

RE: PETITION FOR RECLASSIFICATION
from "R-6" to "R-1" Zone
N.E. of Darlington Drive 1080.00'
East of Oakleigh Road, 2nd Dist.,
Inter-City Land Company,
Petitioner - No. 65-113-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
his petition and the matter is dismissed without prejudice.

Zoning Commissioner of
Baltimore County

DATE: 9/15/64

October 10, 1964

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Townson 4, Maryland

Re: Petition #65-113-R

Dear Mr. Rose:

Will you kindly dismiss the above captioned petition,
which is the request to rezone from R-6 to R-1, the property on
the north side of Darlington Drive, 1080.00 feet east of Oakleigh
Road.

Very truly yours,

William Barnes Hall, President
Inter City Land Company

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Townson 4, Maryland

Date: September 22, 1964

FROM: Eugene J. Clifford
SUGGESTED BY: John G. Rose

SUBJECT: Petition 65-113-R
North side of Darlington Drive east of Oakleigh Road

The plan dated August 17, 1964 accompanying
subject petition has been reviewed.

The number of parking places provided is a
minimum in accordance with zoning requirements. More
than 10% of these parking spaces are located on property
on the opposite side of Darlington Drive from the proposed
retail stores.

The arrangement of parking places within the
retail area is likely to result in congestion within
the site and in the vicinity of the entrances on both
Oakleigh Road and Darlington Drive.

Space provided for deliveries appears to be
insufficient to provide for maneuvering of trucks.

Eugene J. Clifford, Chief
Bureau of Traffic Engineering

EJC:QNN:ach

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 2, 1964

FROM: George R. Sayre, Jr., Director

SUBJECT: #65-113-R, R-6 to R-1, North side of Darlington Drive,
1080.00 feet East of Oakleigh Road. Being property of
Inter City Land Co.

9th District

HEARING: Thursday, October 15, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed
the subject petition for reclassification from R-6 to R-1.
It has the following advisory comments to make with
respect to pertinent planning factors:

1. The subject property appears in part at least to have
been included in an earlier petition - #1397, for apart-
ment zoning. That petition was denied by the Zoning Com-
missioner on December 1st, 1961. After a hearing by the
Board of Appeals, the petition again was denied on December
17th, 1963. An appeal was taken to the Circuit Court but
there is no record regarding decision by the Court on this
petition. The planning staff asks these questions. Can
a petition for yet another kind of zoning classification
be requested prior to final decision being made through
the appeal process of an earlier request for the same
property for rezoning? If so and in any event, can a
petition for reclassification be entertained here prior
to the lapse of an eighteen (18) month period from the
date of the Board of Appeal's order in 1963?
2. Pending the answers to these questions, the planning staff
refrains from making any further comment regarding land
use and planning factors here.

GEG:bms

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Inter City Land Company, legal owner, of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone, for the following reason:

The reclassification and uses to be established on subject property are a mere
extension of previously approved zoning and shopping facilities. I feel that
the proposed uses are a public necessity and convenience in an area presently
and proposed for high residential density. I also feel that by re-zoning this
property it would increase the value of present and proposed development in the
immediate area with facilities of this type within walking distance.

This area has also been changed with the construction of the new Farring Parkway,
which enables traffic to disburse without delay.

See Attached Description

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

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

Nicholas J. Naughton
Contract purchaser
Address 1640 Gorseuch Avenue
Baltimore, Maryland 21218
Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day
of September, 1964, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore
County, on the 15th day of October, 1964, at 1:00 o'clock
P.M.

(over)

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2413 HAVENLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY
AT NORTH SIDE DARLINGTON DRIVE BETWEEN
OAKLEIGH DRIVE AND GORSEUCH ROAD

BEGINNING FOR THE SAME at a point on the north side of Darlington Drive, 60 feet
wide, as laid out and shown on the plat of Resubdivision of Part of Section 4
Harford Park, recorded among the Land Records of Baltimore County in Plat Book
T.B.S. No. 16 folio 104, said point of beginning being situate at the southwest
corner of Lot No. 4 Block 39 as shown on said plat; thence leaving said point of
beginning and running with and binding along the north side of Darlington Drive
as proposed to be relocated by a curve to the left in the southeasterly direction
having a radius of 1080.00 feet for an arc distance of 316 feet plus or minus to a
point distant 300 feet plus or minus from the west side of Oakleigh Road; thence
leaving said north side of Darlington Drive as proposed to be relocated and running
North 00 degrees 51 minutes 00 seconds West 227.00 feet to intersect the south
side of the 40-foot Right of Way for Storm Drainage as shown on the hereinmentioned
plat of Harford Park; thence running with and binding along said south side of the
40-foot Right of Way for Storm Drainage by a curve to the left in the northeasterly
direction having a radius of 784.57 feet for an arc distance of 263 feet plus or
minus to the division line between Lots No. 4 and 5 Block 39 as shown on said
hereinmentioned plat; thence running with and binding along said division line,
South 14 degrees 00 minutes 30 seconds East 125.00 feet to the point of beginning.

JEC:f
8/24/64
4364-C

BRANCH OFFICE IN ASSOCIATION WITH: HARFORD SURVEY ASSOCIATES • BEL AIR • MARYLAND

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Mr. Nicholas J. Naughton
1640 Gorseuch Avenue
Baltimore, Maryland 21218

Nicholas J. Naughton
1640 Gorseuch Avenue
Baltimore, Maryland 21218
SUBJECT: #65-113-R, R-6 to R-1, North side of Darlington Drive,
1080.00 feet East of Oakleigh Road.

The Zoning Advisory Committee has reviewed the subject petition and
makes the following comments:

THE BUREAU

An additional proposed hydrant will be required on Oakleigh Road near the rear entrance.

OFFICE OF PLANNING & ZONING

Parking is inadequate in so far as circulation is concerned. It is suggested that the
petitioner's engineer contact the writer for details prior to revising the plan.

BUREAU OF TRAFFIC ENGINEERING

Will review and comment at a later date.

The following members had no comment to make:

Development & Rehabilitation Commission
State Health Commission
Health Department
Industrial Development & Action
Bureau of Urban-Land
Buildings Department
Bureau of Engineering

Yours very truly,

James E. Byer
Chief of Permit and
Petition Processing

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/15/64

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of the following dates before the 15th day of October,
1964, the first publication
appearing on the 10th day of October,
1964.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

TELEPHONE
923-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Disbursements
COURT HOUSE
TOWSON 4, MARYLAND

No. 27501

DATE 10/15/64

TO: Messrs. Cook, Hall and Howard
Loyale Building
Towson, Md. 21204

REMITTANCE TO ACCOUNT NO. 65-622

Advertising Contracting of Property for Inter City Land Co.
#65-113-R

10/15/64 4301 • 27501 TIP- • 4650

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 25337

DATE 9/18/64

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Commercial Contractors, Inc.
1640 Gersuch Ave.
Baltimore 18, Md.

BILLED BY: Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT \$50.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Inter City Land Co. #65-113- R PAID - Baltimore County, Md. - Office of Finance 9-21-64 5261 • 25337 TTP--	50.00 - 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-24-64
Posted for: Planning Team, Oct. 15-64 at 1:00 P.M.
Petitioner: Inter-city Land Co.
Location of property: N.E. of Darlington Dr. 1088.08' E. of Oakleigh Rd.
Location of Signs: B on Darlington Dr. approx 5' from N.E. corner of sign #2 at the dead end of
Remarks: Darlington Rd. and approx 125' from sign #1
Posted by: Robert Lee Brull Date of return: 10-1-64

PETITION FOR
RECLASSIFICATION
9th DISTRICT

ZONING: From R-6 to B.L.

LOCATION: North side of
Darlington Drive 1088.08 feet
East of Oakleigh Road

DATE & TIME: THURSDAY,
OCTOBER 15, 1964 at 1:00 P.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland

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

Concerning all that parcel of
land in the Ninth District of Bal-
timore County.

BEGINNING FOR THE SAME
at a point on the north side of
Darlington Drive, 60 feet wide,
as laid out and shown on the
plat of Resubdivision of Part of
Section A Harford Park, recorded
among the Land Records of
Baltimore County in Plat Book
T.B.S. No. 16 folio 104, said
point of beginning being situate
at the southwest corner of Lot
No. 4 Block 39 as shown on said
plat; thence leaving said point
of beginning and running with
and binding along the north side
of Darlington Drive as proposed
to be relocated by a curve to
the left in the southwesterly di-
rection having a radius of 1088.08
feet for an arc distance of 316
feet plus or minus to a point
distant 300 feet plus or minus
from the east side of Oakleigh
Road; thence leaving said north
side of Darlington Drive as pro-
posed to be relocated and run-
ning North 00 degrees 51 min-
utes 00 seconds West 227.00 feet
to intersect the south side of the
10-foot Right of Way for Storm
Drainage as shown on the here-
mentioned plat of Harford
Park; thence running with and
binding along said south side of
the 10-foot Right of Way for
Storm Drainage by a curve to
the left in northeasterly di-
rection having a radius of 784.57
feet for an arc distance of 263
feet plus or minus to the divi-
sion line between Lots No. 4 and
5 Block 39 as shown on said
hereinmentioned plat; thence
running with and binding along
said division line, South 14 de-
grees 00 minutes 30 seconds East
125.00 feet to the point of be-
ginning.

Being the property of Inter
City Land Company, as shown
on plat plan filed with the Zon-
ing Department.

BY ORDER OF
JOHN G. ROSE
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., September 30, 1964

THIS IS TO CERTIFY, that the annexed advertisement of
Inter City Land Company

was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive week before the
22 day of September 19 64; that is to say,
the same was inserted in the issues of 9-23-64

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

EXIST FIRE HYDRANT

EXIST BRIDGE

EXIST 2" SEWER

PROPOSED

EXIST 10" ZW 40' STORM DRAINAGE

EXIST ZONING R.O. EXIST USE - VACANT

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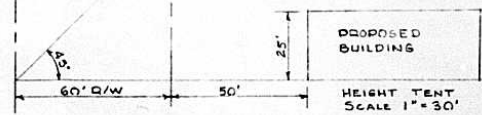
LOCATION MAP
SCALE 1" = 1 MILE

GENERAL NOTES:

1. SCALE 1" = 50'
2. ELECTION DISTRICT NO. 9
3. OFF STREET PARKING DATA:
USE - RETAIL STORES
TOTAL FLOOR AREA - 37,000'
NO. SPACES REQ'D - 185
NO. SPACES PROV'D - 203
PARKING SP. SIZE - 18' x 180'
PAVING - ASPHALT CONC. 6" BASE
NO. PLANT MIX TOP
LIGHTING - AS SHOWN
4. UTILITY REFERENCE DRESS:
SEWER - 40" DIA. 4' DIA. 102'
WATER - 40" DIA. 102' x 122'
STORM - 24" DIA. 5' DIA. 122'
ROAD - 6" DIA. 102' x 122'
5. EXISTING ZONING - R.O.
EXISTING USE - VACANT
PROPOSED ZONING - BL
PROPOSED USE - RETAIL STORES

- 3(A) OFF STREET PARKING DATA.
PARCEL A ONLY
TOTAL FLOOR AREA - 8075
NO. SPACES REQ'D - 41
NO. SPACES PROV'D - 80

#65-113R



PLOT PLAN TO ACCOMPANY ZONING PETITION
NICHOLAS B. MANGIONE PROPERTY
NORTH SIDE DARLINGTON DRIVE BETWEEN
MARLBOROUGH DRIVE & GLENCOE ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 9
SCALE 1" = 50'