commercial development along Reisterstown Road and Westminster Pike and also the residential use nearby. He noted that while the Northwest Expressway has been talked about for fifteen years, it still does not appear on an 1982 aerial photograph. The final route of this expressway was, however, public information in 1984. He also testified that while the County cannot require sound barriers, it can certainly recommend them. He stated that cluster density is allowed in Baltimore County and if the development was clustered away from the Northwest Expressway, no sound barriers would be necessary. He also testified that he had obtained population figures from the Reisterstown area and entered those as People's Counsel's Exhibits #6 through #9. These figures show that development of this site at D.R. 5.5 would add 630 people to this total while development at D.R. 10.5 would add 1259 people. He also stated, under cross-examination, that the Planning Board recommended D.R. 10.5 for this site and that the Planning Staff concurred with this recommendation. This concluded People's Counsel's case.



7

In this Opinion, the Board must once again insert itself into the

r the

8.

ORDER

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
Laurence F. Schmidt
Patricia Phoenix

R 863420

The undersigned, legal owner(s) 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

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP: ID
NW 1/4
ELECTION
DISTRICT: 4
DATE: 9/16
TYPE
HEARD BY
BY
BY

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

c/o S. Eric DiNenna
406 W. Pennsylvania Ave. 296-6820

BABC-Form 1

tion.

[Handwritten signature]

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820.

-2-

P.O. BOX 6824, TOWSON, MARYLAND 21204

August 14, 1985

1 - 5 46° 53' 43" W 129.49 feet
2 - 5 46° 46' 22" W 129.49 feet
3 - 5 47° 00' 48" W 128.03 feet
4 - 5 36° 24' 47" W 119.84 feet
5 - 5 17° 17' 55" W 129.93 feet
6 - 5 25° 23' 35" W 110.08 feet
7 - 5 23° 33' 18" W 138.06 feet
8 - 5 23° 30' 53" W 86.69 feet
9 - 5 47° 51' 32" W 58.33 feet
10 - 5 17° 40' 16" W 131.41 feet
11 - 5 7° 40' 16" W 168.61 feet
12 - 8 0° 33' 35" W 102.72 feet
13 - 6 55° 56' W 93.92 feet
14 - 13 45° 44' 19" E 338.09 feet
15 - 5 1° 42' 42" E 263.75 feet
16 - 5 1° 49' 27" E 27.07 feet
17 - 11 32° 32' 38" W 109.11 feet
18 - 5 20° 57' 59" E 143.84 feet
19 - 5 10° 35' 54" E 126.40 feet
20 - 5 0° 51' 59" E 144.48 feet

August 14, 1985
Page -2-

Charles H. Starbuck
#3026

RE: Item #9
Cycle 2
Reclassification Petition

We recently met with the lawyer and the developer of the above property. The members of the association discussed at length the impact of the reclassification from DR 5.5 to DR 10.5 and now wish to retract our opposition to the reclassification as was stated in a letter to the Board of Appeals on December 16, 1985.

Sincerely,

John Worden, President
Chatsworth Avenue Association

Copies to: S. Eric DiTenna
People's Counsel
Councilman Ruppersberger

RECEIVED
COUNTY BOARD OF APPEALS
APR 17 11 41 E
87

MAR 23 1937

we ² have to make sure
along Reisterstown Rd. and that
this? if zoning is approved this
area of Reisterstown Road will be
more than ready to go.
Future crime will go up and
then comes additional expense of
having new policemen, firemen etc.
I think you will have the
first people living on that
Townhouse and Condo's.
So if you want doing another
area of Baltimore, you will be one
this area to 10.5 pm 5.5?
The operating Engineer #37
Pension Fund can find another
area, perhaps in Pennsylvania -
dealing with insurance -
must we don't need them in
shaking you in advance.

Mr. Carl Jamnell
305 Reisterstown Rd.
Reisterstown, Md. 21136

833-2574
APR 15 1985
RECEIVED
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 1, 1985

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

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 9, Cycle II
October, 1985 - April, 1986
Petitioner - Operating Engineer
Local #37 Pension Fund
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these

Item No. 9, Cycle II
Reclassification Petition
Page 2
November 1, 1985

comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NBC:mr

Enclosures

cc: George W. Stephens, Jr.
A Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

 Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary
Hal Kasech
Assistant Secretary

September 26, 1985

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 9
Property Owner: Operating
Engineer #37 Pension Fund
Location: Beginning at
a point 275' SW of center-
line of Westminster Pike
(Route 140) 1,373' NW of
centerline of Reisterstown
Road to Route 140
Existing Zoning: D.R.
5.5 and D.R. 3.5
Proposed Zoning: D.R.
10.5
Acres: 53.064
District 4th

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Att: James Dyer

Dear Mr. Dyer:

On review of the revised site plan of 8/27/85, the State Highway Administration offer the following comment for the proposed Zoning Change.

With the existing plat showing no detail for the proposed use of the site only general comments can be made.

The State Highway Administration recommends to the developer and owner of the site to investigate the possibility of having a major access to this site by way of Chatsworth Avenue, which is a signalized intersection with Reisterstown Road (Route 140). Additional highway improvements would be required at the Reisterstown Road and Chatsworth Avenue intersection to facilitate left turn movements in the site.

Any additional access must be reviewed and approved on the submittal of a revised plan.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
301-659-1350

Continued My telephone number is
Towson, Maryland 21204

Mr. William Hackett
Att: J. Dyer
page 2
September 26, 1985

CL-GW:es
cc: J. Ogle

by: George Wittman

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3321

NORMAN E. GERBER
DIRECTOR

SEPTEMBER 24, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #9 - CYCLE II
Property Owner: OPERATING ENGINEER #37
PENSION FUND
Location: 275' SW of WESTMINSTER PIKE,
1,373' NW of E of REISTERSTOWN RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment, AT THIS TIME.
() A County Review Group Meeting is required.
() A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
() This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
() A record plat will be required and must be recorded prior to issuance of a building permit.
() The access is not satisfactory.
() The circulation on this site is not satisfactory.
() The parking arrangement is not satisfactory.
() This property contains soils which are defined as wetlands, and development on these soils is prohibited.
() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
() The amended Development Plan was approved by the Planning Board on
() Landscaping: Must comply with Baltimore County Landscape Manual.
() The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
() The property is located in a traffic area controlled by a "T" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF B111 56-82, THE DEVELOPMENT REGULATIONS.

cc: James Roswell
Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 9
Property Owner: Operating Engineer #37 Pension Fund

Location: Beginning at a point 275' SW of centerline of Westminster Pike, D.R. 5.5 and D.R. 3.5
Proposed Zoning: D.R. 10.5

Acres: 53.064
District: 4th

Dear Mr. Hackett:

The existing DR 5.5 zoning can be expected to generate approximately 3000 trips per day and the proposed DR 10.5 can be expected to generate approximately 4700 trips per day.

Access to this site may be a problem and off site improvements may be required for any development.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Road
Location: 275' SW of centerline of Westminster Pike, 1,373' NW of centerline of Reisterstown Road
Item No. 9 Zoning Agenda: Meeting of 9/17/85

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 300 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 operation.

(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.

REVIEWED BY: *John F. O'Neill* noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Lockett, Chairman, Board of Appeals
 TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
 FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses C.E.B.
 SUBJECT: Cycle II Zoning Meeting Scheduled 9/17/85

ITEM #9 - Operating Engineers #37 Pension Fund
 Beginning at a point 275' S of centerline of Westminster Pike, 1,373' NW of centerline of Reisterstown Road
 4th. Election District

Proposed construction shall comply with the Code in force at the time of permit application. At this time the Code is the Baltimore County Building Code composed of the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical, and Energy Codes as adopted and amended by Council Bill #17-85. Also in force is the State of Maryland Handicapped Code as amended January 1, 1985 and the American National Standard A.N.S.I. A117.1 - 1980.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 26, 1985

Mr. William Lockett
 Chairman, Board of Appeals
 Baltimore County Office Building
 1111 West Chesapeake Avenue
 Towson, Maryland 21204

Zoning Cycle #II

RE: Item No: 9
 Property Owner: Operating Engineer #37 Pension Fund
 Location: SW of Westminster Pike, NW of Reisterstown Road
 Present Zoning: D.R. 5.5 and D.R. 3.5
 Proposed Zoning: D.R. 10.5

School Situation

School	Enrollment	Capacity	Over/Under
Franklin Elem.	550	500	+50
Franklin Middle	845	1127	-282
Franklin High	1319	1310	+9

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary	57		120
Middle	36		51
High	53		61

Very truly yours,
 John R. Dameron
 John Dameron, Field Representative
 Department of Planning

JD/1h

OPERATING ENGINEER LOCAL #37 PENSION FUND

#P-86-342
 Item #9, Cycle II, 1985

Reg. 275' SW of c/l of Westminster Pike,
 1,373' NW of c/l of Reisterstown Road

4th District

D.R. 5.5 and D.R. 3.5 to D.R. 10.5

53.064 acres

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire
 406 W. Pennsylvania Ave. (21204)

Counsel for Petitioner ✓

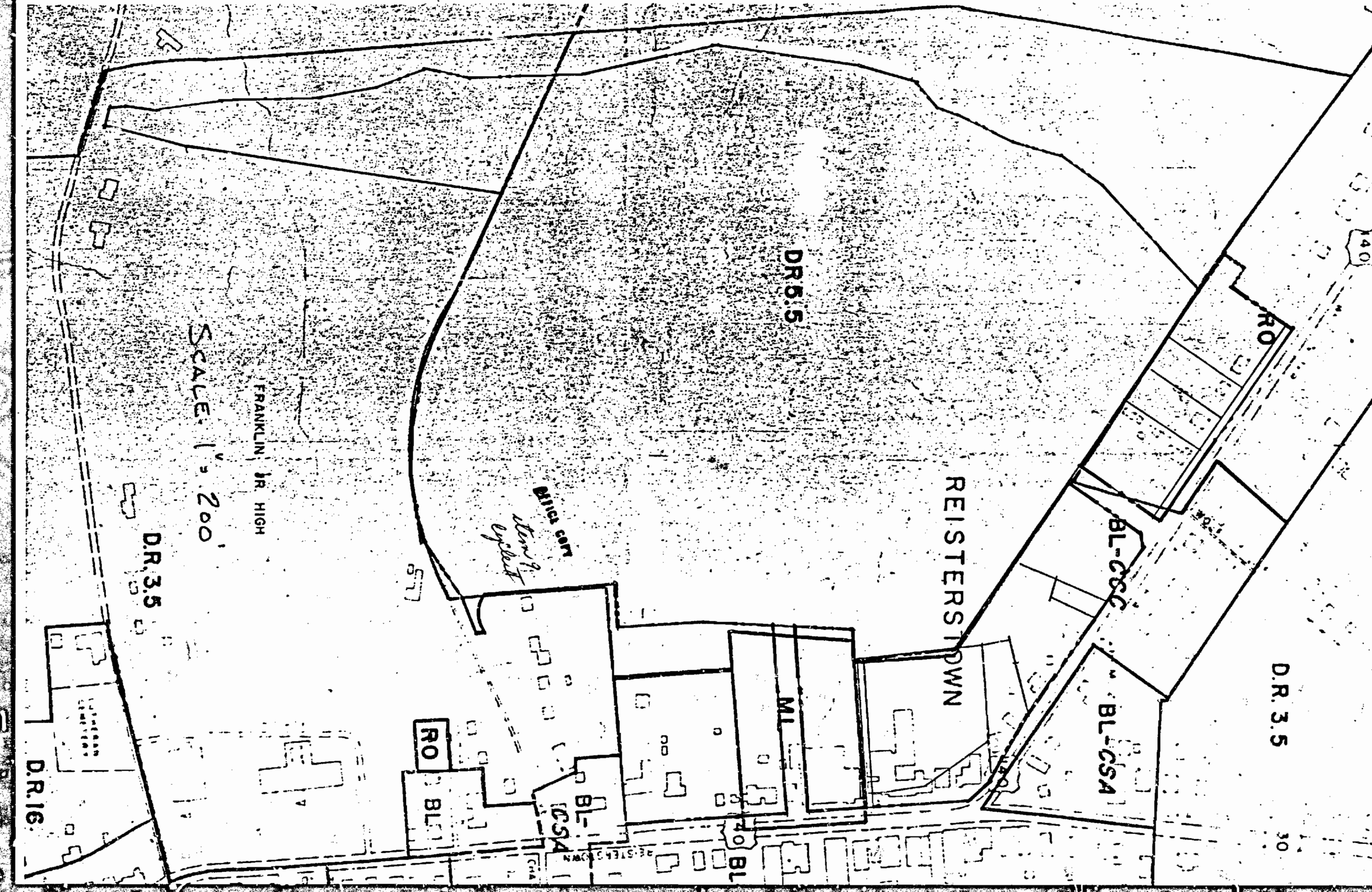
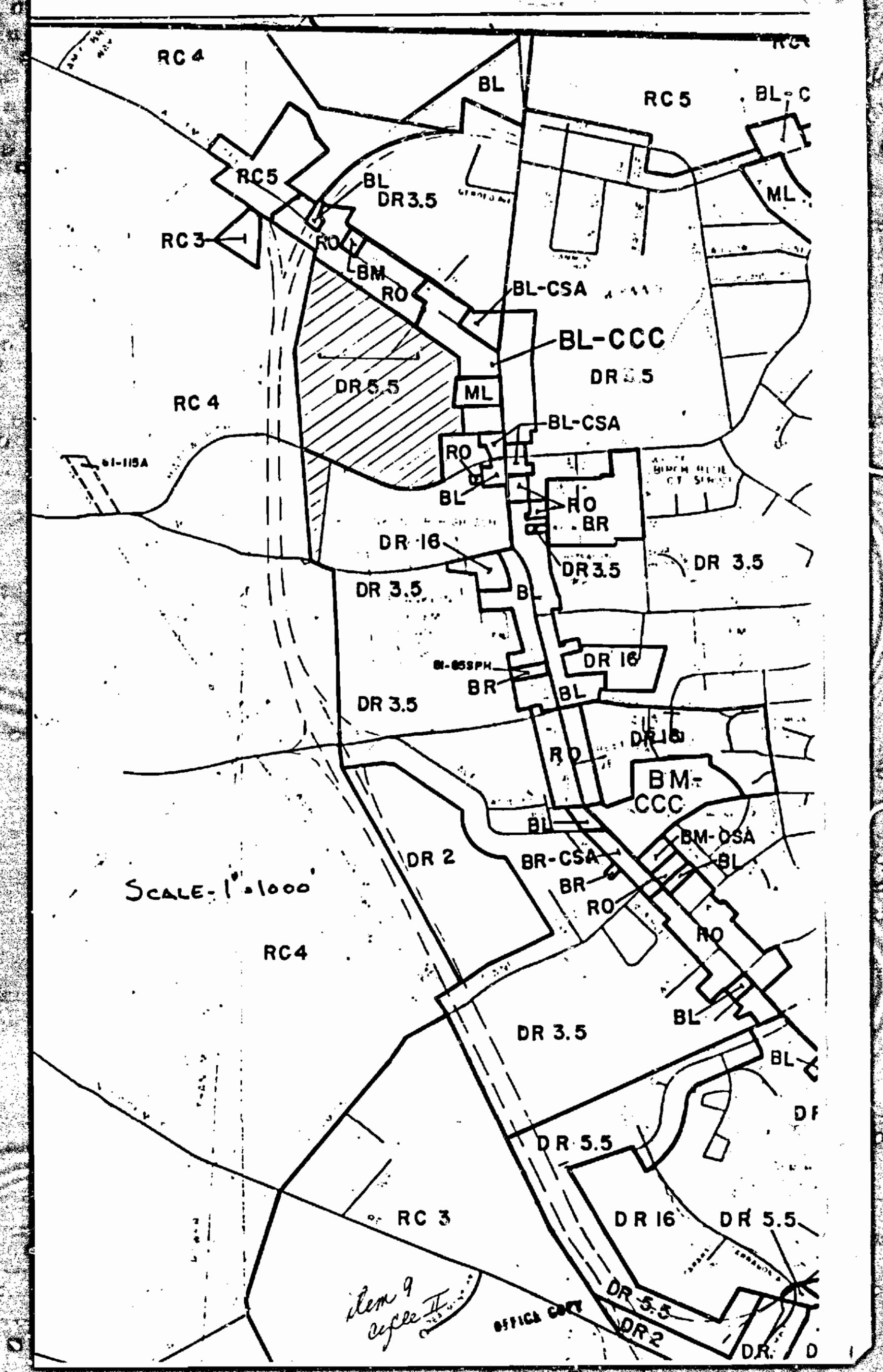
Phyllis Cole Friedman
 Norman E. Gerber
 James G. Hoswell
 Arnold Jablon
 Jean M. H. Jung
 James E. Dyer

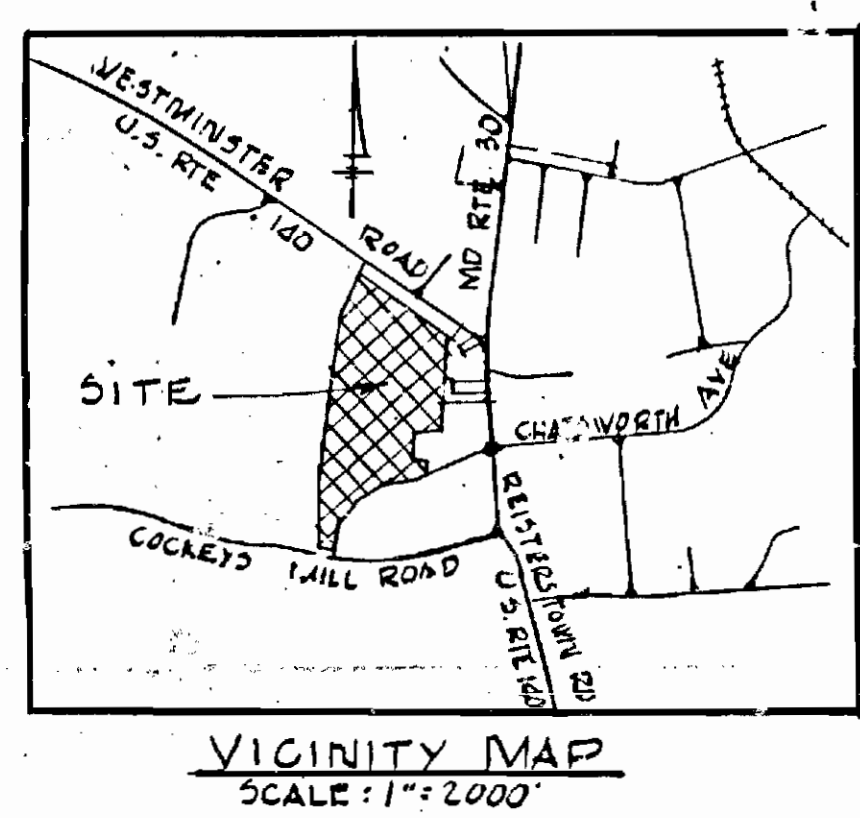
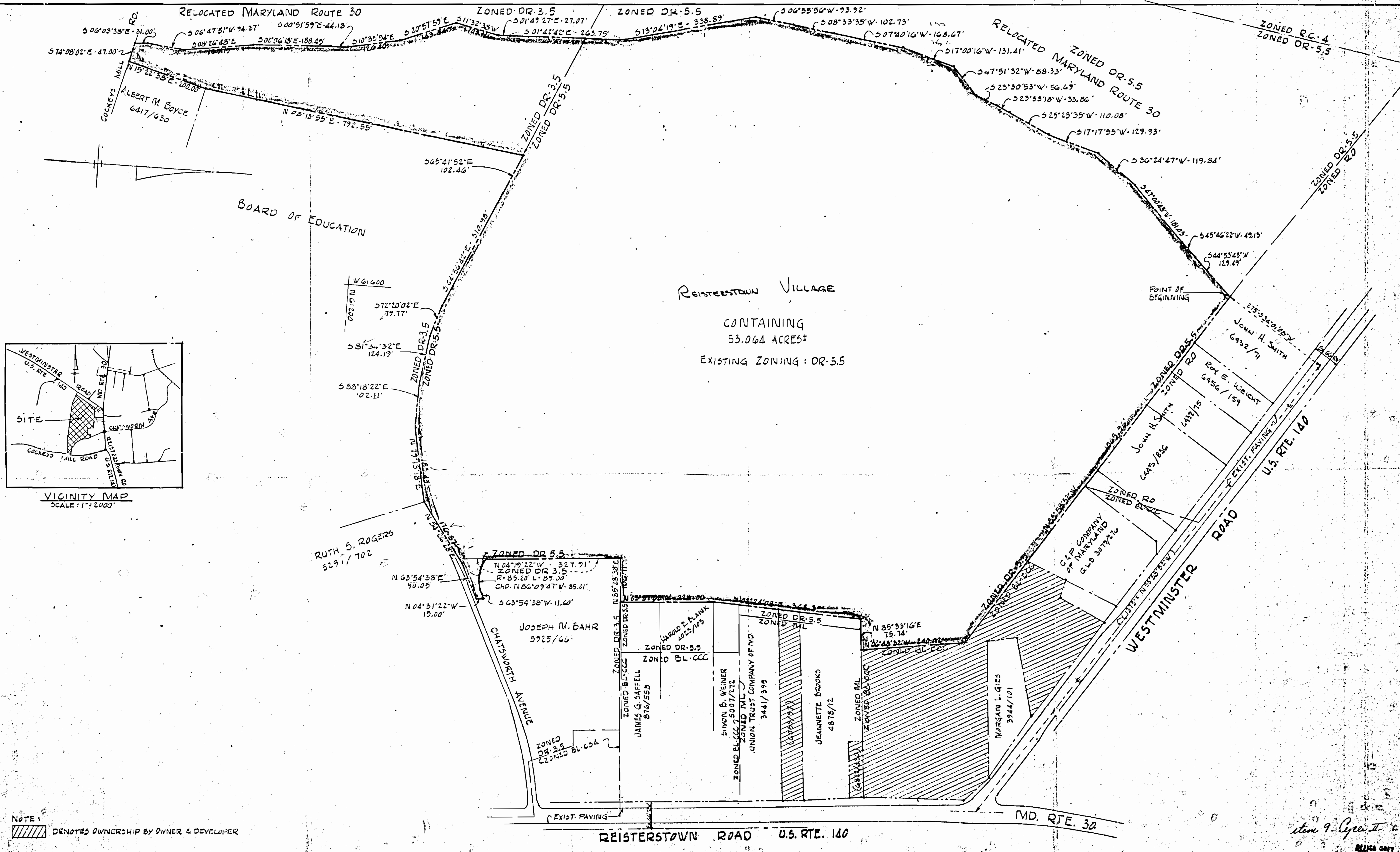
People's Counsel ✓

James Earl Kraft
 Baltimore County Board of Education
 2144 Reisterstown Road (21204)
 740 YORK

John Worden, President
 Chatsworth Avenue Association
 13 W. Chatsworth Avenue
 Reisterstown, MD 21136

Mr & Mrs CARL ZAMERELLI
 305 MORGAN RD.
 REISTERSTOWN, MD 21136



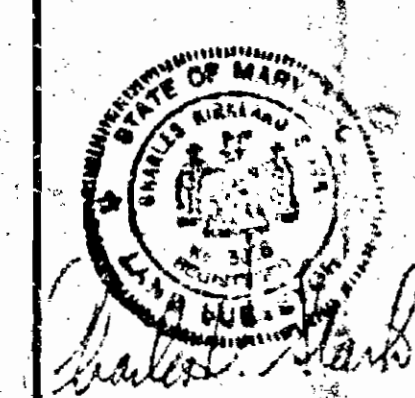


NOTE:
DENOTES OWNERSHIP BY OWNER & DEVELOPER

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER AND DEVELOPER:
OPERATING ENGINEERS LOCAL #57 PENSION FUND
5903 HARFORD ROAD
BALTIMORE, MARYLAND 21214
6824/300

REV. 8-27-85 ZONING COMMENTS CARRIED WITH (EX. ZONING REV.)



**PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION FROM DR 3.5 AND DR 5.5 TO DR 10.5**
PROPERTY OF
OPERATING ENGINEERS LOCAL #57 PENSION FUND
4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND
SCALE: 1"=100'
DATE: AUG. 14, 1985

Petitioner Exhibits mentioned in Board's Order

Also, Petitioner's Exhibits mentioned in Board's Order

People's Council's Exhibits were returned to People's Council's office

✓ Pet No 1 - objections to petition, 41 names

✓ Pet No 18 - Hypothetical of possible development in DR 5.5

✓ Pet No 19 - Balto Co 2C Balto Co. ID zoning map.

✓ Pet No 20 - map in Master Plan "growth areas" 1970

✓ Pet No 21 - Traffic Study 3/24/86

✓ People Council No 1 - Manning Bd. & other notes County Council

We need ~~more~~ ~~to~~ R-86-342 ENGINEERS

Exhibit

✓ Pet No 1 - Plat of site 4/11/85
Returned to zoning

✓ Pet No 2 - 1971 Comprehensive zoning map adopted 3/24/71 NW 16-K
Returned to zoning

✓ Pet No 3 - 1976 map 10/2/86
Returned to zoning

✓ Pet No 4 - NW 16-K Comp 2 10/14/80
Returned to zoning

✓ Pet No 5 - CZ W 11/13/84
Returned to zoning

✓ Pet No 6 - aerial photo 4/8/82

✓ Pet No 7 - air photo 4/11/86
of subject site from different angles

✓ Pet No 8 - Planning Bd Recs 1976-1980-1984 maps
official records of Manning Bd

✓ Pet No 9 - Office Memo Stevens to Penman 3/11/85
water sewer amend.

✓ Pet No 10 - Pavel. Cost Study 4/11/86
Stevens

✓ Pet No 11 - purification of bucket Resene

✓ Pet No 12 - Qualification Tamara Kubelchik

✓ Pet No 13 - Topographical Map of Area

✓ Pet No 14 - 4/17/86 R.O.G. to Penman

✓ Pet No 15 - 4/14/86 Chetworth Ave Comm area to Chetworth

✓ Pet No 16 - Resolution of Board Chamber / Resolution Commerce affidavit

✓ Pet No 17 - Proffer of Virginia Shuster 4/22/80
Returned to zoning

✓ Pet No 18 - Letter from Carol Parker 4/12/80
Returned to zoning

Exhibits

✓ Pet 22 A-J Photos of subject site

✓ Pet 23 - Compilation of maps showing NW corner zoning from 1895 to Westmanster Park

✓ People Council - 2 A to 2 K - Photos of subject site

✓ PC 3 - aerial photo 1982

✓ PC 4 - map showing NW corner pond map

✓ PC 5 - Current 100' of Lake

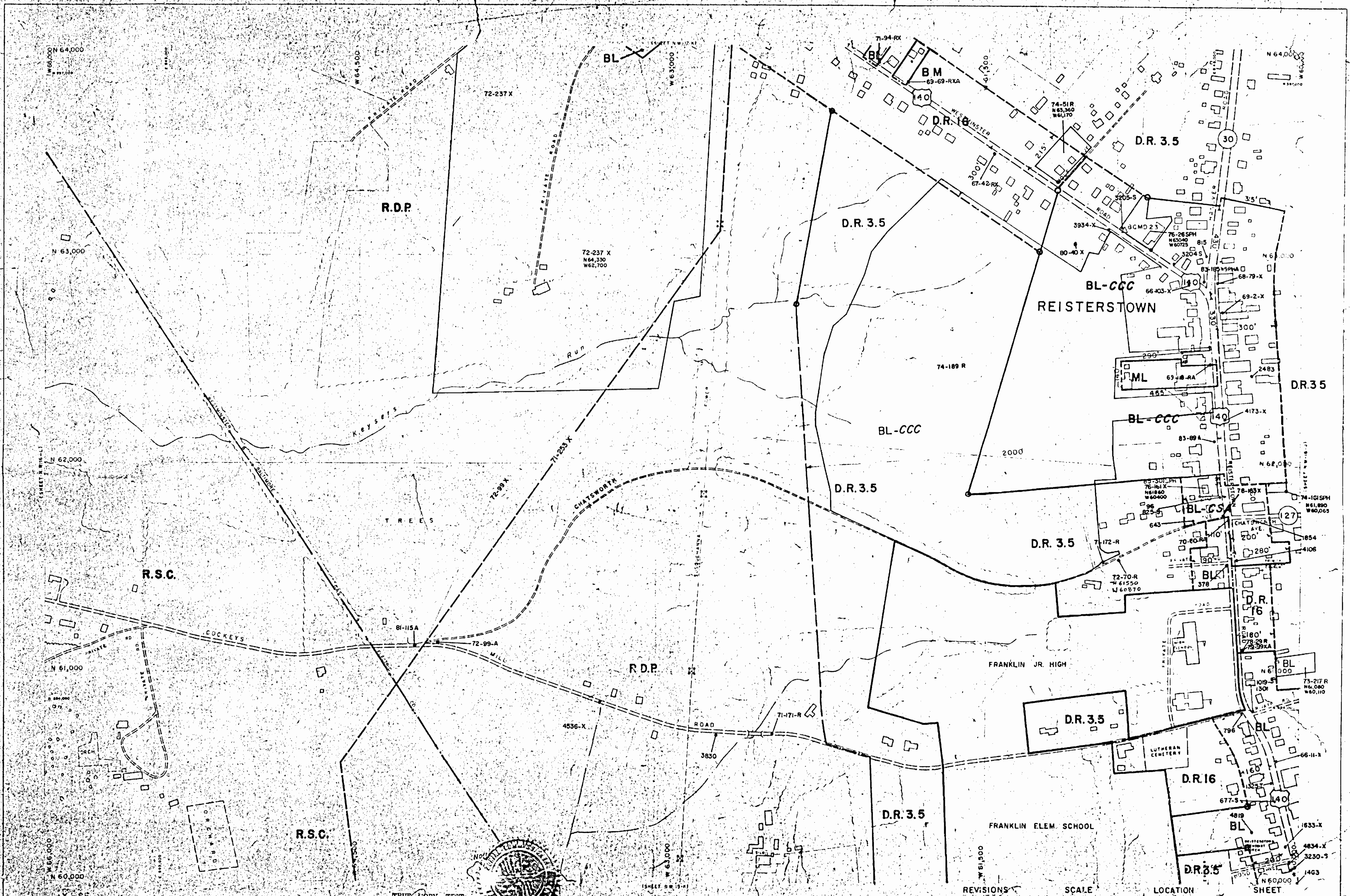
People Council Council No 6 - Census Tract map of Balto Co.

✓ People Council No 7 - Regional Planning Districts Sheet

✓ People Council No 8 - Population estimate

✓ People Council No 9 - Pop. estimate

✓ People Council No 10 - final allocation 80 year 2010



ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION
REISTERSTOWN
N.W.
16-K
SHEET

RC4

RC 3

RC 4

BM

D.R. 16

RO

D.R. 3.5

BL-CCC

REISTERSTOWN

MLR

DR35

R.C.4.

BL-
CSA

BL

D.R. 16

RO

D.R. 3.5

BL

D.R. 16

BL

DR35

D.R. 3.5

FRANKLIN ELEM SCHOOL

R.C.4.

1952 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1950
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
CHAIRMAN, COUNTY COUNCIL

TRUE COPY TEST
ZONING COMMISSIONER OF BALTO. CO.



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
200'
DATE OF PHOTOGRAPH

LOCATION
SHEET

REISTERSTOWN

Prepared by Photogrammetric Methods
LAPRO SERVICE CORPORATION PHILADELPHIA, PA



6 COMPREHENSIVE ZONING MAPS
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
ON 7-13-76 & OCT. 8, 1976
UNOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

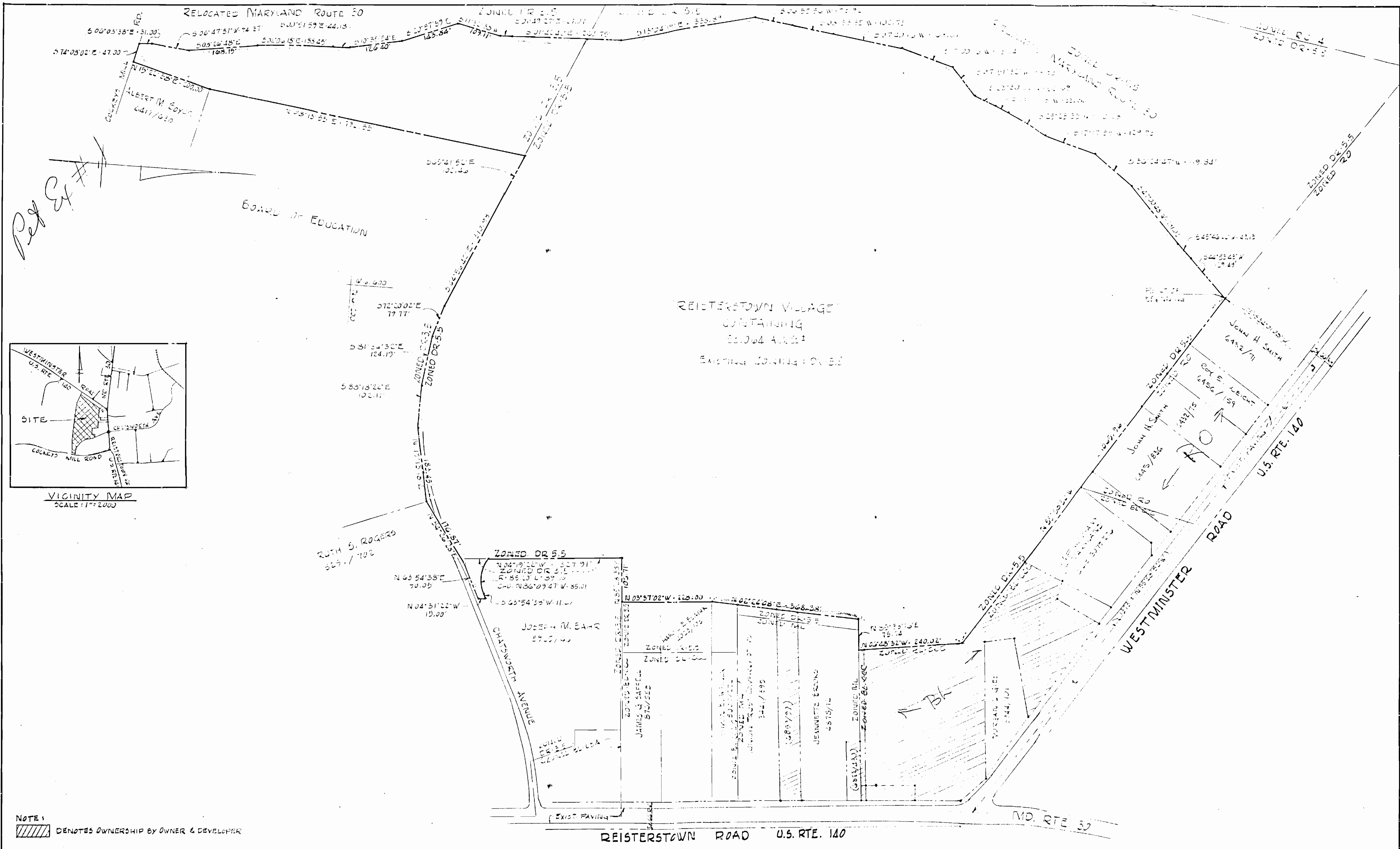


TRUE COPY - TEST
ZONING COMMISSIONER OF BALTO. CO.

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
1976-1977
COMPILED BY PHOTOGRAMMETRIC METHODS
AERO SERVICE CORPORATION PHILADELPHIA, PA.

LOCATION
REISTERSTOWN
SHEET
NW
15-X



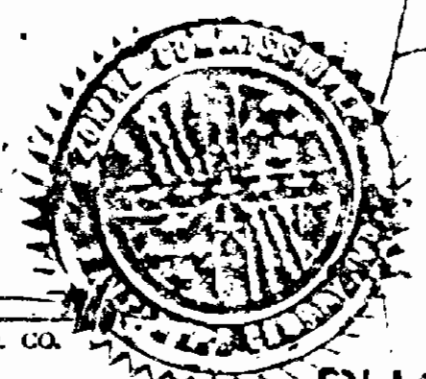
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301) 825-8120	OWNER AND DEVELOPER: OPERATING ENGINEERS LOCAL #37 PENSION FUND 5903 HARFORD ROAD BALTIMORE, MARYLAND 21214 6824/300	REL. 8-27-85 ZONING COMMENTS COMPLIED WITH. (EX. ZONING REV.)	PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 AND DR 5.5 TO DR 10.5 PROPERTY OF OPERATING ENGINEERS LOCAL #37 PENSION FUND 4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND SCALE: 1"=100' DATE: AUG. 14, 1985
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RC4

R.C.4.

R.C.4.

TRUE COPY TEST:
ZONING COMMISSIONER OF BALTO. CO.



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MAY 13, 1984
FOR THE CITY OF BALTIMORE
AND THE TOWNSHIP OF ELK LANE
CHANNING COUNTY COUNCIL

REVISIONS
BY DATE

SCALE
1" = 200'

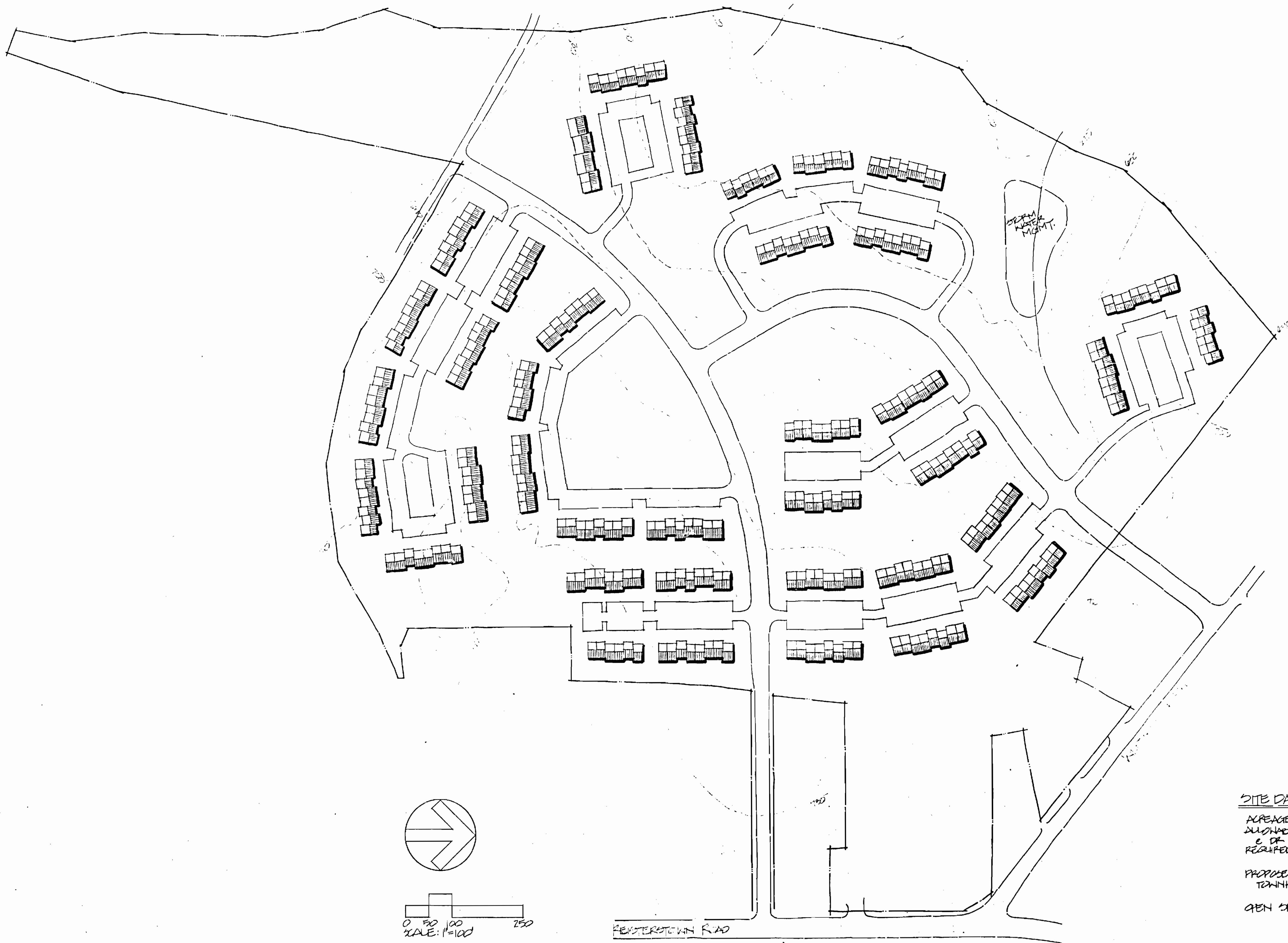
DATE OF
PHOTOGRAPHY

LOCATION

REISTERSTOWN

NW
16-K

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA



SITE DATA

ACREAGE	53.10 ±
ALLOWABLE DENSITY OF DR. 5.5	294 UNITS
REQUIRED OPEN SPACE	4.1 ACRES
PROPOSED DENSITY TOWNHOUSES	294
OPEN SPACE	10 AC. ±

REISTERSTOWN VILLAGE

FEASIBILITY STUDY FOR ACHIEVING DR-5.5 ZONING

WILLIAM F. KIRWIN, INC. • LAND PLANNERS • 28 FEBRUARY 1985

4/14/86

My name is Carol Parker and I am writing my concerns in case I do not have the opportunity to speak. I live at 421 Cockeys Mills Road, Reisterstown, Maryland only 4 tenths of a mile from the property under consideration.

Personally, I would like the property to remain undeveloped but realistically I understand the present zoning calls for 3.5 homes per acre or 5.5 homes per acre to be built on the property. If development must take place I would prefer 3.5 and 5.5 density to the 10.5 zoning change being sought. I feel the doubling of building would cause an impact in population for which Reisterstown is not prepared.

The local schools would become crowded. Mr. James Kraft from the Baltimore County Board of Education gave me the following enrollment figures.

Present Projected Capacity			
Franklin Elementary	550	428	480
Franklin Middle	845	956	1127
Franklin Senior	1319	1325	1310

If development takes place the following projected enrollment figures were given to me by Mr. Kraft.

	3.5/5.5 Density	10.5 Density
Franklin Elementary	+57	+120
Franklin Middle	+36	+51
Franklin Senior	+53	+61

Mr. Kraft informed me these figures have been shared with this board.

I am also concerned there will be an entrance road from Cockeys Mills Road into the development. There are two schools and a library on Cockeys Mills Road and it could hardly handle the intense traffic which would be generated by the present zoning much less the proposed zoning.

My fourth area of concern is the increased number of rental units for Reisterstown. Residents of rental units do not tend to make a long term commitment to the neighborhood.

1

I would also address the six acre shopping center described in the Community Times. I don't feel Reisterstown needs another shopping center. Glyndon Square was just completed and not yet rented and in several existing centers there are empty stores.

I appreciate your consideration in this matter.

Sincerely,

Carol Parker

2

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

April 3, 1986

DEVELOPMENT COST STUDY
REISTERSTOWN VILLAGE

SOUTH SIDE WESTMINSTER PIKE
WEST SIDE REISTERSTOWN ROAD

I have reviewed Sketch Plans prepared by the William Kirwin Office showing development of the referenced, residential property. The Sketch Plans were based on the present zoning and alternatively on DR 10.5 zoning. Both of the plans prepared by Mr. Kirwin's office represent reasonable development plans.

I have prepared development cost estimates using the two plans by estimating costs for each item.

The Plan based on the present zoning indicates 286 townhouses. The total estimated cost per unit is \$14,800.00. The Plan based on DR 10.5 zoning indicates 156 townhouses and 382 garden condominium units and an estimated development cost of \$8,600.00 per unit.

All residential developments have site and public works costs such as System Connection Charges, Property Connection Charges, On-site paving and drainage costs and grading.

Reisterstown Village has several unusual or extraordinary costs including a sewage pumping station and improvements to three existing major streets. The Northwest Expressway construction borders Reisterstown Village on the west side with an elevated grade making the construction of a sound barrier necessary to create conditions, suitable conditions, for sale of the homes. Additional landscaping will be required to provide suitable screening of the sound barrier and the adjacent commercial land.

Most subdivisions have water and/or sewer deficits. Reisterstown Village deficits are higher than average especially based on the Plan which is based on the existing zoning.

Below is a tabulation of the unusual or extraordinary costs. For some of the items a percentage of the total cost based on opinion, is included.

	Zoning Category	
	DR 5.5	DR 10.5
A. Sewage pumping station	\$ 370,000	\$ 229,000
B. Sewer deficit (50%)	104,500	58,500
C. Water deficit (50%)	122,500	91,500
D. Improvements to Reisterstown Road, Westminster Pike and Chatsworth Avenue (50%)	150,000	150,000
E. Sound barrier	472,000	432,000
F. Additional landscaping	60,000	84,000
TOTAL OF "UNUSUAL COSTS"	\$1,239,000	\$1,045,000
TOTAL PER UNIT	4,330	1,860

JSS:knh

Page -2-

April 3, 1986

Typical development costs for townhouse projects of the size of Reisterstown Village currently average between \$9,000.00 and \$10,000.00 per unit. Reisterstown Village development costs are approximately 50% higher than average.

Respectfully submitted,

J. Strong Smith
J. Strong Smith, P.E.
Chief of Planning &
Property Analysis

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

156 TOWNHOUSES + 382 GARDEN CONDO UNITS

Public Works Agreement Items

1. Water deficit	\$ 193,000
2. Water system connection charges (538 X \$75)	309,000
3. Water property connection charges	91,000
4. Pumping station, force main, etc.	229,000
5. Sewer deficit, on-site sewers	117,000
6. Sewer system connection charge (538 X \$875)	471,000
7. Sewer connections	90,000
8. Inspection fees for paving	200,000
9. Inspection fees for storm drains and storm water management	26,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,739,000

Other Items

11. Clearing 25 Ac. @ 3,000	\$ 75,000
12. Excavation 156 TH @ 750	222,000
13. Sediment control 382 GC @ 275	105,000
14. Storm water management	85,000
15. Storm drains and culverts	180,000
16. Paving Reisterstown Road 100,000	
On-site Chatsworth Road 175,000	
On-site 884,000	
17. Sidewalks & R/W seeding	1,159,000
18. County processing & miscellaneous fees	210,000
19. Engineering and stakeouts	45,000
20. Sound barrier	300,000
21. Additional landscaping	432,000
	84,000

TOTAL, OTHER ITEMS \$ 2,895,000

TOTAL, ALL ABOVE ITEMS 4,634,000
PER UNIT (- 538) 8,610

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

286 TOWNHOUSES - DR 5.5 ZONING

Public Works Agreement Items

1. Water deficit	\$ 245,000
2. Water system connection charges (286 X \$75)	214,000
3. Water property connection charges	100,000
4. Pumping station, force main, etc.	370,000
5. Sewer deficit, on-site sewers	209,000
6. Sewer system connection charge (286 X \$875)	250,000
7. Sewer connections	48,000
8. Inspection fees for paving	150,000
9. Inspection fees for storm drains and storm water management	38,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,587,000

Other Items

11. Clearing 20 Ac. @ 3,000	60,000
12. Excavation 286 TH @ 750	214,000
13. Sediment control	100,000
14. Storm water management	80,000
15. Storm drains and culverts	222,000
16. Paving Reisterstown Road 100,000	
Chatsworth Road 175,000	
On-site 783,000	
17. Sidewalks & R/W seeding	1,058,000
18. County processing & miscellaneous fees	145,000
19. Engineering and stakeouts	45,000
20. Sound barrier	230,000
21. Additional landscaping	432,000
	60,000

TOTAL, OTHER ITEMS \$ 2,646,000

TOTAL, ALL ABOVE ITEMS 4,233,000
PER UNIT (- 286) 14,800

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

DEVELOPMENT COST ESTIMATES

RESIDENTIAL 1980 - 1986

NAME	DATE	TH + IH	TOTAL	COST/0	1986 COST/0
A. Burnham Woods	1980	189	- 189	\$ 7,040	\$ 9,000
B. Rockland	1982	- 24	24	13,000	17,000
C. Arbour Green	1982	- 30	30	9,550	11,500
D. Arbour Green	1982	25	19 44	8,350	10,000
E. Ridge Park	1983	83	- 83	8,200	9,800
F. Ward Property	1983	- 16	16	13,570	15,500
G. Fink Property	1983	30	3	33	10,400
H. Fink Property	1983	21	12 33	10,700	13,000
I. Maryvale	1984	- 45	45	13,200	14,800
J. Snyder Property	1984	79	6 85	9,740	12,200
K. Oak Hill	1985	- 12	12	31,550	32,000
L. Knasiak	1985	- 33	33	11,650	12,500
M. Julian Woods	1985	- 50	50	11,920	12,500
N. Chapel Gate	1986	576	- 576	9,900	9,900
O. Reisterstown Village	1986	538	- 538	8,610	8,610
P. Reisterstown Village	1986	286	- 286	14,800	14,800

NOTES:

I = excludes public water and sewer

N = 236 townhouses and 340 garden condo. units

O = 156 townhouses and 382 garden condo. units

①
Gentlemen
I am Virginia Roberts a resident of Reisterstown Md for thirty years. I am a Board member of the Reisterstown Camp Mills Chapter of the Chamber of Commerce. I am also chairman of the zoning committee for the Chamber of Commerce. And have been authorized to speak on their behalf. It is the position of the Reisterstown Camp Mills Chapter of Commerce

②

that the zoning of the property located at Reisterstown Rd and the Watmester Road be changed to D.R. 10.5. Our organization feels it is in the best interest of the neighborhood and surrounding areas that the D.R. 10.5 be given. This property has been the subject of much controversy in the past and it is our hope for reasonable and appropriate development.

③

Our organization believes that Donald Carter the Developer, based on past projects will build a complex that will ~~be~~ complement our town and be a plus to our neighborhood.

Sincerely
Margaret Schuster

Traffic Impact Analysis
for
Rezoning Petition for

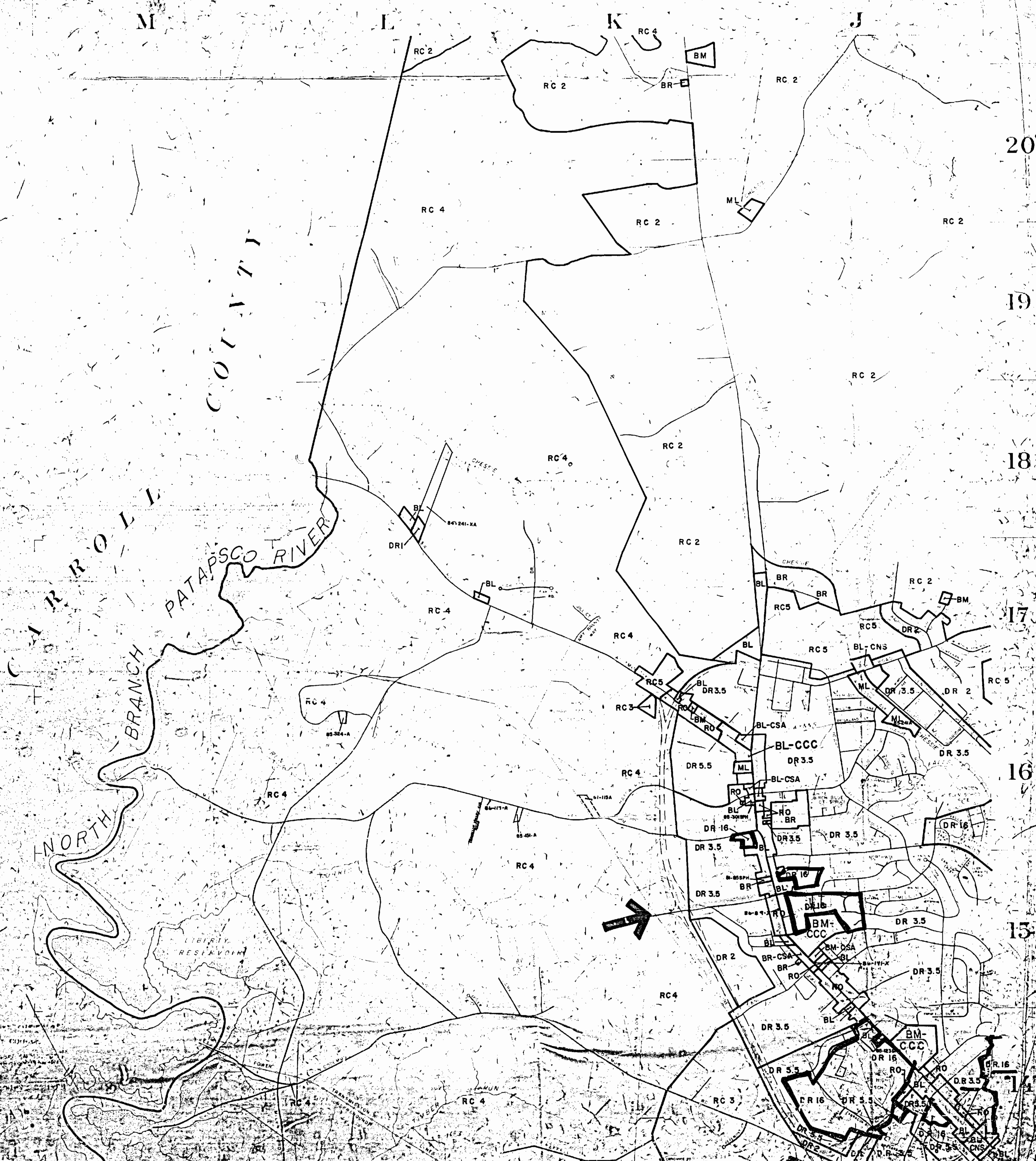
REISTERSTOWN VILLAGE
Baltimore County, Maryland

Prepared for
OPERATING ENGINEERS LOCAL # 37

March 24, 1986

THE TRAFFIC GROUP, INC.

BOARD OF APPEALS
PETITIONER'S
EXHIBIT No 21



BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

REISTERSTOWN

REVISED DATE		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
MAY 63	APR 77	
MAY 65	MAR 78	
MAY 67		
MAY 69		
MAY 71		
MAY 73		
MAY 75		
MAY 77		
MAY 79		
MAY 81		
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MAY 31		

Gruntled.

2/10.

MAP NW-14 R

ID

E. D. 474

DATE 1-9-47

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DP

Cycle II

R. 865 3429 #9

R-56-342
Cycle II #9

R-86-342
cycle III #9

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Operating Engineer #37 R-86-342
Pension Fund
Beg. @ 275' SW of the c/l of
Westminster Pike, 1,373' NW of the
c/l of Reletstern Rd.
4th Elec. Dist.



June 17, 1986

Re: Case No. R-86-342
Operating Engineer Local
#37 Pension Fund

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

Edith T. Eisenhart
Edith T. Eisenhart,
Adm. Secretary

cc: John Worden
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft
Mr. and Mrs. Carl Zamerelli

3.

Mr. Paul Lee, a registered professional engineer, then testified. He reviewed Petitioners' Exhibit #10, a cost study of the site. He testified as to some of the known costs unique to this site, such as, the existing sewer systems which are not adequate and must be upgraded. Also, a sewerage pumping station must be constructed on the site. Sound barriers must be erected along the Northwest Expressway, since the site is higher than the expressway. He further testified that the costs shown on Petitioners' Exhibit #10 were reasonable cost predictions, and that unless the property could be developed at the D.R. 10.5 density, these costs would make the project unreasonable to be

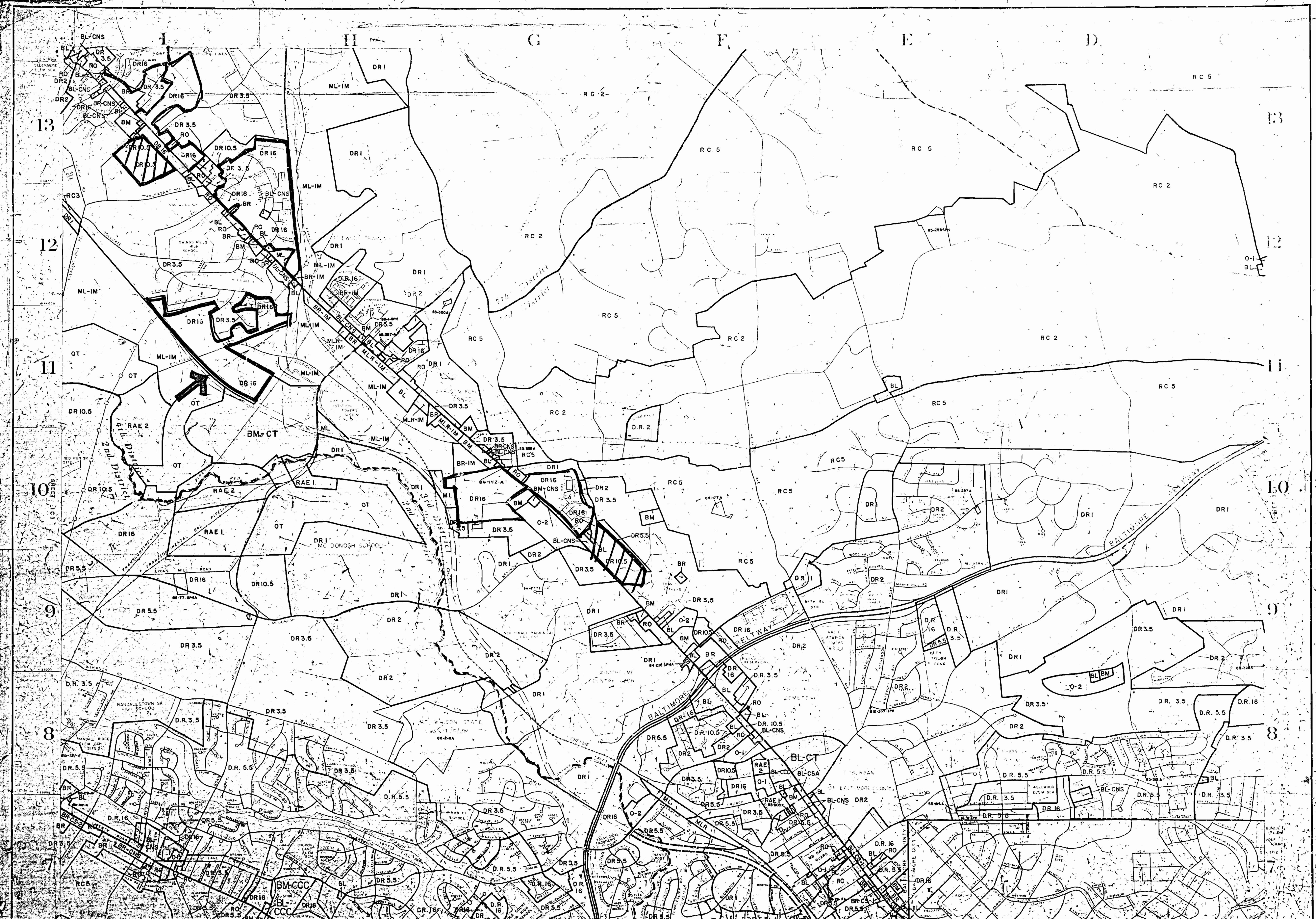
5

Two citizens residing nearby testified in opposition to the granting of D.R. 10.5, Ms. Carol Parker, 421 Cockeysville Road and Ms. Marsha Hornstein, 44 Franklin Valley Road. Ms. Parker noted her concerns as entered on Protestants' Exhibit #1, and was especially concerned because of the proposed rental units. Ms. Hornstein opposed the petition because of the possible overcrowding of schools in the area. Both Protestants testified that they had

Mr. Frederick P. Klaus, real estate expert and developer, was Petitioners' final witness. He stated that he had done a feasibility study on this site and that he was familiar with this site since 1954. He noted the attention given to the "Owling Mills Core" because of the Northwest Expressway, opening ceremonies of which are now scheduled for November, 1986. This expressway will be complete all the way to Westminster Pike on this date, and its avowed purpose is to alleviate traffic problems on the Reisterstown Road.

6

People's Counsel, in defense of the comprehensive map, presented James G. Hoswell, a planner for Baltimore County, as their only witness. People's Counsel's Exhibits #1 through #5 were offered and entered into the record. Mr. Hoswell described the general area, noting the commercial development along Reisterstown Road and Westminister Pike and also the residential use nearby. He noted that while the Northwest Expressway has been talked about for fifteen years, it still does not appear on an 1982 aerial photograph. The final route of this expressway was, however, public information in 1984. He also testified that while the County cannot require sound barriers, it can certainly recommend them. He stated that cluster density is allowed in Baltimore County and if the development was clustered away from the Northwest Expressway, no sound barriers would be necessary. He also testified that he had obtained population figures from the Reisterstown area and entered those as People's Counsel's Exhibits #6 through #9. These figures show that development of this site at D.R. 5.5 would add 630 people to this total while development at D.R. 10.5 would add 1299 people. He also stated, under cross-examination, that the Planning Board recommended D.R. 10.5 for this site and that the Planning Staff concurred with this recommendation. This concluded People's Counsel's case.



BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

PIKESVILLE

BALTIMORE COUNTY BASE MAP SERIES

REVISION	DATE
NOV 60	FEET 74
MAY 61	SEP 74
MAY 61	SEP 74
AUG 61	SEP 74
MAY 61	SEP 74
MAY 61	SEP 74

2C

7

In this Opinion, the Board must once again insert itself into the

r the

8.

ORDER

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
Lawrence F. Schmidt
Patricia Phibbs

R 863420

The undersigned, legal owner(s) 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 DR 5.5-8-DR 3.5 zone to an IO-5 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

RECEIVED
COUNTY BOARD OF APPEALS
1995 AUG 29 P 2:39E

MAP: ID
NW 1/4
ELECTION
DISTRICT: 4
DATE: 9/16
TYPE
HEARINGS
BY: [Signature]
FINAL: 1
BY:

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
S. Eric DiNenna
(Type or Print Name)
Signature _____
406 W. Pennsylvania Avenue
Address _____
Towson, Maryland 21204
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
Phone No. _____
Legal Owner(s): _____
Operating Engineer Local #37 Pension
(Type or Print Name) Plan
By: _____
Signature _____ Wood P.W.
(Type or Print Name)

NABP-Form 1

tion.

[Handwritten signature]

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820.

-2-

P.O. BOX 6824, TOWSON, MARYLAND 21204

August 14, 1985

1 - 5° 44' 53" 43° 129.49 feet
2 - 5° 45' 56" 42° 129.49 feet
3 - 5° 47' 00" 40° 129.03 feet
4 - 5° 36' 24" 47° 118.84 feet
5 - 5° 17' 17" 55° 129.93 feet
6 - 5° 25' 23" 38° 110.08 feet
7 - 2° 23' 33" 15° 110.86 feet
8 - 5° 23' 30" 53° 56.63 feet
9 - 4° 47' 51" 32° 88.33 feet
10 - 5° 17' 00" 16° 131.41 feet
11 - 10° 7' 40" 16° 168.67 feet
12 - 8° 31" 35° 102.72 feet
13 - 5° 56' 56" 130.92 feet
14 - 5° 13' 04" 13° 538.09 feet
15 - 5° 14' 42" 42° 263.75 feet
16 - 5° 19' 49" 27° 27.07 feet
17 - 5° 11' 32" 38° 109.11 feet
18 - 5° 20' 59" 59° 143.84 feet
19 - 5° 10' 35" 54° 126.40 feet
20 - 5° 04' 51" 59° 148.48 feet

August 14, 1985
Page -2-

Charles H. Starbuck
#3026

DEDICATED TO PRESERVING THE HIGH QUALITY OF LIFE IN REISTERSTOWN
JOHN WORDEN, PRESIDENT

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Item #9
Cycle 2
Reclassification Petition

Dear Mr. Hackett:

We recently met with the lawyer and the developer of the above property. The members of the association discussed at length the impact of the reclassification from DR 5.5 to DR 10.5 and now wish to retract our opposition to the reclassification as was stated in a letter to the Board of Appeals on December 16, 1985.

We realize that this is the best possible solution for the use of this property and we urge you to now grant the reclassification petition.

Sincerely,

John Worden, President
Chatsworth Avenue Association

Copies to: S. Eric DiTenna
People's Counsel
Councilman Ruppertsberger

RECEIVED
COUNTY BOARD OF APPEALS
FEB APR 17 11:41 E

MAR 23 1971

we ² heavy have to much growth
along Reisterstown Rd. and this
this? if zoning is approved this
area of Reisterstown Road will be
more than ready to go.
Future crime will go up and
then comes additional expense of
having new policemen, firemen etc.
I think think you will have the
first people living on that
Townhouse and could be
so if you want doing another
area of Baltimore Co. you will be one
this area to 10.5 pm 5.5?
The operating Engineer #37
Pension Fund can find another
area, perhaps in Pennsylvania -
dealing with insurance -
must we don't need them in
shaking you in advance.

Mr. Carl Jamnell
305 Westport Road
Reisterstown, Md. 21136

833-2574
3 20 P 11-12
RECEIVED
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 1, 1985

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

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 9, Cycle II
October, 1985 - April, 1986
Petitioner - Operating Engineer
Local #37 Pension Fund
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these

Item No. 9, Cycle II
Reclassification Petition
Page 2
November 1, 1985

comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NBC:mr

Enclosures

cc: George W. Stephens, Jr.
A Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

 Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary
Hal Kassch
Assistant Secretary

September 26, 1985

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 9
Property Owner: Operating
Engineer #37 Pension Fund
Location: Beginning at
a point 275' SW of center-
line of Westminster Pike
(Route 140) 1,373' NW of
centerline of Reisterstown
Road to Route 140
Existing Zoning: D.R.
5.5 and D.R. 3.5
Proposed Zoning: D.R.
10.5
Acres: 53.064
District 4th

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Att: James Dyer

Dear Mr. Dyer:

On review of the revised site plan of 8/27/85, the State Highway Administration offer the following comment for the proposed Zoning Change.

With the existing plat showing no detail for the proposed use of the site only general comments can be made.

The State Highway Administration recommends to the developer and owner of the site to investigate the possibility of having a major access to this site by way of Chatsworth Avenue, which is a signalized intersection with Reisterstown Road (Route 140). Additional highway improvements would be required at the Reisterstown Road and Chatsworth Avenue intersection to facilitate left turn movements in the site.

Any additional access must be reviewed and approved on the submittal of a revised plan.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
301-659-1350

Continued My telephone number is
Towson, Maryland 21204

Mr. William Hackett
Att: J. Dyer
page 2
September 26, 1985

CL-GW:es
cc: J. Ogle

by: George Wittman

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3350

NORMAN E. GERBER
DIRECTOR

SEPTEMBER 24, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #9 - CYCLE II
Property Owner: Operating Engineer #37 Pension Fund
Location: 275' SW of Westminster Pike, 1,373' NW of Reisterstown Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment, AT THIS TIME.

() A County Review Group Meeting is required.

() A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.

() This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

() A record plat will be required and must be recorded prior to issuance of a building permit.

() The access is not satisfactory.

() The circulation on this site is not satisfactory.

() The parking arrangement is not satisfactory.

() This property contains soils which are defined as wetlands, and development on these soils is prohibited.

() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

() The amended Development Plan was approved by the Planning Board on

() Landscaping: Must comply with Baltimore County Landscape Manual.

() The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is

() The property is located in a traffic area controlled by a "T" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF B111 56-82 - THE DEVELOPMENT REGULATIONS.

cc: James Roswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 9
Property Owner: Operating Engineer #37 Pension Fund

Location: Beginning at a point 275' SW of centerline of Westminster Pike, D.R. 5.5 and D.R. 3.5

Existing Zoning: D.R. 10.5

Proposed Zoning: D.R. 10.5

Acres: 53.064
District: 4th

Dear Mr. Hackett:

The existing DR 5.5 zoning can be expected to generate approximately 3000 trips per day and the proposed DR 10.5 can be expected to generate approximately 4700 trips per day.

Access to this site may be a problem and off site improvements may be required for any development.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Road

Location: 275' SW of centerline of Westminster Pike, 1,373' NW of centerline of Reisterstown Road

Item No. 9 Zoning Agenda: Meeting of 9/17/85

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 100 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 operation.

(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.

REVIEWED BY: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

INTER-OFFICE CORRESPONDENCE

ITEM #9 - Operating Engineers #37 Pension Fund
Beginning at a point 275' S' of centerline of Westminster
Pike, 1,373' NW of centerline of Reisterstown Road
4th. Election District

Proposed construction shall comply with the Code in force at the time of permit application. At this time the Code is the Baltimore County Building Code composed of the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical, and Energy Codes as adopted and amended by Council Bill #17-85. Also in force is the State of Maryland Handicapped Code as amended January 1, 1985 and the American National Standard A.N.S.I. A117.1 - 1980.

CEB/vw

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 26, 1985

Mr. William Hackett
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #II

RE: Item No: 9
Property Owner: Operating Engineer #37 Pension Fund
Location: SW of Westminster Pike, NW of Reisterstown Road
Present Zoning: D.R. 5.5 and D.R. 3.5
Proposed Zoning: D.R. 10.5

School Situation

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>
Franklin Elem.	550	500	+50
Franklin Middle	845	1127	-282
Franklin High	1319	1310	+ 9

Student Yield With:

<u>h:</u>	<u>Existing Zoning</u>	And	<u>Proposed Zoning</u>
Elementary	57		120
Middle	36		51
High	53		61

Very truly yours,
John R. Damron
John Damron, Field Representative
Department of Planning

JD/1b

OPERATING ENGINEER LOCAL #37 PENSION FUND

#P-86-342
Item #9, Cycle II, 1985

Beg. 275' SW of c/l of Westminster Pike,
1,373' NW of c/l of Reisterstown Road

4th District

D.R. 5.5 and D.R. 3.5 to D.R. 10.5

53.064 acres

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave. (21204)

Counsel for Petitioner ✓

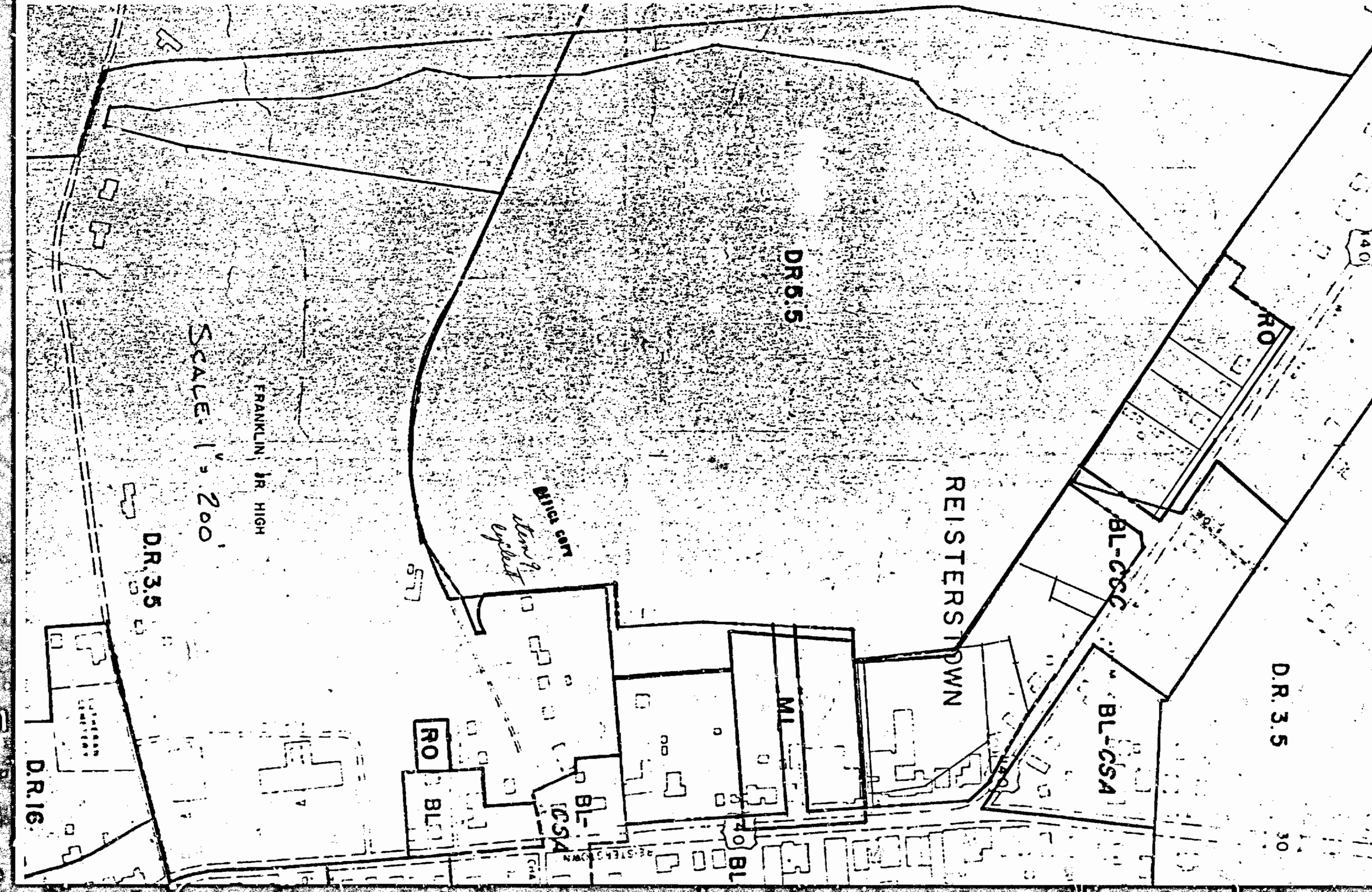
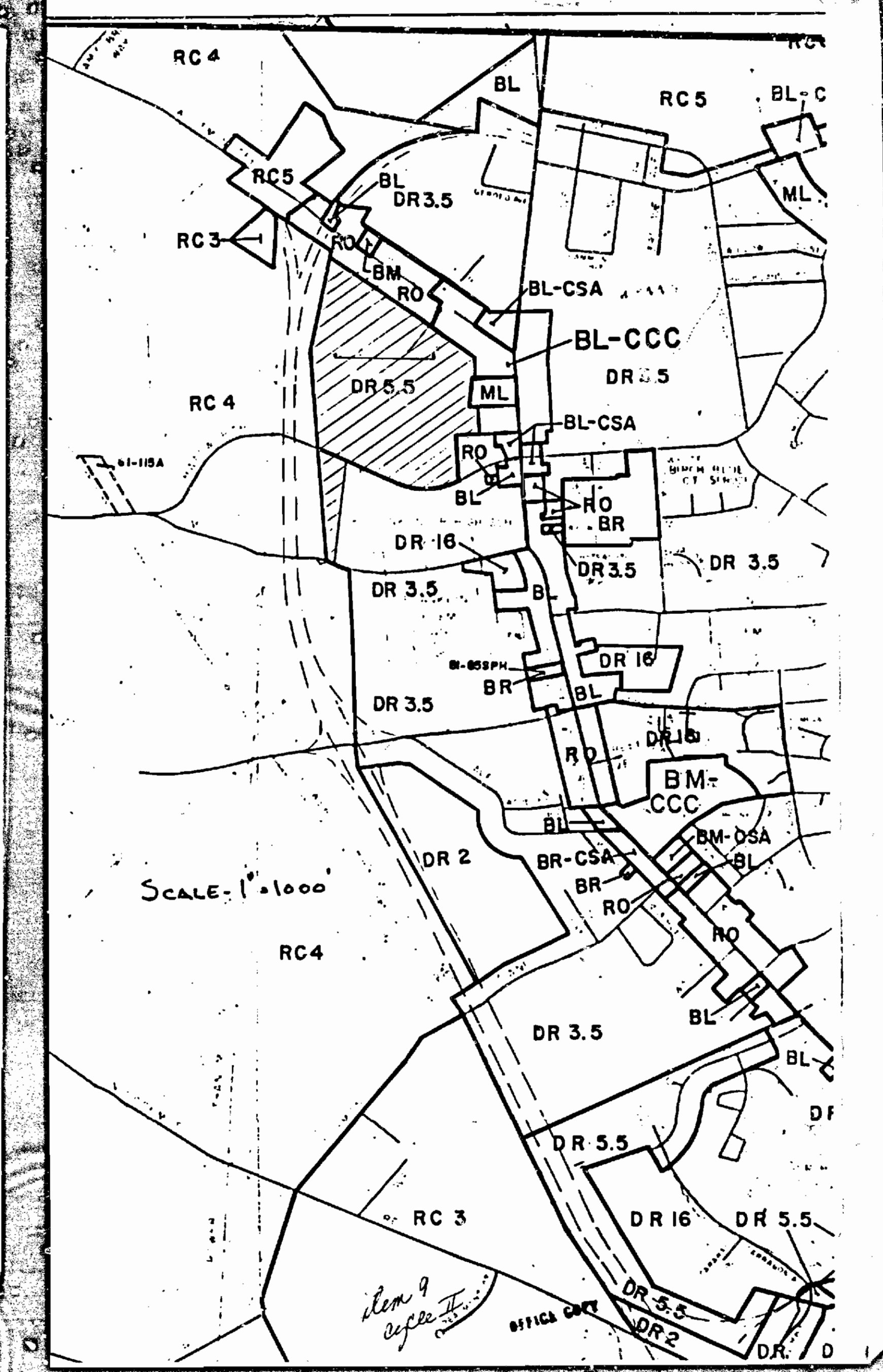
Phyllis Cole Friedman
Page 7.
 Norman E. Gerber
 James G. Hoswell
 Arnold Jablon
 Jean M. H. Jung
 James E. Dyer

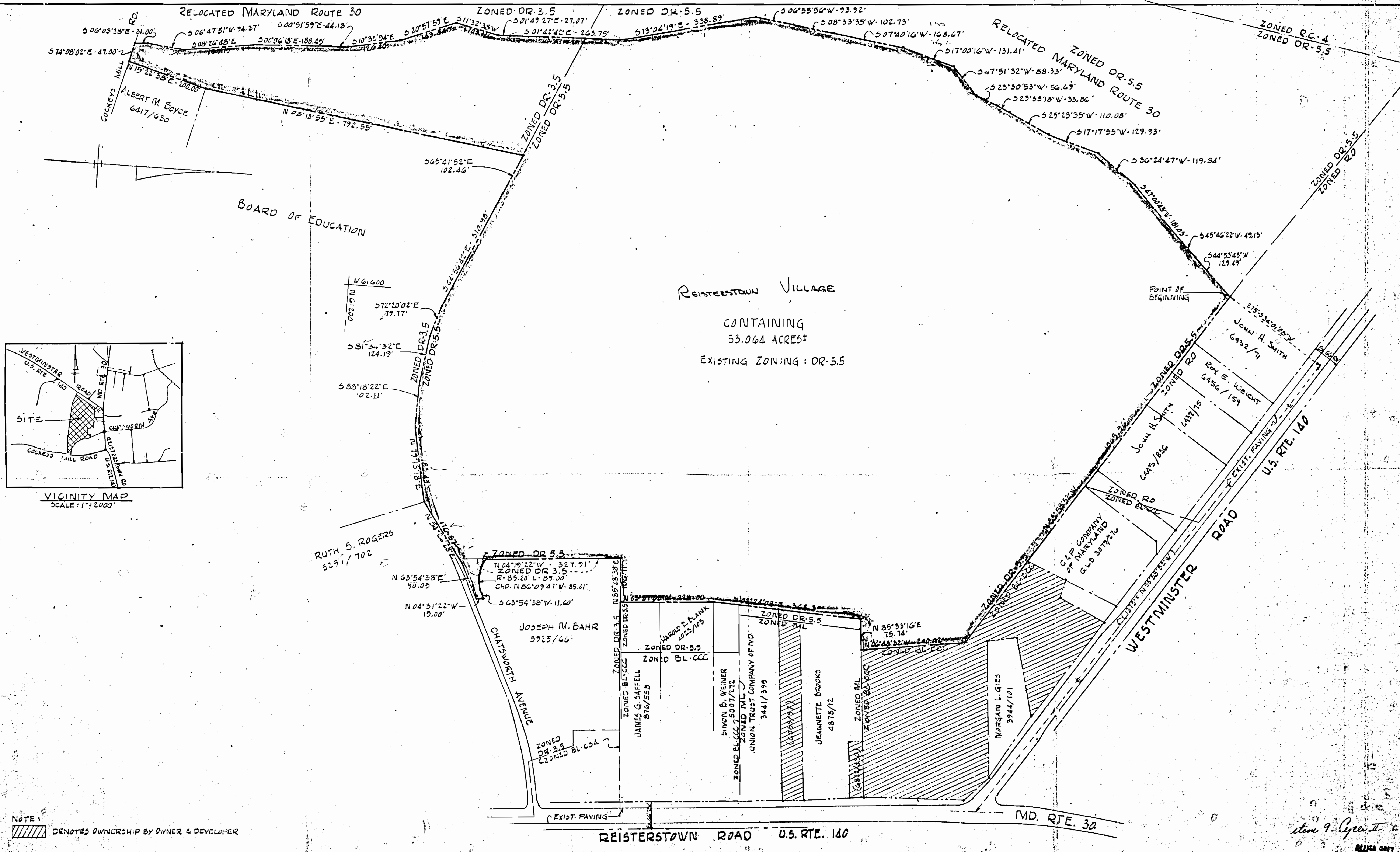
People's Counsel ✓

James Earl Kraft
Baltimore County Board of Education
~~212 Albemarle Road (21204)~~
940 YORK

John Worden, President
Chatsworth Avenue Association
13 W. Chatsworth Avenue
Reisterstown, MD 21136

MR & MRS CARL ZAMERELLI
305 NORGULF RD.
REISTERSTOWN, MD 21136



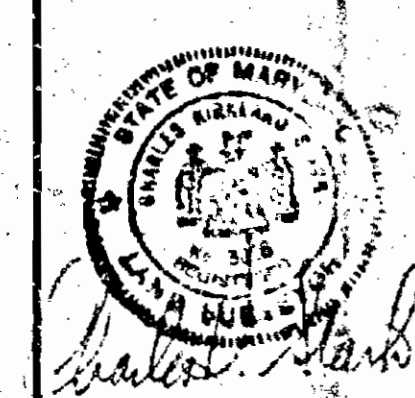


NOTE:
DENOTES OWNERSHIP BY OWNER & DEVELOPER

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER AND DEVELOPER:
OPERATING ENGINEERS LOCAL #57 PENSION FUND
5903 HARFORD ROAD
BALTIMORE, MARYLAND 21214
6824/300

REV. 8-27-85 ZONING COMMENTS CARRIED WITH (EX. ZONING REV.)



**PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION FROM DR 5.5 AND DR 5.5 TO DR 10.5**
PROPERTY OF
OPERATING ENGINEERS LOCAL #57 PENSION FUND
4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND
SCALE: 1"=100'
DATE: AUG. 14, 1985

Petitioner Exhibits mentioned in Board's Order

Also, Petitioner's Exhibits mentioned in Board's Order

People's Council's Exhibits were returned to People's Council's office

✓ Pet No 1 - objections to petitions, 41 names

✓ Pet - No 18 - Hypothetical development in DR 5.5

✓ Pet No 19 - Balto Co ZC Balto Co. ID zoning map.

✓ Pet No 20 - map in Master Plan "growth areas" 1970

✓ Pet No 21 - Traffic Study 3/24/86

✓ People Council No 1 - Manning Rd. & other roads County Council

We need ~~more~~ ~~to~~ R-86-342 ENGINEERS

Exhibit

✓ Pet No 1 - Plat of site 4/11/85
Returned to zoning

✓ Pet No 2 - 1971 Comprehensive zoning map adopted 3/24/71 NW 16-K
Returned to zoning

✓ Pet No 3 - 1976 map 10/2/86
Returned to zoning

✓ Pet No 4 - NW 16-K Comp 2 10/14/80
Returned to zoning

✓ Pet No 5 - CZ W 11/13/84
Returned to zoning

✓ Pet No 6 - aerial photo 4/8/82

✓ Pet No 7 - air photo 4/11/86
of subject site from different angles

✓ Pet No 8 - Planning Bd Recs 1976-1980-1984 maps
official records of Planning Bd

✓ Pet No 9 - Office Memo Stevens to Peninsula 3/11/85
water-saver amend.

✓ Pet No 10 - Pavel. Cost Study 4/11/86
Stevens

✓ Pet No 11 - purification of bucket Resene

✓ Pet No 12 - Qualification Tamara Kubelchik

✓ Pet No 13 - Topographical Map of Area

✓ Pet No 14 - 4/17/86 R.O.G. to Peninsula

✓ Pet No 15 - 4/14/86 Chetworth Ave Comm area to Chetworth

✓ Pet No 16 - Resolution of Board Chamber / Resolution Commerce affidavit

✓ Pet No 17 - Proffer of Virginia Schuster 4/22/80
Returned to zoning

✓ Pet No 18 - Letter from Carol Parker 4/12/80
Returned to zoning

Exhibits

✓ Pet 22 A-J Photos of subject site

✓ Pet 23 - Compilation of maps showing NW corridor zoning from 1895 to Westchester Pike

✓ People Council - 2 A to 2 K - Photos of subject site

✓ PC 3 - aerial photo 1982 ground area

✓ PC 4 - map showing NW corridor flood map

✓ PC 5 - Current 100' flood zone map of site

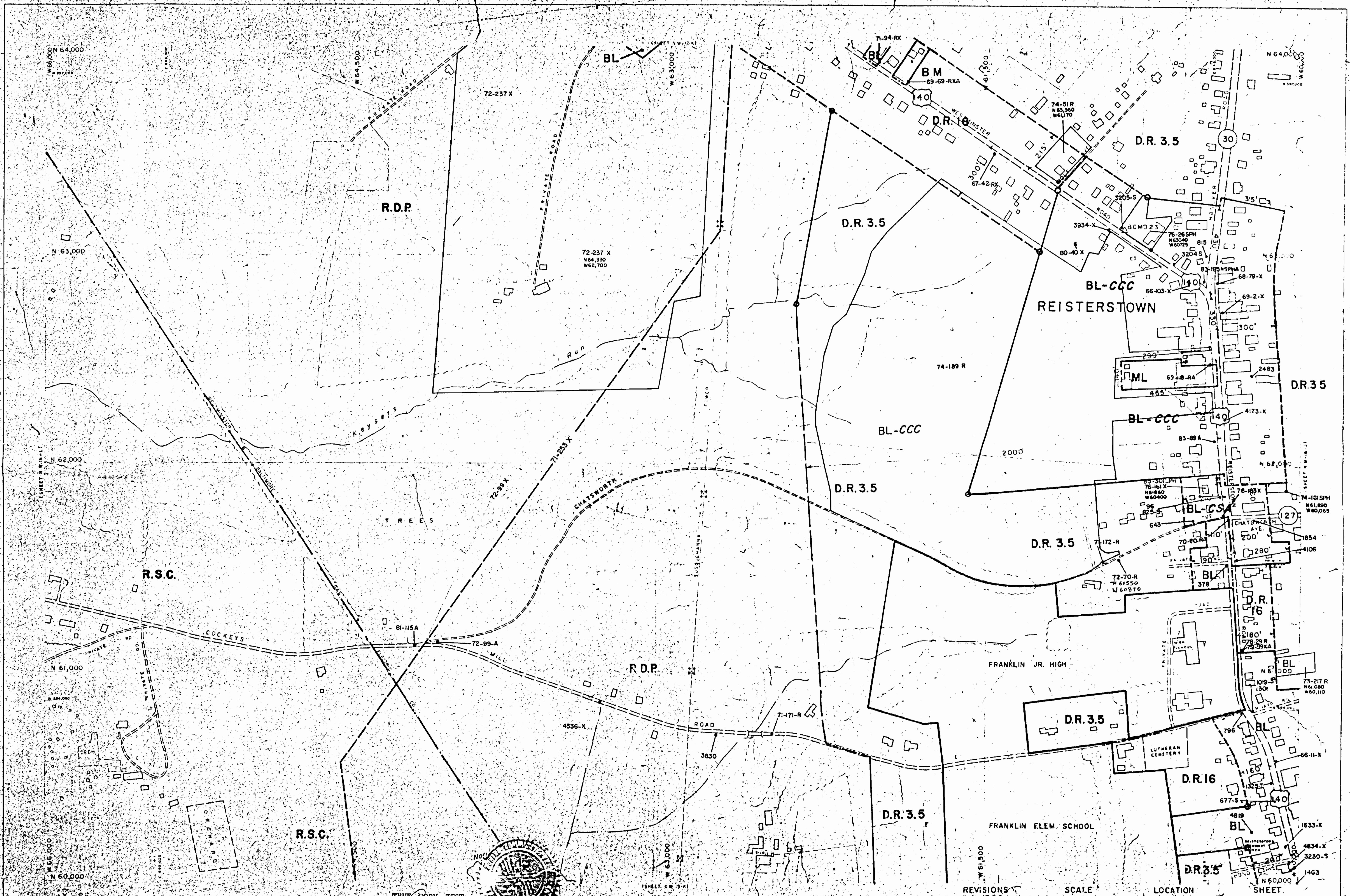
People Council Council No 6 - Census Tract map of Balto Co.

✓ People Council No 7 - Regional Planning Districts Sheet

✓ People Council No 8 - Population estimate

✓ People Council No 9 - Pop. estimate

✓ People Council No 10 - final allocation 80 year 2010



ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION
REISTERSTOWN
N.W.
16-K
SHEET

RC4

RC 3

RC 4

BM

D.R. 16

RO

D.R. 3.5

BL-CCC

REISTERSTOWN

MLR

DR35

R.C.4.

BL-
CSA

BL

D.R. 16

RO

D.R. 3.5

BL

D.R. 16

BL

DR35

D.R. 3.5

FRANKLIN ELEM SCHOOL

R.C.4.

1952 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1950
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
CHAIRMAN, COUNTY COUNCIL

TRUE COPY TEST
ZONING COMMISSIONER OF BALTO. CO.



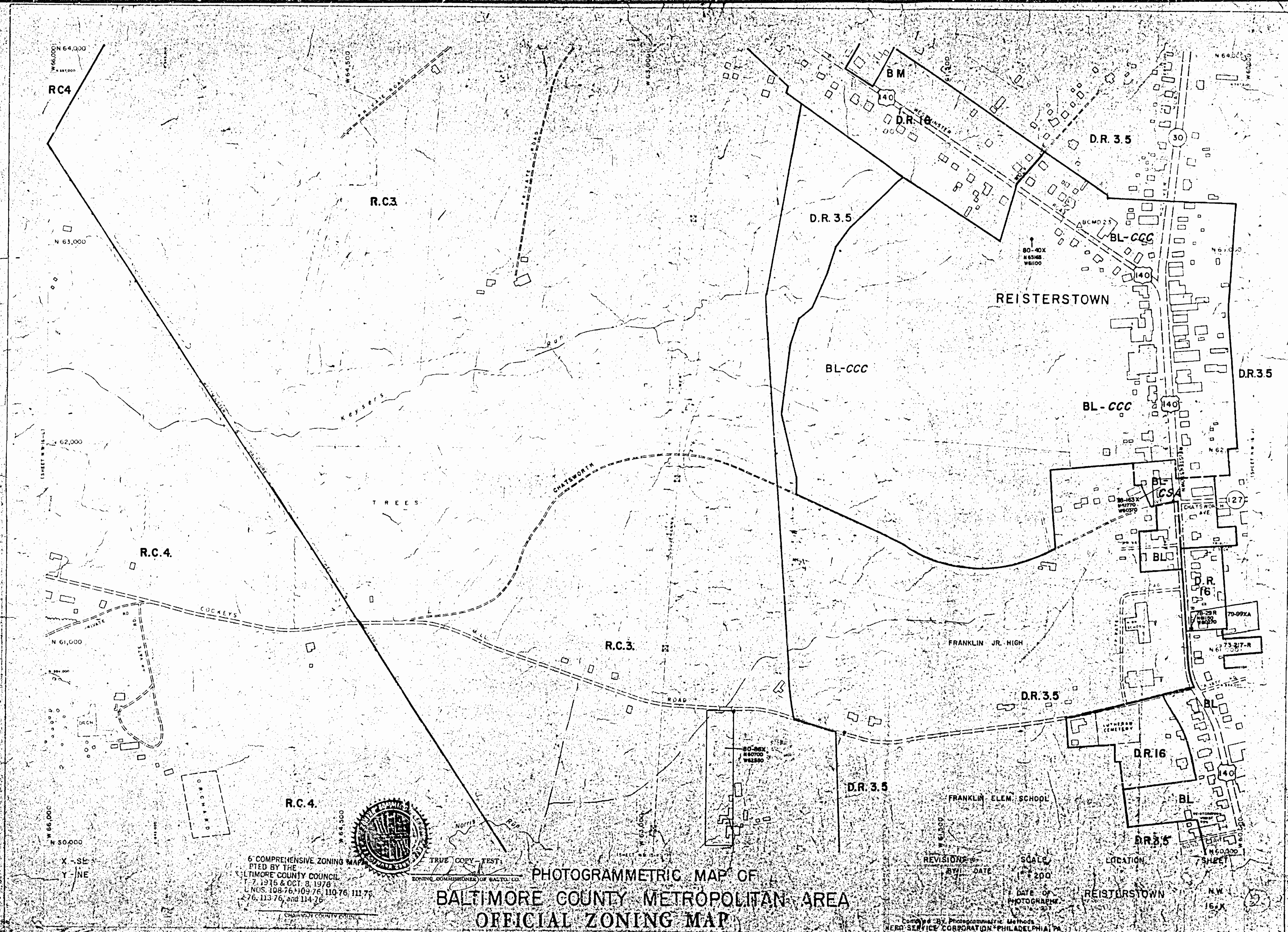
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

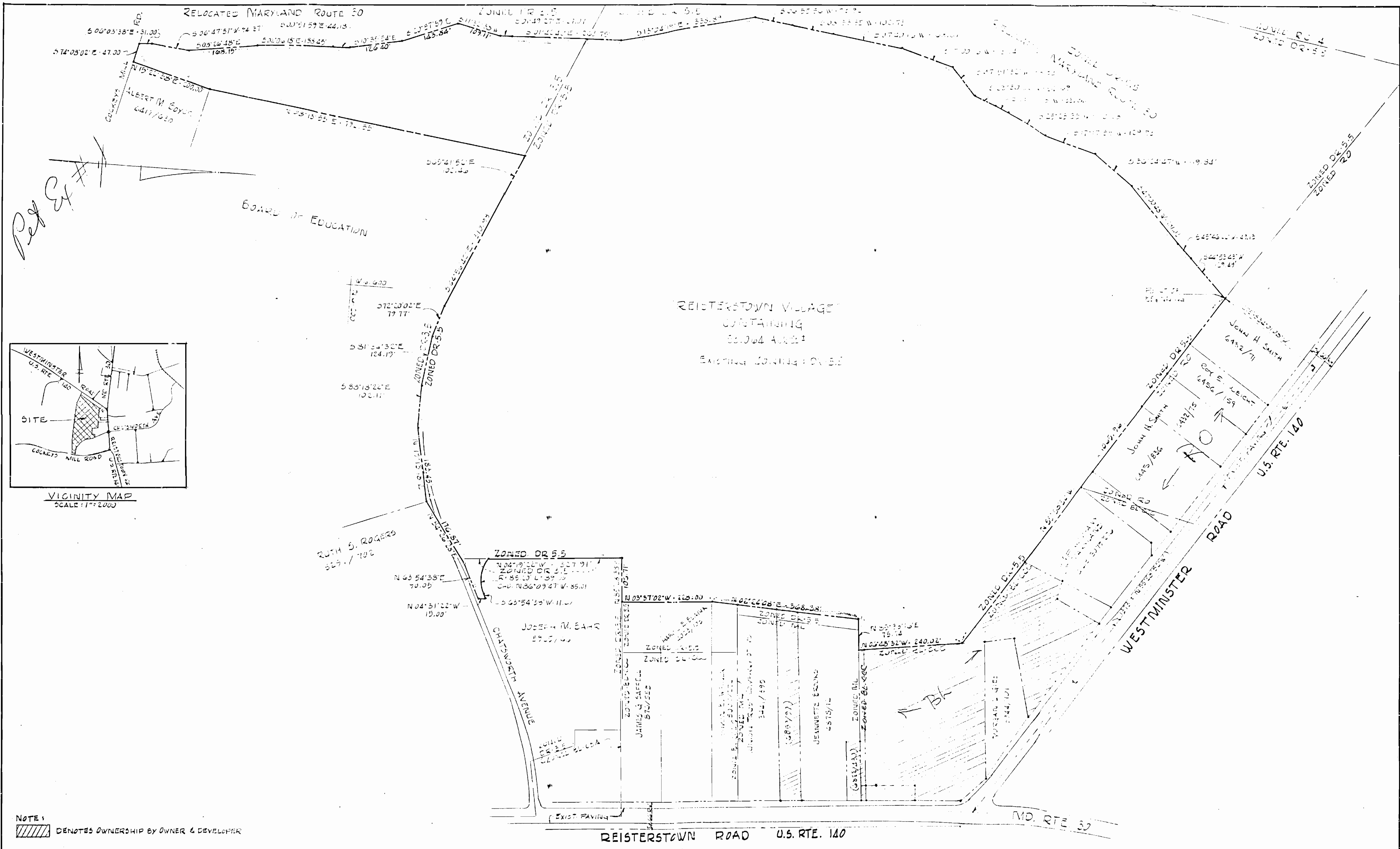
REVISIONS
BY DATE
SCALE
200'
DATE OF PHOTOGRAPH

LOCATION
SHEET

REISTERSTOWN

Prepared by Photogrammetric Methods
LAPRO SERVICE CORPORATION PHILADELPHIA, PA





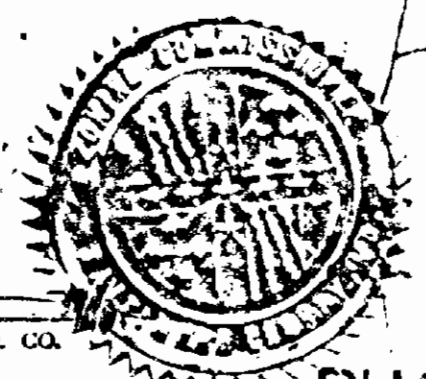
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301) 825-8120	OWNER AND DEVELOPER: OPERATING ENGINEERS LOCAL #37 PENSION FUND 5903 HARFORD ROAD BALTIMORE, MARYLAND 21214 6824/300	REL. 8-27-85 ZONING COMMENTS COMPLIED WITH. (EX. ZONING REV.)	PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 AND DR 5.5 TO DR 10.5 PROPERTY OF OPERATING ENGINEERS LOCAL #37 PENSION FUND 4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND SCALE: 1"=100' DATE: AUG. 14, 1985
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RC4

R.C.4.

R.C.4.

TRUE COPY TEST:
ZONING COMMISSIONER OF BALTO. CO.



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MAY 13, 1984
FOR THE CITY OF BALTIMORE
AND THE COUNTY OF BALTIMORE
CHAIRMAN, COUNTY COUNCIL

REVISIONS
BY DATE

SCALE
1" = 200'

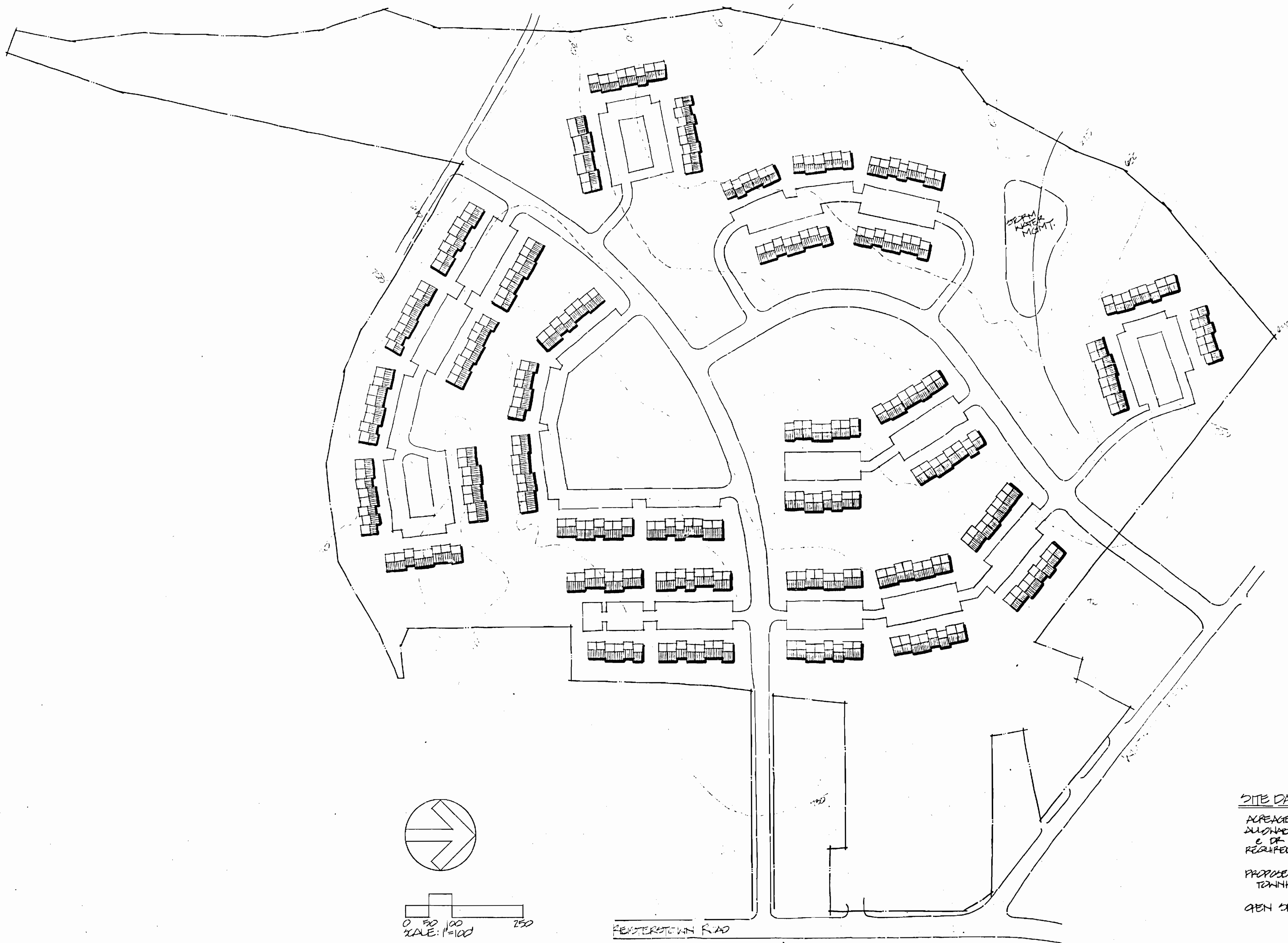
DATE OF
PHOTOGRAPHY

LOCATION

REISTERSTOWN

NW
16-K

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA



SITE DATA

ACREAGE	55.10 ±
ALLOWABLE DENSITY OF DR. 5.5	294 UNITS
REQUIRED OPEN SPACE	4.1 ACRES
PROPOSED DENSITY TOWNHOUSES	294
OPEN SPACE	10 AC. ±

REISTERSTOWN VILLAGE

FEASIBILITY STUDY FOR ACHIEVING DR-5.5 ZONING

WILLIAM F. KIRWIN, INC. • LAND PLANNERS • 28 FEBRUARY 1985

4/14/86

My name is Carol Parker and I am writing my concerns in case I do not have the opportunity to speak. I live at 421 Cockeys Mills Road, Reisterstown, Maryland only 4 tenths of a mile from the property under consideration.

Personally, I would like the property to remain undeveloped but realistically I understand the present zoning calls for 3.5 homes per acre or 5.5 homes per acre to be built on the property. If development must take place I would prefer 3.5 and 5.5 density to the 10.5 zoning change being sought. I feel the doubling of building would cause an impact in population for which Reisterstown is not prepared.

The local schools would become crowded. Mr. James Kraft from the Baltimore County Board of Education gave me the following enrollment figures.

Present Projected Capacity			
Franklin Elementary	550	428	480
Franklin Middle	845	956	1127
Franklin Senior	1319	1325	1310

If development takes place the following projected enrollment figures were given to me by Mr. Kraft.

	3.5/5.5 Density	10.5 Density
Franklin Elementary	+57	+120
Franklin Middle	+36	+51
Franklin Senior	+53	+61

Mr. Kraft informed me these figures have been shared with this board.

I am also concerned there will be an entrance road from Cockeys Mills Road into the development. There are two schools and a library on Cockeys Mills Road and it could hardly handle the intense traffic which would be generated by the present zoning much less the proposed zoning.

My fourth area of concern is the increased number of rental units for Reisterstown. Residents of rental units do not tend to make a long term commitment to the neighborhood.

1

I would also address the six acre shopping center described in the Community Times. I don't feel Reisterstown needs another shopping center. Glyndon Square was just completed and not yet rented and in several existing centers there are empty stores.

I appreciate your consideration in this matter.

Sincerely,

Carol Parker

2

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

April 3, 1986

DEVELOPMENT COST STUDY
REISTERSTOWN VILLAGE

SOUTH SIDE WESTMINSTER PIKE
WEST SIDE REISTERSTOWN ROAD

I have reviewed Sketch Plans prepared by the William Kirwin Office showing development of the referenced, residential property. The Sketch Plans were based on the present zoning and alternatively on DR 10.5 zoning. Both of the plans prepared by Mr. Kirwin's office represent reasonable development plans.

I have prepared development cost estimates using the two plans by estimating costs for each item.

The Plan based on the present zoning indicates 286 townhouses. The total estimated cost per unit is \$14,800.00. The Plan based on DR 10.5 zoning indicates 156 townhouses and 382 garden condominium units and an estimated development cost of \$8,600.00 per unit.

All residential developments have site and public works costs such as System Connection Charges, Property Connection Charges, On-site paving and drainage costs and grading.

Reisterstown Village has several unusual or extraordinary costs including a sewage pumping station and improvements to three existing major streets. The Northwest Expressway construction borders Reisterstown Village on the west side with an elevated grade making the construction of a sound barrier necessary to create conditions, suitable conditions, for sale of the homes. Additional landscaping will be required to provide suitable screening of the sound barrier and the adjacent commercial land.

Most subdivisions have water and/or sewer deficits. Reisterstown Village deficits are higher than average especially based on the Plan which is based on the existing zoning.

Below is a tabulation of the unusual or extraordinary costs. For some of the items a percentage of the total cost based on opinion, is included.

	Zoning Category	
	DR 5.5	DR 10.5
A. Sewage pumping station	\$ 370,000	\$ 229,000
B. Sewer deficit (50%)	104,500	58,500
C. Water deficit (50%)	122,500	91,500
D. Improvements to Reisterstown Road, Westminster Pike and Chatsworth Avenue (50%)	150,000	150,000
E. Sound barrier	472,000	432,000
F. Additional landscaping	60,000	84,000
TOTAL OF "UNUSUAL COSTS"	\$1,239,000	\$1,045,000
TOTAL PER UNIT	4,330	1,860

JSS:knh

Page -2-

April 3, 1986

Typical development costs for townhouse projects of the size of Reisterstown Village currently average between \$9,000.00 and \$10,000.00 per unit. Reisterstown Village development costs are approximately 50% higher than average.

Respectfully submitted,

J. Strong Smith
J. Strong Smith, P.E.
Chief of Planning &
Property Analysis

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

156 TOWNHOUSES + 382 GARDEN CONDO UNITS

Public Works Agreement Items

1. Water deficit	\$ 193,000
2. Water system connection charges (538 X \$75)	309,000
3. Water property connection charges	91,000
4. Pumping station, force main, etc.	229,000
5. Sewer deficit, on-site sewers	117,000
6. Sewer system connection charge (538 X \$875)	471,000
7. Sewer connections	90,000
8. Inspection fees for paving	200,000
9. Inspection fees for storm drains and storm water management	26,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,739,000

Other Items

11. Clearing 25 Ac. @ 3,000	\$ 75,000
12. Excavation 156 TH @ 750	222,000
13. Sediment control 382 GC @ 275	105,000
14. Storm water management	85,000
15. Storm drains and culverts	180,000
16. Paving Reisterstown Road 100,000	
On-site Chatsworth Road 175,000	
On-site 884,000	
17. Sidewalks & R/W seeding	1,159,000
18. County processing & miscellaneous fees	210,000
19. Engineering and stakeouts	45,000
20. Sound barrier	300,000
21. Additional landscaping	432,000
	84,000

TOTAL, OTHER ITEMS \$ 2,895,000

TOTAL, ALL ABOVE ITEMS 4,634,000

PER UNIT (- 538) 8,610

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

286 TOWNHOUSES - DR 5.5 ZONING

Public Works Agreement Items

1. Water deficit	\$ 245,000
2. Water system connection charges (286 X \$75)	214,000
3. Water property connection charges	100,000
4. Pumping station, force main, etc.	370,000
5. Sewer deficit, on-site sewers	209,000
6. Sewer system connection charge (286 X \$875)	250,000
7. Sewer connections	48,000
8. Inspection fees for paving	150,000
9. Inspection fees for storm drains and storm water management	38,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,587,000

Other Items

11. Clearing 20 Ac. @ 3,000	60,000
12. Excavation 286 TH @ 750	214,000
13. Sediment control	100,000
14. Storm water management	80,000
15. Storm drains and culverts	222,000
16. Paving Reisterstown Road 100,000	
Chatsworth Road 175,000	
On-site 783,000	
17. Sidewalks & R/W seeding	1,058,000
18. County processing & miscellaneous fees	145,000
19. Engineering and stakeouts	230,000
20. Sound barrier	432,000
21. Additional landscaping	60,000

TOTAL, OTHER ITEMS \$ 2,646,000

TOTAL, ALL ABOVE ITEMS 4,233,000

PER UNIT (- 286) 14,800

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

DEVELOPMENT COST ESTIMATES

RESIDENTIAL 1980 - 1986

NAME	DATE	TH + IH - TOTAL	COST/0	1986 COST/0
A. Burnham Woods	1980	189 - 189	\$ 7,040	\$ 9,000
B. Rockland	1982	- 24 24	13,000	17,000
C. Arbour Green	1982	- 30 30	9,550	11,500
D. Arbour Green	1982	25 19 44	8,350	10,000
E. Ridge Park	1983	83 - 83	8,200	9,800
F. Ward Property	1983	- 16 16	13,570	15,500
G. Fink Property	1983	30 3 33	10,400	12,500
H. Fink Property	1983	21 12 33	10,700	13,000
I. Maryvale	1984	- 45 45	13,200	14,800
J. Snyder Property	1984	79 6 85	9,740	12,200
K. Oak Hill	1985	- 12 12	31,550	32,000
L. Knasiak	1985	- 33 33	11,650	12,500
M. Julian Woods	1985	- 50 50	11,920	12,500
N. Chapel Gate	1986	576 - 576	9,900	9,900
O. Reisterstown Village	1986	538 - 538	8,610	8,610
P. Reisterstown Village	1986	286 - 286	14,800	14,800

NOTES:

I = excludes public water and sewer

N = 236 townhouses and 340 garden condo. units

O = 156 townhouses and 382 garden condo. units

①
Gentlemen
I am Virginia Roberts a resident of Reisterstown Md for thirty years. I am a Board member of the Reisterstown Camp Mills Chapter Chamber of Commerce. I am also chairman of the zoning committee for the Chamber of Commerce. And have been authorized to speak on their behalf. It is the position of the Reisterstown Camp Mills Chapter Chamber of Commerce

②

that the zoning of the property located at Reisterstown Rd and the Watmester Road be changed to D.R. 10.5. Our organization feels it is in the best interest of the neighborhood and surrounding areas that the D.R. 10.5 be given. This property has been the subject of much controversy in the past and it is our hope for reasonable and appropriate development.

③

Our organization believes that Donald Carter the Developer, based on past projects will build a complex that will ~~be~~ complement our town and be a plus to our neighborhood.

Sincerely
Regina Schuster

Traffic Impact Analysis
for
Rezoning Petition for

REISTERSTOWN VILLAGE
Baltimore County, Maryland

Prepared for
OPERATING ENGINEERS LOCAL # 37

March 24, 1986

THE TRAFFIC GROUP, INC.

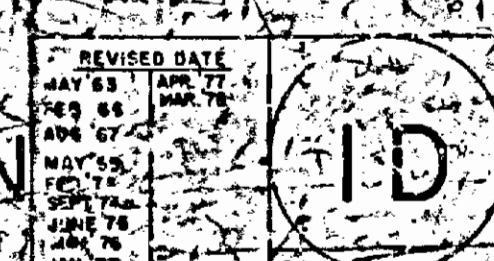
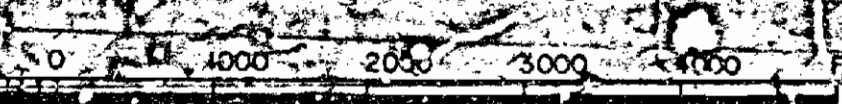
BOARD OF APPEALS
PETITIONER'S
EXHIBIT No 21

J

15

REISTERSTOWN

11D



OPERATING ENGINEER - #R-86-342

7.

Closing statements by both parties were made part of the record.

In this Opinion, the Board must once again insert itself into the minds of the County Council to attempt to decide whether or not the assigned zoning was in error. Lengthy testimony and a multitude of exhibits were presented to this Board at this hearing, all of which could not have been considered by the Council. Testimony today indicates the need for sewer service upgrading, the erection of a sewerage pumping station and the possible erection of sound barriers on the site. Testimony today also indicates that at least a majority of area residents would much prefer housing on this site as opposed to a shopping center or an industrial park. Expert engineering studies show that development costs at the D.R. 5.5 density could well be excessive. The Northwest Expressway is no longer a proposal but will, in fact, be completed and in service in 1986. The property owners have engaged an experienced developer whose reputation, acquired through prior developments, is acceptable. These and other facts produced in lengthy testimony must be considered by this Board. The question is, had the County Council had all of this testimony before it at the time of its decision, would it have overruled the recommended D.R. 10.5 and assigned D.R. 5.5 zoning? It is the opinion of this Board that the D.R. 5.5 zoning is, in fact, error and, in addition, the completion of the Northwest Expressway is a major change as regards this site and must be considered. For all of the aforementioned reasons, the Board will grant the

OPERATING ENGINEER - #R-86-342

8.

requested petition for reclassification in part. The 48.5+ acres now zoned D.R. 5.5 we be rezoned to D.R. 10.5, and the 4.5+ acres now zoned D.R. 3.5 will remain D.R. 3.5 since few, if any, of the above noted conditions apply directly to this portion of the site.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of June, 1986, by the County Board of Appeals, ORDERED that reclassification of 48.5+ acres now zoned D.R. 5.5, as shown on Petitioners' Exhibit #1, petitioned for be and the same is hereby GRANTED, and this parcel shall be reclassified to D.R. 10.5 zoning, and it is

FURTHER ORDERED that the reclassification petitioned for on the 4.5+ acres presently zoned D.R. 3.5, as shown on Petitioners' Exhibit #1, be and the same is hereby DENIED and said parcel shall retain its D.R. 3.5 designation.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman
Lawrence F. Schmidt
Patricia Phipps

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

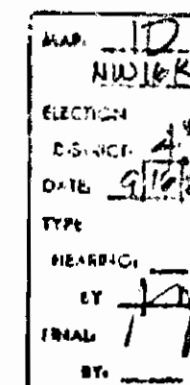
TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 reclassified, pursuant to the Zoning Law

of Baltimore County, from an DR 5.5 & DR 3.5 zone to an DR 10.5 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED
COUNTY BOARD OF APPEALS
15 AUG 23 P 2 34C



Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-6820

Legal Owner(s):

Operating Engineer Local #37 Pension Fund
(Type or Print Name) Plan

Signature

(Type or Print Name)

Signature

(Type or Print Name)

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(Type or Print Name)

IN THE MATTER OF OPERATING
ENGINEER LOCAL #37 PENSION
FUND FOR A PETITION FOR
RECLASSIFICATION

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
Case No.

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Now comes the Petitioner, Operating Engineer Local #37 Pension Fund, by S. Eric DiNenna, S. Eric DiNenna, P.A. and DiNenna, Mann & Breschi, in support of its Reclassification Petition says:

1. That the subject property is in error in its present classifications of a DR 5.5 zone and a small portion thereof, DR 3.5 zone, in that the Baltimore County Council, in its last review of the subject property in the Comprehensive Zoning Process erroneously classified the property in various and sundry zones;

2. That the Baltimore County Council, in its most recent comprehensive adoption of the zoning map, November of 1984, erroneously classified the property in the DR 5.5 and DR 3.5 classifications contrary to all recommendations of the Baltimore County Planning Staff as well as the Baltimore County Planning Board;

3. That since the adoption of the Comprehensive Zoning Map in November of 1984, there has been a substantial change in the character of the neighborhood.

WHEREFORE, your Petitioner requests, that based upon the above reasons as well as others to be given at the time of the

hearing before the County Board of Appeals, reclassify the subject property to a DR 10.5 classification.

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6829, TOWSON, MARYLAND 21204

Description to Accompany Petition
For Reclassification

August 14, 1985

Beginning for the same at a point on the easternmost right of way line of relocated Maryland Route 30 said point being distant 275 feet S 34° 01' 08" W from the center of Westminster Pike (US Route 140), 66 feet wide, and distant 1373 feet more or less N 55° 58' 52" W measured along the center of Westminster Pike from the center line intersection of Reisterstown Road, 66 feet wide, said point of beginning also being designated as number 12 as shown on a Plat of Franklin Hall recorded among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. 46 folio 4 thence binding on the said easternmost right of way lines of relocated Maryland Route 30 as shown on State Road Commission of Maryland Plats 36832, 36831 and 36829 the twenty-four following courses and distances:

- 1 - S 44° 53' 43" W 129.49 feet
- 2 - S 45° 46' 22" W 49.13 feet
- 3 - S 47° 00' 48" W 181.03 feet
- 4 - S 36° 24' 47" W 119.84 feet
- 5 - S 17° 17' 55" W 129.93 feet
- 6 - S 25° 23' 35" W 110.08 feet
- 7 - S 23° 33' 18" W 33.86 feet
- 8 - S 23° 30' 53" W 56.69 feet
- 9 - S 47° 51' 32" W 88.33 feet
- 10 - S 17° 00' 16" W 131.41 feet
- 11 - S 7° 40' 16" W 168.67 feet
- 12 - S 8° 33' 35" W 102.73 feet
- 13 - S 6° 55' 56" W 93.92 feet
- 14 - S 13° 04' 13" E 338.89 feet
- 15 - S 1° 42' 42" E 263.75 feet
- 16 - S 1° 49' 27" E 27.07 feet
- 17 - S 11° 32' 38" W 109.11 feet
- 18 - S 20° 57' 59" E 143.84 feet
- 19 - S 10° 35' 54" E 126.40 feet
- 20 - S 0° 51' 59" E 44.18 feet

Description to Accompany Petition
For Reclassification

August 14, 1985
Page -2-

- 21 - S 2° 06' 18" E 188.45 feet
 - 22 - S 8° 26' 48" E 168.15 feet
 - 23 - S 6° 47' 51" W 94.37 feet and
 - 24 - S 6° 03' 38" E 31.00 feet to a point on the north side of Cockeys Hill Road thence binding on the north side of Cockeys Hill Road
 - 25 - S 74° 08' 02" E 47.00 feet thence
 - 26 - N 15° 22' 38" E 200.00 feet thence
 - 27 - N 8° 13' 55" E 792.55 feet thence
 - 28 - S 65° 41' 52" E 102.46 feet thence
 - 29 - S 64° 56' 42" E 310.98 feet thence
 - 30 - S 72° 20' 02" E 79.77 feet thence
 - 31 - S 81° 34' 32" E 124.19 feet thence
 - 32 - S 88° 18' 22" E 102.11 feet thence
 - 33 - N 79° 13' 18" E 183.45 feet thence
 - 34 - N 54° 26' 28" E 176.87 feet to the northwest side of Chatsworth Avenue thence binding on the northwest side of Chatsworth Avenue
 - 35 - N 63° 54' 38" E 90.05 feet thence
 - 36 - N 4° 31' 22" W 15.00 feet thence
 - 37 - S 63° 54' 38" W 11.60 feet thence
 - 38 - northwesterly by a line curving to the north with a radius of 85.20 feet for an arc distance of 89.00 feet (the chord of said arc being N 86° 09' 47" W 85.01 feet) thence
 - 39 - N 4° 19' 22" W 327.91 feet thence
 - 40 - N 85° 28' 38" E 106.71 feet thence
 - 41 - N 3° 37' 02" W 228.00 feet thence
 - 42 - N 2° 24' 08" E 368.38 feet thence
 - 43 - N 85° 33' 16" E 75.74 feet thence
 - 44 - N 6° 48' 32" W 240.02 feet and thence
 - 45 - N 55° 58' 32" W 1065.96 feet to the place of beginning.
- Containing 53.064 Acres of land more or less.



Charles H. Start
#3036

CHATSWORTH AVE. ASSOCIATION

DEDICATED TO PRESERVING THE HIGH QUALITY OF LIFE IN REISTERSTOWN
JOHN WORDEN, PRESIDENT

April 14, 1986

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Item #9
Cycle 2
Reclassification Petition

Dear Mr. Hackett:

We recently met with the lawyer and the developer of the above property. The members of the association discussed at length the impact of the reclassification from DR 5.5 to DR 10.5 and now wish to retract our opposition to the reclassification as was stated in a letter to the Board of Appeals on December 16, 1985.

Although we still have some reservations concerning the impact of the development on the community, we have received assurances from the representatives of the Operating Engineer #37 Pension Fund that they will maintain the integrity of the community in planning and building the development. Their commitment to high quality housing; their proposal for a sewage pumping station; and their support in preserving the current status of West Chatsworth Avenue while willing to work in concert with the community at large has led to our decision.

We realize that this is the best possible solution for the use of this property and we urge you to now grant the reclassification petition.

Sincerely,

John Worden, President
Chatsworth Avenue Association

Copies to: S. Eric DiNenna
People's Counsel
Councilman Ruppersberger

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COUNTY BOARD OF APPEALS
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MAR 23 1987

we ² heavy have to much growth
along Reisterstown Rd. and this needs
this? if zoning is approved this
area of Reisterstown Road will be
more than ready to go.
Future crime will go up and
then comes additional expense of
having new policemen, firemen etc.
I think think you will have the
first people leaving on their
Townhouse and Condos?
So if you want doing another
area of Baltimore, you will be one
the area to 10.5 pm 5.5?
The operation Engineer #37
Pension Fund can find another
area, perhaps in Pennsylvania -
dealing with insurance -
must we don't need them in
shaking you in advance.

Mr. Carl Jamnell
305 Westport Road
Reisterstown, Md. 21136

833-2574
3 02 P M 15 APR 1985
RECEIVED
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 1, 1985

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 9, Cycle II
October, 1985 - April, 1986
Petitioner - Operating Engineer
Local #37 Pension Fund
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these

Item No. 9, Cycle II
Reclassification Petition
Page 2
November 1, 1985

comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NBC:mr

Enclosures

cc: George W. Stephens, Jr.
A Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary
Hal Kassch
Assistant

September 26, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Att: James Dyer

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 9
Property Owner: Operating
Engineer #37 Pension Fund
Location: Beginning at
a point 275' SW of center-
line of Westminster Pike
(Route 140) 1,373' NW of
centerline of Reisterstown
Road to Route 140
Existing Zoning: D.R.
5.5 and D.R. 3.5
Proposed Zoning: D.R.
10.5
Acres: 53.064
District 4th

Dear Mr. Dyer:

On review of the revised site plan of 8/27/85, the State Highway Administration offer the following comment for the proposed Zoning Change.

With the existing plat showing no detail for the proposed use of the site only general comments can be made.

The State Highway Administration recommends to the developer and owner of the site to investigate the possibility of having a major access to this site by way of Chatsworth Avenue, which is a signalized intersection with Reisterstown Road (Route 140). Additional highway improvements would be required at the Reisterstown Road and Chatsworth Avenue intersection to facilitate left turn movements in the site.

Any additional access must be reviewed and approved on the submittal of a revised plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
301-659-1350

Continued My telephone number is
Towson, Maryland 21204
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5083 Statewide Toll Free
P.O. Box 717 707 North Carroll St., Baltimore, Maryland 21203 - 0715

Mr. William Hackett
Att: J. Dyer
page 2
September 26, 1985

by: George Wittman

CL-GW:es
cc: J. Ogle

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3350

NORMAN E. GERBER
DIRECTOR

SEPTEMBER 24, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #9 - CYCLE II
Property Owner: Operating Engineer #37 Pension Fund
Location: 275' SW of Westminster Pike, 1,373' NW of Reisterstown Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlling by a "B" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF B111 56-82 - THE DEVELOPMENT REGULATIONS.

cc: James Roswell

Eugene A. Rober
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 9
Property Owner: Operating Engineer #37 Pension Fund
Location: Beginning at a point 275' SW of centerline of Westminster Pike, D.R. 5.5 and D.R. 3.5
Existing Zoning: D.R. 10.5
Proposed Zoning: D.R. 10.5

Acres: 53.064
District: 4th

Dear Mr. Hackett:

The existing DR 5.5 zoning can be expected to generate approximately 3000 trips per day and the proposed DR 10.5 can be expected to generate approximately 4700 trips per day.

Access to this site may be a problem and off site improvements may be required for any development.

Michael S. Flanagan
Traffic Engineer Assoc II

MSE/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Road

Location: 275' SW of centerline of Westminster Pike, 1,373' NW of centerline of Reisterstown Road

Item No. 9 Zoning Agenda: Meeting of 9/17/85

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 300 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 operation.
- (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.

REVIEWED BY: [Signature] Noted and
Planning Group Approved
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Lockett, Chairman, Board of Appeals
 TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
 FROM: Charles E. Burnham, Chief, Building Plans Review, Department of
 Permits and Licenses C.E.B.
 SUBJECT: Cycle II Zoning
 Meeting Scheduled 9/17/85

ITEM #9 - Operating Engineers #37 Pension Fund
 Beginning at a point 275' S of centerline of Westminster
 Pike, 1,373' NW of centerline of Reisterstown Road
 4th. Election District

Proposed construction shall comply with the Code in force
 at the time of permit application. At this time the Code
 is the Baltimore County Building Code composed of the 1984
 Editions of the B.O.C.A. Basic National Building, Mechanical,
 and Energy Codes as adopted and amended by Council Bill #17-85.
 Also in force is the State of Maryland Handicapped Code as
 amended January 1, 1985 and the American National Standard
 A.N.S.I. A117.1 - 1980.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 26, 1985

Mr. William Lockett
 Chairman, Board of Appeals
 Baltimore County Office Building
 1111 West Chesapeake Avenue
 Towson, Maryland 21204

Zoning Cycle #II

RE: Item No: 9
 Property Owner: Operating Engineer #37 Pension Fund
 Location: SW of Westminster Pike, NW of Reisterstown Road
 Present Zoning: D.R. 5.5 and D.R. 3.5
 Proposed Zoning: D.R. 10.5

School Situation

School	Enrollment	Capacity	Over/Under
Franklin Elem.	550	500	+50
Franklin Middle	845	1127	-282
Franklin High	1319	1310	+9

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary	57		120
Middle	36		51
High	53		61

Very truly yours,
 John R. Dameron
 John Dameron, Field Representative
 Department of Planning

JD/1h

OPERATING ENGINEER LOCAL #37 PENSION FUND

#P-86-342
 Item #9, Cycle II, 1985

Reg. 275' SW of c/l of Westminster Pike,
 1,373' NW of c/l of Reisterstown Road

4th District

D.R. 5.5 and D.R. 3.5 to D.R. 10.5

53.064 acres

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire
 406 W. Pennsylvania Ave. (21204)

Counsel for Petitioner ✓

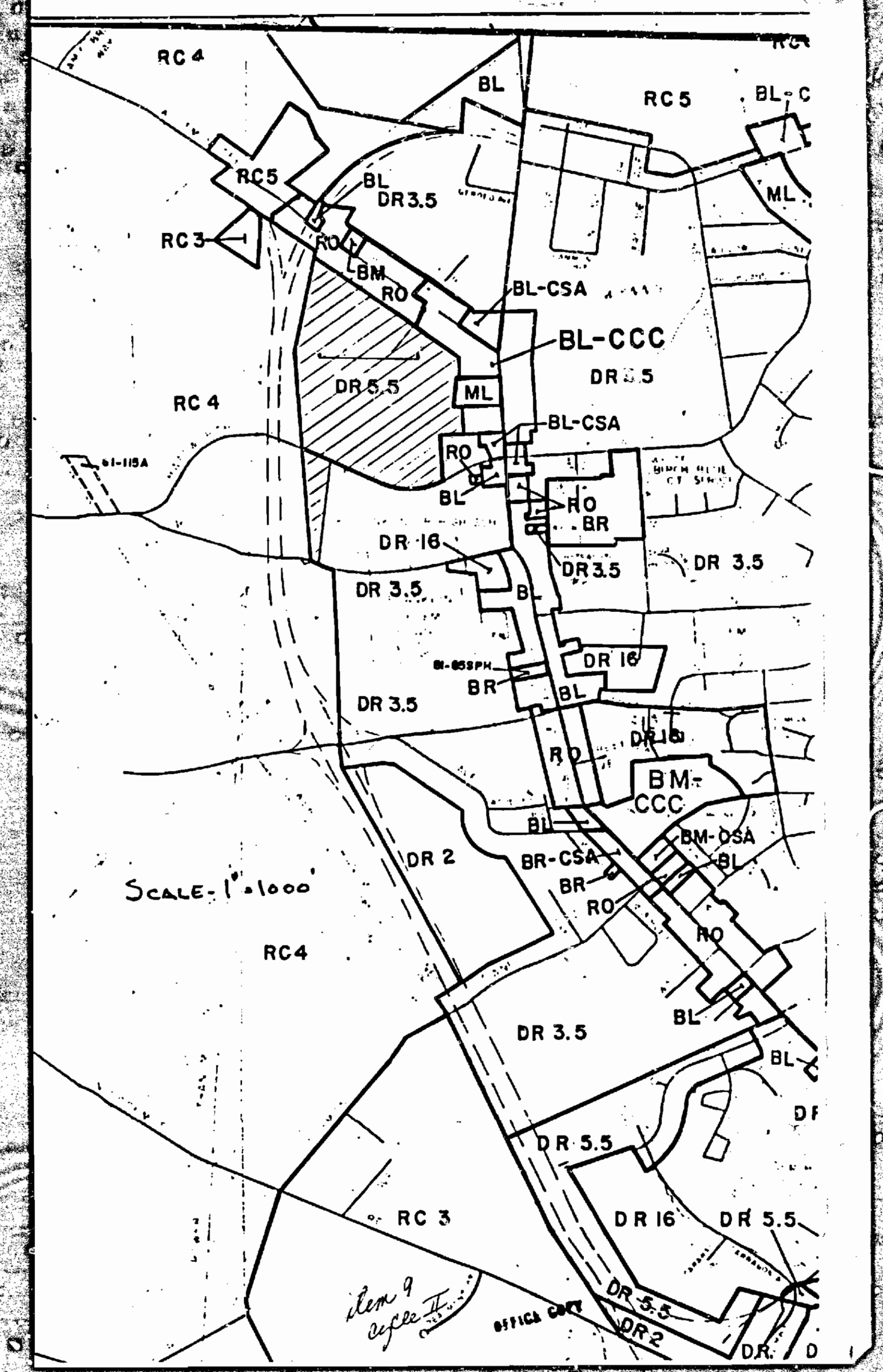
Phyllis Cole Friedman
 Norman E. Gerber
 James G. Hoswell
 Arnold Jablon
 Jean M. H. Jung
 James E. Dyer

People's Counsel ✓

James Earl Kraft
 Baltimore County Board of Education
 2144 Reisterstown Road (21204)
 740 YORK

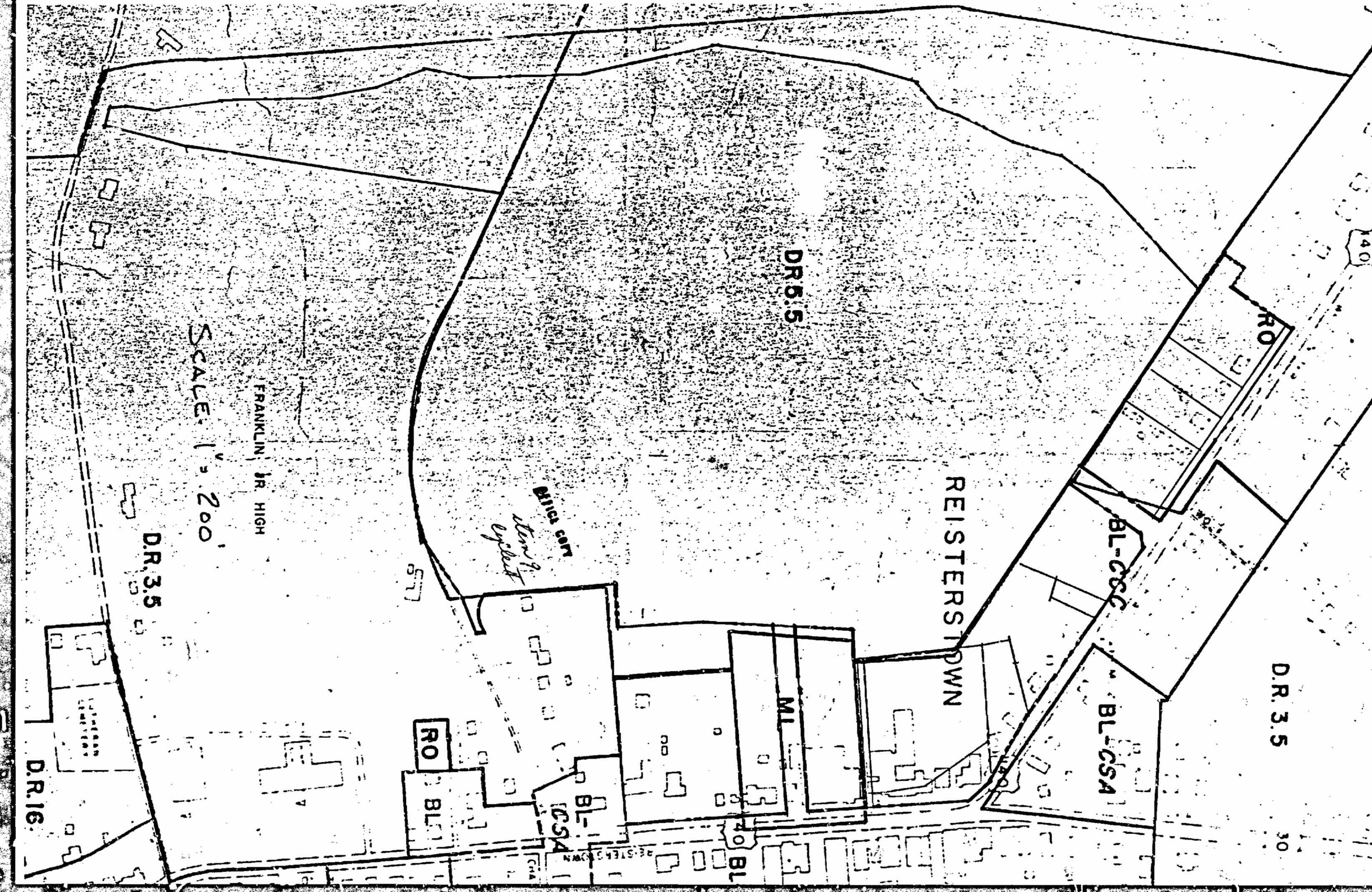
John Worden, President
 Chatsworth Avenue Association
 13 W. Chatsworth Avenue
 Reisterstown, MD 21136

Mr & Mrs CARL ZAMERELLI
 305 NORGOLF RD.
 REISTERSTOWN, MD 21136



SCALE: 1" = 1000'

item 9
 refer to



SCALE: 1" = 200'

FRANKLIN JR HIGH

REISTERSTOWN

DR 3.5

BL-CC

BL-CSA

DR 5.5

DR 3.5

DR 16



Petitioner Exhibits mentioned in Board's Order

Also, Petitioner's Exhibits mentioned in Board's Order

People's Council's Exhibits were returned to People's Council's office

✓ Pet No 1 - objections to petition, 41 names

✓ Pet No 18 - Hypothetical of possible development in DR 5.5

✓ Pet No 19 - Balto Co ZC Balto Co. ID zoning map.

✓ Pet No 20 - map in Master Plan "growth areas" 1970

✓ Pet No 21 - Traffic Study 3/24/86

✓ People Council No 1 - Manning Rd. & other roads County Council

We need ~~more~~ ~~to~~ R-86-342 ENGINEERS

Exhibit

✓ Pet No 1 - Plat of site 4/11/85
Returned to zoning

✓ Pet No 2 - 1971 Comprehensive zoning map adopted 3/24/71 NW 16-K
Returned to zoning

✓ Pet No 3 - 1976 map 10/2/86
Returned to zoning

✓ Pet No 4 - NW 16-K Comp 2 10/14/80
Returned to zoning

✓ Pet No 5 - CZ W 11/13/84
Returned to zoning

✓ Pet No 6 - aerial photo 4/8/82

✓ Pet No 7 - air photo 4/11/86
of subject site from different angles

✓ Pet No 8 - Planning Bd Recs 1976-1980-1984 maps
official records of Planning Bd

✓ Pet No 9 - Office Memo Stevens to Penman 3/11/85
water sewer amend.

✓ Pet No 10 - Pavel. Cost Study 4/11/86
Stevens

✓ Pet No 11 - purification of bucket Resene

✓ Pet No 12 - Qualification Tamara Kubelchik

✓ Pet No 13 - Topographical Map of Area

✓ Pet No 14 - 4/12/86 R.O.G. Penman

✓ Pet No 15 - 4/14/86 Chetworth Ave Comm area to Chetworth

✓ Pet No 16 - Resolution of Board Chamber / Resolution Commerce affidavit

✓ Pet No 17 - Proffer of Virginia Schuster 4/22/86

✓ Pet No 18 - Letter from Carol Parker 4/12/86

Exhibits

✓ Pet 22 A-J Photos of subject site

✓ Pet 23 - Compilation of maps showing NW corner zoning from 1895 to Westmanster Park

✓ People Council - 2 A to 2 K - Photos of subject site

✓ PC 3 - aerial photo 1982

✓ PC 4 - map showing NW corner pond map

✓ PC 5 - Current 100' of Lake

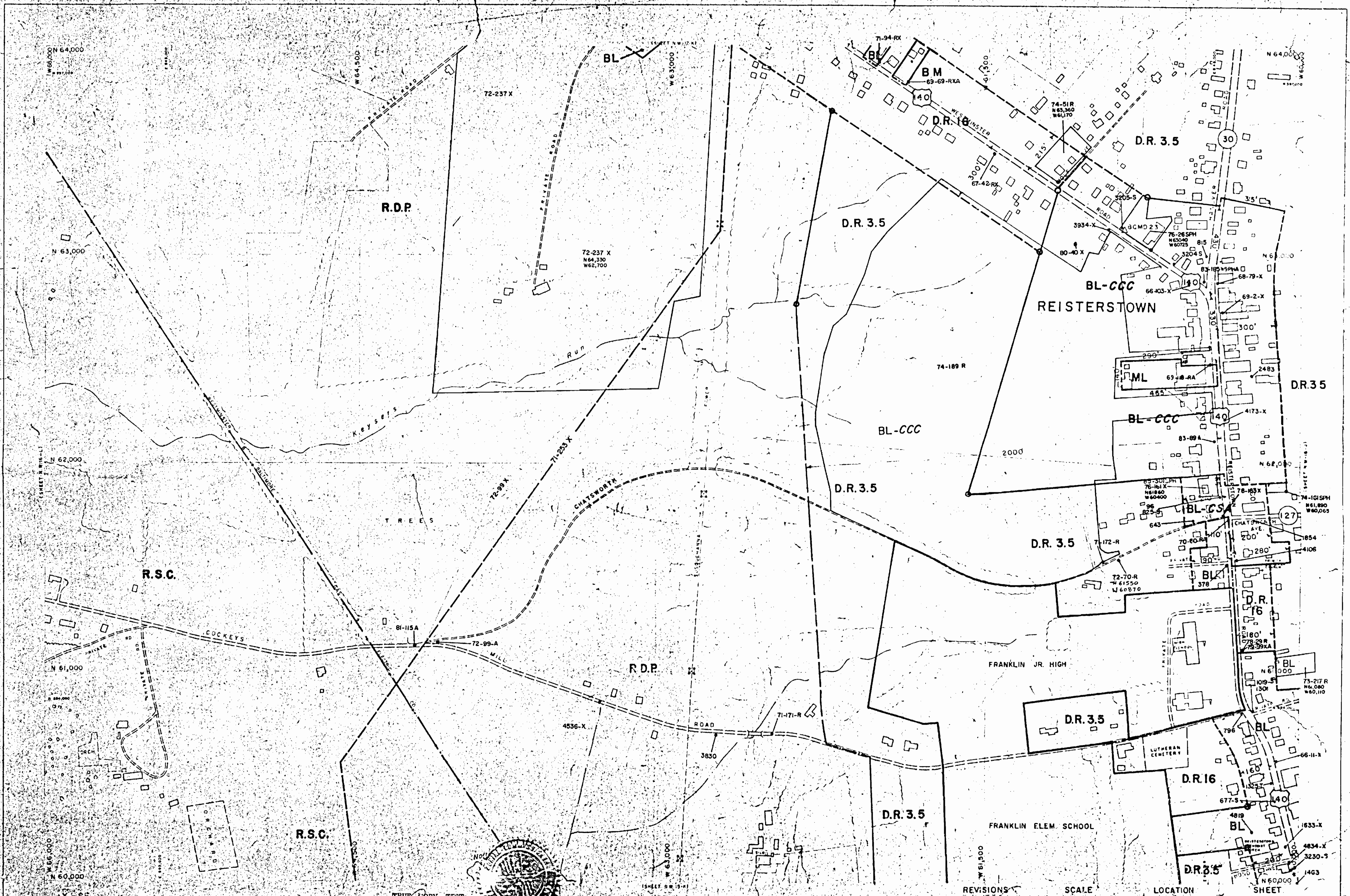
People Council Council No 6 - Census Tract map of Balto Co.

✓ People Council No 7 - Regional Planning Districts Sheet

✓ People Council No 8 - Population estimate

✓ People Council No 9 - Pop. estimate

✓ People Council No 10 - final allocation 80 per cent



ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION
REISTERSTOWN
N.W.
16-K
SHEET

RC4

RC 3

RC 4

BM

D.R. 16

RO

D.R. 3.5

BL-CCC

REISTERSTOWN

MLR

DR35

R.C.4.

BL-
CSA

BL

D.R. 16

RO

D.R. 3.5

BL

D.R. 16

BL

DR35

D.R. 3.5

FRANKLIN ELEM SCHOOL

R.C.4.

1952 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1950
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
CHAIRMAN, COUNTY COUNCIL

TRUE COPY TEST
ZONING COMMISSIONER OF BALTO. CO.



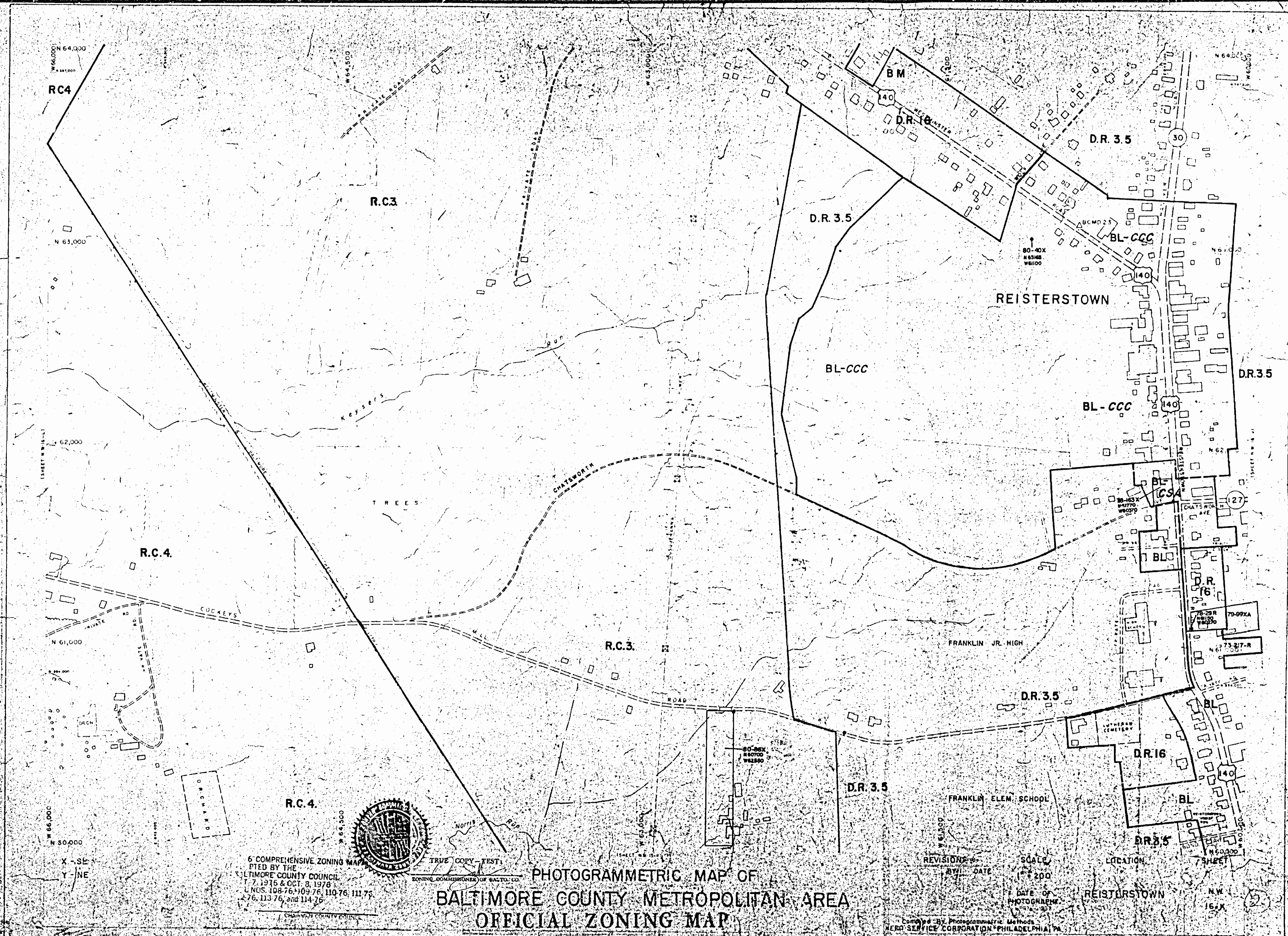
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

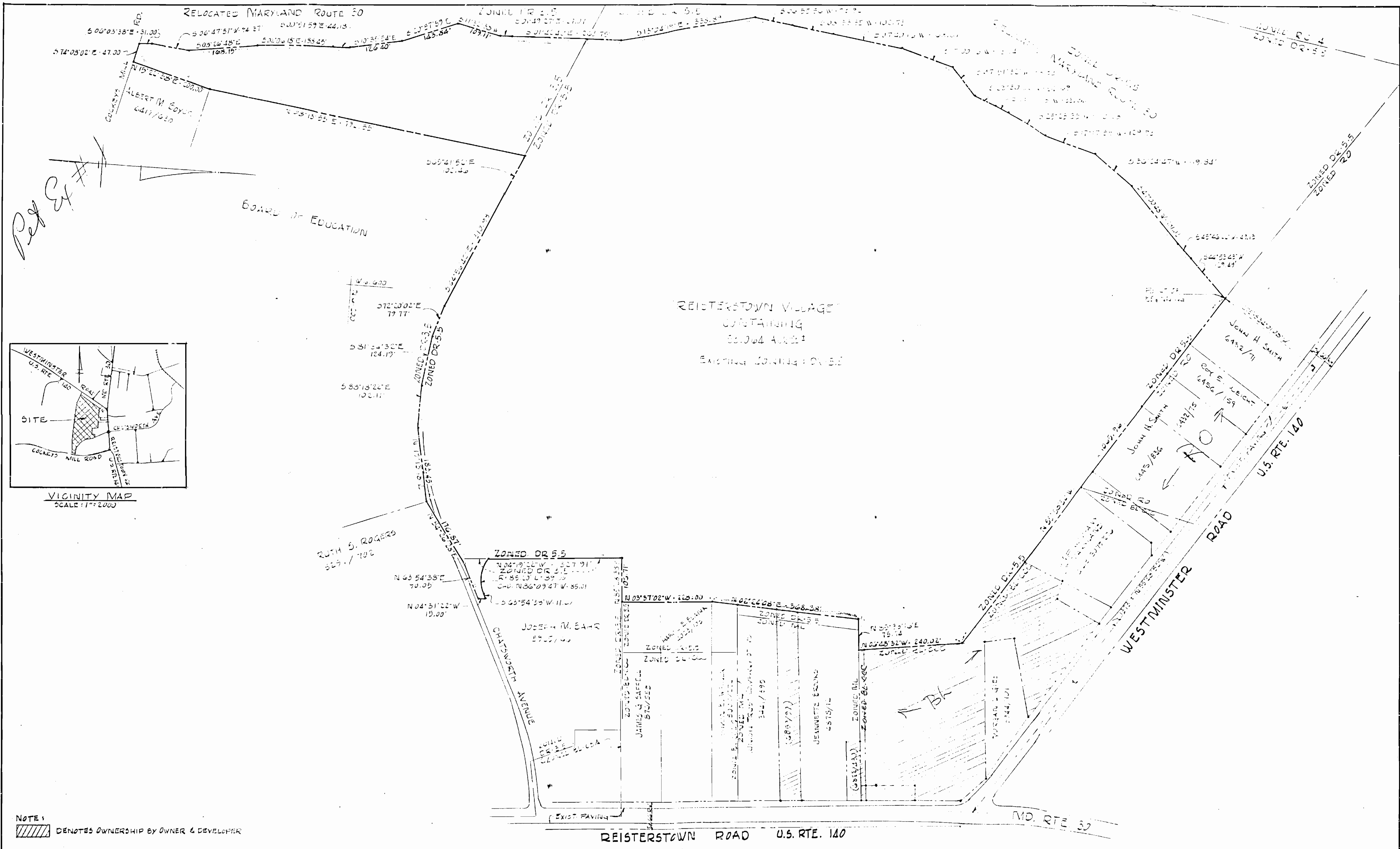
REVISIONS
BY DATE
SCALE
200'
DATE OF PHOTOGRAPH

LOCATION
SHEET

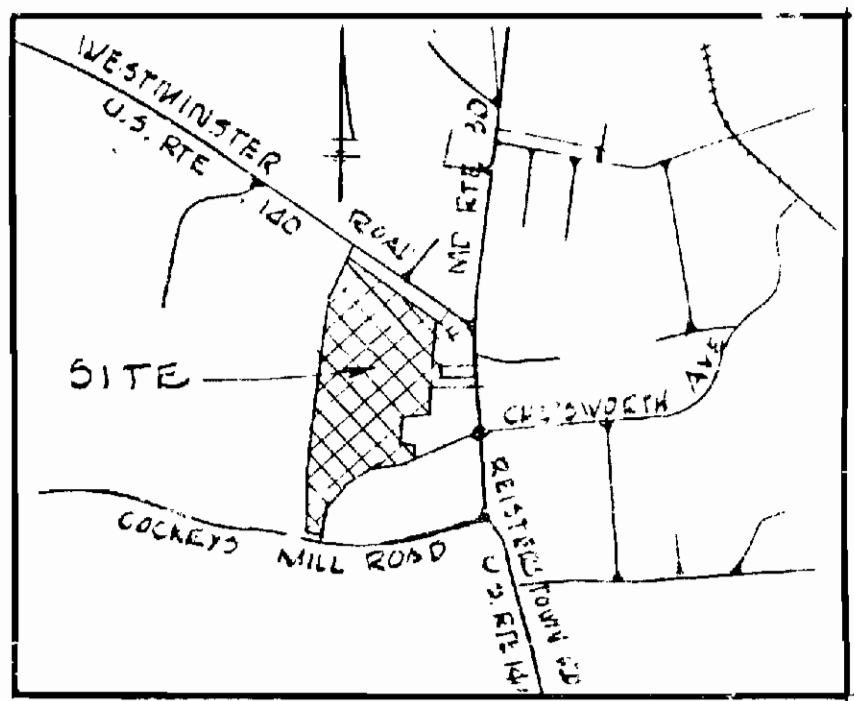
REISTERSTOWN

Prepared by Photogrammetric Methods
LAPRO SERVICE CORPORATION PHILADELPHIA, PA



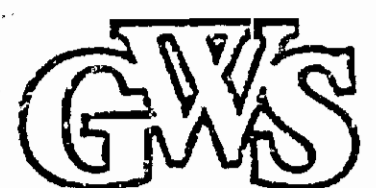


Ref Ex #



VICINITY MAP
SCALE: 1"=2000'

NOTES:
 DENOTES OWNERSHIP BY OWNER & DEVELOPER

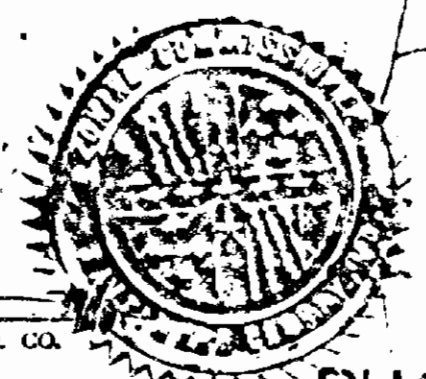
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (EO) 825-8120	OWNER AND DEVELOPER: OPERATING ENGINEERS LOCAL #37 PENSION FUND 5903 HARFORD ROAD BALTIMORE, MARYLAND 21214 6824/300	REL. 8-27-85 ZONING COMMENTS COMPLIED WITH. (EX. ZONING REV.)	PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 AND DR 5.5 TO DR 10.5 PROPERTY OF OPERATING ENGINEERS LOCAL #37 PENSION FUND 4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND SCALE: 1"=100' DATE: AUG. 14, 1985
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RC4

R.C.4.

R.C.4.

TRUE COPY TEST:
ZONING COMMISSIONER OF BALTO. CO.



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MAY 13, 1984
FOR THE CITY OF BALTIMORE
AND THE TOWNSHIP OF ELK LANE
CHANNING COUNTY COUNCIL

REVISIONS
BY DATE

SCALE
1" = 200'

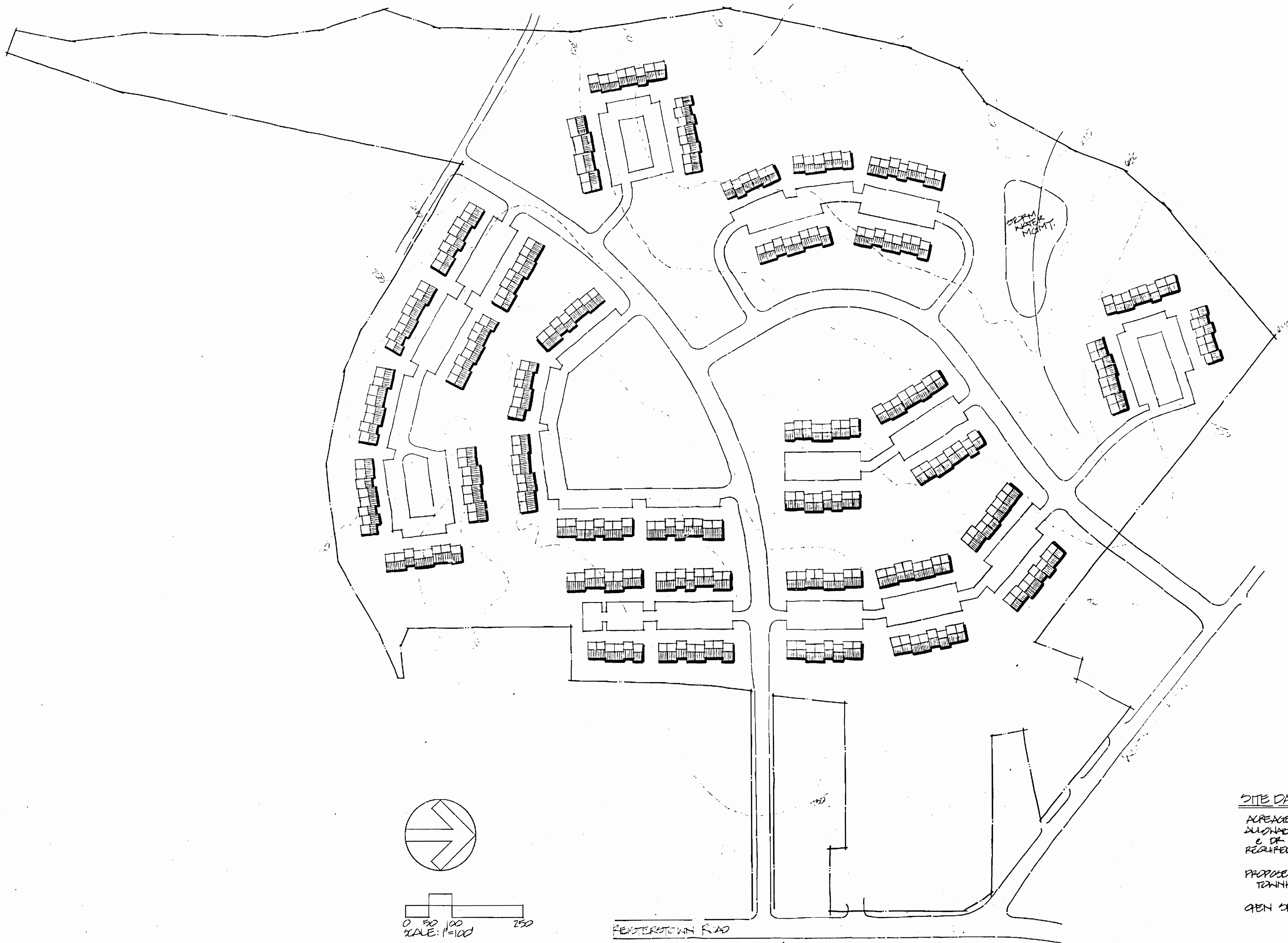
DATE OF
PHOTOGRAPHY

LOCATION

REISTERSTOWN

NW
16-K

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA



SITE DATA

ACREAGE	53.10 ±
ALLOWABLE DENSITY OF DR. 5.5	294 UNITS
REQUIRED OPEN SPACE	4.1 ACRES
PROPOSED DENSITY TOWNHOUSES	294
OPEN SPACE	10 AC. ±

REISTERSTOWN VILLAGE

FEASIBILITY STUDY FOR ACHIEVING DR. 5.5 ZONING

WILLIAM F. KIRWIN, INC. • LAND PLANNERS • 28 FEBRUARY 1985

4/14/86

My name is Carol Parker and I am writing my concerns in case I do not have the opportunity to speak. I live at 421 Cockeys Mills Road, Reisterstown, Maryland only 4 tenths of a mile from the property under consideration.

Personally, I would like the property to remain undeveloped but realistically I understand the present zoning calls for 3.5 homes per acre or 5.5 homes per acre to be built on the property. If development must take place I would prefer 3.5 and 5.5 density to the 10.5 zoning change being sought. I feel the doubling of building would cause an impact in population for which Reisterstown is not prepared.

The local schools would become crowded. Mr. James Kraft from the Baltimore County Board of Education gave me the following enrollment figures.

Present Projected Capacity			
Franklin Elementary	550	428	480
Franklin Middle	845	956	1127
Franklin Senior	1319	1325	1310

If development takes place the following projected enrollment figures were given to me by Mr. Kraft.

	3.5/5.5 Density	10.5 Density
Franklin Elementary	+57	+120
Franklin Middle	+36	+51
Franklin Senior	+53	+61

Mr. Kraft informed me these figures have been shared with this board.

I am also concerned there will be an entrance road from Cockeys Mills Road into the development. There are two schools and a library on Cockeys Mills Road and it could hardly handle the intense traffic which would be generated by the present zoning much less the proposed zoning.

My fourth area of concern is the increased number of rental units for Reisterstown. Residents of rental units do not tend to make a long term commitment to the neighborhood.

1

I would also address the six acre shopping center described in the Community Times. I don't feel Reisterstown needs another shopping center. Glyndon Square was just completed and not yet rented and in several existing centers there are empty stores.

I appreciate your consideration in this matter.

Sincerely,

Carol Parker

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FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

April 3, 1986

DEVELOPMENT COST STUDY
REISTERSTOWN VILLAGE

SOUTH SIDE WESTMINSTER PIKE
WEST SIDE REISTERSTOWN ROAD

I have reviewed Sketch Plans prepared by the William Kirwin Office showing development of the referenced, residential property. The Sketch Plans were based on the present zoning and alternatively on DR 10.5 zoning. Both of the plans prepared by Mr. Kirwin's office represent reasonable development plans.

I have prepared development cost estimates using the two plans by estimating costs for each item.

The Plan based on the present zoning indicates 286 townhouses. The total estimated cost per unit is \$14,800.00. The Plan based on DR 10.5 zoning indicates 156 townhouses and 382 garden condominium units and an estimated development cost of \$8,600.00 per unit.

All residential developments have site and public works costs such as System Connection Charges, Property Connection Charges, On-site paving and drainage costs and grading.

Reisterstown Village has several unusual or extraordinary costs including a sewage pumping station and improvements to three existing major streets. The Northwest Expressway construction borders Reisterstown Village on the west side with an elevated grade making the construction of a sound barrier necessary to create conditions, suitable conditions, for sale of the homes. Additional landscaping will be required to provide suitable screening of the sound barrier and the adjacent commercial land.

Most subdivisions have water and/or sewer deficits. Reisterstown Village deficits are higher than average especially based on the Plan which is based on the existing zoning.

Below is a tabulation of the unusual or extraordinary costs. For some of the items a percentage of the total cost based on opinion, is included.

	Zoning Category	
	DR 5.5	DR 10.5
A. Sewage pumping station	\$ 370,000	\$ 229,000
B. Sewer deficit (50%)	104,500	58,500
C. Water deficit (50%)	122,500	91,500
D. Improvements to Reisterstown Road, Westminster Pike and Chatsworth Avenue (50%)	150,000	150,000
E. Sound barrier	472,000	432,000
F. Additional landscaping	60,000	84,000
TOTAL OF "UNUSUAL COSTS"	\$1,239,000	\$1,045,000
TOTAL PER UNIT	4,330	1,860

JSS:knh

Page -2-

April 3, 1986

Typical development costs for townhouse projects of the size of Reisterstown Village currently average between \$9,000.00 and \$10,000.00 per unit. Reisterstown Village development costs are approximately 50% higher than average.

Respectfully submitted,

J. Strong Smith
J. Strong Smith, P.E.
Chief of Planning &
Property Analysis

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

156 TOWNHOUSES + 382 GARDEN CONDO UNITS

Public Works Agreement Items

1. Water deficit	\$ 193,000
2. Water system connection charges (538 X \$75)	309,000
3. Water property connection charges	91,000
4. Pumping station, force main, etc.	229,000
5. Sewer deficit, on-site sewers	117,000
6. Sewer system connection charge (538 X \$875)	471,000
7. Sewer connections	90,000
8. Inspection fees for paving	200,000
9. Inspection fees for storm drains and storm water management	26,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,739,000

Other Items

11. Clearing 25 Ac. @ 3,000	\$ 75,000
12. Excavation 156 TH @ 750	222,000
13. Sediment control 382 GC @ 275	105,000
14. Storm water management	85,000
15. Storm drains and culverts	180,000
16. Paving Reisterstown Road 100,000	
On-site Chatsworth Road 175,000	
On-site 884,000	
17. Sidewalks & R/W seeding	1,159,000
18. County processing & miscellaneous fees	210,000
19. Engineering and stakeouts	45,000
20. Sound barrier	300,000
21. Additional landscaping	432,000
	84,000

TOTAL, OTHER ITEMS \$ 2,895,000

TOTAL, ALL ABOVE ITEMS 4,634,000
PER UNIT (- 538) 8,610

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

REISTERSTOWN VILLAGE PRELIMINARY ESTIMATE

OF POSSIBLE DEVELOPMENT COSTS BASED

ON NOVEMBER, 1985 SKETCH PLAN

MARCH 31, 1986

286 TOWNHOUSES - DR 5.5 ZONING

Public Works Agreement Items

1. Water deficit	\$ 245,000
2. Water system connection charges (286 X \$75)	214,000
3. Water property connection charges	100,000
4. Pumping station, force main, etc.	370,000
5. Sewer deficit, on-site sewers	209,000
6. Sewer system connection charge (286 X \$875)	250,000
7. Sewer connections	48,000
8. Inspection fees for paving	150,000
9. Inspection fees for storm drains and storm water management	38,000
10. Street lights 28 @ \$450	13,000

TOTAL, PWA ITEMS \$ 1,587,000

Other Items

11. Clearing 20 Ac. @ 3,000	60,000
12. Excavation 286 TH @ 750	214,000
13. Sediment control	100,000
14. Storm water management	80,000
15. Storm drains and culverts	222,000
16. Paving Reisterstown Road 100,000	
Chatsworth Road 175,000	
On-site 783,000	
17. Sidewalks & R/W seeding	1,058,000
18. County processing & miscellaneous fees	145,000
19. Engineering and stakeouts	45,000
20. Sound barrier	230,000
21. Additional landscaping	432,000
	60,000

TOTAL, OTHER ITEMS \$ 2,646,000

TOTAL, ALL ABOVE ITEMS 4,233,000
PER UNIT (- 286) 14,800

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

DEVELOPMENT COST ESTIMATES

RESIDENTIAL 1980 - 1986

NAME	DATE	TH + IH	TOTAL	COST/0	1986 COST/0
A. Burnham Woods	1980	189	- 189	\$ 7,040	\$ 9,000
B. Rockland	1982	- 24	24	13,000	17,000
C. Arbour Green	1982	- 30	30	9,550	11,500
D. Arbour Green	1982	25	19 44	8,350	10,000
E. Ridge Park	1983	83	- 83	8,200	9,800
F. Ward Property	1983	- 16	16	13,570	15,500
G. Fink Property	1983	30	3	33	10,400
H. Fink Property	1983	21	12 33	10,700	13,000
I. Maryvale	1984	- 45	45	13,200	14,800
J. Snyder Property	1984	79	6 85	9,740	12,200
K. Oak Hill	1985	- 12	12	31,550	32,000
L. Knasiak	1985	- 33	33	11,650	12,500
M. Julian Woods	1985	- 50	50	11,920	12,500
N. Chapel Gate	1986	576	- 576	9,900	9,900
O. Reisterstown Village	1986	538	- 538	8,610	8,610
P. Reisterstown Village	1986	286	- 286	14,800	14,800

NOTES:

I = excludes public water and sewer

N = 236 townhouses and 340 garden condo. units

O = 156 townhouses and 382 garden condo. units

①
Gentlemen
I am Virginia Roberts a resident of Reisterstown Md for thirty years. I am a Board member of the Reisterstown Camp Mills Chapter of the Chamber of Commerce. I am also chairman of the zoning committee for the Chamber of Commerce. And have been authorized to speak on their behalf. It is the position of the Reisterstown Camp Mills Chapter of Commerce

②

that the zoning of the property located at Reisterstown Rd and the Watmester Road be changed to D.R. 10.5. Our organization feels it is in the best interest of the neighborhood and surrounding areas that the D.R. 10.5 be given. This property has been the subject of much controversy in the past and it is our hope for reasonable and appropriate development.

③

Our organization believes that Donald Carter the Developer, based on past projects will build a complex that will ~~be~~ complement our town and be a plus to our neighborhood.

Sincerely
Margaret Schuster

Traffic Impact Analysis
for
Rezoning Petition for

REISTERSTOWN VILLAGE
Baltimore County, Maryland

Prepared for
OPERATING ENGINEERS LOCAL # 37

March 24, 1986

THE TRAFFIC GROUP, INC.

BOARD OF APPEALS
PETITIONER'S
EXHIBIT No 21

J

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REISTERSTOWN

11D

