

IN THE MATTER OF
THE APPLICATION OF
LAWRENCE BLUMBERG, M.D.
FOR A ZONING RECLASSIFICATION
FROM D.R. 1 TO D.R. 2 ON PROPERTY
LOCATED ON THE SOUTH SIDE OLD
COURT ROAD, 1088' WEST OF
HABLETON COURT
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-93-304

OPINION

This matter comes before the Board on a Petition for Zoning Reclassification filed by the Petitioner, Lawrence Blumberg, requesting a change from existing D.R. 1 zoning classification to D.R. 2. The Petitioner appeared represented by Benjamin Bronstein. People's Counsel for Baltimore County participated in the proceedings, and evidence and testimony was taken before this Board on September 21, 1993.

In opening statement, the Board was informed by Petitioner's counsel that it was seeking the reclassification on the basis that the County Council erred in its zoning of the subject property, and that no contention of change in the neighborhood was being raised. The subject property is a 12-acre site located on the south side of Old Court Road, just inside the Baltimore Beltway, approximately one mile west of Greenspring Avenue. It is L-shaped, unimproved and has had a zoning designation of D.R. 1 since 1971. Petitioner proceeded before the Board on an open site plan.

The Petitioner offered the testimony of Frederick Chadsey, a licensed professional engineer, who provided information to the Board concerning the subject site, as well as testimony relating to cost estimates to develop the property in zoning classifications of D.R. 1 and D.R. 2 and R.C. 5. He informed the Board that all public services were available for the site and that the site was

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presently subject to an elementary school moratorium. He further gave testimony concerning the topography of the site indicating that it drops off in a southerly direction.

The Petitioner also offered the testimony of William F. Kirwin, an expert land planner. Mr. Kirwin provided testimony as to the site and its present condition. On the issue of mistake in zoning, he provided testimony concerning other areas throughout the County and inside the Beltway wherein property was zoned D.R. 1. He stated that in his opinion, after analyzing these other properties, there was a common thread as to the features of D.R. 1 areas which were the existence of steep slopes, buffer areas, flood plain areas, old historic houses or institutions. His summary and opinion was that the subject site did not contain these features which were unique to D.R. 1 zoning, and that accordingly the County Council erred in its zoning of the subject property in these proceedings. In his opinion, the subject site contained no environmental limitations since it contained no streams, and that the proper zoning for the site is D.R. 2. Mr. Kirwin testified that the boundaries he used in giving his opinion as to the proper zoning of the site were the Arundel quarry located to the south of the property, Greenspring Avenue to the east, the Beltway to the north, and Stevenson Lane to the west.

People's Counsel offered the expert testimony of Norman Gerber, a land planner. Mr. Gerber testified that he visited the site, reviewed the Master Plan, the zoning regulations, and the area surrounding the site. He stated that the boundaries that he used were the same as those of Mr. Kirwin. In his opinion, the

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present D.R. 1 zoning for the property was appropriate and "consistent with the character of the area." He further stated that he did not believe that D.R. 2 zoning was appropriate since there was other D.R. 1 development in the area located directly east of the property. Concerning Mr. Kirwin's analysis of other D.R. 1 property in the County, Mr. Gerber stated that the features pointed out by Mr. Kirwin were not unique to D.R. 1 zoning. He stated that the same features will be found in D.R. 3.5 zoning. In Mr. Gerber's opinion, the County Council correctly zoned the property, and the County Council's legislative judgement in doing so was consistent with the Master Plan and with the character of the area.

It is clear to this Board in reviewing the zoning maps that there is a step-down in density of residential zoning as one proceeds along Old Court Road from Stevenson Lane eastward to Greenspring Avenue. West of the property toward Stevenson Lane is located Beth Tfiloh synagogue, zoned D.R. 2, and the Stevenson Crossing townhouses, zoned D.R. 3.5. Upon immediately approaching the site, the property located to the north, the University of Maryland Foundation, is zoned D.R. 1. The property immediately to the west of the site, owned by the Goldbergs, is zoned D.R. 1. The property immediately to the east, the Helmsley development, is zoned D.R. 1. As one proceeds further east along Old Court Road the zoning remains D.R. 1.

The Board has before it the issue of whether or not the County Council committed error when in its legislative judgement it designated the subject site as D.R. 1. Mr. Kirwin testified that

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error was committed; Mr. Gerber testified to the contrary. In considering petitions for reclassification, this Board must afford to the County Council "a strong presumption of correctness" and the burden is upon the petitioner to present "strong evidence of error" committed in the zoning legislation. As has been pointed out by the courts, the task of a petitioner for a zoning reclassification "is manifestly a difficult one." Stratakis v. Beachamp, 268 Md. 643, p. 653 (1973).

The testimony given by Mr. Gerber in these proceedings is persuasive and supports the legislative judgement of the County Council. It is undisputed that the subject property can be developed to its maximum density under D.R. 1, and testimony discloses that the D.R. 1 property directly to the east of the site known as Helmsley Court has already been developed with 31 lots on 34 acres. While it may be true that this site may be developed under D.R. 2, the Petitioner's requested change at a lesser cost with more profit is not the test in reviewing zoning reclassifications. It is clear to this Board that the properties immediately adjacent to the subject site are zoned D.R. 1 except for the south side of the property which is zoned D.R. 3.5 and is more oriented to Greenspring Avenue. Continuing easterly on Old Court Road, the properties continue with D.R. 1 zoning. The drawing of the zoning line appears to be between the Stevenson Crossing townhouse development and the University of Maryland Foundation property on the north side of Old Court Road, and between the Goldberg property and the Levin property on the south side of Old Court Road. It might be argued that the location of

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the line could be better drawn elsewhere. However, that is the designation that the County Council has made in its legislative judgement. This was pointed out by Mr. Gerber in his testimony, and it is well settled that the drawing or designation of zoning lines is a necessary legislative function.

Having given due consideration to the evidence and testimony presented by the Petitioner, this Board finds that there is no zoning mistake in this case. For that reason, the Board finds that it is unnecessary to consider whether D.R. 2 zoning is appropriate or compatible. Having found no error in the map process, the Petitioner's request for reclassification is denied, and it is recommended that the matter be deferred to the next Comprehensive Map Process.

ORDER

IT IS THEREFORE this 24th day of November, 1993 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from D.R. 1 to D.R. 2 be and is hereby DENIED.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Michael B. Seale
Michael B. Seale

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

November 24, 1993

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Case No. R-93-304
Lawrence Blumberg, M.D.

Dear Mr. Bronstein:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

Enclosure

cc: Lawrence Blumberg, M.D.
Paul S. Sugar /Old Court
Greenspring Improvement Assn.
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy W. Kotzoco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

RE: PETITION FOR RECLASSIFICATION: BEFORE THE COUNTY
FROM D.R. 1 TO D.R. 2 ZONE
S/S Old Court Road, 1088' : BOARD OF APPEALS
W of Hambleton Court : OF BALTIMORE COUNTY
3rd Election District : Case No. R-93-304
2nd Councilmanic District : (Item 2, Cycle I, 1993)
LAWRENCE BLUMBERG, M.D., :
Petitioner :

POST-HEARING MEMORANDUM

I. Introduction

It is not a mistake to provide D.R. 1 zoning in a residential area where the classification is arguably compatible with surrounding zoning and use and where the property may be developed within the maximum density. The County Council has addressed this well-known area of Old Court Road with specific issues in 1980 and 1984. The zoning has remained stable since then, and there were no requests for change in the 1992 comprehensive process.

II. The Surrounding Area

Just inside the Baltimore Beltway, Old Court Road runs along a ridge more or less east-west from Greenspring Avenue to Stevenson Road. At the western edge of the area there is some higher density zoning which includes the Stevenson Crossing townhouses and the Beth Tfiloh synagogue on the north side of Old Court Road. On the south side, there is D.R. 2 and D.R. 3.5 zoning toward Stevenson Road, but the actual density is low towards the subject property. Indeed, the immediate boundary of the subject property is D.R. 1 on the west, north and east. The Arundel property,

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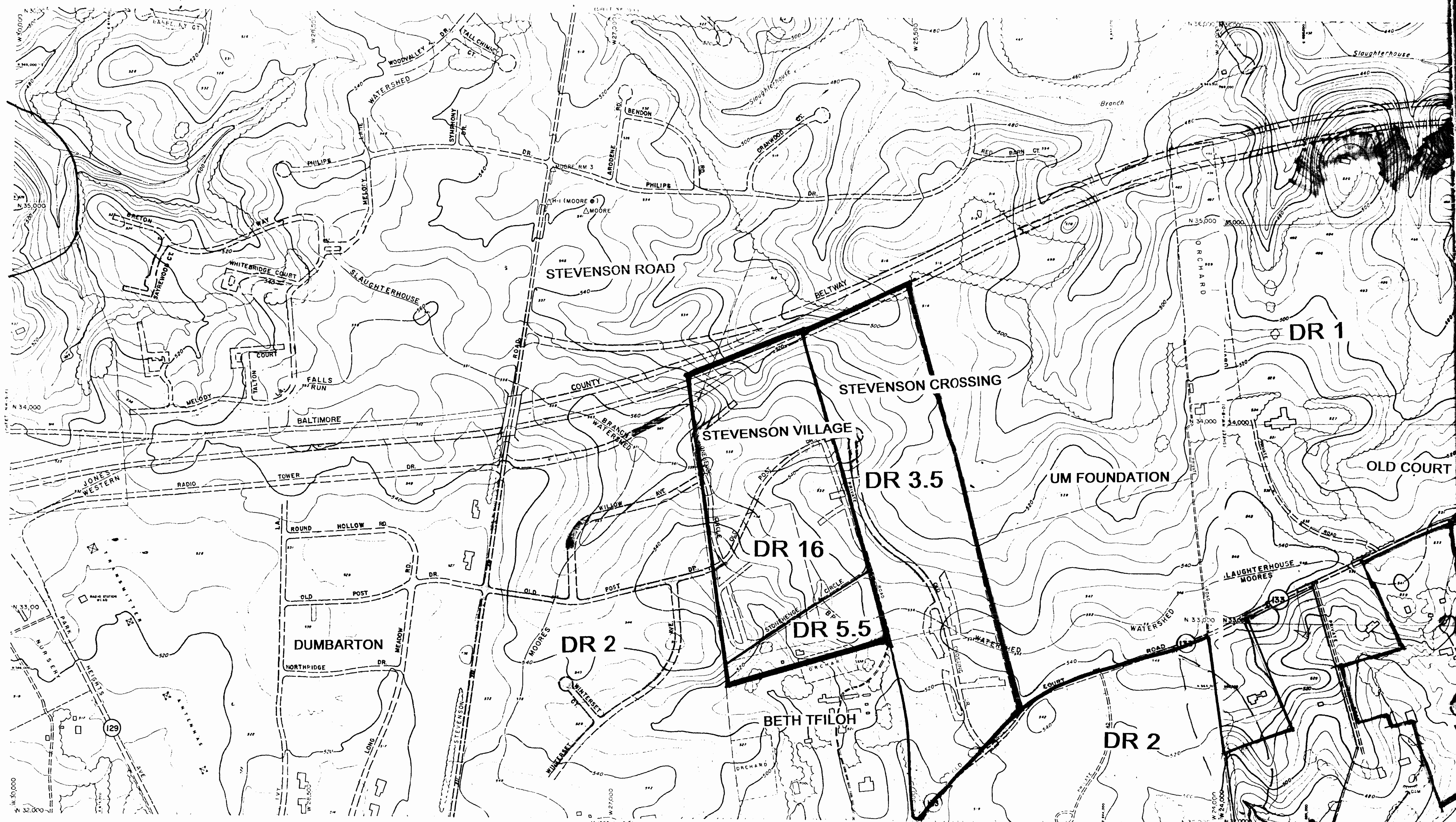
to the south, is zoned D.R. 3.5, but it falls off rapidly to a sharply lower elevation than the subject property and is oriented to Greenspring Avenue.

III. The Subject Property

In perspective, the subject property of 12 acres is situated on the south side of Old Court Road near the western edge of a large area of D.R. 1 zoning running eastward therefrom along both sides of Old Court Road up to and beyond Greenspring Avenue. This area includes both vacant land and land developed in low density residential, both old and new. The University of Maryland Foundation owns over 100 acres, with a mansion and cornfields, across Old Court Road to the north. Helmsley Court, on the south side of Old Court Road immediately east, has recently been developed with 31 lots on 34 acres. Many are occupied. There are also older homes both immediately east and west. Long-term residents testified (Dr. Goldberg and Mrs. Bender as did Mr. Akman who resides on adjacent land in Helmsley Court. They also testified on behalf of the Old Court-Greenspring and Helmsley Court Community Assns. The essential characteristics of the area were not in dispute, in evidence presented by planners for both sides (Mr. Kirwin and Mr. Gerber).

IV. Argument

The law of zoning is intended to maintain a reasonable level of compatibility of land uses and some reasonable use all within the framework of the public safety, health, and



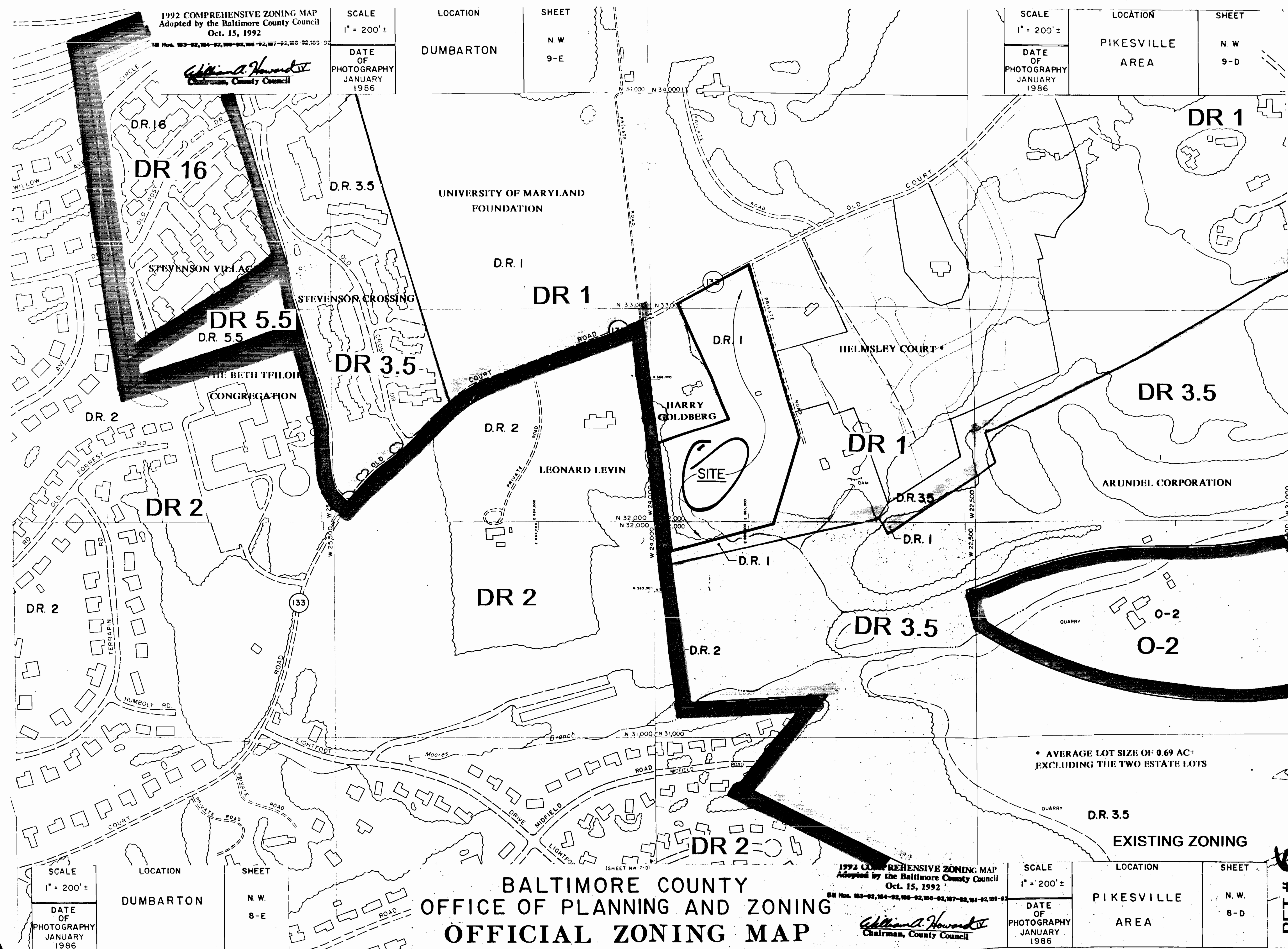
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF
PHOTOGRAPHY
APRIL 1953

DUMBARTON

DR. BLUMBERG PROPE

Topography Compiled By: Photogrammetric Methods
AERO: RVICE CORPORATION PHILADELPHIA



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welfare. It is inevitable that judgment must be exercised in the provision for types of development and levels of intensity. Accordingly, the courts have said many times that the drawing of zoning lines is a necessary legislative function. As long as the line is fairly debatable, it is no mistake even if the line might arguably be better drawn elsewhere. Montgomery County v. Pleasants, 266 Md. 462 (1972); Messenger v. Board of County Commissioners, 259 Md. 693 (1970).

As is apparent from the facts, Old Court Road traverses a residential neighborhood in which there is a stepdown of intensity from Stevenson Road proceeding eastward. It does not require any expertise to demonstrate this point, but it is no surprise that Norman Gerber underlined this as the main zoning characteristic of the map in this neighborhood.

There is no dispute that the property is developable at D.R. 1. Helmsley Court shows that. Indeed, the property presents no unusual topographic burdens.

It is no argument to suggest that other D.R. 1 areas in the county have some other features or "common thread," as Mr. Kirwin suggests. Each neighborhood has its own history. There are institutions in Catonsville to the west, historic residential areas in Ruxton-Ridewood to the center and Chesapeake Bay critical areas on the North Point peninsula of Patapsco Neck to the east. All are legitimate areas of D.R. 1 zoning for reasons of their own.

The key is that the legislative purpose of the D.R. zones stated in BCZR 1800.2, calls for variety and flexibility in residential development. Indeed, there is

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even provision for cluster development, subject to planning approval. Baltimore County Code Sec. 26-282. On this record, there is no basis, therefore, to overturn the legislative judgment.

The appellate courts have demanded that comprehensive zoning be maintained in such other residential classification cases as Stratakis v. Beauchamp, 268 Md. 643 (1973) and Coppolino v. County Board of Appeals, 23 Md. App. 358 (1974). There is also the unreported decision overturning this Board's grant of a rezoning in Bancroft Homes v. People's Counsel, No. 221 (CSA September Term, 1987). Remarkably, in the last cycle of zoning petitions pertinent to the 1988 comprehensive zoning map, this Board upheld a D.R. 1 zone on Bird River Road despite some similar arguments. Rohe Farm Lane Development, Case No. R-91-120, Cycle IV, 1990-91. The last two opinions are attached.

CONCLUSION

There is no zoning mistake in this case. Therefore, it is unnecessary even to consider whether D.R. 2 zoning is appropriate or compatible. Suffice it to say that even if it were an acceptable zone, it would be up to the County Council to make that decision. This record does include evidence that D.R. 2 zoning poses problems of incompatibility and traffic safety. This is yet another level upon which the zoning is fairly debatable.

The key to the decision nevertheless is an understanding of the legislative judgment, discretion, and latitude, and choice among zoning classifications and

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their precise lines in particular neighborhoods. Dissatisfied property owners typically have ideas, plans, and concerns which they claim are better suited to the public interest. To be sure, these claims more fundamentally comport with their own interests.

But the law entrusts to the County Council the determination of public interest. Unless that decision is palpably and clearly wide of any relevant land use criterion, it is reasonable and fairly debatable. This means there is no mistake.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of October, 1993, a copy of the foregoing Post-Hearing Memorandum was mailed to Benjamin Bronstein, Esquire, Suite 205, Susquehanna Bldg., 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner; and Dr. Harry Goldberg, 3507 Old Court Rd., Pikesville, MD 21208.

Peter Max Zimmerman
Peter Max Zimmerman

9300122 IN 7-56

S/S Old Court Road
1088' W of Hambleton Court
3rd Election District
2nd Councilmanic District
LAWRENCE BLUMBERG, M.D.
Petitioner
* * * * *

BEFORE THE
* BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
* CASE NO.: R-93-304
* * * * *

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Lawrence Blumberg, M.D., Petitioner, by Benjamin Bronstein, Michael J. Chomel and Evans, George and Bronstein, his attorneys, files this Memorandum of Law in lieu of oral argument in support of the Petition for Reclassification filed in the above captioned action.

I Statement of Facts

The property in question is located on Old Court Road, south of I-695 and less than one mile west of Greenspring Avenue, inside the Beltway. The applicant, Lawrence Blumberg, M.D., has owned the property in question for many years. The property consisting of approximately 12.05 acres, is virtually surrounded by higher density property. For example, the property is abutted on the west side by a large tract of property zoned D.R.-2. Just northwest of the property is a large tract of D.R.-3.5 zoned property (now known as Stevenson Crossing) which has been developed with townhouses. Dr. Blumberg is requesting a change to D.R.-2 from the present D.R.-1 zoning of the property, contending that the Baltimore County Council erred (i.e., made a "mistake") in failing to zone the

property as D.R.-2.

Mr. William Kirwin, a former Planning Board Chairman who has long involvement in the comprehensive zoning map process and as a land planner and zoning expert, was qualified as an expert witness in planning and zoning on behalf of Dr. Blumberg. Mr. Kirwin testified that he mapped all D.R.-1 property inside the Beltway as part of an extensive review and analysis of all property inside the Beltway which is zoned D.R.-1. Mr. Kirwin testified that his review and analysis of D.R.-1 zoned property inside the Beltway disclosed that those properties fell within the following categories:

- A. streams, stream valleys and flood plains;
- B. parks, or historical district;
- C. older neighborhoods with large homes which predated zoning, and were developed prior to the availability to public water and sewer which necessitated larger lots; and
- D. institutional uses.

Mr. Kirwin reviewed and discussed the topographical features of the parcel in question, noting that there were no steep slopes on the subject property, no streams on the subject property, and that public water and sewer were available. Mr. Kirwin testified that the "pond" on Dr. Blumberg's property is fed by surface waters only; it is not stream-fed. The Baltimore County Council may have been misled by the pond appearing on the areal topographical map. Both Mr. Kirwin and Rick Chadsey (a registered professional engineer with G.W. Stephens and Associates, Inc.) testified that this was not a stream-fed pond. Mr. Kirwin opined that the subject

property did not possess the characteristics of other D.R.-1 zoning inside the Beltway, and that it was error for the County Council to have zoned the subject property D.R.-1 rather than the D.R.-2. This property has never been a map issue in the comprehensive zoning process.

The testimony of Mr. Chadsey established that public water and sewer are available to the subject property, and that the property is serviced by public transportation. Mr. Chadsey further testified that other public facilities are adequate to serve the subject property. (Although the property is currently in an area subject to the school moratorium, the moratorium relates to building permits, not the zoning of the property and is not an impediment to the grant of the requested reclassification.) Mr. Chadsey testified that if the reclassification is approved, the impact on neighboring school systems (based on information and data received from the Baltimore County Board of Education) would be minimal in that it would generate only an additional four children/students.

Mr. Chadsey testified and presented evidence to the Board showing that the development of the property as D.R.-2 is more cost-effective in relation to development costs for the County than D.R.-1. Moreover, Baltimore County will recover substantially more of its infrastructure costs if the property is developed as D.R.-2, rather than D.R.-1. Mr. Chadsey testified that the proposed reclassification meets the goals set forth in the Master Plan.

Mr. Kirwin further testified that there are no environmental

constraints which will be affected by a change to D.R.-2 zoning. Mr. Kirwin took the position that D.R.-1 zoning in Baltimore County is now outdated as far as residential development, noting that neither Owings Mills Town Center nor White Marsh Town Center have any D.R.-1 zoning (except in flood plains).

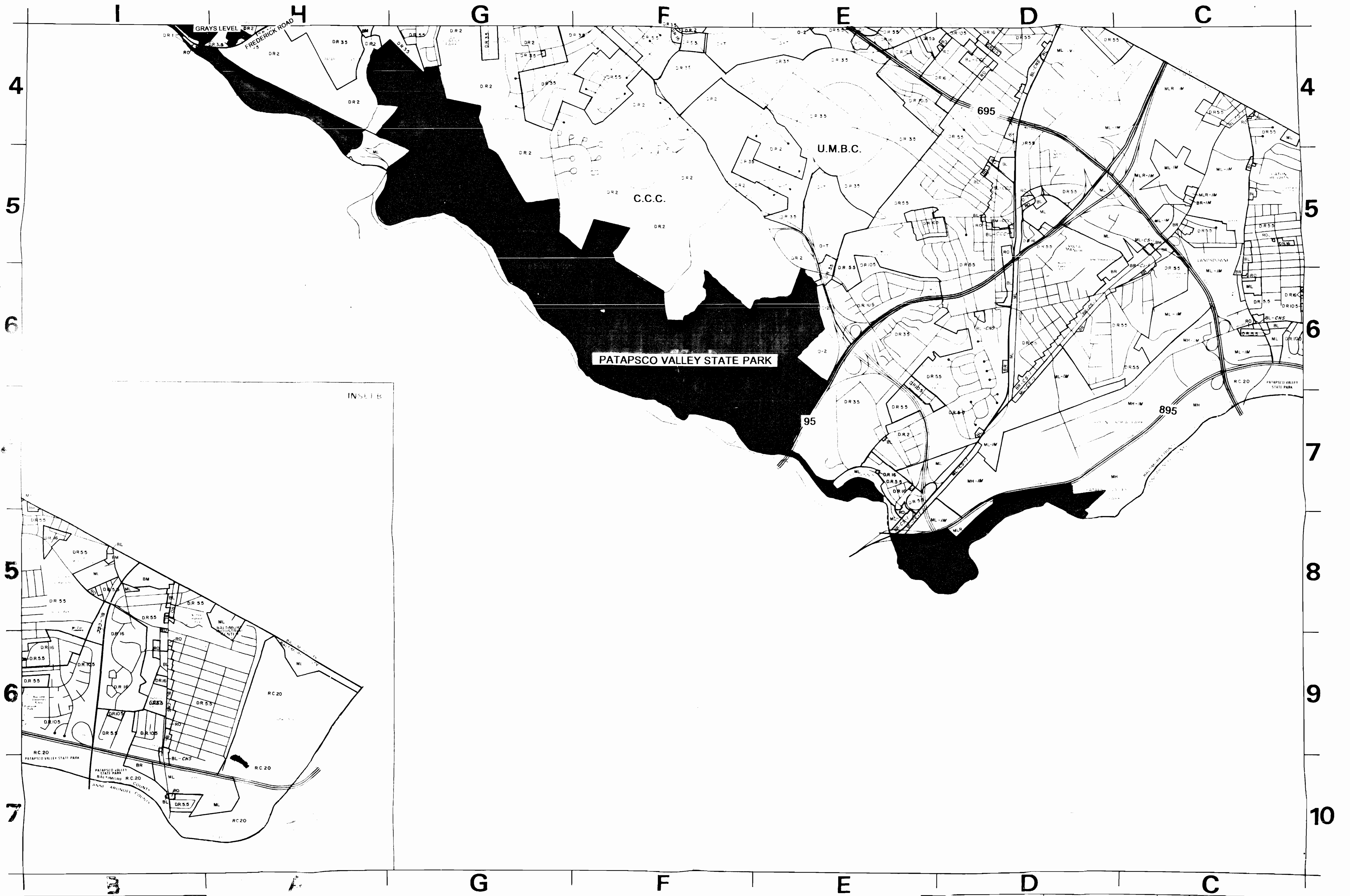
Mr. Kirwin is of the opinion that D.R.-2 zoning is consistent with the surrounding properties, given their existing zoning and development. Mr. Kirwin gave his expert opinion that there was error by the Baltimore County Council in zoning the subject property D.R.-1, noting in particular that the subject site lacks the characteristics of other D.R.-1 zoning similarly situated inside the Beltway, and said the following, in that it does not have steep slopes, streams, or institutional uses, and that there were no environmental constraints which would be affected by zoning the subject property D.R.-2. Mr. Kirwin then gave his expert opinion that D.R.-2 is the correct and proper designation for the subject site, pointing out that D.R.-2 would permit better land use, is consistent with the availability of public utilities to the subject site, is consistent with the location of the subject site inside the Beltway, and avoids the "wasteful" underutilization of public facilities which would result from leaving the property in a D.R.-1 zoning classification. Mr. Kirwin testified that the development of the property as D.R.-2 would support housing consistent with surrounding properties, and that the requested D.R.-2 zoning is consistent with the surrounding area.

The essence of the Protestants' testimony was that they wanted

the property to be developed with large homes on large lots. The Protestants also put on Norman Gerber who testified that the Baltimore County Zoning Regulations did not limit D.R.-1 zoning to steep slopes or watershed protection. Mr. Gerber had performed no studies regarding the characteristics of D.R.-1 zoning inside the Beltway. On cross-examination, Mr. Gerber conceded that a number of the lots in the neighboring Helmsley Court subdivision were of a size consistent with the lot size in the D.R.-2 zone. Mr. Kirwin testified that in the event the University of Maryland property was developed, it would have to be developed with D.R.-2 sized lots because of the steep slopes, wetland areas and topographical features of that property. Similarly, lot sizes consistent with D.R.-2 zoning are shown on the record plat for Helmsley Court, Respondents' Exhibits 4A, 4B, and 4C.

II Discussion of Authority

The requested reclassification in this case is premised upon "mistake" or "error" in zoning the subject property D.R.-1. In order to assess the evidence before the Board, it is necessary to understand the inherent nature of the terms "mistake" or "error" as they are used in the zoning law. A perusal of the cases, particularly those in which a finding of error was upheld, indicates that the presumption of validity accorded to a comprehensive zoning is overcome and error or mistake is established when there is probative evidence to show that the assumptions or premises relied upon by the County Council at the



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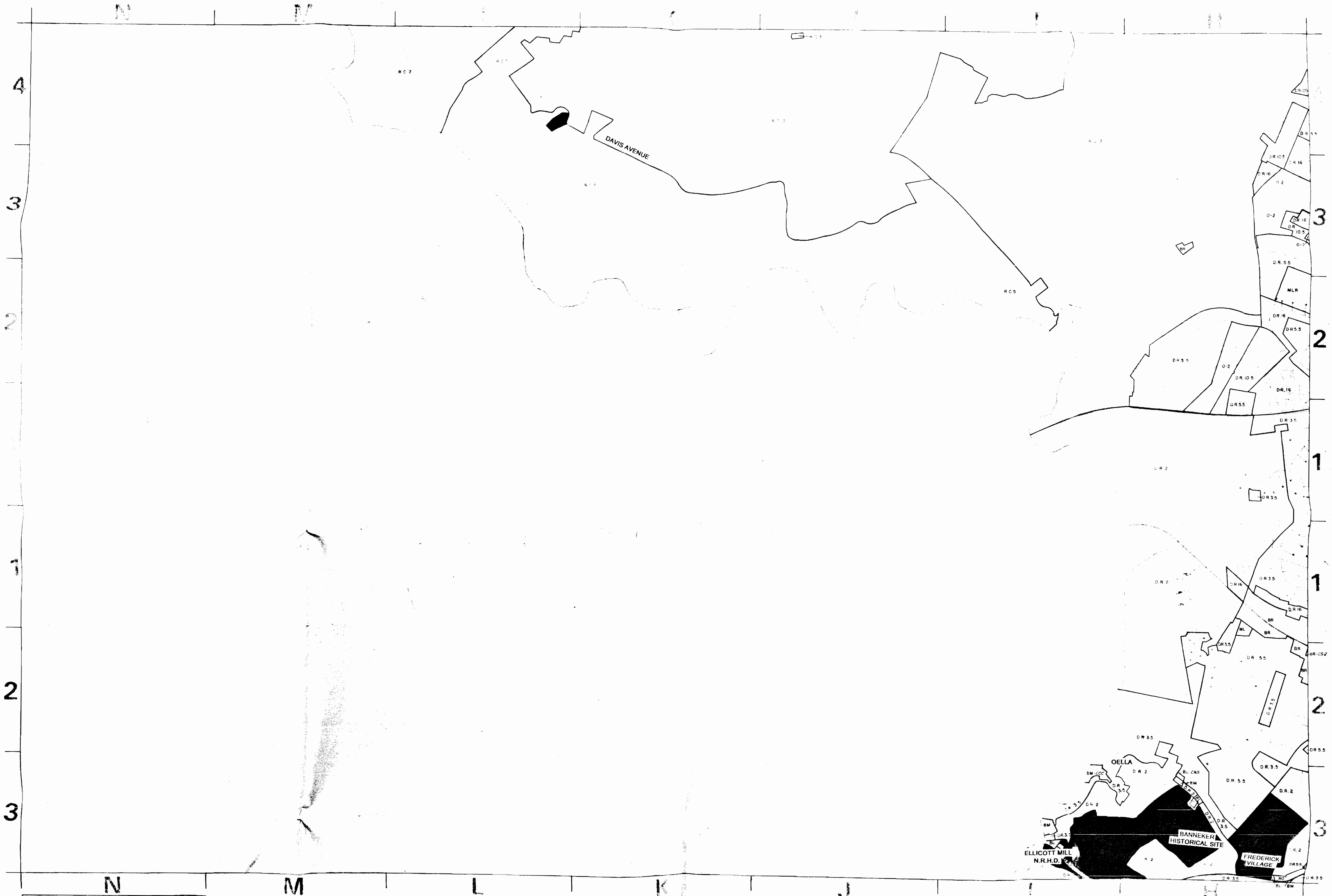
1993 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Map Nos. 103-97, 104-92, 105-92, 106-92, 107-92, 108-92

William H. Howard
Chairman, County Council

Baltimore County, Maryland

A1 A2 B1 B2 C1 C2 C3 D1 D2 D3 D4 E1 E2 E3 E4 F1 F2 F3				Revisions	Grid North	SHEET G-1
Scale: 1"=1000'				3,000 4,000 5,000		



1993 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William Howard
Chairman, County Council

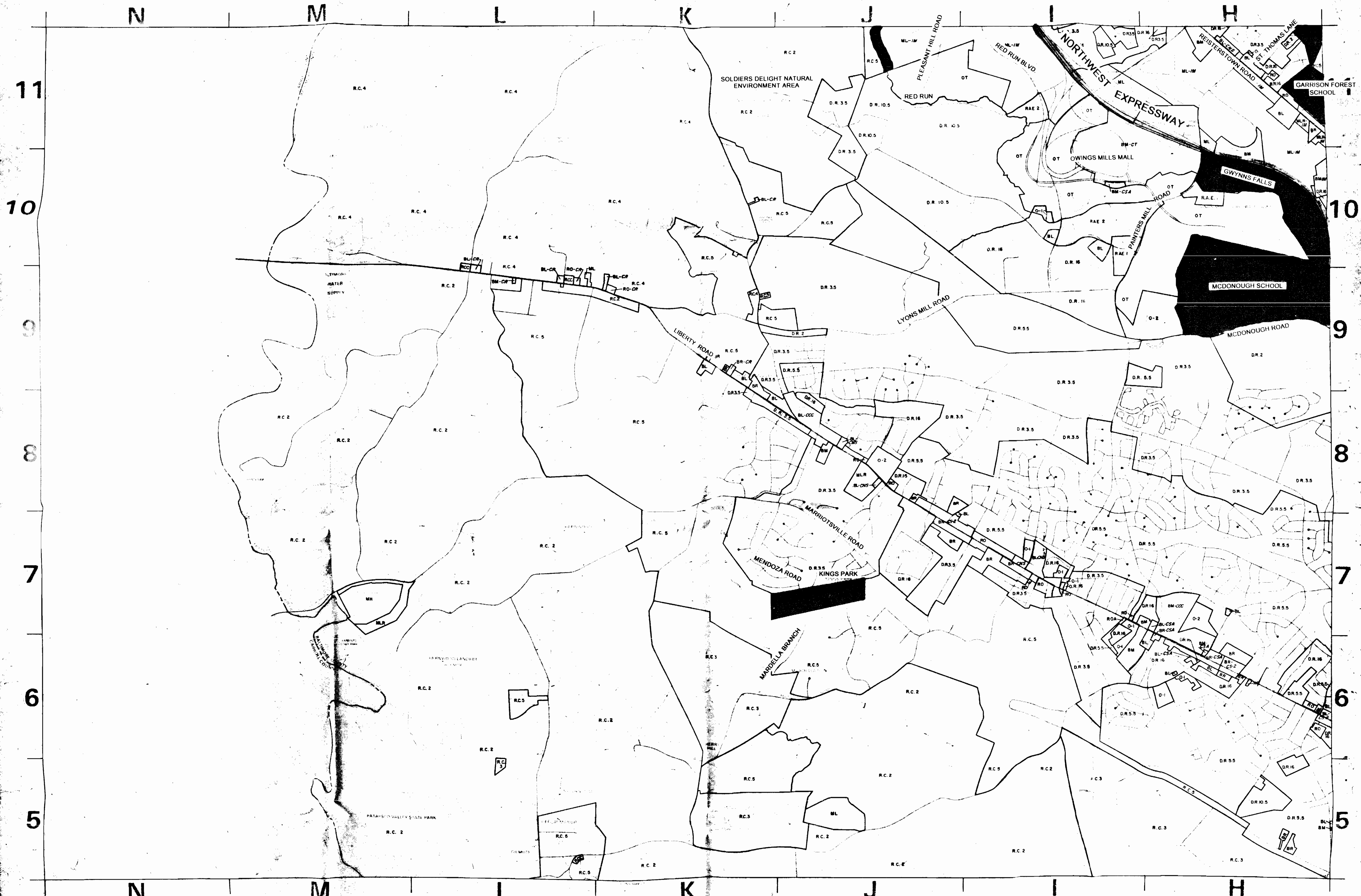
Baltimore, Maryland

A 1	A 2
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C 1	C 2
D 1	D 2
E 1	E 2
F 1	F 2



SHEET
F-1
Scale: 1"=1000'

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SHEET #

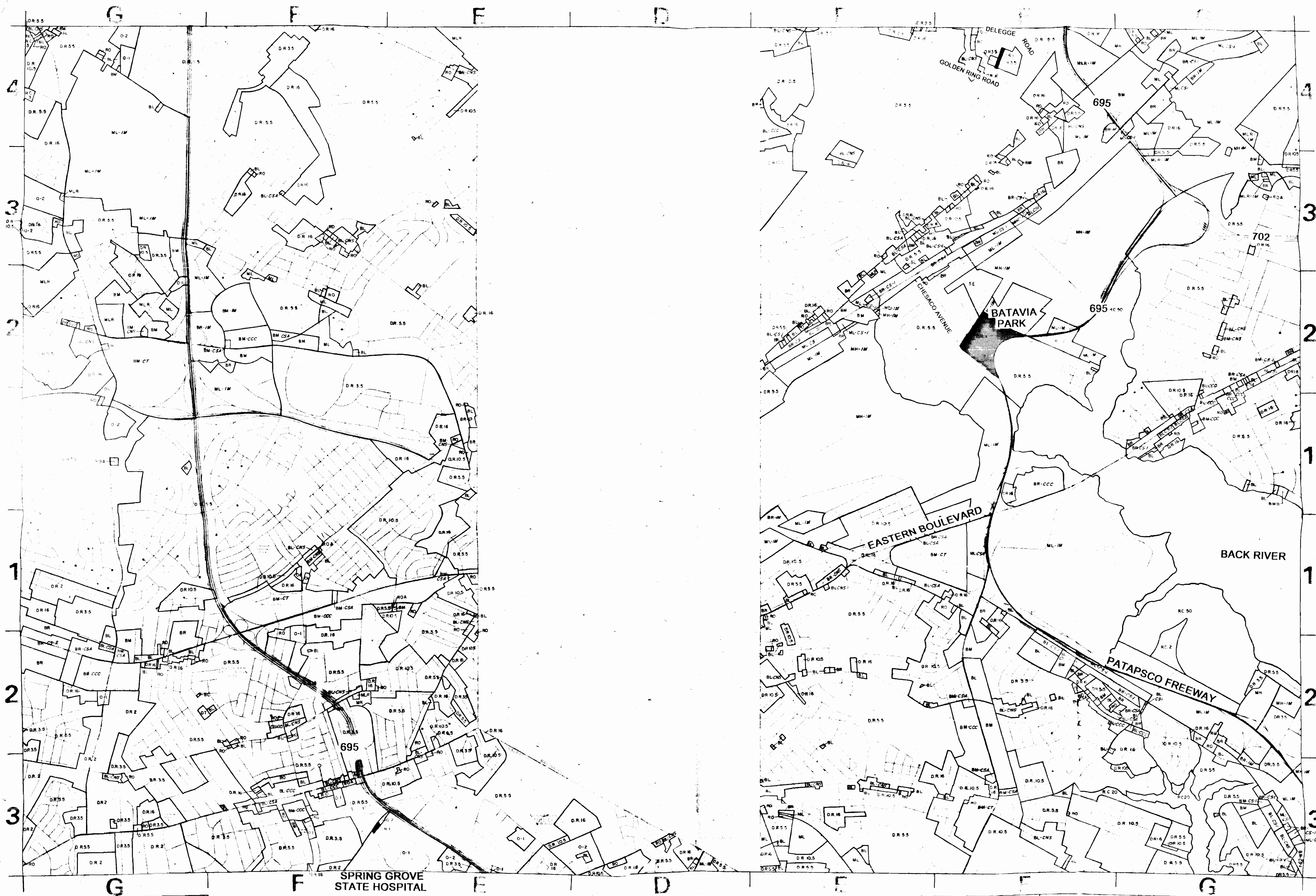


1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 BY RES. 100-00, 100-01, 100-02, 100-03, 100-04, 100-05, 100-06, 100-07, 100-08, 100-09, 100-10, 100-11, 100-12

A1 A2	SHEET E-1 Scale: 1"=1000' Grid North
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C1 C2 C3	
D1 D2 D3 D4	
E2 E3 E4	

Revisions

1/4 3/4 1 1 1/4 1 1/2 1 3/4 2 2 1/4 2 1/2 2 3/4 3 3 1/4 3 1/2 3 3/4 4 4 1/4 4 1/2 4 3/4 5 5 1/4 5 1/2 5 3/4 6 6 1/4 6 1/2 6 3/4 7 7 1/4 7 1/2 7 3/4 8 8 1/4 8 1/2 8 3/4 9 9 1/4 9 1/2 9 3/4 10 10 1/4 10 1/2 10 3/4 11 11 1/4 11 1/2 11 3/4 12 12 1/4 12 1/2 12 3/4 13 13 1/4 13 1/2 13 3/4 14 14 1/4 14 1/2 14 3/4 15 15 1/4 15 1/2 15 3/4 16 16 1/4 16 1/2 16 3/4 17 17 1/4 17 1/2 17 3/4 18 18 1/4 18 1/2 18 3/4 19 19 1/4 19 1/2 19 3/4 20 20 1/4 20 1/2 20 3/4 21 21 1/4 21 1/2 21 3/4 22 22 1/4 22 1/2 22 3/4 23 23 1/4 23 1/2 23 3/4 24 24 1/4 24 1/2 24 3/4 25 25 1/4 25 1/2 25 3/4 26 26 1/4 26 1/2 26 3/4 27 27 1/4 27 1/2 27 3/4 28 28 1/4 28 1/2 28 3/4 29 29 1/4 29 1/2 29 3/4 30 30 1/4 30 1/2 30 3/4 31 31 1/4 31 1/2 31 3/4 32 32 1/4 32 1/2 32 3/4 33 33 1/4 33 1/2 33 3/4 34 34 1/4 34 1/2 34 3/4 35 35 1/4 35 1/2 35 3/4 36 36 1/4 36 1/2 36 3/4 37 37 1/4 37 1/2 37 3/4 38 38 1/4 38 1/2 38 3/4 39 39 1/4 39 1/2 39 3/4 40 40 1/4 40 1/2 40 3/4 41 41 1/4 41 1/2 41 3/4 42 42 1/4 42 1/2 42 3/4 43 43 1/4 43 1/2 43 3/4 44 44 1/4 44 1/2 44 3/4 45 45 1/4 45 1/2 45 3/4 46 46 1/4 46 1/2 46 3/4 47 47 1/4 47 1/2 47 3/4 48 48 1/4 48 1/2 48 3/4 49 49 1/4 49 1/2 49 3/4 50 50 1/4 50 1/2 50 3/4 51 51 1/4 51 1/2 51 3/4 52 52 1/4 52 1/2 52 3/4 53 53 1/4 53 1/2 53 3/4 54 54 1/4 54 1/2 54 3/4 55 55 1/4 55 1/2 55 3/4 56 56 1/4 56 1/2 56 3/4 57 57 1/4 57 1/2 57 3/4 58 58 1/4 58 1/2 58 3/4 59 59 1/4 59 1/2 59 3/4 60 60 1/4 60 1/2 60 3/4 61 61 1/4 61 1/2 61 3/4 62 62 1/4 62 1/2 62 3/4 63 63 1/4 63 1/2 63 3/4 64 64 1/4 64 1/2 64 3/4 65 65 1/4 65 1/2 65 3/4 66 66 1/4 66 1/2 66 3/4 67 67 1/4 67 1/2 67 3/4 68 68 1/4 68 1/2 68 3/4 69 69 1/4 69 1/2 69 3/4 70 70 1/4 70 1/2 70 3/4 71 71 1/4 71 1/2 71 3/4 72 72 1/4 72 1/2 72 3/4 73 73 1/4 73 1/2 73 3/4 74 74 1/4 74 1/2 74 3/4 75 75 1/4 75 1/2 75 3/4 76 76 1/4 76 1/2 76 3/4 77 77 1/4 77 1/2 77 3/4 78 78 1/4 78 1/2 78 3/4 79 79 1/4 79 1/2 79 3/4 80 80 1/4 80 1/2 80 3/4 81 81 1/4 81 1/2 81 3/4 82 82 1/4 82 1/2 82 3/4 83 83 1/4 83 1/2 83 3/4 84 84 1/4 84 1/2 84 3/4 85 85 1/4 85 1/2 85 3/4 86 86 1/4 86 1/2 86 3/4 87 87 1/4 87 1/2 87 3/4 88 88 1/4 88 1/2 88 3/4 89 89 1/4 89 1/2 89 3/4 90 90 1/4 90 1/2 90 3/4 91 91 1/4 91 1/2 91 3/4 92 92 1/4 92 1/2 92 3/4 93 93 1/4 93 1/2 93 3/4 94 94 1/4 94 1/2 94 3/4 95 95 1/4 95 1/2 95 3/4 96 96 1/4 96 1/2 96 3/4 97 97 1/4 97 1/2 97 3/4 98 98 1/4 98 1/2 98 3/4 99 99 1/4 99 1/2 99 3/4 100 100 1/4 100 1/2 100 3/4 101 101 1/4 101 1/2 101 3/4 102 102 1/4 102 1/2 102 3/4 103 103 1/4 103 1/2 103 3/4 104 104 1/4 104 1/2 104 3/4 105 105 1/4 105 1/2 105 3/4 106 106 1/4 106 1/2 106 3/4 107 107 1/4 107 1/2 107 3/4 108 108 1/4 108 1/2 108 3/4 109 109 1/4 109 1/2 109 3/4 110 110 1/4 110 1/2 110 3/4 111 111 1/4 111 1/2 111 3/4 112 112 1/4 112 1/2 112 3/4 113 113 1/4 113 1/2 113 3/4 114 114 1/4 114 1/2 114 3/4 115 115 1/4 115 1/2 115 3/4 116 116 1/4 116 1/2 116 3/4 117 117 1/4 117 1/2 117 3/4 118 118 1/4 118 1/2 118 3/4 119 119 1/4 119 1/2 119 3/4 120 120 1/4 120 1/2 120 3/4 121 121 1/4 121 1/2 121 3/4 122 122 1/4 122 1/2 122 3/4 123 123 1/4 123 1/2 123 3/4 124 124 1/4 124 1/2 124 3/4 125 125 1/4 125 1/2 125 3/4 126 126 1/4 126 1/2 126 3/4 127 127 1/4 127 1/2 127 3/4 128 128 1/4 128 1/2 128 3/4 129 129 1/4 129 1/2 129 3/4 130 130 1/4 130 1/2 130 3/4 131 131 1/4 131 1/2 131 3/4 132 132 1/4 132 1/2 132 3/4 133 133 1/4 133 1/2 133 3/4 134 134 1/4 134 1/2 134 3/4 135 135 1/4 135 1/2 135 3/4 136 136 1/4 136 1/2 136 3/4 137 137 1/4 137 1/2 137 3/4 138 138 1/4 138 1/2 138 3/4 139 139 1/4 139 1/2 139 3/4 140 140 1/4 140 1/2 140 3/4 141 141 1/4 141 1/2 141 3/4 142 142 1/4 142 1/2 142 3/4 143 143 1/4 143 1/2 143 3/4 144 144 1/4 144 1/2 144 3/4 145 145 1/4 145 1/2 145 3/4 146 146 1/4 146 1/2 146 3/4 147 147 1/4 147 1/2 147 3/4 148 148 1/4 148 1/2 148 3/4 149 149 1/4 149 1/2 149 3/4 150 150 1/4 150 1/2 150 3/4 151 151 1/4 151 1/2 151 3/4 152 152 1/4 152 1/2 152 3/4 153 153 1/4 153 1/2 153 3/4 154 154 1/4 154 1/2 154 3/4 155 155 1/4 155 1/2 155 3/4 156 156 1/4 156 1/2 156 3/4 157 157 1/4 157 1/2 157 3/4 158 158 1/4 158 1/2 158 3/4 159 159 1/4 159 1/2 159 3/4 160 160 1/4 160 1/2 160 3/4 161 161 1/4 161 1/2 161 3/4 162 162 1/4 162 1/2 162 3/4 163 163 1/4 163 1/2 163 3/4 164 164 1/4 164 1/2 164 3/4 165 165 1/4 165 1/2 165 3/4 166 166 1/4 166 1/2 166 3/4 167 167 1/4 167 1/2 167 3/4 168 168 1/4 168 1/2 168 3/4 169 169 1/4 169 1/2 169 3/4 170 170 1/4 170 1/2 170 3/4 171 171 1/4 171 1/2 171 3/4 172 172 1/4 172 1/2 172 3/4 173 173 1/4 173 1/2 173 3/4 174 174 1/4 174 1/2 174 3/4 175 175 1/4 175 1/2 175 3/4 176 176 1/4 176 1/2 176 3/4 177 177 1/4 177 1/2 177 3/4 178 178 1/4 178 1/2 178 3/4 179 179 1/4 179 1/2 179 3/4 180 180 1/4 180 1/2 180 3/4 181 181 1/4 181 1/2 181 3/4 182 182 1/4 182 1/2 182 3/4 183 183 1/4 183 1/2 183 3/4 184 184 1/4 184 1/2 184 3/4 185 185 1/4 185 1/2 185 3/4 186 186 1/4 186 1/2 186 3/4 187 187 1/4 187 1/2 187 3/4 188 188 1/4 188 1/2 188 3/4 189 189 1/4 189 1/2 189 3/4 190 190 1/4 190 1/2 190 3/4 191 191 1/4 191 1/2 191 3/4 192 192 1/4 192 1/2 192 3/4 193 193 1/4 193 1/2 193 3/4 194 194 1/4 194 1/2 194 3/4 195 195 1/4 195 1/2 195 3/4 196 196 1/4 196 1/2 196 3/4 197 197 1/4 197 1/2 197 3/4 198 198 1/4 198 1/2 198 3/4 199 199 1/4 199 1/2 199 3/4 200 200 1/4 200 1/2 200 3/4 201 201 1/4 201 1/2 201 3/4 202 202 1/4 202 1/2 202 3/4 203 203 1/4 203 1/2 203 3/4 204 204 1/4 204 1/2 204 3/4 205 205 1/4 205 1/2 205 3/4 206 206 1/4 206 1/2 206 3/4 207 207 1/4 207 1/2 207 3/4 208 208 1/4 208 1/2 208 3/4 209 209 1/4 209 1/2 209 3/4 210 210 1/4 210 1/2 210 3/4 211 211 1/4 211 1/2 211 3/4 212 212 1/4 212 1/2 212 3/4 213 213 1/4 213 1/2 213 3/4 214 214 1/4 214 1/2 214 3/4 215 215 1/4 215 1/2 215 3/4 216 216 1/4 216 1/2 216 3/4 217 217 1/4 217 1/2 217 3/4 218 218 1/4 218 1/2 218 3/4 219 219 1/4 219 1/2 219 3/4 220 220 1/4 220 1/2 220 3/4 221 221 1/4 221 1/2 221 3/4 222 222 1/4 222 1/2 222 3/4 223 223 1/4 223 1/2 223 3/4 224 224 1/4 224 1/2 224 3/4 225 225 1/4 225 1/2 225 3/4 226 226 1/4 226 1/2 226 3/4 227 227 1/4 227 1/2 227 3/4 228 228 1/4 228 1/2 228 3/4 229 229 1/4 229 1/2 229 3/4 230 230 1/4 230 1/2 230 3/4 231 231 1/4 231 1/2 231 3/4 232 232 1/4 232 1/2 232 3/4 233 233 1/4 233 1/2 233 3/4 234 234 1/4 234 1/2 234 3/4 235 235 1/4 235 1/2 235 3/4 236 236 1/4 236 1/2 236 3/4 237 237 1/4 237 1/2 237 3/4 238 238 1/4 238 1/2 238 3/4 239 239 1/4 239 1/2 239 3/4 240 240 1/4 240 1/2 240 3/4 241 241 1/4 241 1/2 241 3/4 242 242 1/4 242 1/2 242 3/4 243 243 1/4 243 1/2 243 3/4 244 244 1/4 244 1/2 244 3/4 245 245 1/4 245 1/2 245 3/4 246 246 1/4 246 1/2 246 3/4 247 247 1/4 247 1/2 247 3/4 248 248 1/4 248 1/2 248 3/4 249 249 1/4 249 1/2 249 3/4 250 250 1/4 250 1/2 250 3/4 251 251 1/4 251 1/2 251 3/4 252 252 1/4 252 1/2 252 3/4 253 253 1/4 253 1/2 253 3/4 254 254 1/4 254 1/2 254 3/4 255 255 1/4 255 1/2 255 3/4 256 256 1/4 256 1/2 256 3/4 257 257 1/4 257 1/2 257 3/4 258 258 1/4 258 1/2 258 3/4 259 259 1/4 259 1/2 259 3/4 260 260 1/4 260 1/2 260 3/4 261 261 1/4 261 1/2 261 3/4 262 262 1/4 262 1/2 262 3/4 263 263 1/4 263 1/2 263 3/4 264 264 1/4 264 1/2 264 3/4 265 265 1/4 265 1/2 265 3/4 266 266 1/4 266 1/2 266 3/4 267 267 1/4 267 1/2 267 3/4 268 268 1/4 268 1/2 268 3/4 269 269 1/4 269 1/2 269 3/4 270 270 1/4 270 1/2 270 3/4 271 271 1/4 271 1/2 271 3/4 272 272 1/4 272 1/2 272 3/4 273 273 1/4 273 1/2 273 3/4 274 274 1/4 274 1/2 274 3/4 275 275 1/4 275 1/2 275 3/4 276 276 1/4 276 1/2 276 3/4 277 277 1/4 277 1/2 277 3/4 278 278 1/4 278 1/2 278 3/4 279 279 1/4 279 1/2 279 3/4 280 280 1/4 280 1/2 280 3/4 281 281 1/4 281 1/2 281 3/4 282 282 1/4 282 1/2 282 3/4 283 283 1/4 283 1/2 283 3/4 284 284 1/4 284 1/2 284 3/4 285 285 1/4 285 1/2 285 3/4 286 286 1/4 286 1/2 286 3/4 287 287 1/4 287 1/2 287 3/4 288 288 1/4 288 1/2 288 3/4 289 289 1/4 289 1/2 289 3/4 290 290 1/4 290 1/2 290 3/4 291 291 1/4 291 1/2 291 3/4 292 292 1/4 292 1/2 292 3/4 293 293 1/4 293 1/2 293 3/4 294 294 1/4 294 1/2 294 3/4 295 295 1/4 295 1/2 295 3/4 296 296 1/4 296 1/2 296 3/4 297 297 1/4 297 1/2 297 3/4 298 298 1/4 298 1/2 298 3/4 299 299 1/4 299 1/2 299 3/4 300 300 1/4 300 1/2 300 3/4 301 301 1/4 301 1/2 301 3/4 302 302 1/4 302 1/2 302 3/4 303 303 1/4 303 1/2 303 3/4 304 304 1/4 304 1/2 304 3/4 305 305 1/4 305 1/2 305 3/4 306 306 1/4 306 1/2 306 3/4 307 307 1/4 307 1/2 307 3/4 308 308 1/4 308 1/2 308 3/4 309 309 1/4 309 1/2 309 3/4 310 310 1/4 310 1/2 310 3/4 311 311 1/4 311 1/2 311 3/4 312 312 1/4 312 1/2 312 3/4 313 313 1/4 313 1/2 313 3/4 314 314 1/4 314 1/2 314 3/4 315 315 1/4 315 1/2 315 3/4 316 316 1/4 316 1/2 316 3/4 317 317 1/4 317 1/2 317 3/4 318 318 1/4 318 1/2 318 3/4 319 319 1/4 319 1/2 319 3/4 320 320 1/4 320 1/2 320 3/4 321 321 1/4 321 1/2 321 3/4 322 322 1/4 322 1/2 322 3/4 323 323 1/4 323 1/2 323 3/4 324 324 1/4 324 1/2 324 3/4 325 325 1/4 325 1/2 325 3/4 326 326 1/4 326 1/2 326 3/4 327 327 1/4 327 1/2 327 3/4 328 328 1/4 328 1/2 328 3/4 329 329 1/4 329 1/2 329 3/4 330 330 1/4 330 1/2 330 3/4 331 331 1/4 331 1/2 331 3/4 332 332 1/4 332 1/2 332 3/4 333 333 1/4 333 1/2 333 3/4 334 334 1/4 334 1/2 334 3/4 335 335 1/4 335 1/2 335 3/4 336 336 1/4 336 1/2 336 3/4 337 337 1/4 337 1/2 337 3/4 338 338 1/4 338 1/2 338 3/4 339 339 1/4 339 1/2 339 3/4 340 340 1/4 340 1/2 340 3/4 341 341 1/4 341 1/2 341 3/4 342 342 1/4 342 1/2 342 3/4 343 343 1/4 343 1/2 343 3/4 344 344 1/4 344 1/2 344 3/4 345 345 1/4 345 1/2 345 3/4 346 346 1/4 346 1/2 346 3/4 347 347 1/4 347 1/2 347 3/4 348 348 1/4 348 1/2 348 3/4 349 349 1/4 349 1/2 349 3/4 350 350 1/4 350 1/2 350 3/4 351 351 1/4 351 1/2 351 3/4 352 352 1/4 352 1/2 352 3/4 353 353 1/4 353 1/2 353 3/4 354 354 1/4 354 1/2 354 3/4 355 355 1/4 355 1/2 355 3/4 356 356 1/4 356 1/2 356 3/4 357 357 1/4 357 1/2 357 3/4 358 358 1/4 358 1/2 358 3/4 359 359 1/4 359 1/2 359 3/4 360 360 1/4 360 1/2 360 3/4 361 361 1/4 361 1/2 361 3/4 362 362 1/4 362 1/2 362 3/4 363 363 1/4 363 1/2 363 3/4 364 364 1/4 364 1/2 364 3/4 365 365 1/4 365 1/2 365 3/4 366 366 1/4 366 1/2 366 3/4 367 367 1/4 367 1/2 367 3/4 368 368 1/4 368 1/2 368 3/4 369 369 1/4 369 1/2 369 3/4 370 370 1/4 370 1/2 370 3/4 371 371 1/4 371 1/2 371 3/4 372 372 1/4 372 1/2 372 3/4 373 373 1/4 373 1/2 373 3/4 374 374 1/4 374 1/2 374 3/4 375 375 1/4 375 1/2 375 3/4 376 376 1/4 376 1/2 376 3/4 377 377 1/4 377 1/2 377 3/4 378 378 1/4 378 1/2 378 3/4 379 379 1/4 379 1/2 379 3/4 380 380 1/4 380 1/2 380 3/4 381 381 1/4 381 1/2 381 3/4 382 382 1/4 382 1/2 382 3/4 383 383 1/4 383 1/2 383 3/4 384 384 1/4 384 1/2 384 3/4 385 385 1/4 385 1/2 385 3/4 386 386 1/4 386 1/2 386 3/4 387 387 1/4 387 1/2 387 3/4 388 388 1/4 388 1/2 388 3/4 389 389 1/4 389 1/2 389 3/4 390 390 1/4 390 1/2 390 3/4 391 391 1/4 391 1/2 391 3/4 392 392 1/4 392 1/2 392 3/4 393 393 1/4 393 1/2 393 3/4 394 394 1/4 394 1/2 394 3/4 395 395 1/4 395 1/2 395 3/4 396 396 1/4 396 1/2 396 3/4 397 397 1/4 397 1/2 397 3/4 398 398 1/4 398 1/2 398 3/4 399 399 1/4 399 1/2 399 3/4 400 400 1/4 400 1/2 400 3/4 401 401 1/4 401 1/2 401 3/4 402 402 1/4 402 1/2 402 3/4 403 403 1/4 403 1/2 403 3/4 404 404 1/4 404 1/2 404 3/4 405 405 1/4 405 1/2 405 3/4 406 406 1/4 406 1/2 406 3/4 407 407 1/4 407 1/2 407 3/4 408 408 1/4 408 1/2 408 3/4 409 409 1/4 409 1/2 409 3/4 410 410 1/4 410 1/2 410 3/4 411 411 1/4 411 1/2 411 3/4 412 412 1/4 412 1/2 412 3/4 413 413 1/4 413 1/2 413 3/4 414 414 1/4 414 1/2 414 3/4 415 415 1/4 415 1/2 415 3/4 416 416 1/4 416 1/2 416 3/4 417 417 1/4 417 1/2 417 3/4 418 418 1/4 418 1/2 418 3/4 419 41

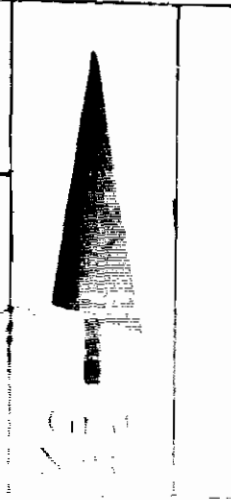


1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 16, 1992

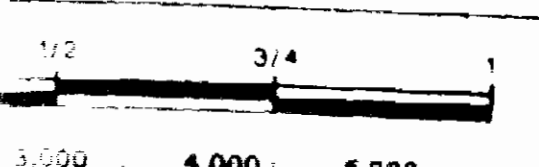
William A. Howard
 Chairman, County Council

Maryland

A1	A2
B1	B2
C1	C2 C3
D1	D2 D3 D4
E1	E2 E3 E4



SHEET
F-2
 Scale: 1" = 100'



ET # 17

NAME	NORTH	EAST	NAME	NORTH	EAST
LT45	32402.0346	-23017.3077	BD14	32704.138	-22059.443
LT113	32548.5742	-22855.4708	BD15	32486.581	-22579.194
LT27	32468.3172	-22852.7908	BD16	32288.503	-22527.380
			BD18	32524.544	-23029.766
CL10	32750.8822	-22710.0108	BD19	32486.402	-23120.318
LT57	32377.8382	-22742.5448	BD20	32547.681	-23145.218
CL36	32377.0143	-22742.5448	BD21	32497.779	-23307.465
LT25	32170.7891	-22702.7666	BD29	33011.404	-22820.137
LT28	32515.8754	-22705.8548	BD30	33028.480	-22877.622
LT20	32472.1617	-22706.2542	RW4	32827.055	-22484.286
LT22	32470.1484	-22707.8897	RW5	32751.373	-22833.827
LT21	32473.7080	-22707.7785	RW9	32795.973	-22858.229
CL35	32470.2375	-22810.1721	RW10	32809.057	-22838.708
RW37	32432.4324	-22805.4274	RW11	32855.338	-22850.019
LT112	32760.8636	-22762.0182	RW13	32867.074	-22515.927
LT111	32877.9736	-22555.1894	RW17	32844.714	-22759.378
LT10	32895.1175	-22042.0708	RW18	32859.474	-22781.976
CL7	32842.7425	-22057.0407	RW19	32753.794	-22774.551
CL14	32827.4014	-22180.6897	RW20	32857.499	-22842.711
LT22	32787.7308	-22348.1081	RW21	32786.002	-22736.306
RW45	32542.8672	-22727.7934	RW22	32879.831	-22797.975
CL22	32700.720	-22755.422	RW25	32943.639	-22829.828
CL31	32515.047	-22807.917	RW27	32921.308	-22874.563
BD77	32475.1806	-22551.1146	RW28	32978.812	-22833.413
BD81	32550.0770	-22450.4287	RW29	32945.315	-22900.517
BD21	32411.7174	-22307.7810	RW34	32721.390	-22759.232
BD79	32515.0734	-22340.6838	RW35	32734.910	-22758.647
			RW36	32765.394	-22706.980
			RW37	32767.117	-22720.403
			RW72	32082.842	-22864.741
			LT7	33105.512	-22269.017
			LT9	33072.333	-22116.699
			LT28	32816.1579	-22819.8255
			LT80	33047.610	-22895.590
			LT62	33020.171	-22593.512
			BD35	32789.731	-22389.776
			BD43	32881.281	-22385.054
			CL8	32985.863	-22924.571
			SB2	32822.474	-22493.325

OWNERS

HELMESLEY COURT LIMITED PARTNERSHIP
90 CROWN AT HELMSLEY COURT INC.
GENERAL PARTNER
BY JOHN W. CHILLING JR. PRESIDENT
2324 W. JOPPA ROAD SUITE 300
LUTHERVILLE, MARYLAND 21093
(301) 337-0604
27.886 ACRES

MARTIN Z. KANNER
90 PENNY LANE
BALTIMORE MARYLAND 21201
DEED REF. 7791/72
TAX ACCT. NO. 210002795
3.962 ACRES

GERALD M. PORTNOY
4310 EDENVALE
BALTIMORE MD 21204
DEED REF. 7791/72
TAX ACCT. NO. 210002794

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD	CHORD	TAN
C1	282-40-09	50.00	229.35	N 83 28 22 E	75.00	58.70
C2	41-24-35	50.00	36.14	N 47 13 55 W	35.36	18.90
C3	41-24-35	50.00	36.14	S 05 49 21 E	35.36	18.90
C4	13-34-31	525.00	124.38	N 33 18 54 W	124.10	62.48
C5	13-34-31	475.00	112.54	S 33 18 54 E	112.28	58.54
C6	18-33-42	405.00	138.27	N 39 18 43 E	137.60	66.82
C7	8-23-24	405.00	59.30	N 58 55 48 E	59.25	28.71
C8	238-22-38	50.00	808.28	S 87 16 32 W	86.14	83.28
C9	87-09-47	50.00	58.09	S 02 49 48 W	55.86	33.56
C10	28-51-30	355.00	186.41	S 49 41 48 W	184.89	84.78
C11	50-50-12	410.00	363.78	N 37 42 25 E	351.87	194.84

ROADS, STORM DRAINAGE AND UTILITIES
WILL BE DESIGNED BY A PROFESSIONAL
ENGINEER.
WITNESS:

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-8080 N55.240.70 W22.236.75
X-8081 N35.025.03 W12.154.25

NOTE:

THE STREETS AND OR ROADS SHOWN HEREON AND THE MENTIONED DEEDS ARE FOR THE PURPOSE OF DEDICATION ONLY AND THE SAME ARE NOT TO BE DEDICATED TO PUBLIC USE. SIMPLE TITLE TO THE EASEMENTS EXPRESSLY RESERVED IN THE GRANTS OF THE DEED TO WHICH THIS PLAT THEIR HEIRS AND ASSIGNS.

DENSITY		TABULATIONS	
TOTAL AREA (GROSS)	SHEET 1	SHEET 2	SHEET 3
	14.04 AC.	15.282 AC.	4.701 AC.
ZONING	DR-1	DR-1	DR-1
NO. OF UNITS ALLOWED	14.1	14	47
NO. OF UNITS PROPOSED	10	14	31
LOCAL OPEN SPACE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
LOCAL OPEN SPACE PROVIDED	-	-	-
H.O.A. OPEN SPACE PROVIDED	0.04 AC.	0.04 AC.	0.04 AC.
OFF-STREET PARKING REQUIRED	10 LOTS + 2 SPACES	14 LOTS + 2 SPACES	17 LOTS + 2 SPACES
OFF-STREET PARKING PROVIDED	20	28	14

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THIS LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF ARTICLE 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH IN ORDER AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCES

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
2-16-89

DEPARTMENT OF PUBLIC WORKS

COMPUTED BY: 59/139

D. S. THALER & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

PLAT 2 OF 3

HELMESLEY COURT

SUBDIVISION OF PARCEL 137 AND PARCEL 135
AND RESUBDIVISION OF "CLEAR SPRING ESTATES" ENK JF 51 FOLD 124

3RD ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=50'

APRIL 27, 1988

TAX ACCT. NO. 210002795

DEED REFERENCE: 7791/731

PARCEL 135 - 4310 EDENVALE

PARCEL 137 - 2324 W. JOPPA ROAD

"CLEAR SPRING ESTATES" LOT 2 - 706/104

LOT 3 - 706/104

LOT 4 - 706/104

LOT 5 - 706/104

"CLEAR SPRING ESTATES" LOT 3 - 706/104

LOT 4 - 706/104

LOT 5 - 706/104

LOT 6 - 706/104

LOT 7 - 706/104

LOT 8 - 706/104

LOT 9 - 706/104

LOT 10 - 706/104

LOT 11 - 706/104

LOT 12 - 706/104

LOT 13 - 706/104

LOT 14 - 706/104

LOT 15 - 706/104

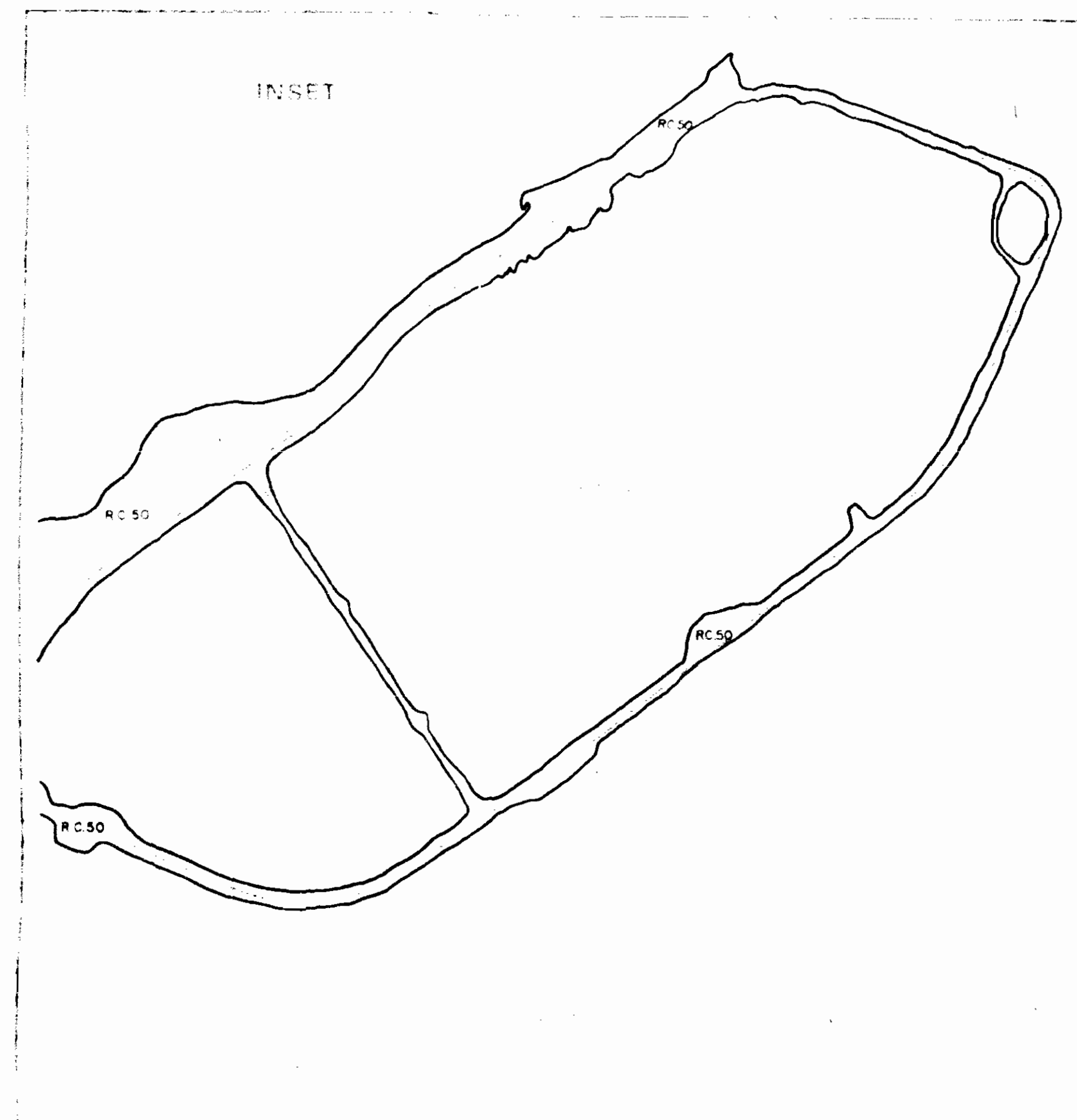
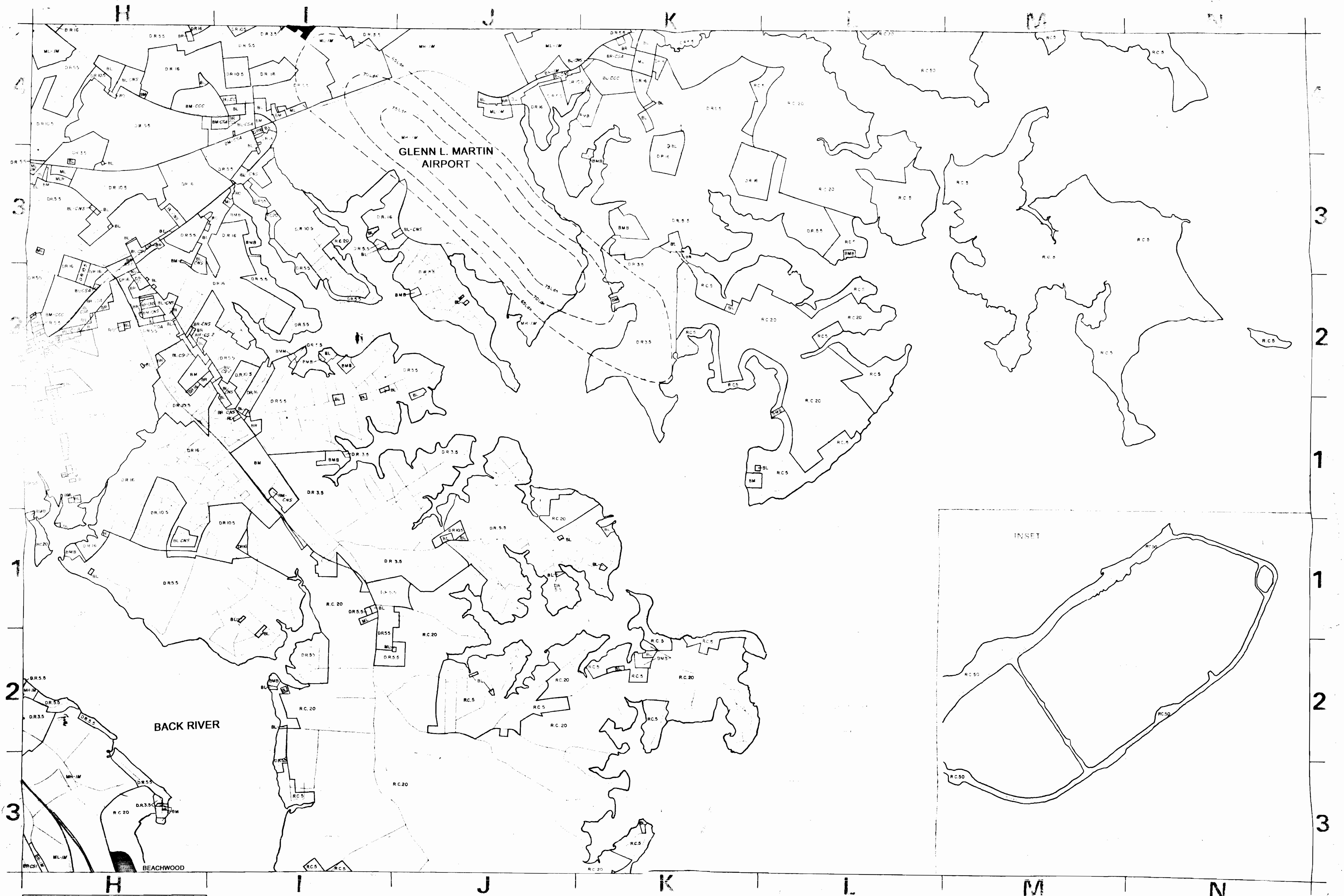
LOT 16 - 706/104

LOT 17 - 706/104

LOT 18 - 706/104

LOT 19 - 706/104

LOT 20 - 706/104



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

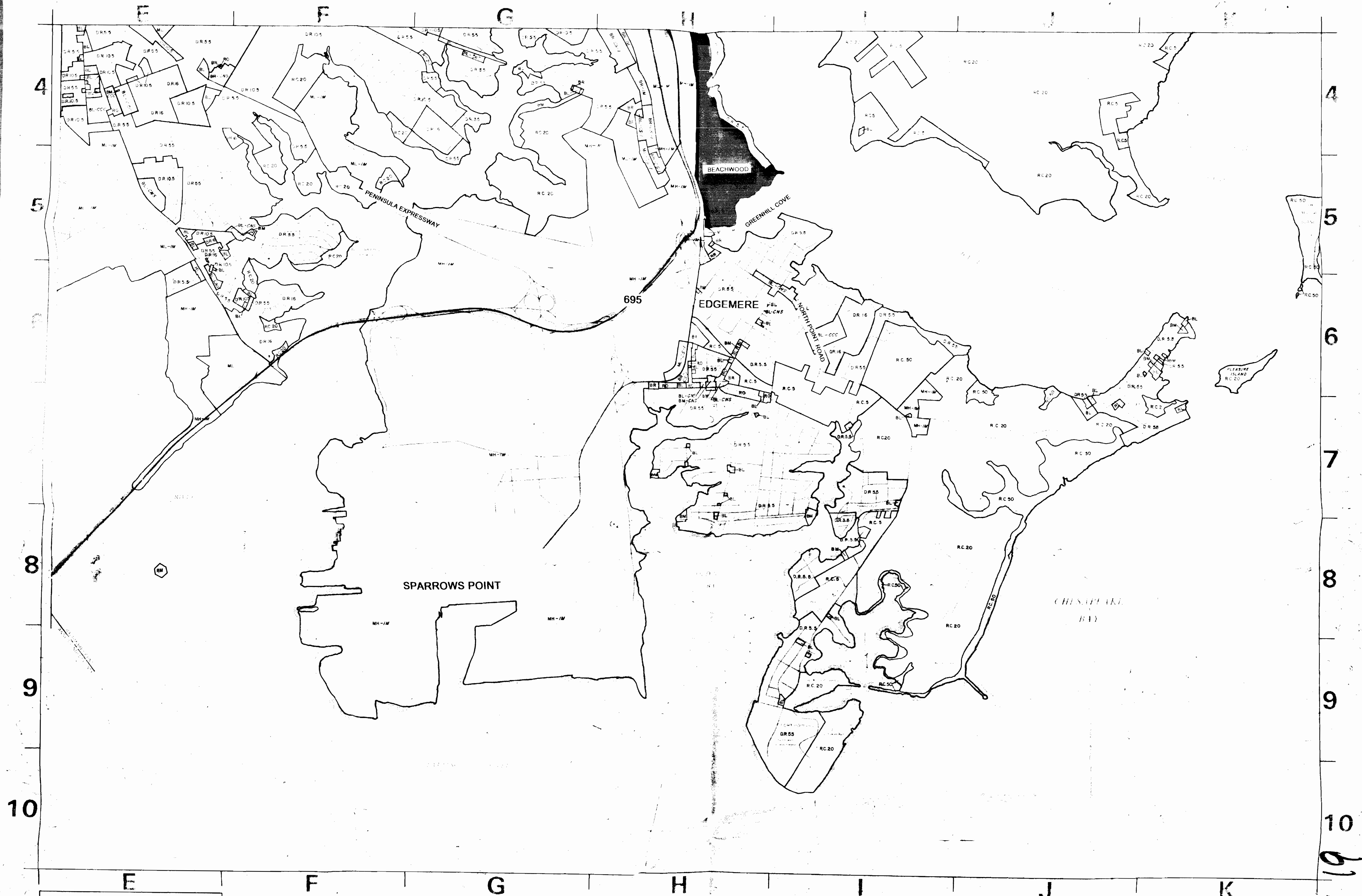
Map No. 92-01, 92-02, 92-03, 92-04, 92-05, 92-06, 92-07, 92-08, 92-09, 92-10, 92-11, 92-12

William Howard
Chairman, Council

A1 A2	Revisions Scale: 1"=1000' 	SHEET
B1 B2		F-3
C1 C2 C3		
D1 D2 D3 D4		
E1 E2 E3 E4		
F1 F2		

Maryland

18



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County, Maryland

A1	A2
B1	B2
C1	C2 C3
D1	D2 D3 D4
E1	E2 E3 E4

Revisions



SHEET
G-2
Scale: 1"=100'

Ref 19



time of the comprehensive rezoning were invalid. Boyce v. Sembly, 25 Md. App. 43, 334 A.2d 137, 142 (1975). See also, Bellanca v. County Commissioners of Kent County, 86 Md. App. 219, 586 A.2d 62, cert. denied 323 Md. 33, 591 A.2d 249 (1991); Howard County v. Dorsey, 292 Md. 351, 438 A.2d 1339 (1982). Error can be established by showing that at the time of the comprehensive zoning the County Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the County Council's action was premised initially on a misapprehension. Id. Error or mistake may also be established by showing that events occurring subsequent to the comprehensive zoning have proven that the County Council's initial premises were incorrect. Id. at 143.

A more liberal standard may be utilized in deciding whether to reclassify from one residential use to another, as opposed from a change from a residential to a commercial or industrial use. Missouri Realty, Inc. v. Ramar, 216 Md. 442, 140 A.2d 655 (1958) (considering issue of change in neighborhood in the context of change-mistake rule).

Baltimore County Code, Section 2-356(j)(1) provides that in considering a petition to reclassify property, the Board of Appeals needs to find that there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified or that the last classification, or that (as in the present case) the last classification of the property was established in error. Once that

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finding is made, the Board must then consider whether the prospective reclassification of the property is warranted by that change or error. Baltimore County Code, Section 2-356(j)(2). This section goes on to address a number of factors which the Board is to consider in reaching these determinations. The considerations expressly set forth in the statute, however, are not exclusive, and the Board is not limited in its determination to consideration of just those factors. People's Counsel for Baltimore County v. Mockard, 73 Md. App. 340, 533 A.2d 1344 (1987) (addressing predecessor section 2-58.1(j)(2) of the Baltimore County Code of 1978).

The fact that the property can be utilized as it is presently zoned is not an absolute bar to reclassification; zoning is not static. Rohde v. County Board of Appeals for Baltimore County, 234 Md. 259, 199 A.2d 216, 220 (1964). Even though the existing zoning does not result in confiscation (i.e. prevent all reasonable use of the property) and thus require rezoning, error may permit the agency to which the controlling legislative body has entrusted individual rezoning properly to change a classification. Dill v. Johar Corporation, 242 Md. 16, 217 A.2d 564, 568 (1966).

The testimony in this case establishes that D.R.-1 zoning applied to Dr. Blumberg's property is an anomaly inside the Beltway in Baltimore County. Mr. Kirwin's un rebutted testimony was that D.R.-1 zoning within the Beltway was consistently limited to areas involving institutional uses, steep slopes, streams and flood plains, older homes built in areas such as Catonsville and Ruxton

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at a time when no public utilities (water and sewer) were available. The subject property has none of these characteristics.

Mr. Kirwin testified, moreover, that there are no environmental constraints which will be affected by a change in zoning to D.R.-2. The proposed plan of development for the subject site was discussed by expert witnesses on behalf of Dr. Blumberg, who opined that development of the property as D.R.-2 would produce a superior land use plan than the constraints existing under development at D.R.-1. It is particularly instructive to observe that the plat of Helmsley Court shows that a large number of the lots in that development are less than 1/2 acre. These lots are consistent with D.R.-2 zoning, and would therefore be consistent with the proposed development of the Blumberg tract as D.R.-2.

A zoning decision may not properly be based upon a plebiscite of neighbors of the property which is the subject of the reclassification petition. Mayor and Council of Rockville v. Cotler, 230 Md. 335, 187 A.2d 94, 97 (1963). Yielding to displeasure of many and vocal protestants against the weight of the evidence constitutes an arbitrary and capricious decision. Board of County Commissioners of Prince George's County v. Oak Hill Farms, Inc., 232 Md. 274, 192 A.2d 761, 764 (1963).

The Protestants offered no evidence to rebut the clear testimony of Mr. Kirwin and Mr. Chadsey that reclassification of the property to D.R.-2 would result in a more cost-effective and efficient utilization of increasingly scarce County resources and utilities, and would help to prevent "suburban sprawl".

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III Conclusion

Petitioner has presented more than sufficient expert evidence to establish that the County Council committed error in zoning this property D.R.-1, and that such zoning is incongruous in light of existing circumstances. Under these circumstances, and in light of the governing principles of law, the Petition for Reclassification from D.R.-1 to D.R.-2 should be granted.

Respectfully submitted,

Benjamin Bronstein
Benjamin Bronstein
Michael J. Chmielewski
EVANS, GEORGE AND BRONSTEIN
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
(410) 296-0200

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 20 day of October, 1993, a copy of the foregoing Memorandum was mailed, postage prepaid to Peter Max Zimmerman, Esquire and Carroll Demilio, Esquire, Office of People's Counsel for Baltimore County, Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

Benjamin Bronstein
Benjamin Bronstein

9



Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at Old Court Road

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property abutting 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 DR1 zone to an DR2 zone, for the reasons given in the attached statement, and (2) for a Special Exception under the 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 Regulations of Baltimore County:

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

Contact Person/Owner:

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner:

John B. Howard, Esquire

Venable, Baetjer & Howard

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

City State Zip

With an attorney's declaration and affidavit, under the penalties of perjury, that they own the legal interest of the property which is the subject of this petition.

Legal Owner(s):

Lawrence Blumberg, M.D.

(Type or Print Name)

Signature

Address

City State Zip

Signature

12 Old Lyme Road 410-667-4546

Address

Timonium, Maryland 21093

City State Zip

Name, address and phone number of legal owner, certified publisher or representative to be contacted.

John B. Howard, Esquire

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

City State Zip

Signature

Signature

Signature

Signature

Signature

Signature

Signature

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Signature

Signature

R-93-304

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENNELWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Zoning Petition, Blumberg Property, Old Court Road. February 19, 1993

Beginning for the same at a point in the bed of Old Court Road, said point being South 82 degrees 35 minutes 00 seconds West 1,088 feet from the point formed by the intersection of the centerline of Old Court Road with the centerline of Hambleton Court, running thence leaving said point of beginning and said road bed, the seven following courses:

- 1) South 08 degrees 58 minutes 40 seconds East 819.29 feet,
- 2) South 25 degrees 48 minutes 20 seconds West 426.79 feet,
- 3) South 84 degrees 10 minutes 40 seconds West 500.00 feet,
- 4) North 02 degrees 10 minutes 40 seconds East 519.41 feet,
- 5) North 81 degrees 15 minutes 00 seconds East 341.26 feet,
- 6) North 09 degrees 15 minutes 40 seconds West 201.75 feet and
- 7) North 15 degrees 38 minutes 20 seconds West 378.60 feet to a point in the bed of Old Court Road, running thence with said road bed
- 8) North 72 degrees 15 minutes 00 seconds East 378.46 feet to the point of beginning.

Containing 12.073 acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



200 2/22/93

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

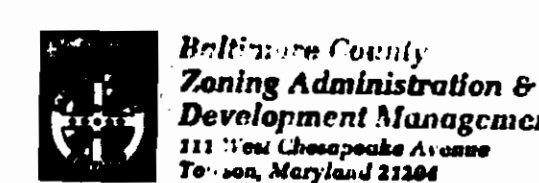
District: 3rd Date of Posting: 2/19/93
Posted for: Reclassification
Petitioner: Lawrence Blumberg, M.D.
Location of property: 5 1/2 Old Ct. Rd., 1,088' W. of Hambleton Ct.
Location of Sign: Property, 200 & 400, an 800 sq. ft. lot, 100' W. of Hambleton Ct.
Remarks:
Posted by: Matthew Date of return: 2/19/93
Number of Signs: 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 19, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 17, 1993.

THE JEFFERSONIAN,

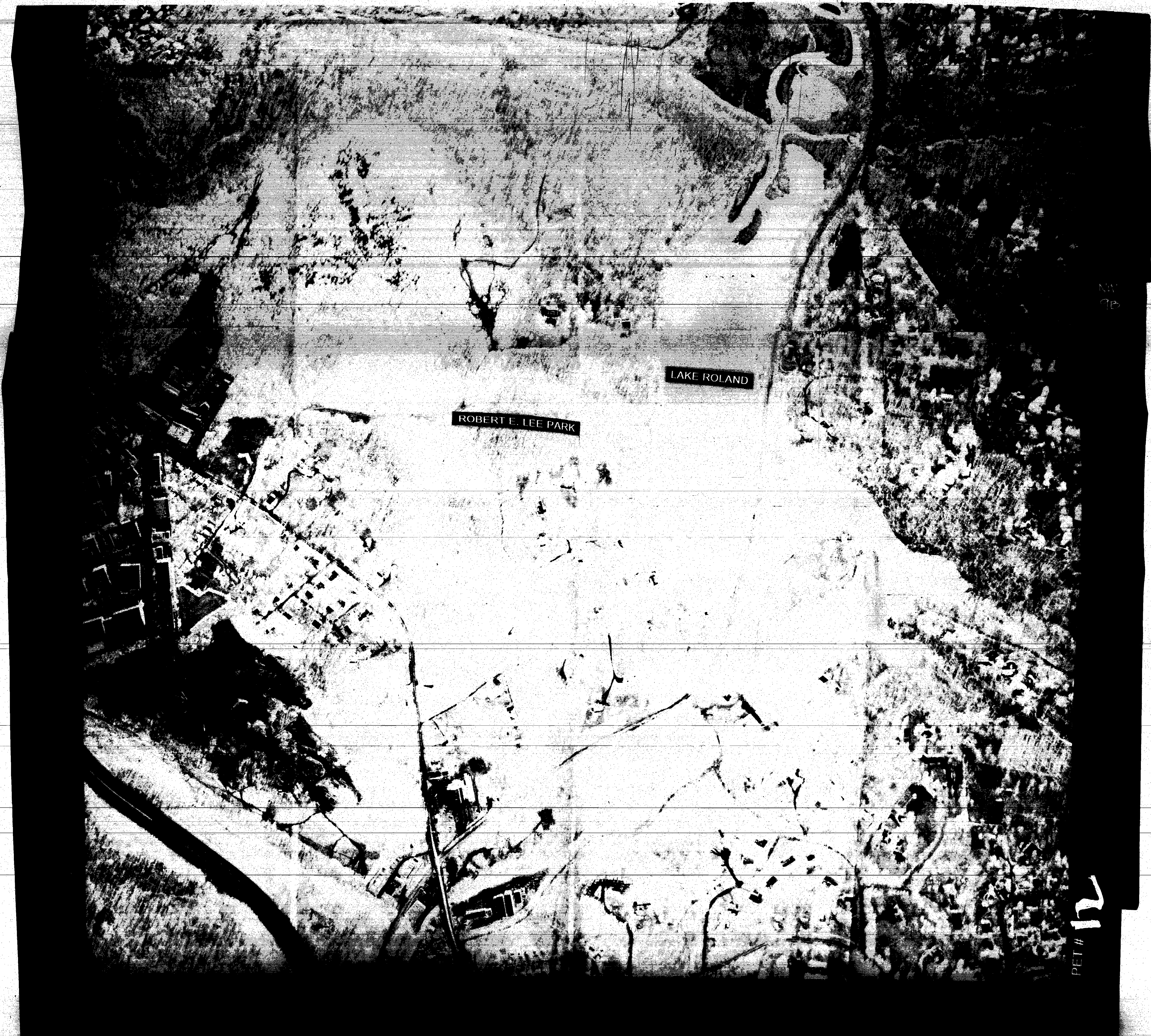
A. Henrichsen
LEGAL AD. - TOWSON



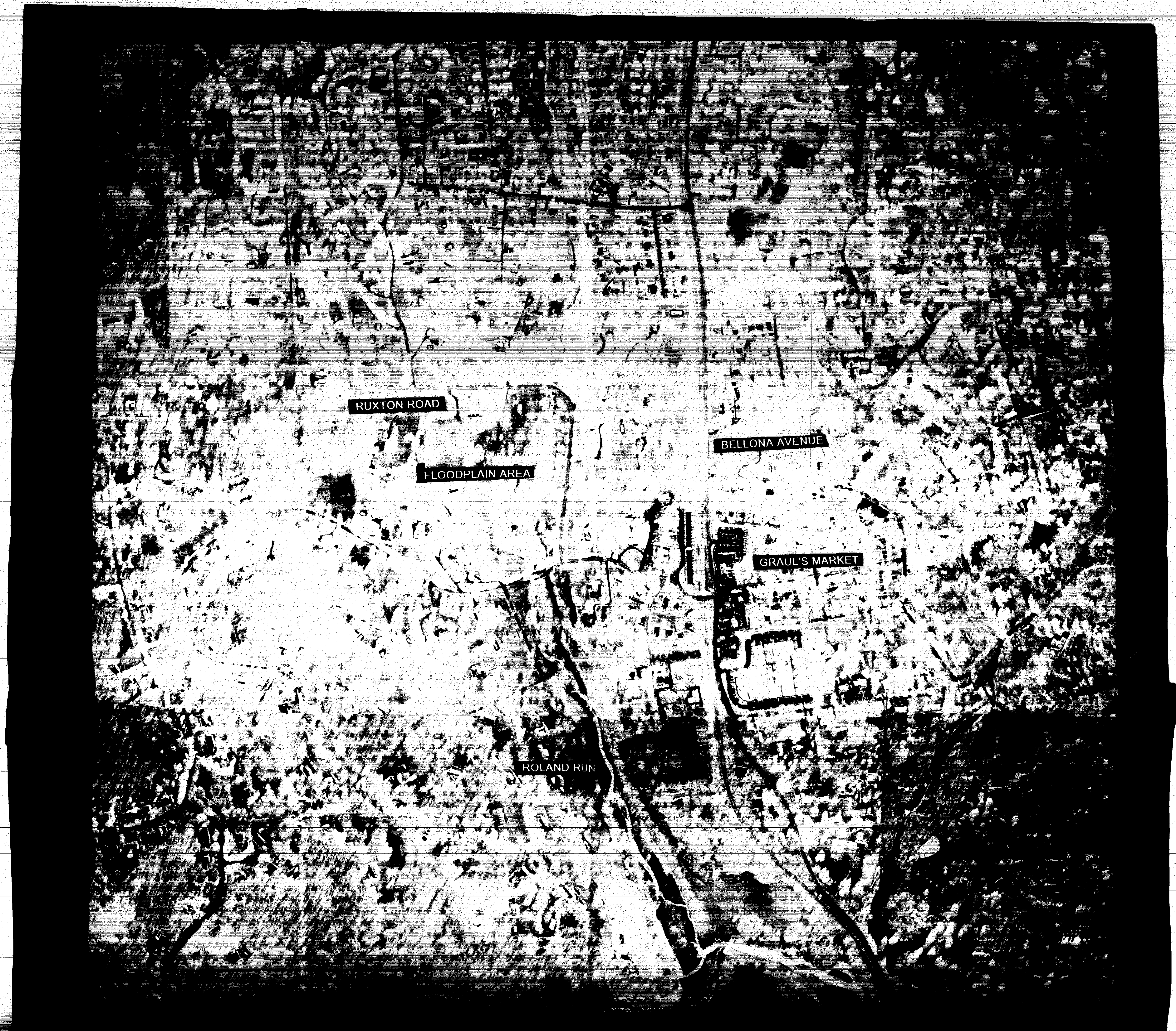
receipt
#1
Date: 2/23/93
BLUMBERG, LAWRENCE
R-93-304
TOWSON, MD.
\$1,150.00
RECLASS
DR1 to DR-2
FELS NOT IN COMPUTER.
Account: R-001-6150
Number
03A03W019W1CHRC
SA C009:35AM02-23-93
Please Make Checks Payable To: Baltimore County
\$1,250.00
200 2/23/93

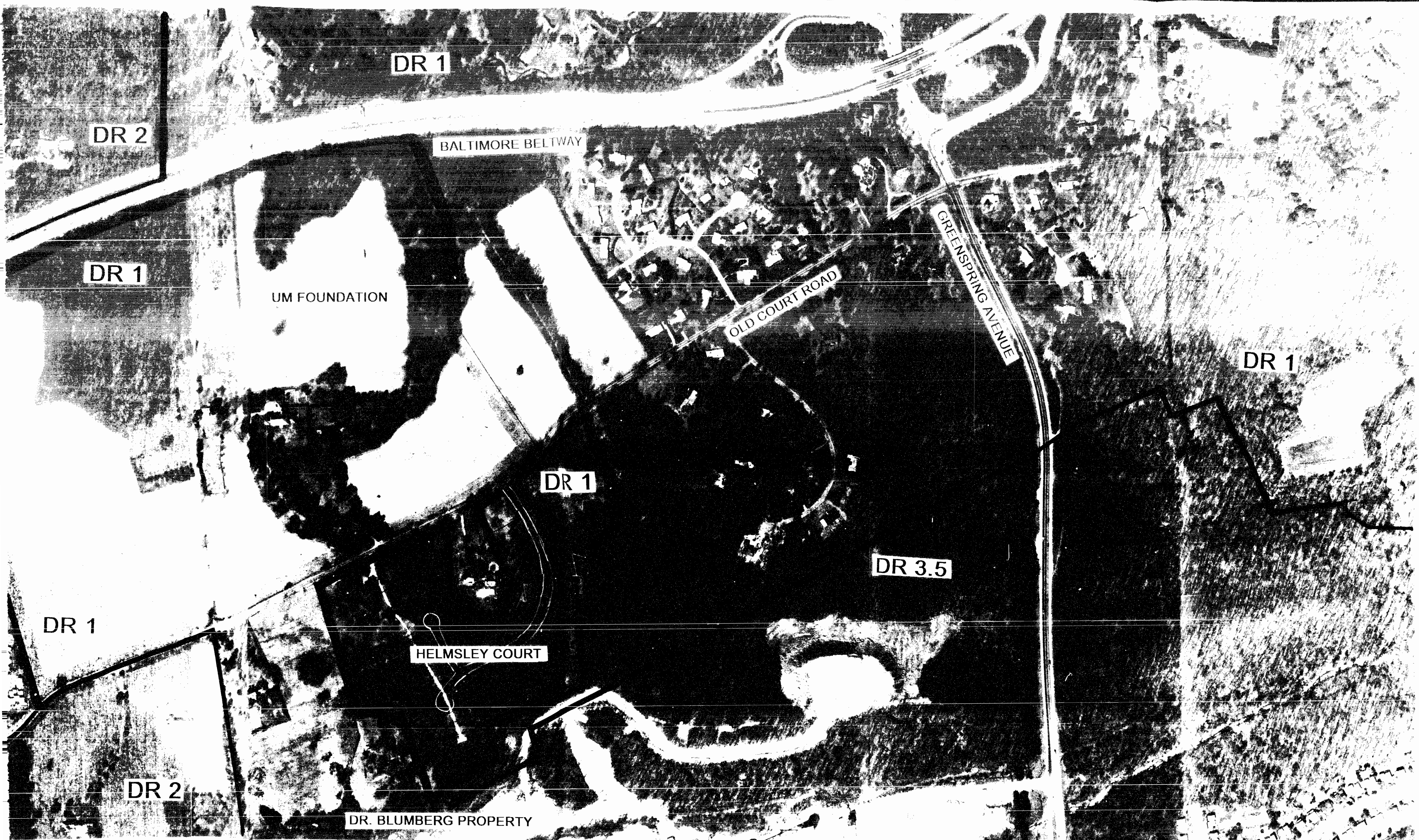
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7-15-93 ACCOUNT: R-001-6150
AMOUNT: \$ 426.50
RECEIVED FROM: Lawrence Blumberg
FOR: ORC PIA Case # R-93-304
VALIDATION OR SIGNATURE OF CASHIER
PER: HENRY YELLOW: CASHIER





PET # 12





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PIKESVILLE
AREA

SHEET

N W
9-D

PET # 13
MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSDALE, W. V. 26041

SCALE
1" = 200'

LOCATION

DATE
OF
PHOTOGRAPHY
JANUARY
1986

DUMBARTON

PREPARED BY AIR
MARTINSDALE, W



SCALE
1" = 200'

LOCATION

DATE
OF
PHOTOGRAPHY
JANUARY
1986

DUMBARTON

PREPARED BY: PHOTOGRAPHICS, INC.
MARTINSBURG, W. VA. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET	LOCATION	SHEET
1	PIKESVILLE	N.A.
2	AREA A	8-D

PET # 14

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PART OPEN SPACE, OR ANY OTHER PUBLIC AREA SHOWN ON THE PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, B.M. 111-50-82.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
4. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.
5. C.R.G. PLAN APPROVAL: DECEMBER 30, 1984.
6. ROADS, STORM DRAINS, UTILITIES WILL BE DESIGNED BY A PROFESSIONAL ENGINEER.
7. THE FORMAL IRREVOCABLE OFFERS HAVE BEEN MADE.
8. EXISTING WELLS AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND BACKFILLED WHEN PUBLIC WATER AND SEWER BECOME AVAILABLE.
9. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
10. THERE ARE NO AREAS OF HYDRIC SOILS ON THIS PLAT.
11. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BEHOLD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
12. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
13. STORM WATER MANAGEMENT IS PRIVATELY MAINTAINED BY PROPERTY OWNERS THROUGH HOMEOWNERS ASSOCIATION.

COORDINATE TABLE

NAME	NORTH	EAST
BD31	33188.803	-22798.946
RW28	32978.812	-22833.413
RW29	32507.967	-22504.412
LT55	33480.105	-22835.743
LT60	33047.810	-22695.590
LT108	33280.006	-23272.550
LT109	33177.927	-23499.221
BD39	33207.321	-23507.508
BD43	32881.281	-23085.054
BD44	33019.358	-23127.788
BD45	33052.165	-23153.874
BD46	33286.130	-23259.972
BD48	33340.445	-23240.708
LT36	33122.091	-23185.428
CL8	32985.883	-22924.571
LT47	33201.347	-23221.452
LT48	33190.422	-23218.489
LT88	33195.851	-23204.539
LT89	33298.433	-23234.891
LT91	33305.853	-23219.765
SB1	33528.273	-22853.082
LT57	33236.114	-23226.225
RW20	33290.924	-23290.990
LT92	33194.998	-23207.924
LT101	33124.194	-23176.324
RW28	32978.812	-22798.946

NAME	BEARING	DISTANCE
L-1	N 07° 52' 50" W	111.08'
L-2	N 07° 52' 50" W	62.91'
L-3	N 24° 26' 02" W	45.35'
L-4	N 65° 34' 02" E	3.13'
L-5	N 65° 32' 10" E	10.85'
L-6	N 65° 34' 02" E	10.00'
L-7	N 24° 26' 02" W	12.00'
L-8	N 07° 52' 50" W	35.10'
L-9	N 24° 26' 02" W	57.77'
L-10	N 65° 32' 10" E	17.94'
L-11	N 24° 26' 02" W	93.12'
L-12	N 65° 32' 10" E	10.00'
L-13	N 24° 26' 02" W	75.09'
L-14	N 24° 26' 02" W	75.09'
L-15	N 65° 32' 10" E	10.00'
L-16	N 24° 26' 02" W	52.77'
L-17	N 24° 26' 02" W	74.77'
L-18	N 24° 26' 02" W	62.88'
L-19	N 65° 34' 02" E	41.79'
L-20	N 107° 52' 50" E	10.22'
L-21	N 20° 48' 30" W	148.99'
L-22	N 24° 26' 02" W	191.66'
L-23	N 65° 34' 02" E	24.88'
L-24	N 65° 34' 02" E	2.24'

DENSITY TABULATIONS				
	SHEET 1	SHEET 2	SHEET 3	TOTAL
TOTAL AREA (GROSS)	14704 AC.	15282 AC.	4707 AC.	34673 AC.
ZONING	DR-1	DR-1	DR-1	DR-1
No. OF UNITS ALLOWED	147	153	47	347
No. OF UNITS PROPOSED	10	14	7	31
LOCAL OPEN SPACE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
LOCAL OPEN SPACE PROVIDED	-	-	-	-
H.O.A. OPEN SPACE PROVIDED	0.04 AC.	0.04 AC.	0.04 AC.	0.04 AC.
OFF-STREET PARKING REQUIRED	10 LOTS + 2 SPACES/LOT = 20	14 LOTS + 2 SPACES/LOT = 28	7 LOTS + 2 SPACES/LOT = 14	62 SPACES
OFF-STREET PARKING PROVIDED	20	28	14	62 SPACES

CURVE TABLE				
	DELTA	RADIUS	LENGTH	DIST. TAN
C-1	00-38-47	1960.00	22.88	S 64 12 04 W 22.88 11.34
C-2	225-58-42	50.00	197.16	S 81 54 56 W 92.07 117.98

NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DONATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.

X-8080 N 35,240.70 W 20,236.75

X-8081 N 35,023.03 W 20,154.23

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 2-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

John W. Shilling Jr. President

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 2-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS.

Paul R. Thaler 11/23/88

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCES MANAGEMENT

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

PD Rella 2-16-89

D. S. THALER & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

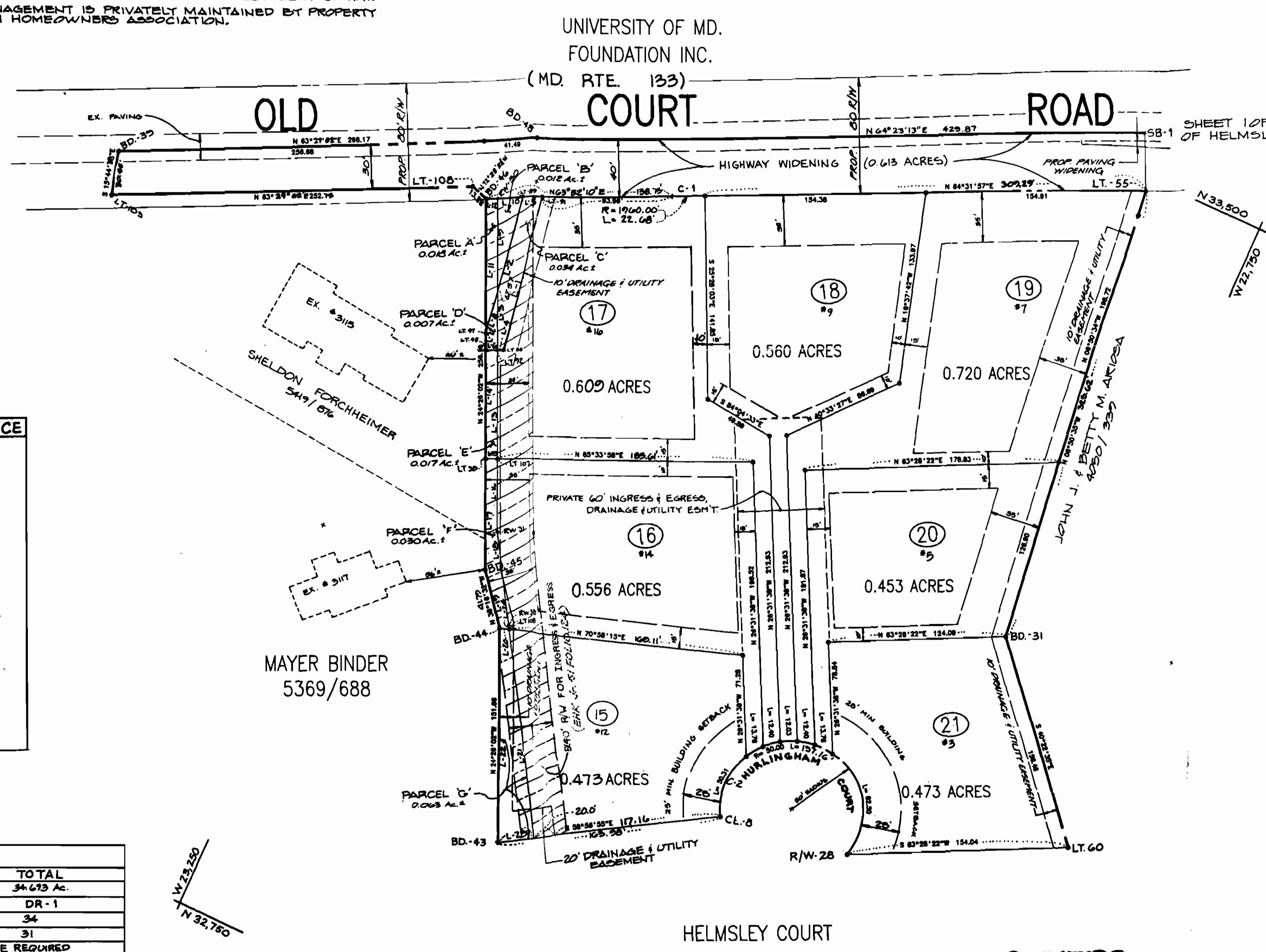
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

COMPUTED BY: _____

CHECKED BY: _____

DRAWN BY: _____

P.N.: _____



- PLAT NOTES**
- (1) PURSUANT TO AN AGREEMENT BETWEEN MARTIN Z. MANNER (MANNER), HELMSLEY COURT LIMITED PARTNERSHIP (HELMSLEY COURT), JOHN W. SHILLING JR. (SHILLING) AND DELTA FINANCIAL CORPORATION, INC. (DELTA), DATED DECEMBER 31, 1984 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM 7437, PAGE 347 (THE AGREEMENT), THE PARTIES HERETO MADE VARIOUS AGREEMENTS CONCERNING DEVELOPMENT OF PROPERTY WHICH IS SUBJECT TO THIS PLAT, PURSUANT TO THE AGREEMENT MANNER HAS AGREED TO CONVEY TO HELMSLEY COURT, OR ITS DESIGNEE, ALL THAT LAND WHICH NOW COMPREHENDS PARCELS A, D, E, F AND G (THE "PANHANDLE PARCELS") AT SUCH TIME AS ALL OF THE UNDERTAKINGS DESCRIBED IN THE AGREEMENT HAVE BEEN COMPLETED UNTIL COMPLETION OF THE UNDERTAKINGS IN THE AGREEMENT:
- A) MANNER RETAINS TITLE TO THE PANHANDLE PARCELS;
- B) MANNER RETAINS THE RIGHTS TO USE THE PRIVATE ROAD AS SHOWN ON THE PLAT OF CLEAR SPRING ESTATES WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY AT PLAT BOOK 61, FOLIO 124, (THE "CLEAR SPRING PLAT") WHICH PRIVATE ROAD IS ALSO REFLECTED ON THIS PLAT AS A 40' RIGHT OF WAY ACROSS LOTS 10, 13, 14, 15, 16 AND 17 AS DESIGNATED "EX. 40' R/W FOR INGRESS AND EGRESS" (THE "RIGHT OF WAY").
- C) LOTS 29, 30 AND 31 ON THIS PLAT (COMPRISING PROPERTY FORMERLY KNOWN AS LOT 2 ON THE CLEAR SPRING PLAT) AND LOTS 10, 11 AND 12 ON THIS PLAT (FORMERLY LOTS 3, 4 AND 5 ON THE CLEAR SPRING PLAT) SHALL REMAIN BOUND BY THE DECLARATION OF COVENANTS AND RESTRICTIONS, DATED NOVEMBER 12, 1985 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.V. JR. 7034, FOLIO 803 (THE "CLEAR SPRING COVENANTS"), INCLUDING SPECIFICALLY THE COVENANTS CONCERNING THE PRIVATE ROAD.
- UPON SATISFACTION OF THE UNDERTAKINGS DESCRIBED IN THE AGREEMENT, MANNER WILL CONVEY THE PANHANDLE PARCELS TO HELMSLEY COURT OR ITS DESIGNEE AND MANNER AND HELMSLEY WILL EXECUTE AND RECORD A DOCUMENT REFLECTING THE TERMINATION OF THE CLEAR SPRING COVENANTS AND THE TERMINATION OF THE CLEAR SPRING PLAT, INCLUDING SPECIFICALLY THE TERMINATION OF THE PARTIES' RIGHTS IN THE PRIVATE ROAD AND RIGHTS IN THE RIGHTS OF WAY.
- (2) MARTIN Z. MANNER, OWNER OF LOTS 29, 30 AND 31 AS DEPICTED ON THIS PLAT, ON BEHALF OF HIMSELF, HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT AND DECLARE THAT THE OWNER OF LOT 31 AS DEPICTED ON THIS PLAT AND THE OWNER OF LOT 31 AS DEPICTED ON THIS PLAT SHALL EACH HAVE A FIFTY PERCENT (50%) UNDIVIDED FEE SIMPLE INTEREST, IN COMMON EACH WITH THE OTHER, OF THAT PROPERTY KNOWN AND DEPICTED AS PARCEL H ON THIS PLAT, WHICH INTEREST SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM SUCH LOTS; EXCEPT, HOWEVER, UPON COMPLETION OF THE UNDERTAKINGS DESCRIBED IN THE AGREEMENT REFERRED TO IN NOTE 1, THEN THE OWNER OF LOT 30 SHALL CONVEY ITS INTEREST IN PARCEL H TO THE OWNER OF LOT 31 SUCH THAT LOT 31 SHALL THEN INCLUDE ALL OF PARCEL H IN ITS ENTIRETY.

OWNERS

HELMSLEY COURT LIMITED PARTNERSHIP
40 CROWN AT HELMSLEY COURT INC.
GENERAL PARTNER
BY JOHN W. SHILLING JR. PRESIDENT
2324 W. JOPPA ROAD SUITE 330
LUTHERVILLE, MARYLAND 21093
(301) 337-0604
27.886 ACRES

MARTIN Z. MANNER
32 PENNY LANE
BALTIMORE MARYLAND 21209
TELE 706/1810
TAX ACCT. NO. 1900013795
3.602 ACRES

Filed for record
SM 69 FOLIO 140
Date FEB 17 1989
TAX ACCT. NO. 1900013795
3.602 ACRES

PLAT 3 OF 3

HELMSLEY COURT

SUBDIVISION OF PARCEL 137 AND PARCEL 138
AND RESUBDIVISION OF "CLEAR SPRING ESTATES" E.H.V. JR. 51 FOLIO 124

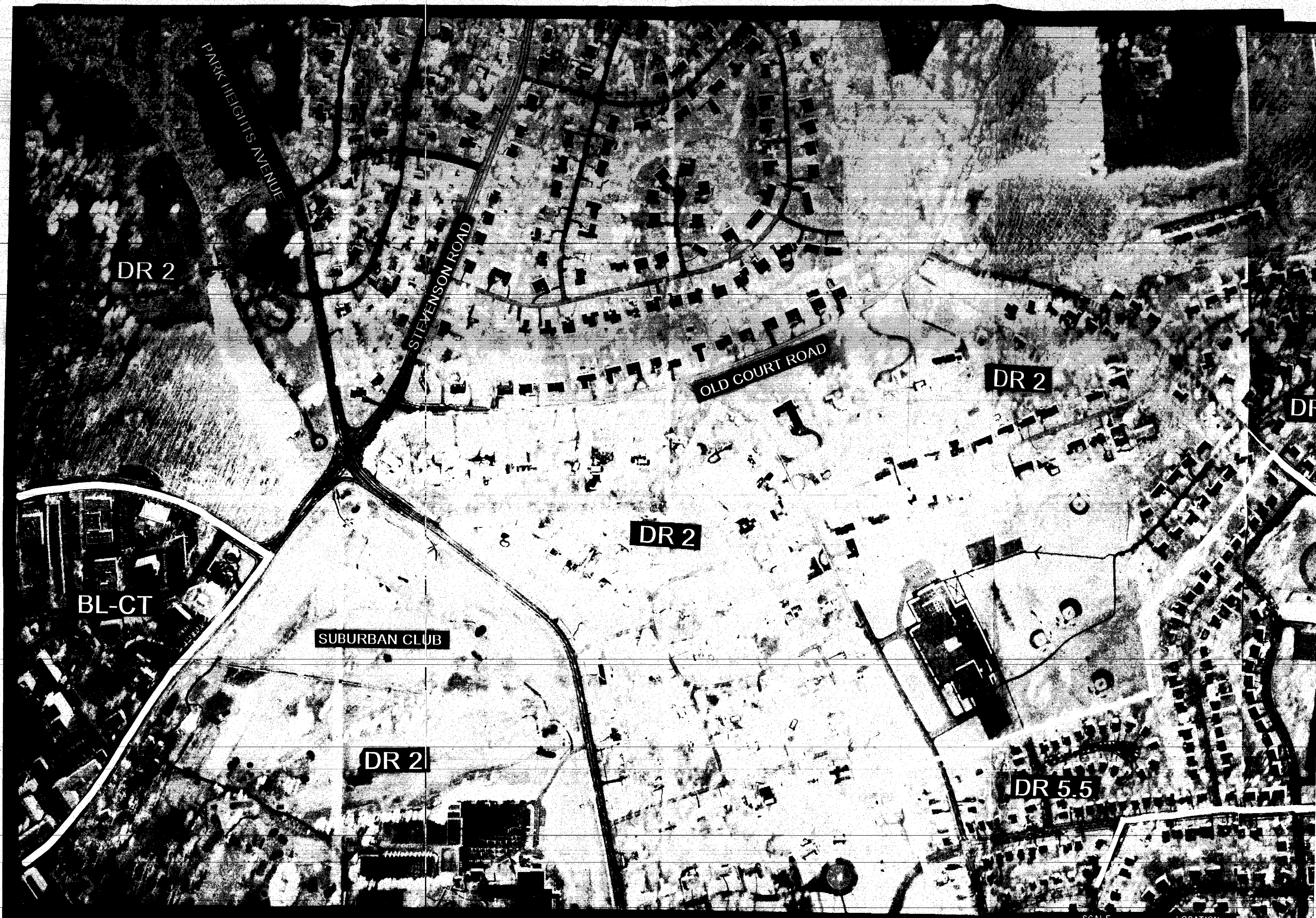
3RD ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=50'

APRIL 27, 1988

DEED REFERENCE: 1900013795
PARCEL 136 - 425/1091
PARCEL 137 - 425/1066
"CLEAR SPRING ESTATES"
LOT 2 - 706/1097
LOT 3 - 706/1098
LOT 4 - 706/1099
LOT 5 - 706/1100

DEED REFERENCE: 1900013795
PARCEL 136 - 425/1091
PARCEL 137 - 425/1066
"CLEAR SPRING ESTATES"
LOT 2 - 1900013795
LOT 3 - 1900013796
LOT 4 - 1900013797
LOT 5 - 1900013798



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

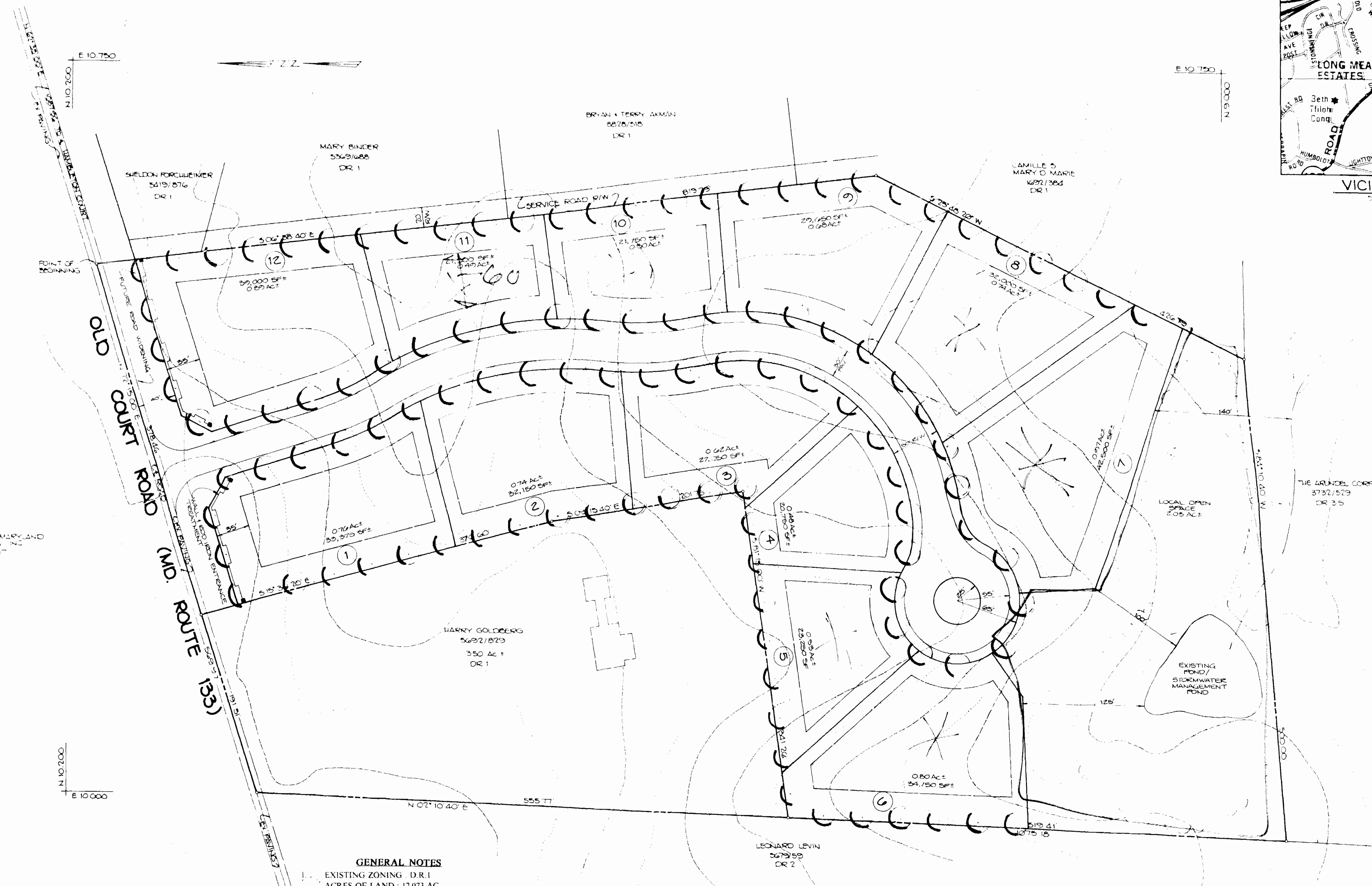
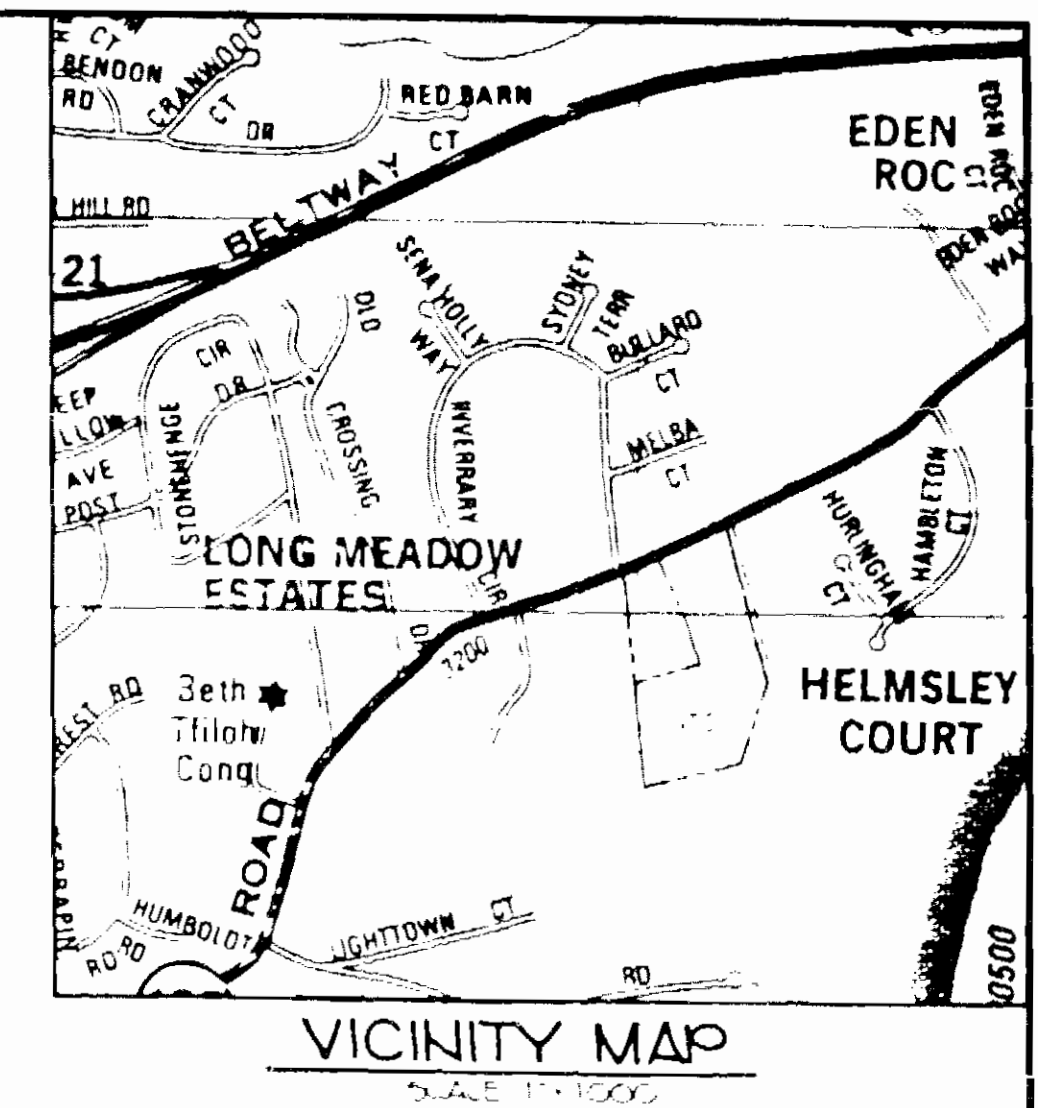
SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

DUMBARTON

PREPARED BY AIR PH
MARTINSBURG, W. V.



- GENERAL NOTES**
1. EXISTING ZONING - D.R.1
 2. ACRES OF LAND - 12.073 AC
 3. DENSITY PERMITTED - 12 UNITS
 4. PROPOSED DENSITY - 12 UNITS
 5. AVERAGE LOT SIZE - 22,627 SF
 6. OPEN SPACE REQUIRED - 650 SF X 12 LOTS = 7,800
 7. OPEN SPACE PROPOSED - 88,426 SF
 8. NO LOTS BACK ONTO OLD COURT ROAD.
 9. ADT'S - 125 PER LOT X 12 LOTS - 150 TRIPS PER DAY

SCHOOL YIELD

LEVEL	YIELD
ELEM.	2
MIDDLE	2
HIGH	2
TOTAL	6



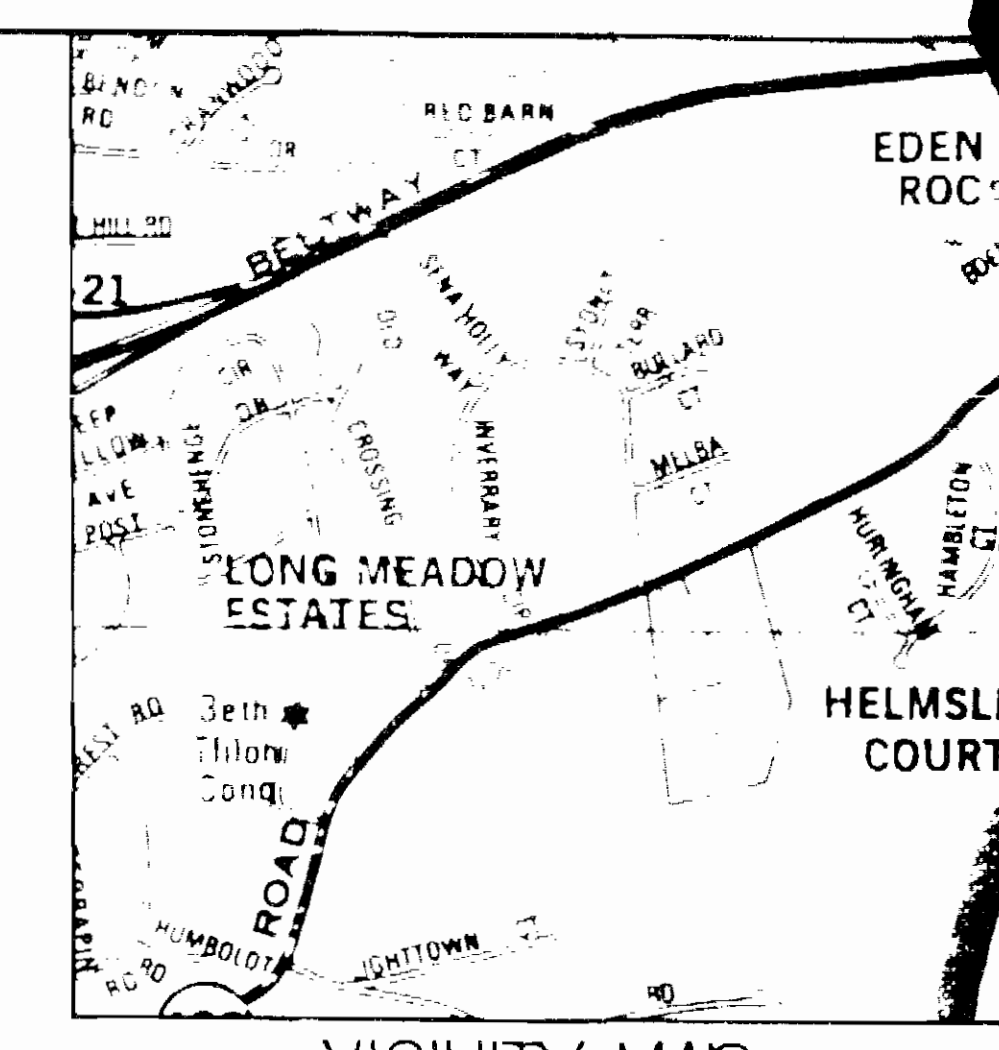
BLUMBERG PROPERTY

BALTIMORE CO. MARYLAND ELECT DIST 3C-2
 SCALE 1"=50' FEBRUARY 22, 1993

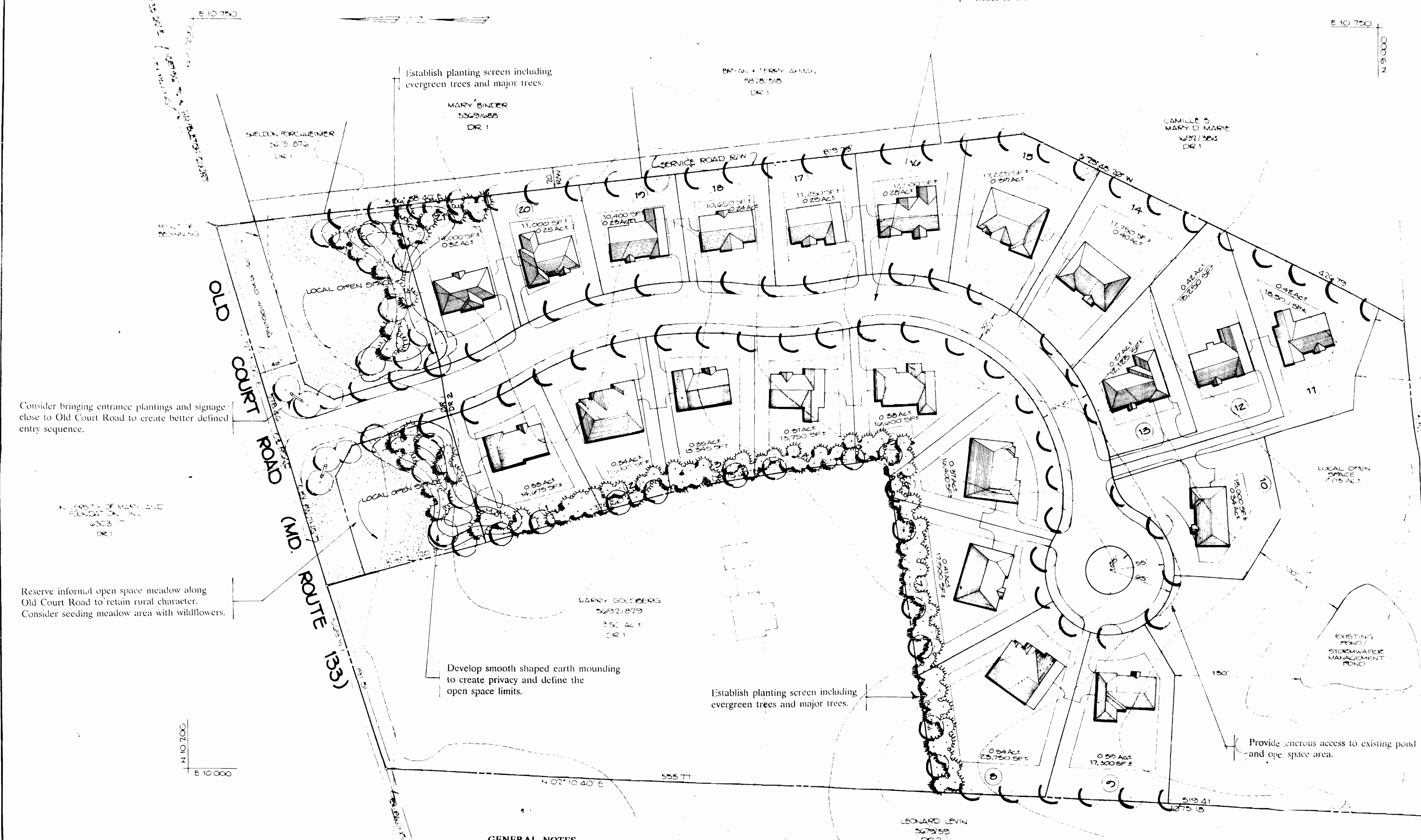
ALTERNATE #1 SHEET 1 OF 2

Lot 20

GWS **GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (301) 825-8120



Consider the reduction of paving width and the use of a low profile curb to make main drive take on a more rural appearance. At the same time, consider the allowance of a 6 foot wide planting area within the R/W to allow street trees placement closer to the drive.



Consider bringing entrance plantings and signage close to Old Court Road to create better defined entry sequence.

Reserve informal open space meadow along Old Court Road to retain rural character. Consider seeding meadow area with wildflowers.

Develop smooth shaped earth mounding to create privacy and define the open space limits.

Establish planting screen including evergreen trees and major trees.

Provide generous access to existing pond and open space area.

- GENERAL NOTES**
1. EXISTING ZONING: D.R. 1
 2. ACRES OF LAND: 12.073 AC
 3. DENSITY PERMITTED: 12 UNITS
 4. PROPOSED ZONING: DR 1 & DR 2
 5. ACRES OF LAND: DR 1 = 1.47 AC; DR 2 = 10.595 AC
 6. PROPOSED DENSITY: 21 UNITS
 7. AVERAGE LOT SIZE: 15,205 SF
 8. OPEN SPACE REQUIRED: 650 SF X 21 LOTS = 13,650 SF
 9. OPEN SPACE PROPOSED: 151,126 SF
 10. NO LOTS BACK ONTO OLD COURT ROAD
 11. ADT'S = 12.5 PER LOT X 21 LOTS = 262.5 TRIPS PER DAY

SCHOOL YIELD:

21 UNITS	
ELEM.	4
MIDDLE	3
HIGH	3
TOTAL	10

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 558 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (301) 825-8120



LANDSCAPE CONCEPT
BLUMBERG PROPERTY

BALTIMORE CO., MARYLAND ELECT DIST 3C-2
 SCALE 1"=50' FEBRUARY 22, 1993

ALTERNATE #2

Let 21

SHEET 1 OF 2



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

April 16, 1993

NOTICE OF HEARING

CASE NUMBER: R-93-304
S/S Old Court Road, 1088' W of Hambleton Court
3rd Election District - 2nd Councilmanic
Petitioner(s): Lawrence Blumberg, M.D.

Petition to reclassify the property's zoning from D.R. 1 to D.R.2.

HEARING: MONDAY, SEPTEMBER 21, 1993 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

William T. Hackett
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Lawrence Blumberg, M.D.
John B. Howard, Esq.

9/21/93
Memos due 10/22/93.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

April 30, 1993

(410) 887-3353

John B. Howard, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 334
Case No. R-93-304
Petitioner: Lawrence Blumberg, M.D.
Reclassification Petition

Dear Mr. Howard:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It 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 possible 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/or 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 and appropriate fees to this office on or before May 6, 1993. 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.

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 21, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for Zoning Reclassification Cycle I
April, 1993 - October, 1993

The Development Plan Review Division has reviewed the subject zoning items and we have no comments for Items 1, 2, 4, and 6.

RWB:s
K 75 304
p 334

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Case No. R-93-304
HEARING DATE: 9/21/93

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Robert Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 385-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 6, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #R-93-304
Blumberg Property; Old Court Road
Zoning Advisory Committee Meeting of April 1993-October 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and Regulations regarding Forest Conservation apply to the site.

JLP:jbm

BLUMBERG/TXTRMP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 16, 1993

FROM: Jerry L. Pfeifer, Captain
Fire Department

SUBJECT: Zoning Reclassifications

R-93-303	No comments
R-93-304	No comments
CR-93-305-SPH	Buildings on site shall comply with the applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code. Posted fire lanes shall be provided on site for Fire Department access.
R-93-306	Site and proposed buildings on site shall, at the time of development, shall comply with applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code.
R-93-307	The zoning variance is approved. There may be the need at the time of concept and Development plan submittal to locate some buildings to provide better fire access.
R-93-308A	Posted fire lanes shall be provided on site for Fire Department access. 35' turning radius shall be maintained on site for fire equipment maneuverability.
R-93-309	No comments

JLP/dal

cc: File

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF
FROM D.R. 1 TO D.R. 2 ZONE : APPEALS OF BALTIMORE COUNTY
S/S Old Court Road, 1088' :
W of Hambleton Court :
3rd Election District :
2nd Councilmanic District :
LAURENCE BLUMBERG, M.D., : Case No. R-93-304
Petitioner : (Item 2, Cycle I)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 28th day of April, 1993, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JUNE 4, 1993

(410) 887-3353

Lawrence Blumberg, M.D.
12 Old Lyme Road
Timonium, Maryland 21093

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION
CASE NUMBER: R-93-304
S/S Old Court Road, 1088' W of Hambleton Court
3rd Election District - 2nd Councilmanic
Petitioner(s): Lawrence Blumberg, M.D.
HEARING: MONDAY, SEPTEMBER 21, 1993 at 10:00 a.m.

Dear Petitioners:

Be advised that a new policy has been established to handle the fees with regard to property posting and legal advertising. As in the past, this office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspaper issues, contained a map of Baltimore County and a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$2,740.50, this is charged back to you, equally divided among the petitioners.

Posting charges of \$35.00 and advertising charges of \$391.50, for a total of \$426.50, are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Individual ads for each petition will run approximately one month before the scheduled hearing date. Billing for the individual ads, due upon receipt, will come from and should be remitted directly to the newspaper.

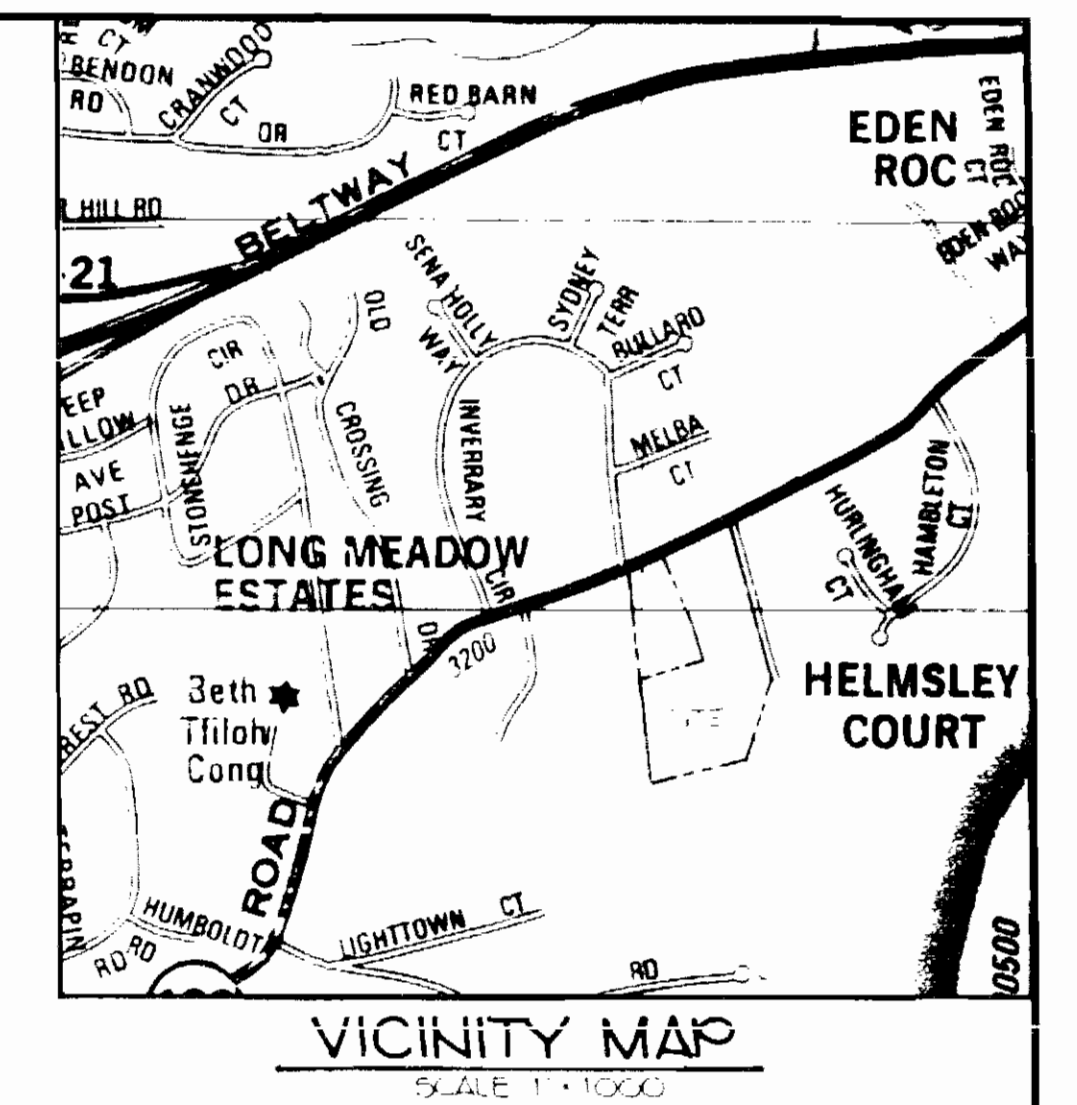
Please be further advised that non-payment of fees will stay the issuance of the Order.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

AJ:ggg

Printed on Recycled Paper



BLUMBERG PROPERTY SUMMARY

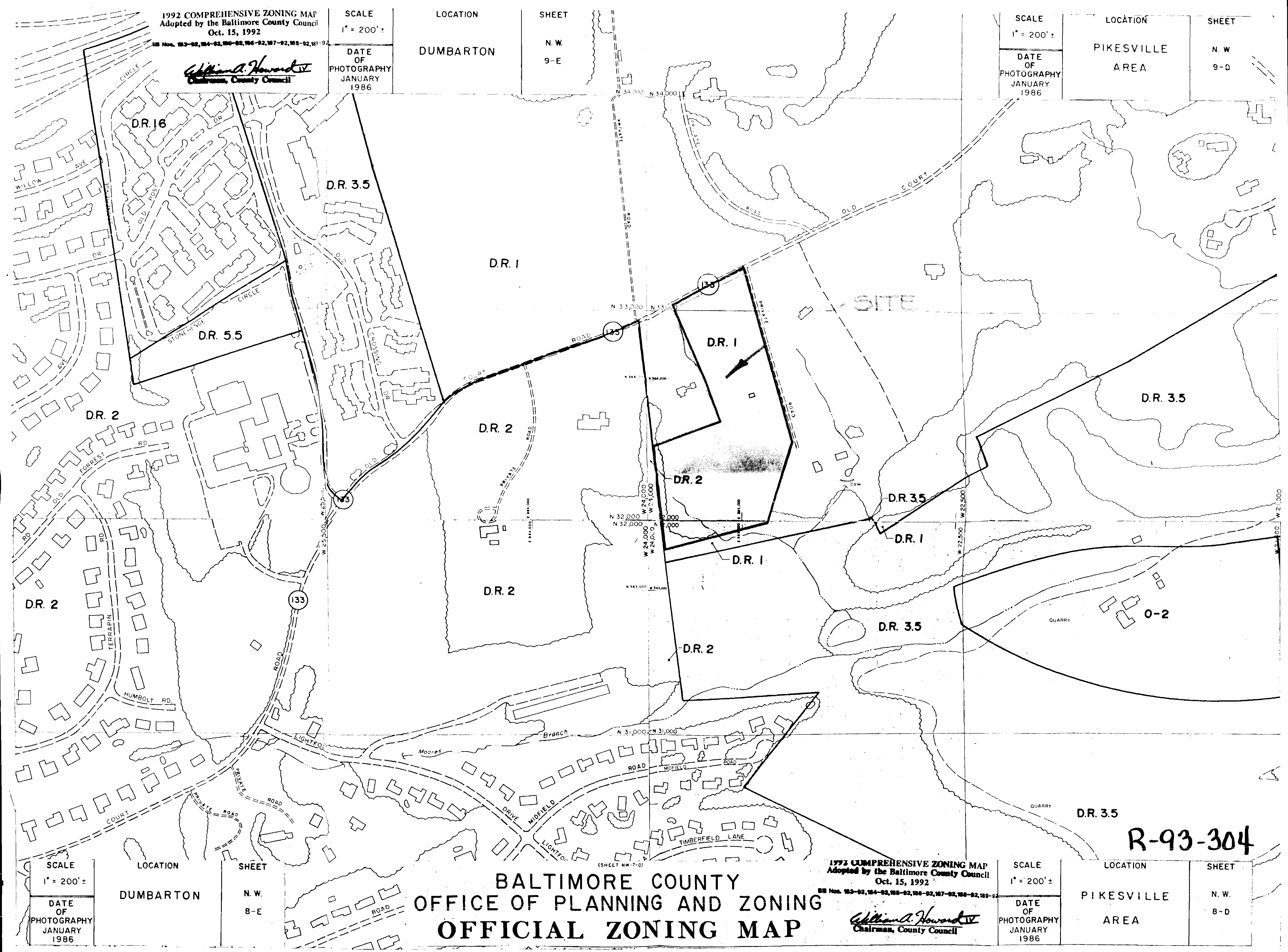
EXISTING ZONING	DR 1
ACRES OF LAND	12.073 Ac.
DENSITY	12 UNITS
PROPOSED ZONING	DR 2
ACRES OF LAND	12.073 Ac.
DENSITY	24 UNITS



**BLUMBERG PROPERTY
PLAT TO ACCOMPANY ZONING RECLASSIFICATION**

BALTIMORE CO., MARYLAND ELECT DIST 3C-2
SCALE: 1"=50' FEBRUARY 22, 1993

R-93-304



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
EN Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard IV
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
DUMBARTON

SHEET
N. W.
9-E

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PIKESVILLE
AREA

SHEET
N. W.
9-D

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
DUMBARTON

SHEET
N. W.
8-E

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
EN Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard IV
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PIKESVILLE
AREA

SHEET
N. W.
8-D

R-93-304



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

10/29/93

TO: W. Hackett
H. Buchheister, Jr.
M. Sauer

RE: Attached Notice of Deliberation /Lawrence Blumberg, M.D.
Case No. R-93-304

Attached for your information and calendar notation is a copy of the notice of deliberation for the subject matter scheduled for Wednesday, November 17, 1993 at 9:00 a.m. (date/time confirmed with all Board members prior to scheduling).

In addition, memos were filed by 10/22/93, and copies of same are attached for your review prior to November 17, 1993.

kathi

Attachments

- Notice of Deliberation
- Memorandum in Support of Petition for
- Reclassification filed by Mr. Bronstein
- post-Hearing Memorandum filed by Mr. Zimmerman

Printed with Recycled Ink on Recycled Paper



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

October 28, 1993

NOTICE OF DELIBERATION

With all Post-Hearing Memoranda having been filed, the County Board of Appeals has scheduled the following date and time for deliberation in the matter of:

LAWRENCE BLUMBERG, M.D. -Petitioner
CASE NO. R-93-304

DATE AND TIME : Wednesday, November 17, 1993 at 9:00 a.m.

LOCATION : Room 48, Basement, Old Courthouse

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Lawrence Blumberg, M.D. Petitioner
Paul S. Sugar

James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

Printed with Recycled Ink on Recycled Paper

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Lawrence Blumberg, M.D.
Case No. R-93-304

DATE : November 17, 1993 /10 a.m.

BOARD /PANEL : William T. Hackett, Chairman (WTH)
Michael B. Sauer (MBS)
Harry E. Buchheister, Jr. (HEB)

SECRETARY : Kathleen C. Weidenhammer
Administrative Assistant

- Opening statements by Chairman Hackett

Those present include Benjamin Bronstein and Michael Chomel, Counsel for Petitioner. People's County and Deputy People's Counsel for Baltimore County.

Purpose --to deliberate issues and matter of petition for reclassification filed before the Board; testimony and evidence taken on September 21, 1993. Opinion and Order to be issued by Board setting forth written findings of fact.

Minutes taken by Administrative Assistant, as appears to be required under Section 509(c). Pursuant to statute, Counsel and parties and public have opportunity to observe deliberation process.

WTH: Summarized review of testimony and evidence received on September 21, 1993, including testimony in support of petition given by Petitioner's witnesses, Messrs. Chadsey and Kirwin, and their respective review of exhibits entered; also reviewed testimony of People's Counsel's witnesses, including residents Goldberg, Akman, and Bender; and expert witness Gerber, all in opposition to granting of petition. Reviewed both direct and cross examination of witnesses.

After considering testimony and evidence, was his opinion that no error was made by County Council in zoning property D.R. 1; D.R. 1 since 1971. While D.R. 2 or D.R. 3.5 could be used, County Council elected D.R. 1; provides reasonable use; insufficient evidence to say D.R. 1 is in error; therefore does not have to address proper zoning.

Petition should be denied; property remain D.R. 1.

HEB: Reviewed testimony and evidence received at hearing on September 21, 1993; was impressed and found persuasive

Minutes of Deliberation /Lawrence Blumberg, M.D. R-93-304

testimony from both sides; strong points made by both experts and residents; particularly impressed by witness Kirwin's analysis; reviewed People's Counsel's remarks of other D.R. 1 zoning and reviewed testimony as to future development U of M property; reviewed People's Counsel statement that property can be developed at D.R. 1 zoning.

Upon review and consideration of testimony and evidence, his belief that any change in zoning should be made by County Council.

Reclassification to D.R. 1 should be denied.

MBS: Reviewed testimony and evidence received on September 21, 1993; Board is bound by applicable law and decisions of the court with regard to review of evidence and testimony; well set out that there is strong presumption of correctness when considering legislative judgement enacted when property was zoned D.R. 1; burden on Petitioner to overcome that presumption and show error; reviewed testimony of both expert witnesses Kirwin and Gerber /Kirwin testifying that County Council committed error; Gerber taking opposite position that property is correctly zoned D.R. 1; reviewed zoning in place along Old Court Road; reviewed zoning map and designation/line drawn by County Council /legislative judgement made by County Council /afforded presumption of correctness and validity.

Does not believe line is in error; D.R. 1 zoning not inappropriate for property; lesser cost and higher profit at D.R. 2 /not test for reclassification; persuaded by Gerber's testimony; believes his opinion is correct, that property should remain D.R. 1 and that no strong showing of error was shown by Petitioner.

Petition for Reclassification should be denied; D.R. 1 zoning is proper.

Closing statement by Chairman Hackett; consensus of Board that Petition for Reclassification from D.R. 1 to D.R. 2 is DENIED; written opinion and order to be issued by the Board reflecting that decision.

Respectfully submitted,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

2

R-93-304 - Blumberg

10/21/93 - Memorandum filed by Peter Max Zimmerman, People's Counsel.

10/22/93 - Memorandum (in support of Petition for Reclassification) filed by Benjamin Bronstein, Esquire, on behalf of the Petitioner.

10/28/93 -Notice of Deliberation sent to parties; Memos received; deliberation scheduled for Wednesday, November 17, 1993 at 9:00 a.m.

10/29/93 -Copy of Notice and copy of Memo filed by PC and Memo filed by Petitioner sent to each Board member (Hackett, Buchheister, Sauer).

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
DATE: January 4, 1994
FROM: Kathleen C. Weidenhammer
County Board of Appeals
SUBJECT: Closed File: Case No. R-93-304
Lawrence Blumberg, M.D.

As no appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

IN THE MATTER OF THE
THE APPLICATION OF ROHE FARM
LANE DEVELOPMENT, INC.
FOR A ZONING RECLASSIFICATION
FROM D.R.1/D.R.2 TO D.R.3.5
ON PROPERTY LOCATED ON THE
SOUTHEAST SIDE OF BIRD RIVER
ROAD, 165' + SOUTHWEST OF
CENTERLINE OF REAMES ROAD
15TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

BEFORE THE COUNTY

BOARD OF APPEALS

OF BALTIMORE COUNTY

CASE NO. R-91-120

Item #14, CYCLE IV

1990-1991

OPINION

This matter comes before the Board as a Petition for Zoning Reclassification, seeking a change from the existing D.R.1 and D.R.2 classification to D.R.3.5, as amended from a previously requested D.R.5.5 zoning. The amended documented site plan for construction of 154 single family detached dwellings lies in the Fifth Councilmanic District on a parcel of 46 acres known as the Rohe Farm.

When considering Petitions for Reclassification, this Board is governed by Section 2-58.1 of the Baltimore County Code which states that before any property may be reclassified, the Board of Appeals must find that there has occurred substantial change in the character of the neighborhood, or that the classification of the property was established in error.

The Petitioner in this case, Mr. Thomas Frech, testified to his experience as a developer and builder in various locations in Baltimore County, particularly the Perry Hall area, and reviewed present marketing expectations for single family detached dwellings. Mr. Frech stated that the subject site of his documented plan has all the main requirements for development.

UNREPORTED
IN THE COURT OF SPECIAL APPEALS
OF MARYLAND

No. 221,

September Term, 1987

BANCROFT HOMES, INC.,
et al.

-v-

PEOPLE'S COUNSEL FOR
BALTIMORE COUNTY

Weant,
Garryty,
Bloom,
JJ.

PER CURIAM

Filed: November 10, 1987

R-93-304

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 8817
TOWSON, MARYLAND 21285-8817
(410) 833-8111
FAX (410) 833-0147
WRITER'S DIRECT NUMBER IS
(410) 484-9182

February 23, 1993

William T. Hackett, Chairman
Baltimore County Board of Appeals
Old Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Legal Owner: Lawrence Blumberg, M.D.
Property located on Old Court Road
Cycle Zoning Reclassification

Dear Mr. Hackett:

This firm represents Dr. Lawrence Blumberg, the legal owner of the subject property located on Old Court Road, south of I-695 and approximately one-half mile west of Greenspring Avenue. The property comprises 12.05 acres and is currently zoned DR-1. Dr. Blumberg is seeking to have the subject property rezoned to DR-2, in accordance with the attached plat, so that he may subdivide his property consistent with the extensive DR-2 zoning to the west.

Dr. Blumberg's property is abutted on the east side by an area of DR-1 zoning which, in close proximity, has been developed with predominantly large and expensive homes. The west side is abutted by a large tract of properties zoned DR-2, while DR-3.5 zoning (developed with townhouses) lies just northwest of the property. It is submitted that this property relates to the DR-2 zoning to the west and that the County Council erred in not rezoning this property to DR-2.

Moreover, the Council should have considered DR-2 zoning since there is no additional need for "estate-type" housing in this corridor. The property's location close to the Beth Tfiloh

LCO 2/23/93

William T. Hackett, Chairman
February 23, 1993
Page 2

Congregation and other synagogue's make it an appropriate site for a high-quality subdivision at DR-2 densities.

For these and further reasons to be fully presented at the hearing, it is respectfully submitted that the subject property should be reclassified to DR-2.

Very truly yours,
Robert A. Hoffman
Robert A. Hoffman

RAH/bw
cc: Lawrence Blumberg, M.D.

LCO 2/23/93

MARTIN A. LEVIN, D.D.S.
DIPLOMATE AMERICAN BOARD OF PERIODONTOLOGY
PRACTICE LIMITED TO PERIODONTICS

June 18, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue Room 49
Towson, Maryland 21204

RE: Case# R-93-304: Zoning
reclassification--Old Court Road

Dear Sir:

As a member of the Old Court-Greenspring Community Association, I was very upset to find where an attempt is being made to reclassify the zoning from DR1 to DR2 by a private developer for the land on the south side of Old Court Road across from Hidden Waters, the property owned by the University of Maryland.

I see no reason why this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand for it. The proposed change would deny a needed use and change the character of our neighborhood. Also, the master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan, increase the density of the area tremendously, and increase the traffic hazards along Old Court Road which has already been the scene of some very serious accidents and fatalities.

There is an ample supply of DR2 zoning being developed just north of this location (such as The Fields, which is a housing community located at Park Heights near the beltway, and a surplus of housing of this type is developed along Greenspring Avenue just south of this location--The Arundel property.)

I thank you very much for your attention to this matter, and hope that you will act favorably upon this request.

Most sincerely,

Martin A. Levin
Martin A. Levin, D.D.S.
M. Levin, D.D.S.

VILLAGE SQUARE I, SUITE 133, VILLAGE OF CROSS KEYS • BALTIMORE, MD 21210 • (301) 433-1977
1405 EAST-BLAIR AVENUE • HANOVER, PA 17331 • (717) 632-3456

RECEIVED
MORTON SHAPIRO COUNTY BOARD OF APPEALS
ATTORNEY AT LAW
118 W. MULBERRY STREET
BALTIMORE, MD 21201
93 JUN 17 PM 3:42

June 15, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Re: R-93-304

Dear Mr. Hackett:

I reside at 5 Springbriar Lane, Baltimore County, Maryland and wish to state that I strongly oppose the request for a zoning reclassification from DR1 to DR2 for the 12 acres on the south side of Old Court Road owned by Lawrence Blumberg.

The proposed increase in density would increase the traffic hazards along Old Court Road. This rural type road is already over taxed with usage resulting in a number of accidents and deaths. Also, the master plan designated Old Court Road as a scenic road. DR2 would invite development that is not compatible with this plan.

There is an ample supply of DR2 zoning being developed along Greenspring Avenue just south of this location. There is no reason this land cannot be developed in accordance with its present zoning. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.

I sincerely hope that you will do all that is in your power to see to it that this request for a zoning reclassification is denied.

Sincerely,

Morton Shapiro
Morton Shapiro

THE UNIVERSITY
OF MARYLAND
FOUNDATION INC.

June 16, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Re: Zoning Case No. R-93-304

Dear Mr. Hackett,

The University of Maryland Foundation is the owner of the 122 acre property located at 3112 Old Court Road known as the France Center. Hidden Waters, the Federalist brick Mansion house, is the residence of the Chancellor of the University of Maryland System.

The Foundation wishes to go on record as opposing the referenced request for zoning reclassification from DR1 to DR2. The property in question is across Old Court Road from Hidden Waters and the proposed change to 1/2 acre lots would certainly bring about a significant change in the character of the neighborhood. Old Court Road is classified as a scenic road and such change would create accidents and serious traffic problems; and eventually lead to the narrow road becoming a major traffic artery. We understand that there exists a sufficient supply of DR2 zoning in nearby areas of the County and no need for such dense development along this section of Old Court Road.

We respectfully request that you deny this request.

Very truly yours,
Frank Collins
Frank Collins
Vice President Real Estate

93 JUN 21 PM 3:01
RECEIVED
COUNTY BOARD OF APPEALS

1300 Mezzanine Road
Arlow, Maryland 20773
(301) 833-3641 President's Office
(301) 833-3712 Planning Office
(301) 833-3761 FAX

Valley Lighting, Inc.

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 17 PM 3:42



Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Re: case number R-93-304

June 15, 1993

Dear Mr. Hackett:

We strongly oppose the request for a change in zoning classification from DR1 to DR2 which has been filed for the 12 acre parcel owned by Lawrence Blumberg on the south side of Old Court Road across the street from Hidden Waters.

Old Court Road has become extremely dangerous and has been the unfortunate site of a number of tragic accidents. Further development, particularly if the zoning is changed, would only exacerbate a bad situation.

Please use whatever influence you have to ensure that this area, which has already suffered from increased development, be kept as safe as possible in the future. We urge you to oppose the proposed zoning change.

Thankyou for your attention.

Very truly yours,

Vivian & Gerald Portnoy
Vivian & Gerald Portnoy
3023 Old Court Road
Baltimore, Maryland 21208
484 - 3196 (Home)
636 - 6090 (Office)

MAIN OFFICE
AND DISTRIBUTION CENTER
601 HANCOCK STREET
SUITE 200
LUTHERVILLE, MARYLAND 21090
PHONE: (410) 636-6010

SHOWROOM
1010 YORK ROAD
TOWSON, MARYLAND 21204
PHONE: (410) 636-1010

ROBINETTE, DUGAN & JAKUBOWSKI, P.A.

A PROFESSIONAL ASSOCIATION
ATTORNEYS AND COUNSELORS AT LAW
801 ST. PAUL STREET
BALTIMORE, MARYLAND 21202-2405

GILBERT H. ROBINETTE
HENRY E. DUGAN, JR.
NATHAN A. JAKUBOWSKI
BRUCE J. BABI
PAMELA S. FORESMAN

MARIAN V. FLEMING, J.D., M.D.
OF COUNSEL

TELEPHONE (410) 698-8700
FAX (410) 752-0456

June 10, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: Case No. R-93-304

Dear Mr. Hackett:

We are residents of Helmsley Court, a development located off of Old Court Road. It has been brought to our attention that a 12 acre parcel of land owned by Lawrence Blumberg on the south side of Old Court Road across from Hidden Waters (the property owned by the University of Maryland), has requested a zoning reclassification from DR1 to DR2.

By this letter, we wish to go on record that we are adamantly opposed to any such zoning reclassification. Specifically, there is no reason this land can not be developed as it is presently zoned. There is not a great deal of DR1 zoning in our area and this would only add to the beauty of the Old Court corridor. Furthermore, Old Court Road has been designated as a scenic road on the master plan. Changing the zoning to DR2 would only encourage development along this road that would be in direct contradiction of the master plan. Furthermore, Old Court Road is already a heavily traveled road, which is only a two lane roadway. The proposed change would only increase the density in the area and invite traffic hazard along Old Court Road. As you probably know, two young teenagers were killed within the last year right in front of our Helmsley Court Development. Further increased density would only add to the already busy traffic pattern of Old Court Road.

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 16 AM 11:48

MARTIN Z. KANNER, M.D., P.A.
PHYSICAL MEDICINE & REHABILITATION
ELECTROMYOGRAPHY
SUITE 223-224 POMONA SQUARE
1700 REISTERSTOWN ROAD PIKESVILLE, MD 21208

(301) 486-0927

June 1, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue, Rm. 49
Towson, MD 21204

Re: Case #: R-93-304

Dear Mr. Hackett:

As one of the first residents of Helmsley Court, I object to the zoning reclassification of the above-referenced case from DR1 to DR2.

DR2 zoning would set a precedent that is incompatible with the Master Plan Designation of Old Court Road as a scenic road. Old Court Road is now already rather over dense in traffic and poorly maintained in several sites. The increased density would only worsen this condition.

The change to a DR2 designation adjacent to the Helmsley Court development, which is DR1, would change the character of the neighborhood.

There is certainly a wide range of DR2 zoned areas near the present development, most notably the Fields at Park Heights and the Beltway. There is a shortage of DR1 zoned property in the area and certainly an ample demand for this lesser density.

Thank you for your consideration of my viewpoint.

Very truly yours,

Martin Z. Kanner
Martin Z. Kanner, M.D.

MRK/ke

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 2 PM 3:03

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296 0200
(410) 296 3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS

May 24, 1993

Ms. Kathi Weidenhammer, Secretary
Baltimore County Board of Appeals
Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: Item No. 1 334
Case No. 1 R-93-304
Petitioner: Lawrence Blumberg, M.D.
Classification Petition

Dear Ms. Weidenhammer:

Please strike the appearance of John B. Howard of Venable, Baetjer and Howard and enter the appearance of Benjamin Bronstein of Evans, George and Bronstein as counsel for the Petitioner in the above entitled case.

Thank you for your kind cooperation.

Very truly yours,
EVANS, GEORGE AND BRONSTEIN
Benjamin Bronstein
Benjamin Bronstein

BB/mlh
cc: John B. Howard, Esquire
Venable, Baetjer & Howard
Phyllis Friedman, Esquire
People's Counsel for Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 25 PM 2:15

*filed
9/20/93*

RICHARD DAVISON
1222 MOUNT ROYAL AVENUE
BALTIMORE, MARYLAND 21217

May 27, 1993

Mr. David Fields
Director of Planning
Office of Planning and Zoning
County Courts Building - Suite 406
Towson, MD 21204

Re: Case No. R-93-304

Dear Mr. Fields:

As a 25 year resident of Branchwood Court, I object to a zoning change in regard to the above case. Following are my reasons:

1. There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR 1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.
2. The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.
3. There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just south of this location (The Arundel property, etc.).

Thanks for your consideration.

Yours truly,

Richard Davison
Richard Davison

RD/lk]

cc: William Hackett
Melvin Mintz

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 1 - PM 12:43

PHONE: 787-4888



OLD COURT - GREENSPRING
IMPROVEMENT ASSOCIATION, INC.

May 6, 1993

William Hackett, Chairman
Board of Appeals
400 Washington Avenue
Towson, Maryland 21204

Re: 3100 block Old Court Road
Property Owner: Dr. Lawrence Blumberg
Case No. R-93304

Dear Mr. Hackett:

On behalf of the Old Court Greenspring Improvement Association we write to oppose the request to reclassify the zoning on the above captioned property from DR-1 to DR-2. There has been no change in the character of the community and we are aware of no errors on the comprehensive zoning map which would justify the reclassification requested. Indeed, without exception the south side of Old Court Road from Lightfoot Drive to the Park School is zoned DR-1. We are not aware of any changes to that designation since the last revised map. Helmsley Court which is adjacent to the Blumberg property is the last significant subdivision development to occur on the south side of Old Court Road and it is zoned DR-1.

We understand that the reason stated for the reclassification is that it would be easier to sell houses priced at \$350,000 rather than priced at \$700,000. While this may or may not be true, it is not a basis upon which a reclassification can be granted.

The Old Court Greenspring Improvement Association requests that the request for reclassification from DR-1 to DR-2 be denied. We further request that you keep the Association informed of all significant developments, particularly the scheduling of any hearings or meetings to consider the request for reclassification.

Sincerely yours,

Paul S. Sugar
Paul S. Sugar for
OLD COURT GREENSPRING IMPROVEMENT
ASSOCIATION

cc: Mr. David Green
Steve Frenkil, Esq.
Mr. Raymond Kiraner
Dr. Elaine Omansky
Mr. David Fields

P.O. Box 603 • Brooklandville, Maryland 21022

*Original
to Steven 5/6/93*

RECEIVED
COUNTY BOARD OF APPEALS
93 MAY 7 - PM 3:53

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 17 PM 3:42

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Dear Mr. Hackett:

Re: zoning reclassification from DR1 to DR2 for property on south side of Old Court Road across from Hidden Waters.

There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.

The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.

The proposed increase in density would invite changes that would increase the traffic hazards along Old Court Road -as illustrated by the number of recent accidents and deaths that have occurred in this area.

There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just south of this location (The Arundel property, etc.)

Very truly yours,

for Steven

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 15 PM 3:42

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Dear Mr. Hackett:

Re: zoning reclassification from DR1 to DR2 for property on south side of Old Court Road across from Hidden Waters.

There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.

The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.

The proposed increase in density would invite changes that would increase the traffic hazards along Old Court Road -as illustrated by the number of recent accidents and deaths that have occurred in this area.

There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just south of this location (The Arundel property, etc.)

Very truly yours,

Benjamin Bronstein

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 14 AM 11:48

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

Dear Mr. Hackett:

Re: zoning reclassification from DR1 to DR2 for property on south side of Old Court Road across from Hidden Waters.

There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.

The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.

The proposed increase in density would invite changes that would increase the traffic hazards along Old Court Road -as illustrated by the number of recent accidents and deaths that have occurred in this area.

There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just south of this location (The Arundel property, etc.)

Very truly yours,

Robin Steyer
3106 Old Post Dr.
21208

RECEIVED
COUNTY BOARD OF APPEALS
93 SEP -8 AM 11:10

RALPH A. BRUNN
10 SPRINGBARK LANE
BALTIMORE, MARYLAND 21208

Sept. 4, 1993
Mr. William Hackett, Chairman
Board of Appeals
Towson, Md, 21204

*Re 3100 Block Old Court Rd
Case No R 93304*

Dear Mr. Hackett,

We have just learned of Dr. Blumberg's attempt to have his property downgraded from DR-1 to DR-2.

We want to voice our emphatic objection to this as nowhere on Old Court Road in this area has the zoning of DR1 been broken. Not only would this downgrade his land but also become carte blanche for downgrading other free property in the area. All the homeowners in this area have tried to keep the area in prime condition and such downgrading would do substantial damage to the whole area.

We respectfully request that Dr. Blumberg's request be denied.

Thank you for your kind consideration,

Sincerely,

Ralph A. Brunn

June 22, 1993

Mr. William Hackett
Chairman
Board of Appeals
4000 Washington Avenue
Towson, Maryland 21204

Re: 3100 block Old Court Road
Property Owner: Dr. Lawrence Blumberg
Case No. R-93304

Dear Mr. Hackett:

I am a resident in Helmsley Court, the neighborhood adjoining the above-captioned property. I oppose the request to reclassify the rezoning on the above-captioned property from DR1 to DR2, for the following reasons:

- There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.
- The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.
- The proposed increase in density would invite changes that would increase the traffic hazards along Old Court Road - as illustrated by the number of recent accidents and deaths that have occurred in this area.
- There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just South of this location (The Arundel property, etc.).

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 29 PM 1:36

COORDINATE TABLE

NAME	NORTH	EAST
BD2	33683.587	-21946.566
BD6	33889.328	-22305.198
BD7	33585.135	-21923.655
BD8	33490.421	-21955.258
BD9	33437.280	-22015.144
BD10	33352.537	-22063.427
BD11	33389.451	-22157.518
BD12	33255.508	-22119.999
BD13	33251.726	-22144.595
BD23	33472.119	-22833.585
BD24	33574.346	-22856.029
BD25	33334.338	-22551.281
BD26	33234.923	-22475.161
BD27	33154.953	-22472.991
BD28	33044.727	-22518.942
BD29	33011.404	-22620.137
BD30	33026.480	-22677.622
BD31	33166.803	-22796.946
BD1	34065.816	-22094.896
RW2	33433.389	-22326.422
RW3	33353.257	-22292.337
RW4	32827.055	-22484.286
RW7	33413.818	-22372.432
RW13	32867.074	-22515.927
RW14	33343.010	-22342.313
RW49	33655.950	-22520.280
RW50	33658.824	-22548.081
RW51	33689.003	-22482.739
RW52	33716.463	-22481.006
RW56	33739.633	-22456.828
RW57	33524.536	-22763.450
LT7	33105.512	-22269.017
LT9	33072.333	-22116.699
LT55	33490.105	-22835.743
LT62	33020.171	-22593.512
BD52	33573.451	-22527.290
BD53	33728.458	-22527.290
BD54	33903.691	-22347.584
BD55	34032.542	-22204.958
BD57	34101.280	-22114.036
SB1	33526.273	-22853.082
SB2	32822.474	-22483.325

HELMSLEY COURT

HELMSLEY COURT
SHEET 3 OF 3 PLAT OF
HELMSLEY COURT

JOHN J. & BETTY M.
ARIOSA PROPERTY
4050/339

HAMBLETON
SEE SHEET 2 OF 3
PLAT OF HELMSLEY COURT

UNIV. OF MD.
FOUNDATION INC.
6303/17 (MD. RTE. 133)

WILLARD HACKERMAN
6663/619

COURT

ROAD

JOSEPH
W. SHAPIRO
4664/209

LOCATION MAP
SCALE: 1"=2000'

BENCH MARK X-8081
N 35.025.03 W 20.154.25 ELEV. 444.47
GAL. SPIKE IN MAC. W.S. GREENSPRING AVE.
END OF CURB.

- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22' TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
- TRASH COLLECTION, SEASONAL MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE DRIVEWAY & STREET RIGHT-OF-WAY.
- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park open space, or any other public area shown on the plat.
- This plat may expire in accordance with the provisions of Section 22-68, Bill #56-82.
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
- C.R.G. plan approval: DECEMBER 30, 1986
- Roads, Storm Drains & Utilities will be designed by a Professional Engineer.
- The formal irrevocable offers have been made.
- EXISTING WELLS AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND BACKFILLED WHEN PUBLIC WATER AND SEWER BECOME AVAILABLE.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
- THERE ARE AREAS WITH HYDRIC SOILS ON THIS PLAT.
- STORM WATER MANAGEMENT IS PRIMARILY MAINTAINED BY PROPERTY OWNERS THROUGH HOMEOWNERS ASSOCIATION.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. UTILITY & HYDROLOGIC PERMITS MAY BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

PLAT 1 OF 3

HELMSLEY COURT
SUBDIVISION OF PARCEL 137 AND PARCEL 138 AND RESUBDIVISION OF "CLEAR SPRING ESTATES" EHM JPM. 51 FOLIO 124.

3RD ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=50'

APRIL 27, 1988

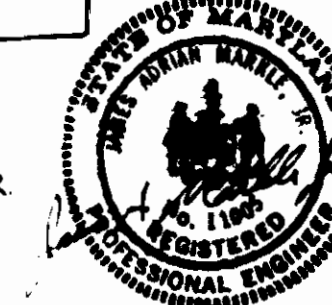
DEED REFERENCE: 7799/731
PARCEL 138 - 4213/553
PARCEL 137 - 4258/068
"CLEAR SPRING ESTATES"
LOT 2 - 7061/619
LOT 3 - 7264/223
LOT 4 - 7264/223
LOT 5 - 7264/223

TAX ACCT. No. S: 200002984
PARCEL 138 - 0308038430
PARCEL 137 - 0315035330
"CLEAR SPRING ESTATES"
LOT 2 - 1900018795
LOT 3 - 1900018796
LOT 4 - 1900015797
LOT 5 - 1900015798

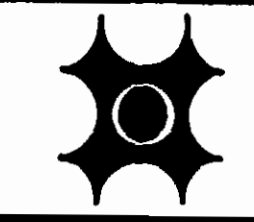
THIS SITE IS IN THE MOORES AND SLAUGHTER HOUSE DRAINAGE AREAS

NOTE: FOR PLAT NOTES SEE SHEET 3 OF 3

ROADS, STORM DRAINS AND UTILITIES WILL BE DESIGNED BY A PROFESSIONAL ENGINEER WITHIN 50'



D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100



DEPARTMENT OF PUBLIC WORKS
P.W.A. COMPLETED 28710 S.D.W.
FINAL PLAT CHECKED
PLANNING 2-16-89
ENGINEERING RUS 11-18-89
HOUSE NUMBERS 3-11-89

COMPUTED BY: _____
CHECKED BY: _____
DRAWN BY: _____
P.N.: _____

DELTA	RADIUS	LENGTH	CHORD	DIST	TAN
C1	18-30-37	819.00	276.50	N 58 03 03 E	275.19 138.58
C2	12-57-14	1125.00	254.35	N 58 03 20 E	253.81 127.72
C3	01-42-20	1125.00	33.49	N 48 13 14 E	33.49 18.74
C4	08-15-23	1701.27	274.84	S 49 58 48 W	274.54 137.72
C5	01-16-38	1808.80	40.30	S 28 21 23 E	40.30 20.15
C6	14-17-38	1808.80	431.18	S 21 50 52 E	450.02 228.77
C7	59-53-37	100.00	104.54	S 18 27 08 W	99.85 57.62
C8	37-58-39	150.00	99.34	S 29 40 22 W	97.53 51.57
C9	50-50-12	410.00	363.78	S 37 42 25 W	351.97 194.84
C10	86-10-08	370.83	557.71	N 20 02 28 E	508.61 346.83
C11	18-43-52	975.00	284.71	N 31 24 31 W	283.70 143.38
C12	18-46-31	1025.00	300.70	S 31 28 50 E	298.62 151.44
C13	88-10-08	410.00	816.61	S 20 02 28 W	580.12 363.48

DEVELOPER

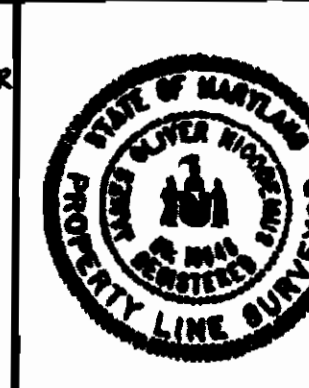
HELMSLEY COURT LIMITED PARTNERSHIP
90 CROWN AT HELMSLEY COURT INC.
GENERAL PARTNER
BY JOHN W. SHILLING JR. PRESIDENT
2324 W. JOPPA ROAD SUITE 330
LUTHERVILLE, MARYLAND 21093
(301) 337-0604

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 5-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 5-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF PLAT AND SETTING OF THE MARKERS.



DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCES MANAGEMENT
APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
2-16-89

DENSITY TABULATIONS

TOTAL AREA (GROSS)	SHEET 1	SHEET 2	TOTAL
ZONING	15.282 AC.	15.282 AC.	30.564 AC.
No. OF UNITS ALLOWED	DR-1	DR-1	DR-1
No. OF UNITS PROPOSED	10	15	25
LOCAL OPEN SPACE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
LOCAL OPEN SPACE PROVIDED	-	-	-
H.O.A. OPEN SPACE PROVIDED	0.0 AC.	0.0 AC.	0.0 AC.
OFF-STREET PARKING REQUIRED	10 LOTS + 2 SPACES	14 LOTS + 2 SPACES	24 LOTS + 2 SPACES
OFF-STREET PARKING PROVIDED	20	28	48

NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED TO THE OWNER AND ARE HEREBY OFFERED FOR DEED TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-8080. N35,240.70 W20,234.75
X-8081. N35,025.03 W20,154.25

MICHAEL I. and SANDRA B. GORDON
5 Glenduff Circle
Pikesville, Maryland 21208
(410) 825-3699

June 22, 1993

Mr. David Fields
Director of Planning
Office of Planning and Zoning
County Courts Building - Suite 406
Towson, Maryland 21204

Councilman Melvin Mintz
County Courts Building
400 Washington Avenue
Towson, Maryland 21204

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue - Room 49
Towson, Maryland 21204

Re: R-93-304

Gentlemen:

It has come to my attention that a request to rezone a twelve acre parcel on the south side of Old Court Road opposite the University of Maryland property from DR1 to DR2 has been requested. As a twenty year resident of the area, I have seen changes, expansion, increased traffic and all that goes with increased density. There is no reason that this trend must continue. The land in question can be developed under its present zoning. Indeed, there is a shortage of DR1 zoned lots in the area and ample demand therefor.

Old Court Road is designated as a scenic road. DR2 zoning would impinge upon that designation. An increase in density will contribute to the increased traffic hazards already noted in the Old Court Road/Greenspring Avenue area, as can be gleaned from the increase in the number of recent accidents and deaths which have occurred.

From the number of signs advertising available new homes and lots, it is obvious that there is no need for additional DR2 zoning. North of the proposed location is the development known as "The Fields", at Park Heights Avenue and the Beltway. All along Greenspring Avenue from Smith Avenue out to Old Court Road there is a surplus of DR2 type housing.

3117 Old Court Rd.
Baltimore, Md 21208
June 16, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Ave.
Room 49
Towson, Md. 21204

Dear Mr. Hackett:

In reference to Case # R-93-304, I would hope that you would turn down the zoning appeal of Lawrence Blumberg. There seems to be ample DR-2 zoning being developed at Park Heights & the Beltway; also along Greenspring Avenue. However, there is a shortage of DR-1 development in our area.

I strongly feel that there are hidden factors in addition to the above ones for not opening this parcel to DR2. For example, I have seen the road widening of the narrow road at the intersection of Old Court Road & Greenspring Avenue. I have also seen the road widening of the narrow road at the intersection of Old Court Road & the Beltway. The character of our area - especially would be changed & would contribute to change the character of this zoning change which would probably pave the way for even denser development.

The hidden factor that I previously mentioned would include a lack of understanding of the changes that would occur to the natural topography of the area; disregarding underground springs. This one is particularly important in the Little Neck area. I have seen the houses of my land the house in an area where there is a building - more things in an area with so regard to its natural strength & weaknesses.

Now you will consider my request & not approve the zoning change. Thank you Valerie Bender

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 17 PM 3:42

June 3, 1993

Mr. David Fields
Director of Planning
Office of Planning and Zoning
County Courts Bldg. - Suite 406
Towson, Md. 21204

Re: Case #R-93-304

Dear Mr. Fields:

My Husband, David, and I reside in the subdivision of Helmsley Court and are seriously opposed to the request for zoning reclassification from DR1 to DR2 by Lawrence Blumberg for his 12 acre parcel on the south side of Old Court Rd. We have various legitimate reasons supporting our position in this matter, the most important of which is that this land has been zoned already and this change would have a significant impact on the existing character of the area, not to mention the increase in traffic on this beautiful and scenic route. We are also under the impression that there are other DR2 zoned developments within close proximity which should more than adequately satisfy that housing demand.

We have enjoyed living in our home for close to two years and look forward to many more and we feel that the DR1 zoning for this parcel will help to maintain the existing integrity of our neighborhood.

Please give our concerns about this change serious consideration when making your ruling. Thank you for your anticipated cooperation.

Sincerely,

M. Caplan
Melynda C. Caplan
11 Hamblen Court
Balto., Md. 21208

cc: Mr. William Hackett
The Baltimore Board of Appeals
Councilman Melvin Mintz
County Courts Bldg.

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 11 PM 12:24

The following points may assist you in writing this letter.

- There is no reason this land cannot be developed as it is presently zoned. There is a shortage of DR1 zoning in our area and an ample demand. The proposed change would deny a needed use and change the character of our neighborhood.
- The master plan designates Old Court Road as a scenic road. DR2 zoning would invite development that is incompatible with this plan.
- The proposed increase in density would invite changes that would increase the traffic hazards along Old Court Road - as illustrated by the number of recent accidents and deaths that have occurred in this area.
- There is an ample supply of DR2 zoning being developed just North of this location (The Fields is a housing community located at Park Heights and the Beltway) and a surplus of housing of this type being developed along Greenspring Avenue just south of this location (The Arundel property, etc.)

Mr & Mrs Rudolf O. Koffler

410 Old Crossing Drive - Baltimore, Maryland 21208 - Phone: (410) 653-3090

93 JUN 15 PM 3:42

To: Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue Room 49
Towson, MD 21204

Date: June 12, 1993

Subject: Zoning Reclassification Case Number R-93-304

Dear Mr. Hackett:

We would like to ask you to deny the zoning reclassification request filed by Lawrence Blumberg, case number R-93-304, requesting changing presently assigned zoning of one house per acre to DR2.

In the past decade that we have lived here, the traffic on Old Court road has grown tremendously. The proposed increase in density would really open the way not just for this request but possibly many others, that would in turn increase traffic hazards along Old Court, hazards that can be as real and even more than the greatly increased number of recent accidents and deaths that have occurred in this area. Our child will have to wait for the school bus at dawn and be discharged from the bus in heavy traffic on Old Court.

There is an ample supply of DR2 zoning currently under development and also available just north of the requested location, and a great surplus of DR2 on the Arundel property.

There also is no reason that this land cannot be developed on an as is basis, with the current zoning, other than pure profit motives without regard to environment, school overcrowding situations, needed use, and change in neighborhood character. The master plan graciously designated Old Court road as a scenic road (which it is), and this DR2 zoning would definitely create development that is incompatible with this plan.

Please reject this requested change and let us know if we can assist you in this endeavor in any possible way.

We really appreciate your interest and assistance in this matter, and our homeowners associations (Stevenson Crossing and Stevenson Post with a total of approximately 100 units) also shares our feeling of appreciation towards your help and assistance.

Thank you for your support.

Sincerely,

Rudolf O. Koffler

205 Old Crossing Drive
Baltimore, Maryland 21208
June 3, 1993

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: Case Number R-93-304 (Old Court Road)

Dear Mr. Hackett:

I am writing to express my vehement opposition to the request for a zoning reclassification from DR1 to DR2 for the 12 acre parcel on Old Court Road owned by Lawrence Blumberg.

There is no legitimate justification to support this request. The potential increase in traffic on Old Court Road in itself is a sufficient reason to compel denial of the request. Moreover, there is no need for additional DR2 zoning in this area.

Changing the character of the community by granting this request will benefit only two parties - the owner of the parcel and the developer of the parcel.

If this attempted rape of the Old Court area is not stopped, one can only wonder about the integrity of the zoning appeal process.

Sincerely yours,

Gail Cohn
Gail Cohn

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 9 PM 12:36

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Ave.
Room 49
Towson, Maryland 21204

May 25, 1993

Dear Mr. Hackett,

I am writing to you concerning case number R-93-304, a request for the zoning reclassification of the property owned by Larry Blumberg which is located one mile west of Greenspring Avenue on Old Court Road. This property is adjacent to my home so that I am the most directly affected by any change which may be granted. I feel strongly that Dr. Blumberg's request should not be approved for the following reasons:

- The southwest sector of Dr. Blumberg's property includes a very steep grade with a pond and stream found at the bottom of the hill. As a consequence, homes constructed on this property must necessarily be clustered into that portion of the entire site which can support development. Even at the current zoning classification, this site will appear to be more densely populated than called for in the master plan. If Dr. Blumberg's request for reclassification is approved, this situation will be exacerbated. Old Court Road, as you well know, has been defined as a scenic route.

- There is ample supply, if not a surplus, of greater than DR1 zoning in the immediate area (e.g. The Fields at Stevenson on Park Heights and the development on Greenspring just South of Old Court Road). Certainly, if an increase in density is approved at the Blumberg site, the over supply of DR2 zoning will build.

- There is a shortage of DR1 zoning in our area - reclassifying the Blumberg property would further deny this need.
- If approved, a housing development at a density greater than DR1 in this area would invite further development of this kind along the entire Old Court Road corridor. Again, such a change would not be compatible with the majority of homes in the area.

- If reclassification of this property is granted, the traffic conditions along this particular section of Old Court Road would be adversely affected. Old Court Road is already a heavily used route. In the past two years, there have been numerous accidents along Old Court Road between Stevenson and Greenspring - many have involved serious personal injury and there have been three fatalities. There are two schools and a synagogue that enter from and exit onto Old Court Road. Though the additional automobile trips that would result from a reclassification of the

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 11 PM 12:42

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Ave.
Room 49
Towson, Maryland 21204

Mr. William Hackett
The Baltimore Board of Appeals
400 Washington Ave.
Room 49
Towson, Maryland 21204

Gentlemen,
We are writing to you concerning case number R-93-304, a request for the zoning reclassification of the property owned by Larry Blumberg which is located one mile west of Greenspring Avenue on Old Court Road. This property is adjacent to my home so that I am the most directly affected by any change which may be granted. I feel strongly that Dr. Blumberg's request should not be approved for the following reasons:
• The southwest sector of Dr. Blumberg's property includes a very steep grade with a pond and stream found at the bottom of the hill. As a consequence, homes constructed on this property must necessarily be clustered into that portion of the entire site which can support development. Even at the current zoning classification, this site will appear to be more densely populated than called for in the master plan. If Dr. Blumberg's request for reclassification is approved, this situation will be exacerbated. Old Court Road, as you well know, has been defined as a scenic route.
• There is ample supply, if not a surplus, of greater than DR1 zoning in the immediate area (e.g. The Fields at Stevenson on Park Heights and the development on Greenspring just South of Old Court Road). Certainly, if an increase in density is approved at the Blumberg site, the over supply of DR2 zoning will build.
• There is a shortage of DR1 zoning in our area - reclassifying the Blumberg property would further deny this need.
• If approved, a housing development at a density greater than DR1 in this area would invite further development of this kind along the entire Old Court Road corridor. Again, such a change would not be compatible with the majority of homes in the area.
• If reclassification of this property is granted, the traffic conditions along this particular section of Old Court Road would be adversely affected. Old Court Road is already a heavily used route. In the past two years, there have been numerous accidents along Old Court Road between Stevenson and Greenspring - many have involved serious personal injury and there have been three fatalities. There are two schools and a synagogue that enter from and exit onto Old Court Road. Though the additional automobile trips that would result from a reclassification of the

Proglia Esh #1

Old Cut Measuring Improvement Association, Inc.

RESOLVED: That the position of the Old Cut Measuring Improvement Association, as adopted by the (Board of Directors) (Zoning Committee) on the zoning matter known as:
BLUMBERG PROPERTY

is that:
(See Attached)

AS WITNESS OUR HANDS AND SEAL THIS 20th day of September, 19 93.

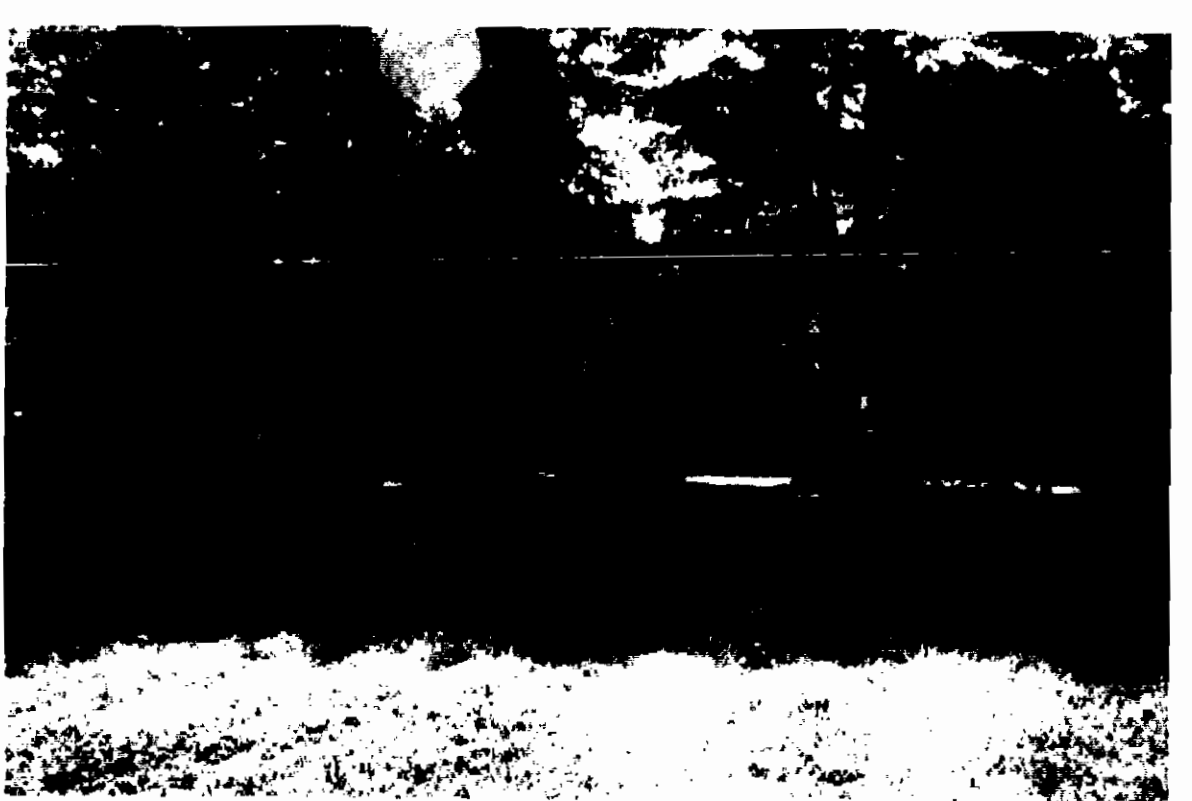
ATTEST: Old Cut Measuring Improvement Association, Inc.
Chairman of Officers President
Secretary

Properties along North side of the "Blumberg property"



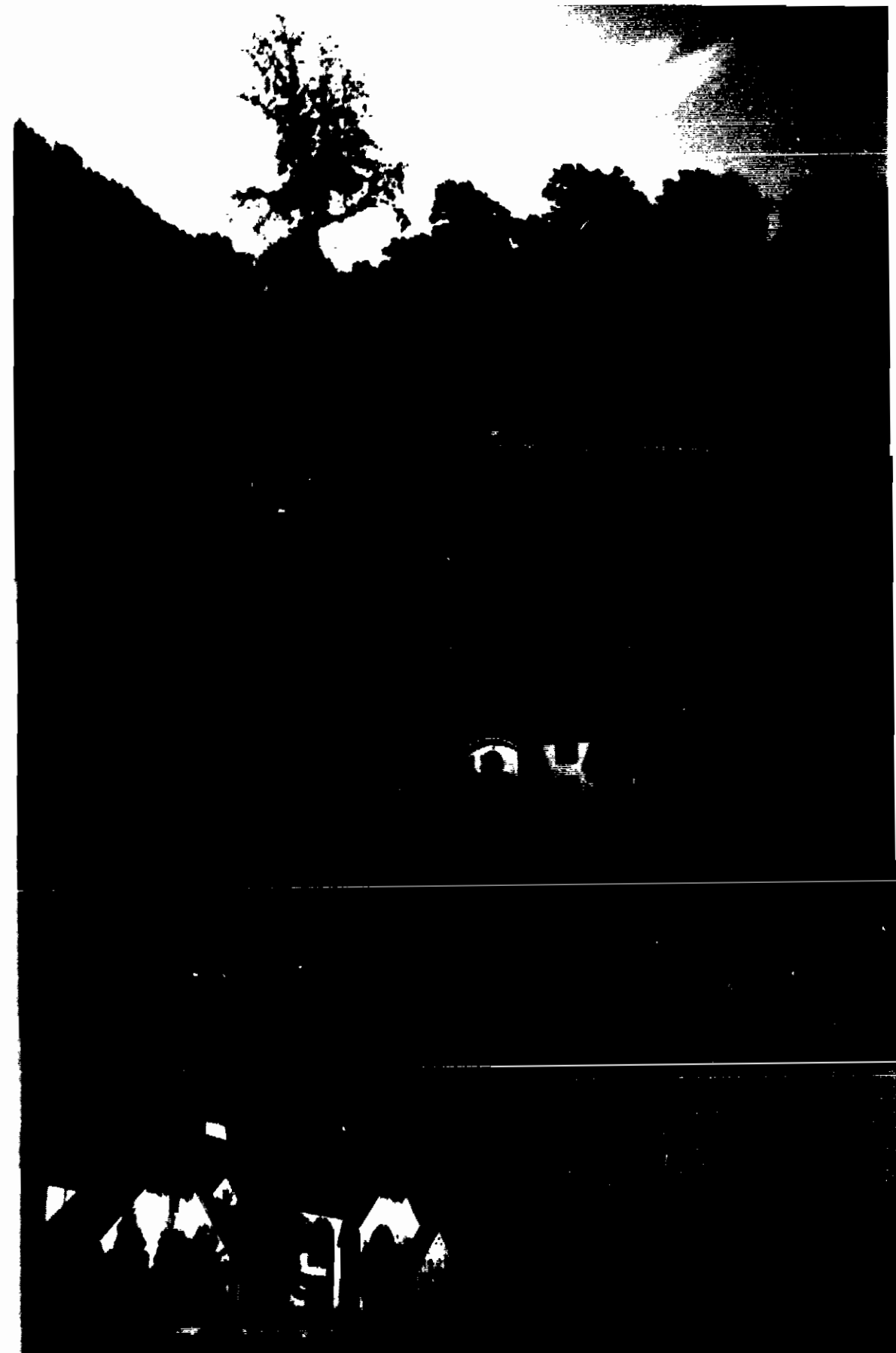
7C Esh 2A

Properties along East side of the "Blumberg property"



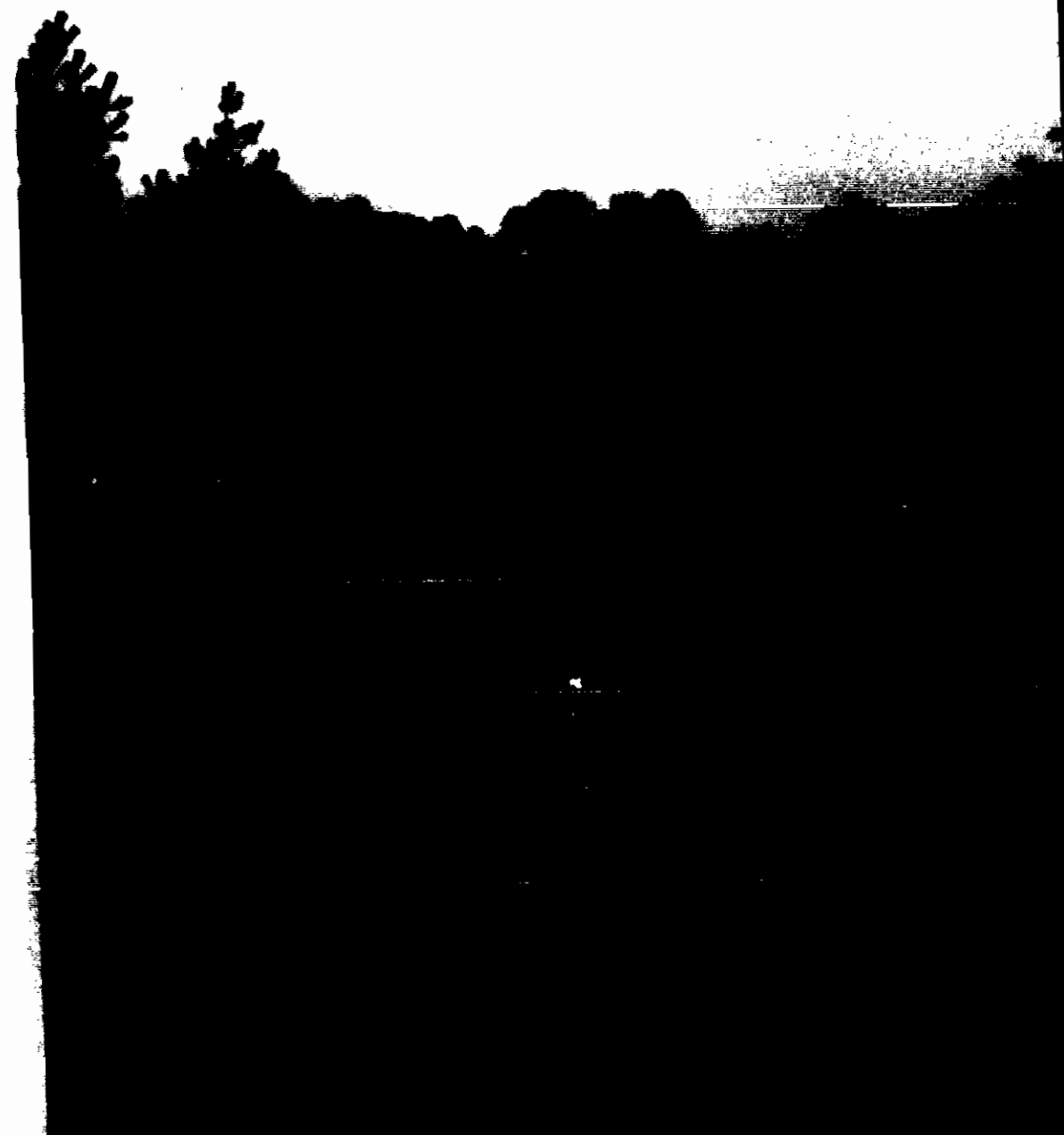
7C 2B

Properties along East side of the "Blumberg property"



7C 2B

Properties along West side of the "Blumberg property"



Proglia Esh #3

Helmley Court Homeowners Association

RESOLVED: That at the 1st meeting of the Helmley Court Homeowners Association held on June 10, 19 93, it was decided by the Association that responsibility for review and action on all zoning matters for the period June 10, 1993 until June 9, 1994 be placed in the (Board of Directors) (Zoning Committee) consisting of the following members:

Bryan Akman
Steven Renkel
Phyllis Friedman

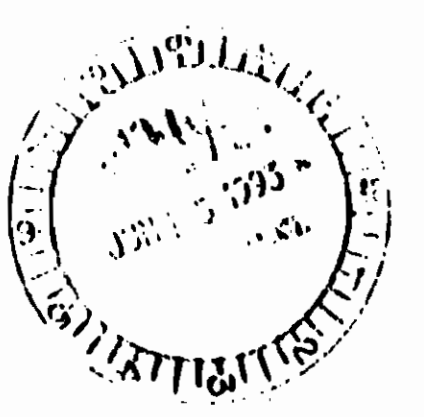
AS WITNESS OUR HANDS AND SEAL THIS 14th day of September, 19 93.

ATTEST: Helmley Court Homeowners Association
Secretary Samuel D. Jurdell
President

Report by the
Baltimore County
Office of Planning and Zoning
to the
Baltimore County Planning Board

ZONING RECLASSIFICATION PETITIONS

Cycle I, 1993
May 31, 1993

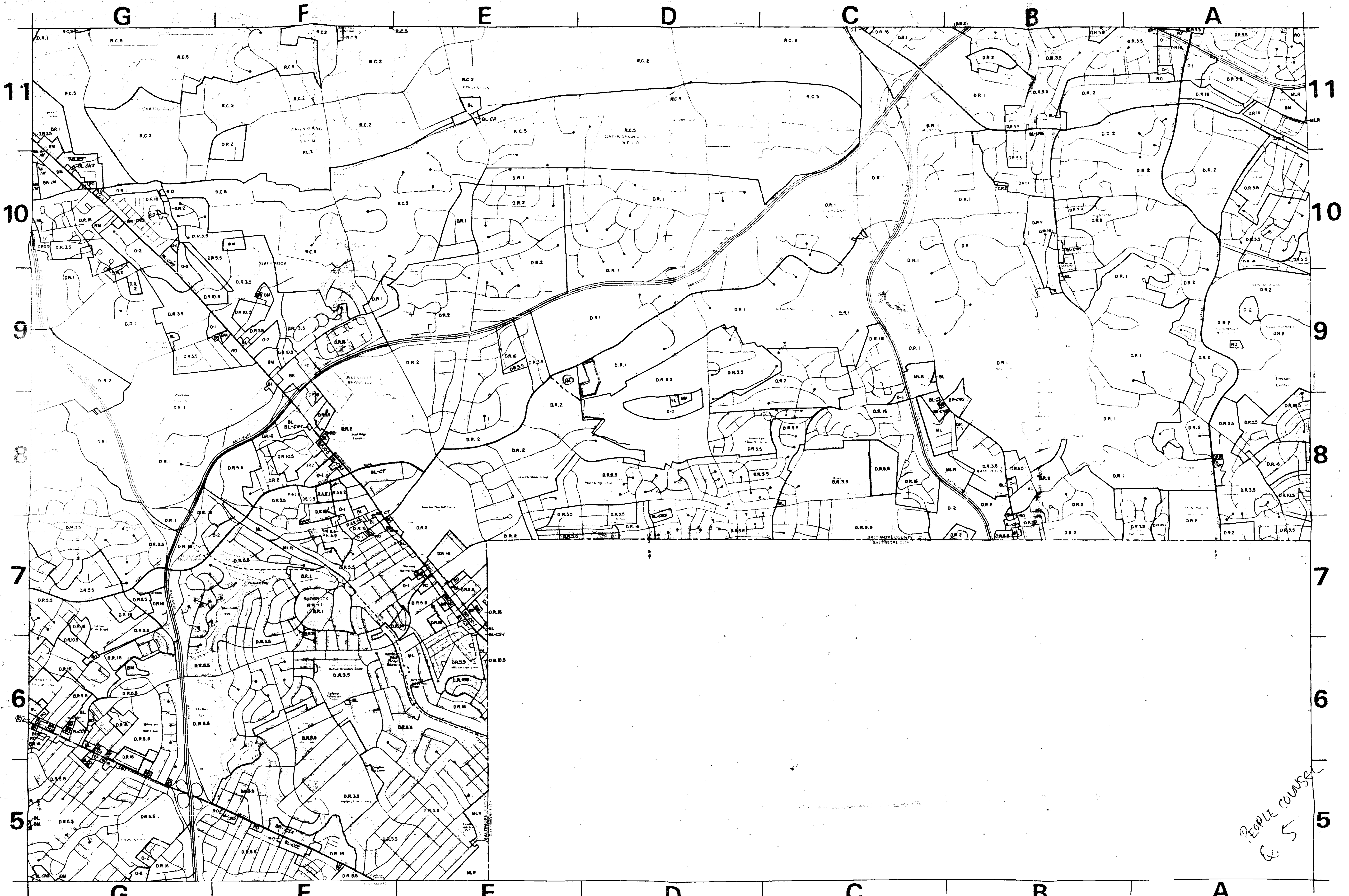


Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle I, 1993
July 31, 1993





PEOPLE COUNSEL
6.5

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1990

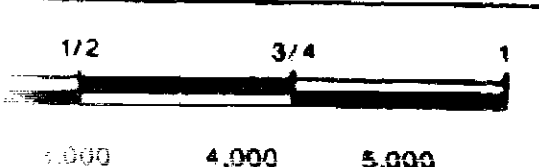
William A. Howard
Chairman, County Council

A1	A2		
B1	B2		
C1	C2	C3	
D1	D2	D3	D4
E1	E2	E3	E4

Revisions



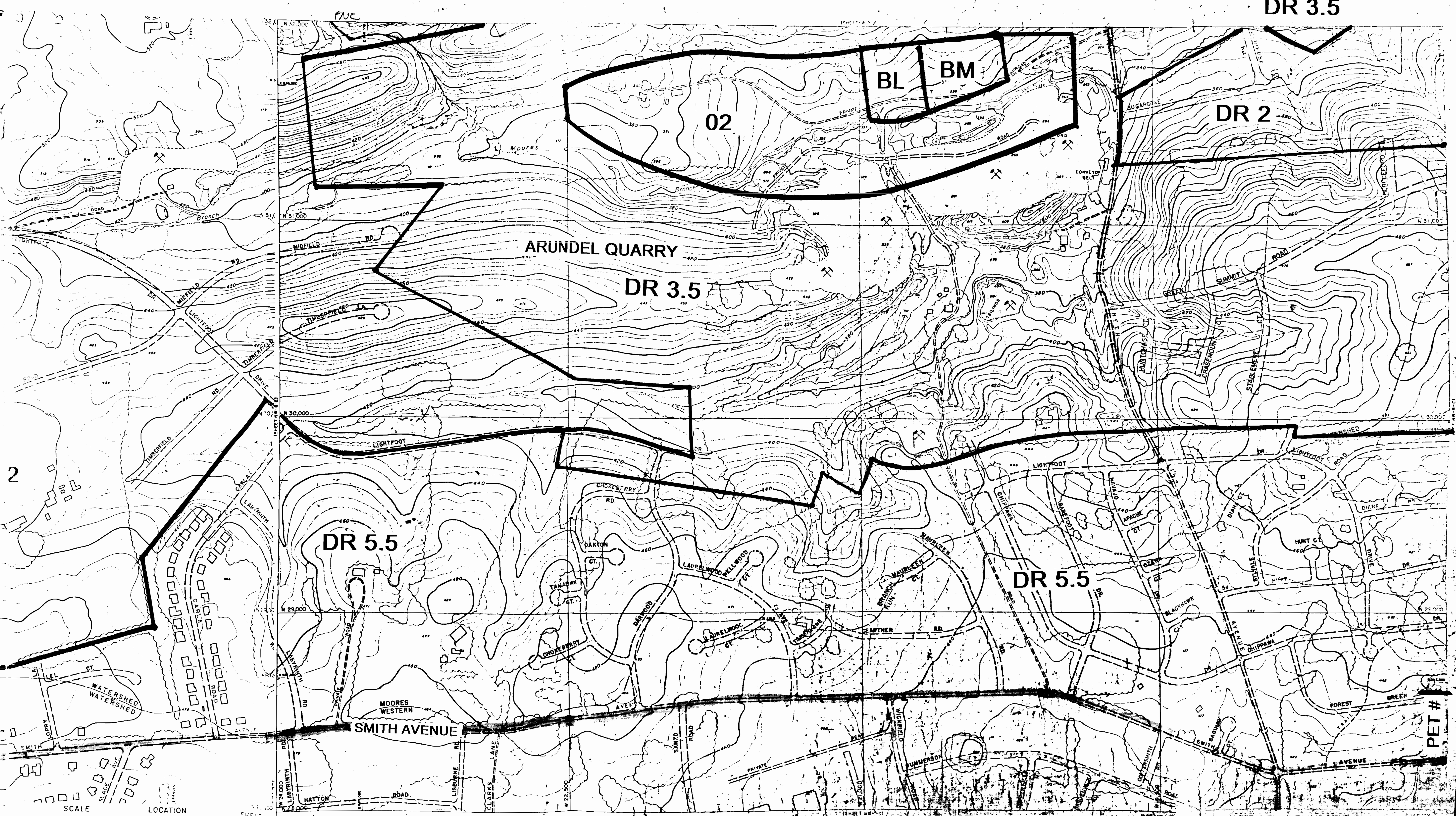
SHEET
E-2
Scale: 1"=1000'



BALTIMORE COUNTY
ZONING MAP
1" = 1000' MAP # E2

R-93-304

DR 3.5

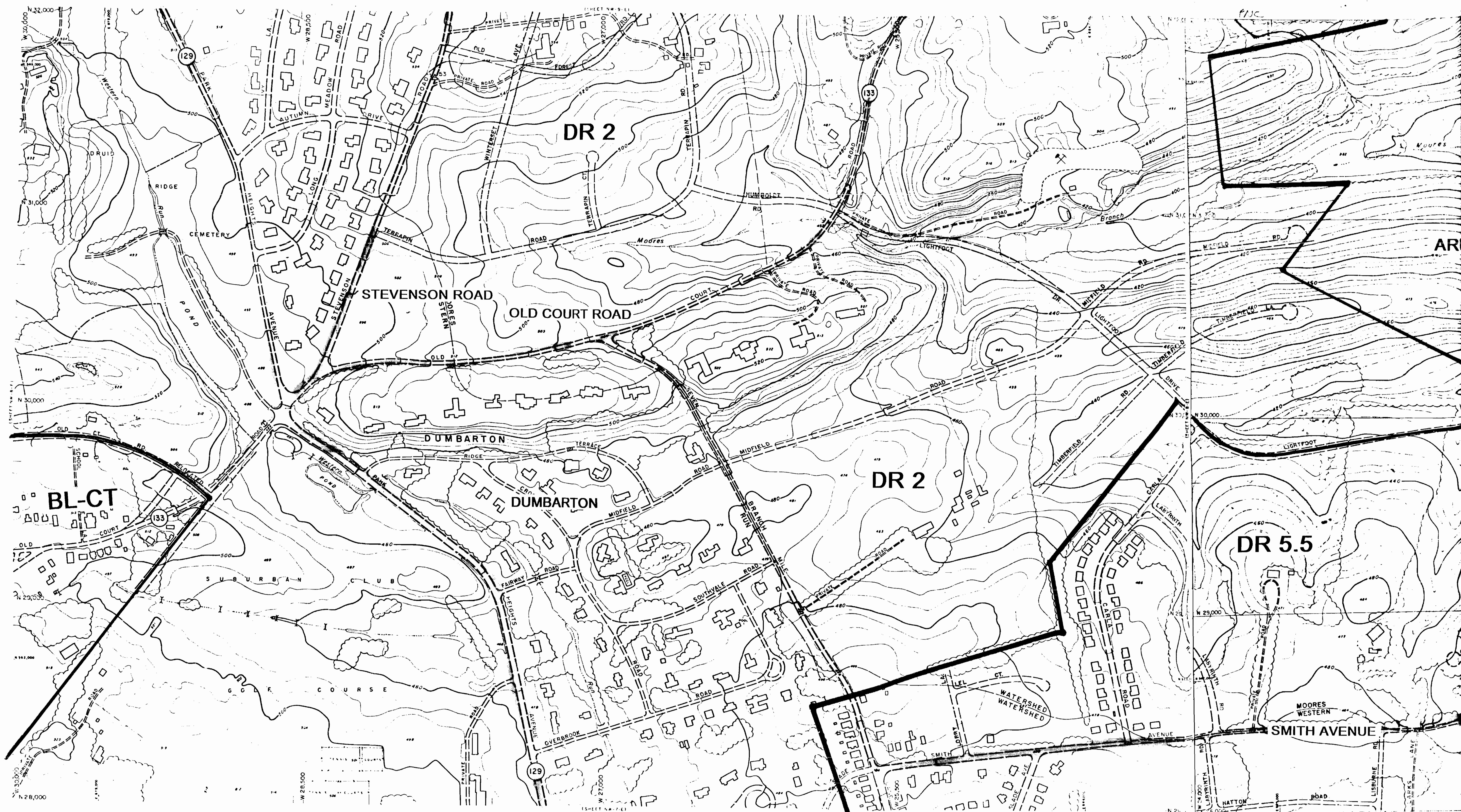


SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Photogrammetric Methods
N-Phil., Liria, PA.
MICROFILMED

0 - SW
0 - NW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

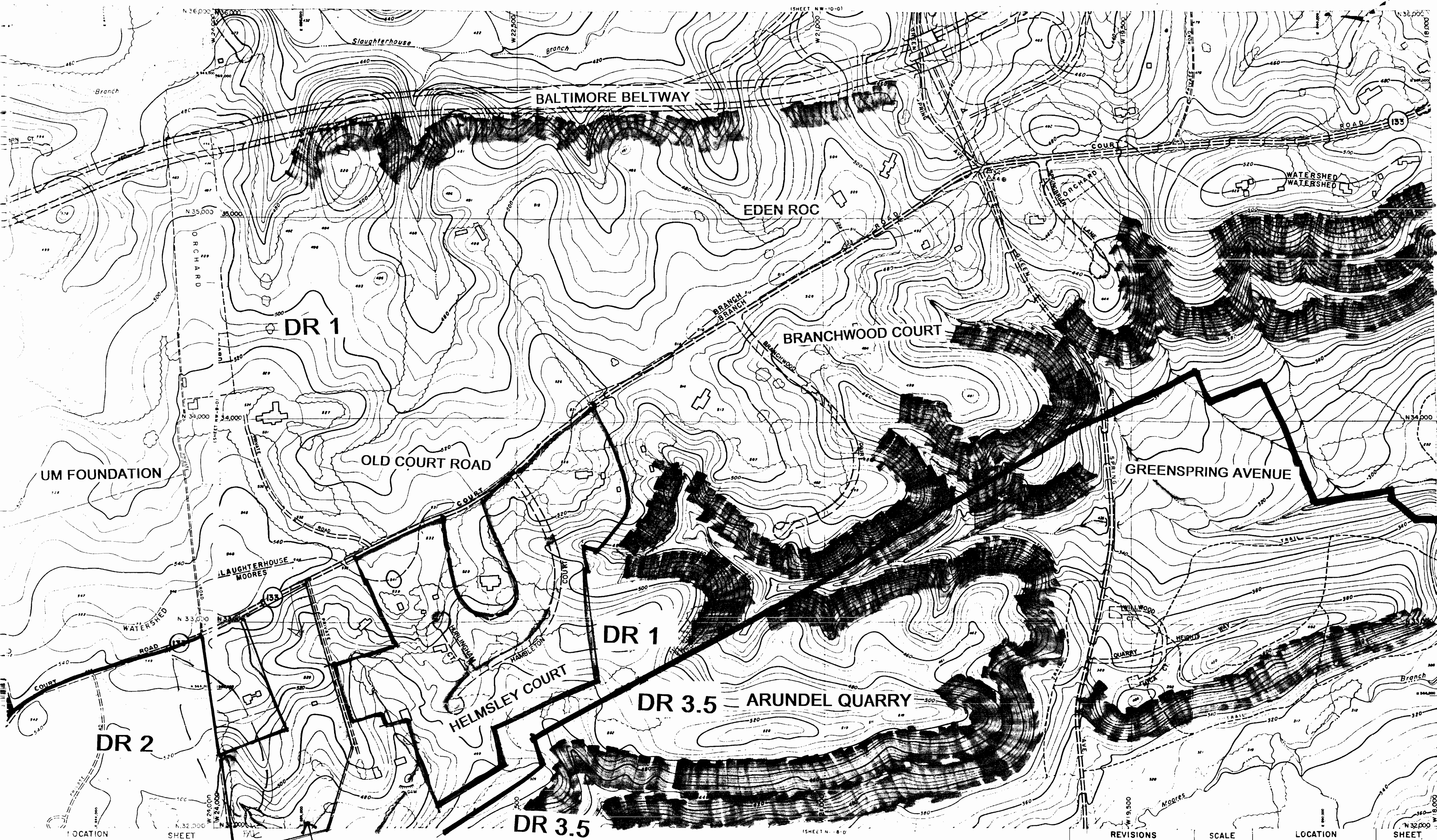
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Photogrammetric Methods
N-Phil., Liria, PA.
MICROFILMED



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISION BY DATE
SCALE 1" = 200'
DATE OF PHOTOGRAPHY APRIL 1953
LOCATION DUMBARTON
SHEET N.W. 8-L

Topography Compiled By Photogrammetric Methods
AERO SURVEY CORPORATION, PHILADELPHIA, PA.



DUMBARTON
9-E

DR. BLUMBERG PROPERTY

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
BY	DATE	1" = 200'
	9/30/84	DATE OF PHOTOGRAPHY APRIL 1953
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		

LOCATION
PIKESVILLE
AREA

SHEET
N. W.
9-D

PET # 1A