

IN THE MATTER OF
THE APPLICATION OF
IRVIN HAWKINS AND DOROTHY
HAWKINS -LEGAL OWNERS; GUNTER
MANOR HOMES, INC. - C.P.
FOR A ZONING RECLASSIFICATION
ON PROPERTY LOCATED ON THE
NORTH SIDE BIRD RIVER ROAD,
127' NORTH OF LANNERTON ROAD
15TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

* BEFORE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-95-140
* Item #5, CYCLE IV
* 1994

* * * * *

ORDER OF DISMISSAL

Petition of Irvin Hawkins and Dorothy Hawkins, Legal Owners, and Gunter Manor Homes, Inc., Contract Purchaser /Petitioner, for a zoning reclassification from D.R. 5.5 and M.L.-I.M. on property located on the north side Bird River Road, 127 feet north of Lannerton Road in the Fifteenth Election District of Baltimore County; and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed May 2, 1995 (a copy of which is attached hereto and made a part hereof) from Robert E. Lund, President of Gunter Manor Homes, Inc., Petitioner; and

WHEREAS, said Petitioner requests that the Petition filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 11th day of May, 1995 by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby WITHDRAWN AND DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert O. Schuetz
Robert O. Schuetz, Chairman

William T. Hackett
William T. Hackett

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

May 11, 1995

Mr. & Mrs. Irvin Hawkins
930 Middle River Road
Essex, MD 21221

RE: Case No. R-94-140
Irvin Hawkins and Dorothy Hawkins -
Legal Owners; Gunter Manor Homes,
Inc. - C.P.

Dear Mr. & Mrs. Hawkins:

Enclosed please find a copy of the Order of Dismissal
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: Robert E. Lund, President
Gunter Manor Homes, Inc.
Andrew G. Segall
M&H Development Engineers, Inc.
Mr. James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM



R-95-140

RECEIVED
COUNTY BOARD OF APPEALS

94 AUG 31 AM 11:26



Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at Bird River Road

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an DR. 5.5 ML-TM zone to an DR. 16 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.

Contract Purchaser/Lessee:

Gunter Manor Homes, Inc.
Robert E. Lund, President

(Type or Print Name)

Signature

1117 Mace Avenue

Address

Essex MD 21221

City

State

Zipcode

Attorney for Petitioner:

Norman W. LAUENSTIEN

(Type or Print Name)

Signature

809 EASTERN BLVD.

Address

687-2299

Phone No.

BALTIMORE MD 21221

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Irvin Hawkins

(Type or Print Name)

Signature

Dorothy Hawkins

(Type or Print Name)

Signature

930 Middle River Road

Address

391-2060

Phone No.

Essex, Maryland

21221

City

State

Zipcode

Name, Address and a phone number of legal owner, contract purchaser or representative to be contacted

Andrew G. Segall

Name

Suite 219 Village Square

Address

435-4000

Baltimore, Maryland

21210

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

R-95-140



200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

RECLASSIFICATION BRIEF

We believe the area has been overlooked for reclassification due to the apparent changes to the neighborhood. There are isolated cases of DR.16 along Bird River Road to the northeast and southwest of the site. A major change to the remainder of the Southwest to ML-IM, approximately 10 acres. The northwest area or the rear of this site extending to Pulaski Highway there is a recorded Business Park which is zoned ML-IM. Adjacent to the northeast side for the remainder is zoned D.R.5.5 approximately 18 acres which we believe is another overlooked parcel. Adjacent to the northeast and northwest of that parcel is zoned ML-IM and directly across Bird River Road the zoning is DR.10.5 existing rowhouses. There are public utilities in Bird River Road and the road is improved with concrete curb and gutter along the front of the project.

By using a measurement of 1200 feet around this site, the area of D.R.5.5, not including this parcel, is approximately 45 acres, 24 acres of that area is Glenmar Elementary School which leaves 21 acres of D.R.5.5. The 1200 foot area around the property is approximately 196 acres which is the combination of ML-IM, BL, MLR-IM, DR10.5 and DR16. The percentage of D.R.5.5 is 11% which does not include our property. This would increase the D.R.5.5 to 14%. The neighborhood has changed dramatically. We would also like to request the area for proposed highway widening be added to the reclassification to DR.16 unless this is an automatic change due to the County acquisition of land for their use and public benefit. This area equals 0.25 which would amount to 3.94 density units.

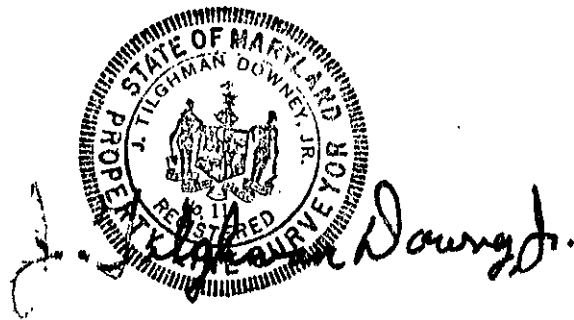
R-95-140

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

**M&H DEVELOPMENT
ENGINEERS, INC.**

PROPERTY DESCRIPTION FOR THE AREA
OF RECLASSIFICATION ONLY

BEGINNING for the same from the intersection formed by the centerline of Lannerton Road (60' R/W) and the centerline of Bird River Road future (60' R/W) thence running northeasterly 127 feet more or less to the same POINT OF BEGINNING thence N35°W, 200.08 feet; thence S48°03'00"W, 20 feet thence N37°43'00"W, 537.20 feet; thence N53°26'00"E, 487.50 feet; thence S27°30'00"E, 712.00 feet, thence S48°03'00"W, 357.00 feet to PLACE OF BEGINNING, containing 6.94 acres, more or less.



J. Tilghman Downey, Jr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R 95-140

District 15th

Date of Posting 4/16/95

Posted for: Reclassification

Petitioner: Irvin & Dorothy Hawkins

Location of property: N/S Bird River Rd.

Location of Signs: Facing roadway on property being reclassified

Remarks: _____

Posted by [Signature]
Signature

Date of return: 4/21/95

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

ITEM #5, CYCLE IV (JLL)
CASE #R-95-140

Date 8/31/94

#074 - RECLASSIFICATION PETITION ----- \$1,250.00

Irvin Hawkins & Dorothy Hawkins
Gunter Manor Homes, Inc. (Contract Purchaser)
N/S Bird River Road, 127' N of Lannerty Road
Zoning: D.R.-5.5 & M.L.-I.M.
District: 15c6
Acres: 6.94 +/-
Attorney: Norman Launstein

PAID BY SMALL RECEIPT
#150413

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

#4

No. 150413

DATE 8/31/74 ACCOUNT 001-6181

AMOUNT \$ 1,250.00

RECEIVED FROM: GUNTER MANOR HOMES
OWNER-IRVIN AND DOROTHY HAWKINS

FOR: RECLASS PETITION - # 074

NSIDE BIRD RIVER RD. 127' N OF LANNEKTOWN RD.

DR 5.5, ML-1MBA TO 1-2000-16 01AD171MICHRC \$1,250.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 1, 1995

Gunter Manor Homes, Inc.
1117 Mace Avenue
Essex, Maryland 21221

ATTN: ROBERT E. LUND

Re: CASE NUMBER: R-95-140
N/S Bird River Road, 127'N of Lannerty Road
15th Election District - 6th Councilmanic District
Legal Owner: Irvin Hawkins & Dorothy Hawkins
Contract Purchaser: Gunter Manor Homes, Inc.

Dear Sirs:

Attached you will find a copy of the newspaper advertising billing in the amount of \$4,750.20 with regard to Zoning Reclassification - Cycle IV. As on of the petitioners in that cycle, you are in part responsible for payment of this bill.

Please forward to this office a check made payable to Patuxent Publishing in the amount of \$950.04 via immediate return mail.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Norman W. Lauenstien, Esq.

AJ:ggs





County Board of Appeals of Baltimore County

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

Bob Lund

November 14, 1994

NOTICE OF HEARING

CASE NUMBER: R-95-140

N/S Bird River Road, 127'N of Lannerty Road
15th Election District - 6th Councilmanic District
Legal Owner: Irvin Hawkins & Dorothy Hawkins

Contract Purchaser: Gunter Manor Homes, Inc.

HEARING: WEDNESDAY, MAY 3, 1995 @ 10:00 a.m. ROOM 48, County Board of Appeals Hearing Room, 400 Washington Avenue Towson, MD

Petition to change zoning classification from D.R.-5.5 & M.L.-I.M. to D.R.-16

William T. Hackett

WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Irvin Hawkins / Dorothy Hawkins
Andrew G. Segall
Robert E. Lund / Gunter Manor Homes, Inc.
Norman W. Laustein, Esq.

*This is to let you know
that I have NOT entered
my Appearance in this
Case - So, please
Remove my name from
your mailing list*

Norman Laustein
4/20/95

95 APR 21 PM 12:20

RECEIVED
COUNTY BOARD OF APPEALS
APR 21 1995





County Board of Appeals of Baltimore County

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

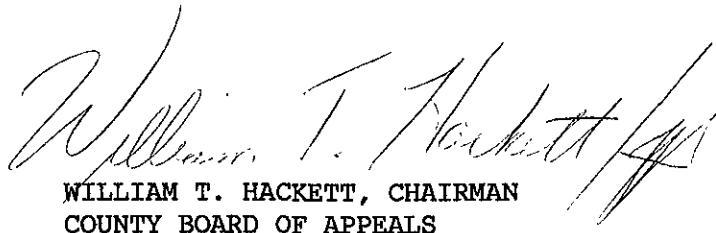
November 14, 1994

NOTICE OF HEARING

CASE NUMBER: R-95-140
N/S Bird River Road, 127'N of Lannerty Road
15th Election District - 6th Councilmanic District
Legal Owner: Irvin Hawkins & Dorothy Hawkins

Contract Purchaser: Gunter Manor Homes, Inc.
HEARING: WEDNESDAY, MAY 3, 1995 @ 10:00 a.m. ROOM 48, County Board of
Appeals Hearing Room, 400 Washington Avenue Towson, MD

Petition to change zoning classification from D.R.-5.5 & M.L.-I.M. to
D.R.-16


WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Irvin Hawkins / Dorothy Hawkins
Andrew G. Segall
Robert E. Lund / Gunter Manor Homes, Inc.
~~Norman W. Laustein, Esq.~~ NOT ENTERED
PER LETTER 4/20/95



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 26, 1995

Norman W. Launstein, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 5
Case No. R-95-140
Petitioner: Irvin Hawkins
Reclassification Petition

Dear Mr. Launstein:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the Oct.-Nov. reclassification cycle (Cycle IV,). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Advisory Committee (ZAC). The 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 revision fee to this office as soon as possible. After the first public newspaper advertisement (April 16th - May 31st) or (October 16th - November 30th), the petition (including any documentation relating to the proposed use) may only be amended in an open hearing before the Board of Appeals. If the submitted site plan does not indicate a proposed use at this time, the comments from this committee are general in nature.

If you have any questions concerning the enclosed comments, please contact the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger version of the same signature.

W. CARL RICHARDS, JR.
Zoning Supervisor

WCR:jaw
Enclosures



B A L T I M O R E C O U N T Y, M A R Y L A N D
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

November 23, 1994

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

FROM: J. Lawrence Pilson *JLP*
 Development Coordinator, DEPRM

SUBJECT: Zoning Item #R-95-140 - CYCLE IV - Hawkins Property
 Bird River Road
 Zoning Advisory Committee Meeting of

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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and Forest Conservation Regulations.

JLP:GS:sp

HAWKINS/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-21-94

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

Re: Baltimore County
Item No.: #5, CYCLE IV
CASE NO: R-95-140

Dear Ms. Winiarski:

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 project.

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,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 31, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for Zoning Reclassification Cycle IV
October 1994 -April 1995

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Item 5.

For Item 1 see Developers Engineering Section file titled "Chartley Buildings - #605 Reisterstown Road" for approved County Review Group Plan and comments dated 3-14-91 for this site.

For Item 2 show a 10-foot revertible slope easement along the future 60-foot right-of-way for Timber Grove Road and along the Glynwings Drive 70-foot right-of-way. For additional information see the Developers Engineering Section's file titled "St. Georges Industrial Park Addition."

For Item 3, this site is subject to the Baltimore County Development Regulations for a residential development.

For Item 4, per the recorded Spring Hill (53/96) record plat there is an existing County drainage and utility easement, 10 feet wide, running the length of the west property line of 3814 East Joppa Road. Also, there is no existing easement for ingress or egress shown on the recorded plat of the Spring Hill subdivision for this property.

RWB:s

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/26/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: RECALLIFICATION AND REDISTRICTING PETITIONS
WORK COPY 10/14/94. CUCLE IV OCT. 1994- APR. 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 1, 2, 3, 4 AND 5.

RECEIVED
OCT 28 1994

ZADM

REVIEWER: LT. ROBERT P. SACERUARD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR RECLASSIFICATION
N/S Bird River Road,
127' N of Lannerty Road,
15th Election District,
6th Councilmanic District

Irvin and Dorothy Hawkins
Petitioners

* * * * *

* BEFORE THE
* BOARD OF APPEALS
* OF BALTIMORE COUNTY
* Case No. R-95-140

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

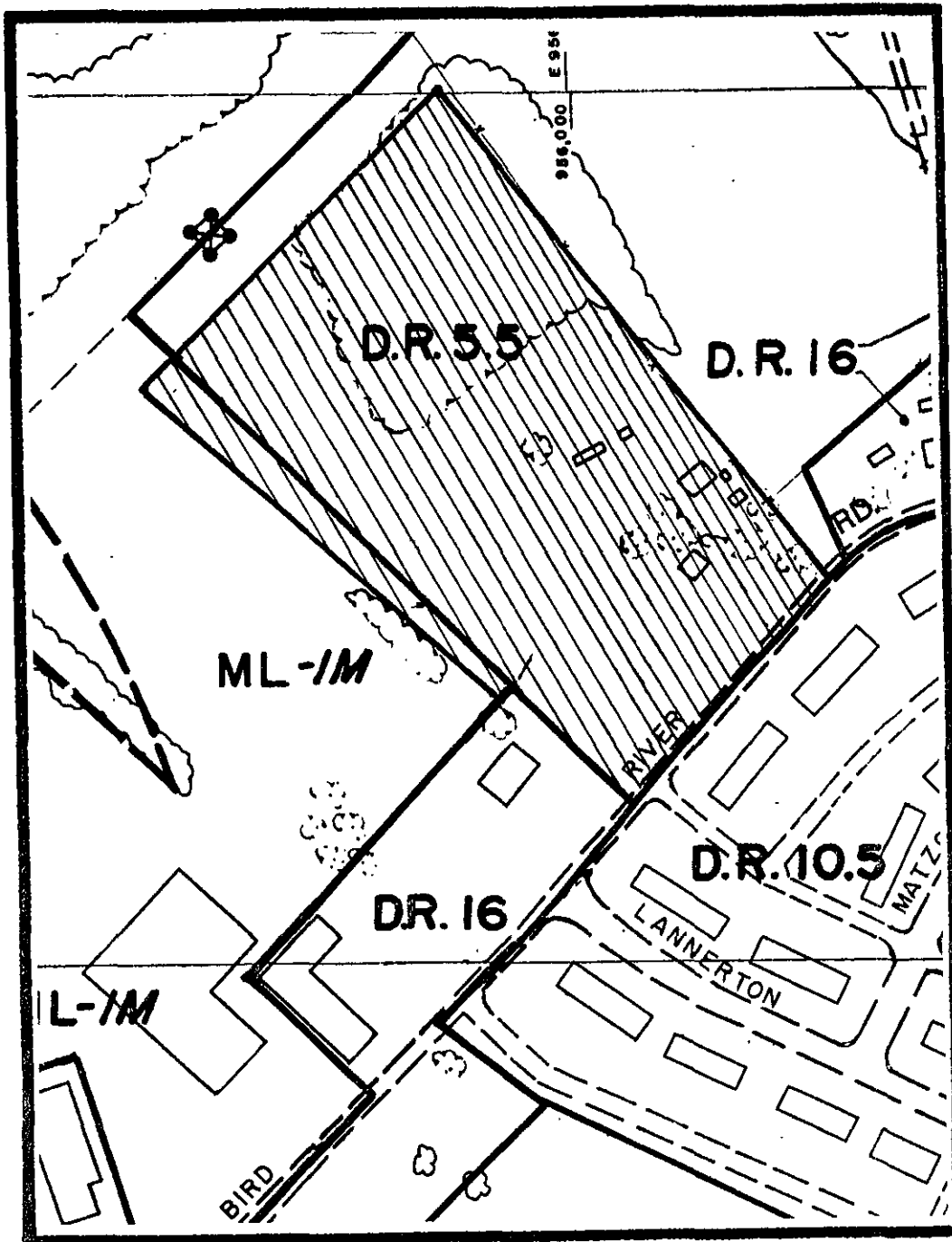
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Norman W. Lauenstein, Esquire, 809 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

ITEM 5, CYCLE IV 1994/1995



ITEM NUMBER 5
Location of Property Under Petition

Scale: 1" = 200'

PETITIONER:

Irvin and Dorothy Hawkins

REQUESTED ACTION:

Reclassification to D.R. 16

EXISTING ZONING:

D.R. 5.5 (Density-Residential) and M.L.-I.M. (Manufacturing Light-Industrial Major)

LOCATION:

North side of Bird River Road, 127 feet north of Lannerton Road.

AREA OF SITE:

6.94 acres

ZONING OF ADJACENT PROPERTY/USE:

Northeast: D.R. 5.5 - Agricultural
Southeast: D.R. 10.5 - Townhouses
Southwest: M.L.-I.M. & D.R. 16 - Institutional (Church)
Northwest: D.R. 5.5 & M.L.-I.M. - Industrial

SITE DESCRIPTION:

The site slopes gently toward the rear property line. A single-family dwelling is located on the front part of the property. The remainder of the site is comprised of cropland, shrub vegetation and a small wooded area.

PROPERTIES IN THE VICINITY:

Land to the northwest is unimproved and zoned D.R. 5.5. Land to the southeast, on the opposite side of Bird River Road, is occupied by townhouses and zoned D.R. 10.5. Property to the southwest is owned by a church. The front portion of the church site is zoned D.R. 16 and is improved with a church and a parsonage. The remainder and majority of the property is zoned M.L.-I.M. and maintained as a lawn with grass and trees.

A power transmission line and related right-of-way abuts the site on the northwest. Land on the opposite side of the power line is zoned M.L.-I.M. and is the site of the Pulaski Business Park.

The Glenmar Elementary School and the Middle River Middle School are located on Middle River Road less than one-half mile from the site.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The site fronts on, and is directly accessible from, Bird River Road, a collector road. Bird River Road intersects with Middle River Road, another collector road, 1000 feet southwest of the site. The intersection of these two roads is signalized.

ZONING HISTORY:

This site was rezoned from D.R. 16 and M.L.-I.M. to D.R. 5.5 and M.L.-I.M. in 1980 (C.Z.M.P. Issue 5-119).

MASTER PLAN/COMMUNITY PLANS:

The site is designated Single Family Attached residential on the 1992 Proposed Land Use map.

PROPOSED VS. EXISTING ZONING:

Regulations for the M.L. zone are found in Section 253 of the Baltimore County Zoning Regulations. The M.L. zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses or semi-industrial uses, provided the use is located in a planned district; however, such uses are not permitted in cases where direct access to an arterial street exists. The M.L. zone also permits several uses by Special Exception. The I.M. district regulations are found in Section 259.2H.

Regulations governing the D.R. zones may be found in Section 1B01.1A of the Baltimore County Zoning Regulations. D.R. 5.5 and D.R. 16 zoning would permit a density of 5.5 and 16 dwelling units per acre, respectively.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon information provided and analysis conducted, staff recommends the applicants' request be denied for the reasons as follows:

- Rezoning the site to D.R. 16 is not consistent with the Master Plan which designates the site for Single-Family Attached residential uses (e.g., townhouses). The allowable density under D.R. 16 zoning is much higher than is necessary for the

development of single-family, attached housing. D.R. 16 zoning would allow for high-density garden apartments or 111 single-family dwellings. The existing D.R. 5.5 zoning allows for reasonable use of the property, including the development of single-family attached housing.

- The site is impacted by a power transmission line located adjacent and parallel to the northwest boundary of the site. Increasing the allowable density on this property would make it more difficult to adequately buffer future dwellings from possible adverse effects of the power line.

INTER-AGENCY COMMENTS

Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

*Office of Student Data
Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204*

December 1, 1994

Mr. Jeff Long
Community Planner
Office of Planning & Zoning
Mail Stop 1108

RE: Zoning Reclassification cycle III
October, 1994-April, 1995

Dear Jeff:

Thank you for meeting with me to discuss the Cycle III
Reclassification Process.

Of the five petitions, only two refer to residential
reclassification.

Item #5 - Case No. R-95-140

Property location - N/S Bird River Rd., 127' N. of
Lannerty Rd.

Existing Zoning - D.R.-5.5 + M.L.-I.M.
Proposed Zoning - D.R.-16

Zoning would allow for 111 single family dwellings.

This property is located in the Glenmar Elementary, Middle
River Middle and Kenwood High School Districts.

111 S.F. x .236 = 26 Elementary Students
111 S.F. x .071 = 8 Middle Students
111 S.F. x .107 = 12 High Students
46 Total Yield

If you have any questions, please do not hesitate to contact
me at 887-4215.

Sincerely,

/s/
Barbara Pickelsimer,
Field Representative
Office of Student Data

Memo To File

R-95-140

Irvin Hawkins /Dorothy Hawkins -Legal Owners
Robert E. Lund /Gunter Homes - Contract Purchaser

5/02/95 -Letter received from Robert E. Lund, President of Gunter Homes /Petitioner -Contract Purchaser, in which Petition for Reclassification is withdrawn; copy to PC.

-T/C to Ms. Dorothy Hawkins to confirm withdrawal of petition; at her request, also telephoned Andrew Segall, real estate agent to confirm same. Mr. Segall indicated that, if Gunter Homes is not pursuing reclassification, there will be no hearing on Wednesday, May 3, 1995, and there will be no representation on the part of Petitioners at the scheduled hearing; and Petition is to be withdrawn.

Order of Dismissal to be issued by Board.

BALTO COUNTY BOARD OF APPEALS
BALTO. COUNTY, MD

5/3/95

RE: R 95140

DEAR SIR:

WE HEREWITHIN WITH DRAW OUR

REQUEST FOR A PARTITION FOR A ZONING

RECLASSIFICATION.

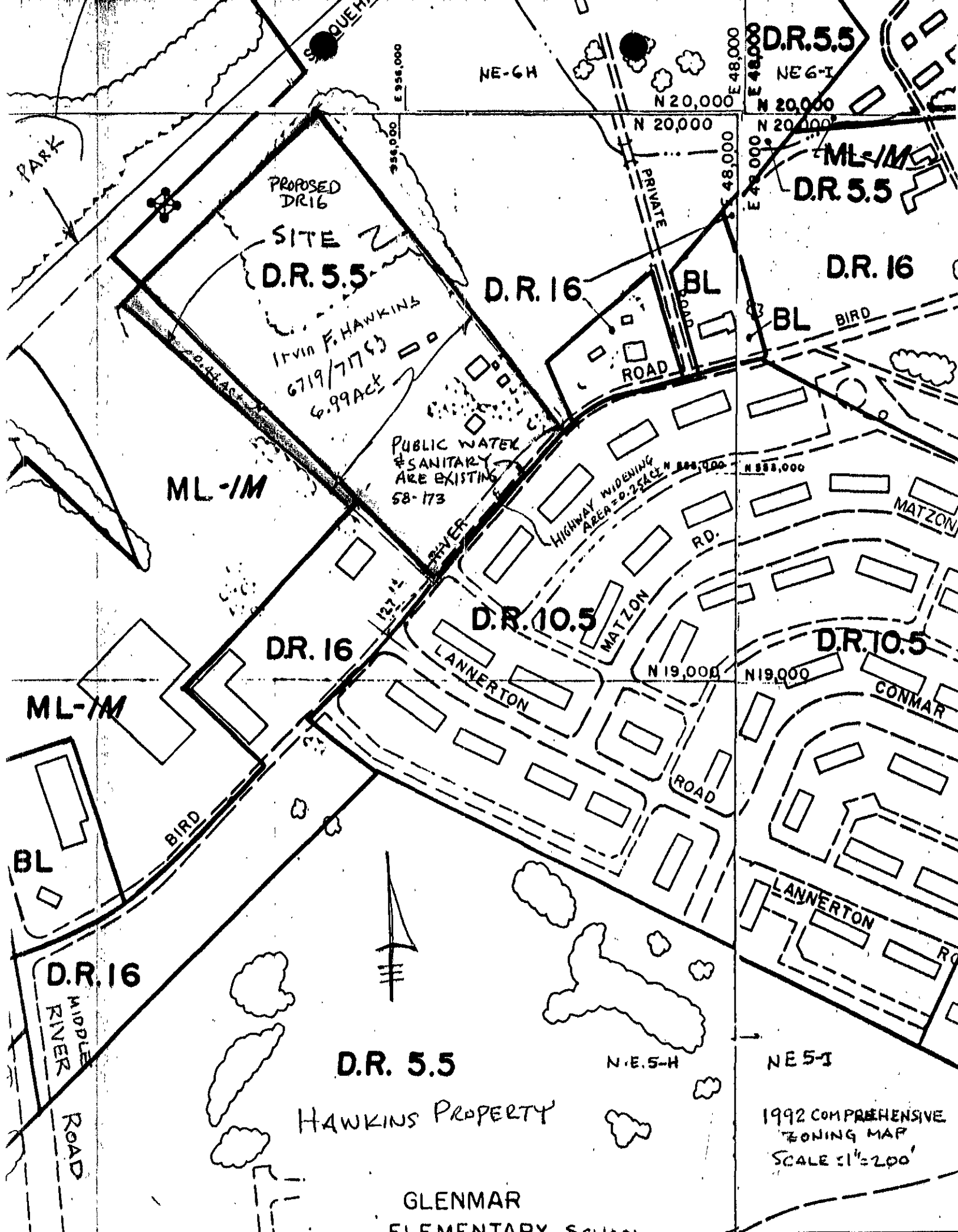
Sincerely Yours,

Robert S. Lusk pres.

ERV & DOROTHY HAWKINS / GUNTER MANOR HOMES INC.

95 MAY -2 PM 2:04

RECEIVED
COUNTY BOARD OF APPEALS



D.R. 5.5

NE 6-1

N 20,000

ML-1M
D.R. 5.5

D.R. 16

BL BIRD

MATZON

D.R. 10.5

CONMAR

LANNERTON

RD

D.R. 5.5

HAWKINS PROPERTY

GLENMAR

ELEMENTARY SCHOOL

1992 COMPREHENSIVE
ZONING MAP
SCALE 1"=200'

PROPOSED
DR 16

SITE
D.R. 5.5

IRVIN F. HAWKINS
6719/71743
6.99 AC

PUBLIC WATER
& SANITARY
ARE EXISTING
58-173

D.R. 10.5

LANNERTON

HIGHWAY WIDENING
AREA = 0.25 AC N 888,000

MATZON

ROAD

DR. 16

BIRD

ML-1M

BL

D.R. 16

MIDDLE
RIVER
ROAD

NE-6H

N 20,000

PRIVATE

ROAD

BL

BL

N 888,000

N 19,000

N 19,000

N.E. 5-H

NE 5-1

IRVIN HAWKINS AND DOROTHY
HAWKINS /Legal Owners
Gunter Manor Homes, Inc. /
Contract Purchaser
N/s Bird River Road, 127' N
of Lannerty Road

R-95-140
Item #5, Cycle IV, 1994
15th Election District
6th Councilmanic District

From D.R. 5.5 (6.50 +/- acres) and M.L.-I.M. (.44 +/- acre)
to D.R. 16 6.94 acres +/- (Total)

August 31, 1994

Petition for Reclassification filed by Norman
W. Lauenstein, Esquire, on behalf of Irvin and
Dorothy Hawkins, Property Owners; and Gunter
Manor Homes, Inc., Contract Purchaser.

~~* Norman W. Lauenstein, Esquire
IRVINGTON BUILDING, Suite 200
809 Eastern Boulevard
Baltimore, MD 21221~~

Counsel for Petitioners

*appears never entered
per 4/20/95 note. Removed from
file*

* Irvin and Dorothy Hawkins
930 Middle River Road
Essex, MD 21221

Property Owners /Petitioners

Robert E. Lund, President
Gunter Manor Homes, Inc.
1117 Mace Avenue
Essex, MD 21221

Contract Purchaser /Petitioner

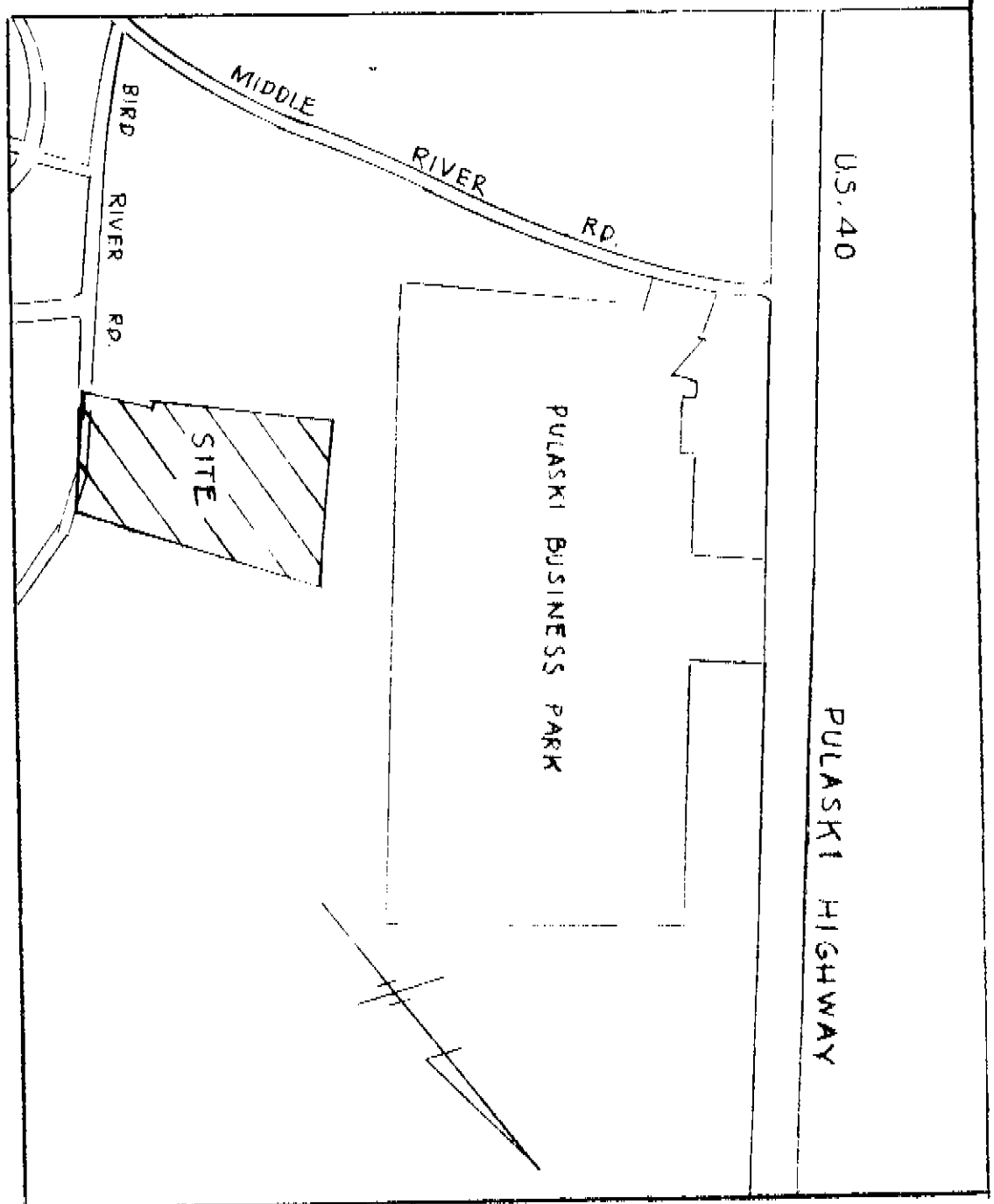
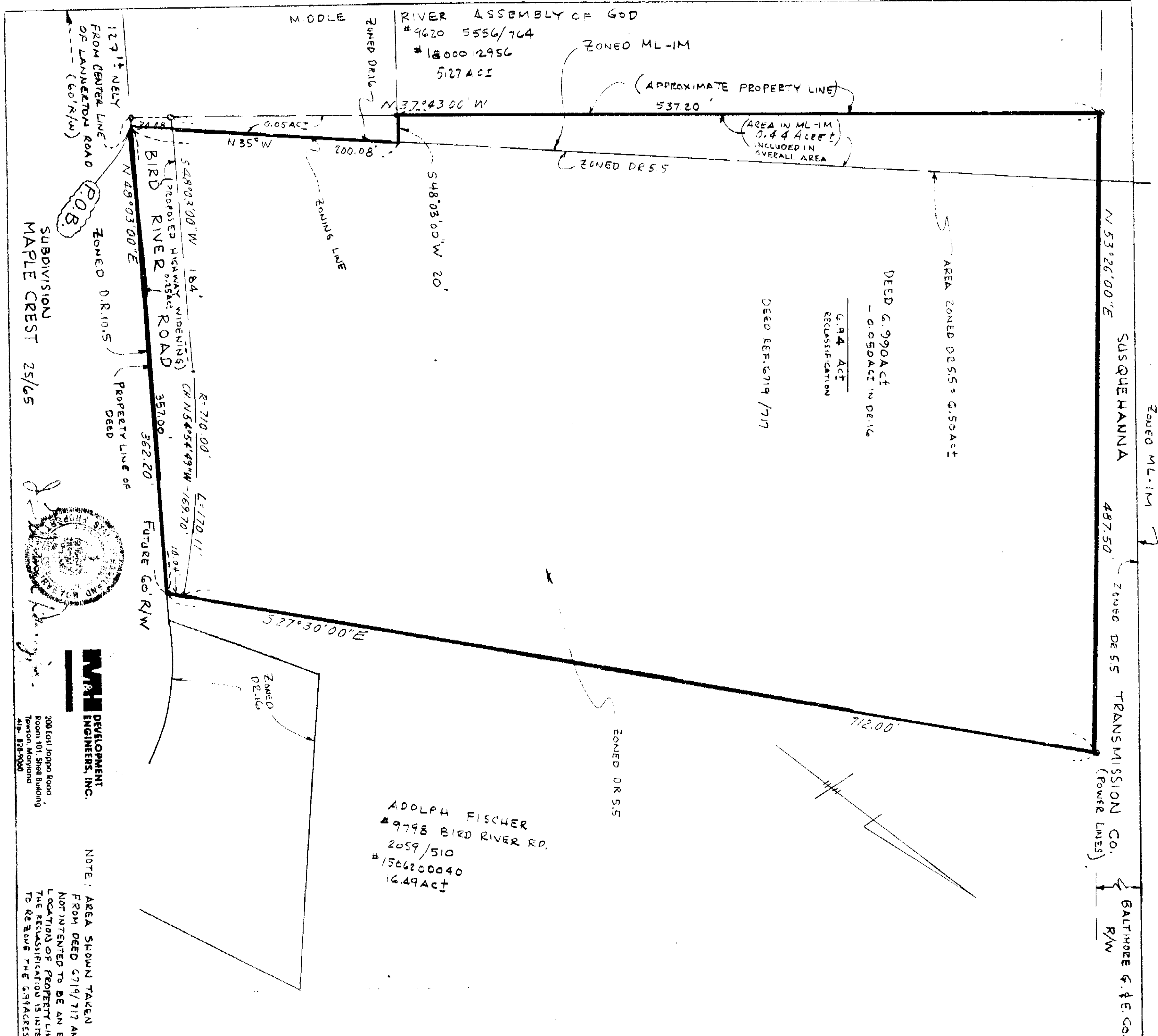
Andrew G. Segall
Suite 219, Village Square
Baltimore, MD 21210

M&H DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, MD 21204

James Earl Kraft
Baltimore County Board of Education
Mail Stop 1102-J

People's Counsel for
Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM



ADOLPH FISCHER
 #9798 BIRD RIVER RD.
 2059/510
 #1506200040
 16.49 AC±

SITE PLAN (UNDOCUMENTED)
 PLAN TO ACCOMPANY RECLASSIFICATION PETITION

HAWKINS PROPERTY
 15TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD.

R-95-140

SCALE: 1" = 50'

AUG. 30, 1994

DEVELOPMENT
 ENGINEERS, INC.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 410-828-9000

NOTE: AREA SHOWN TAKEN
 FROM DEED G719/717 AND
 NOT INTENDED TO BE AN EXACT
 LOCATION OF PROPERTY LINES.
 THE RECLASSIFICATION IS INTENDED
 TO REMOVE THE GRACIES TO DE-16.

Job #93-7375

COUNCILMANIC DISTRICT 6th
 NOT LOCATED IN CHESAPEAKE BAY
 CRITICAL AREA
 SITE IS NOT LOCATED IN A 100 YR FLOOD PLAIN
 NO MORTGAGE AREA.