

64-187R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

1. Mistake in original zoning.
2. Change in the neighborhood.
3. The present zoning denies your Petitioner any reasonable use of its property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address: **Richard C. Murray**
 ATTORNEY AT LAW
 22 W. PENNSYLVANIA AVE.
 TOWSON, MARYLAND 21204
 Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of January, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 12th day of March, 1969, at 10:00 o'clock.

10:00P
 3/12/69
 Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION
 FROM R-6 ZONE TO R-A ZONE,
 East side of Wycliffe Road and Perring
 Parkway, 9th District - The Inter-City
 Land Co., Petitioner
 7214 Old Harford Road, 21234

BEFORE THE ZONING
 COMMISSIONER OF
 BALTIMORE COUNTY
 Petition No. 69-187-R

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal on behalf of the Petitioner in the above entitled matter to the County Board of Appeals of Baltimore County, Maryland.

Richard C. Murray
 22 W. Pennsylvania Avenue
 Towson, Maryland 21204
 825-1515
 Attorney for Petitioner



RE: PETITION FOR RECLASSIFICATION
 from an R-6 zone to an R-A zone
 E/S Wycliffe Road and
 Perring Parkway,
 9th District
 The Inter-City Land Co.,
 Petitioner

BEFORE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 No. 69-187-R

ORDER OF DISMISSAL

Petition of The Inter-City Land Company for reclassification from an R-6 zone to an R-A zone, on property located on the east side of Wycliffe Road and Perring Parkway, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed August 4, 1969 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner-appellant be dismissed and withdrawn as of August 4, 1969.

It is hereby ORDERED this 5th day of August, 1969 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

John A. Sawik, Acting Chairman

W. Giles Parker

Walter A. Keller, Jr.

EVANS, HAGAN & ASSOCIATES

4800 ELANDER AVENUE • BALTIMORE, MD. 21214 • PHONE 426-2144

CAMPBELL, MD. 21113 • 539 POPLAR ST. • 228-1350

WESTMINSTER, MD. 21157 • 115 E. MAIN ST. • 848-1700

May 26 1967

DESCRIPTION OF PARCEL 8 HARFORD PARK

FOR REZONING FROM R-6 TO R-A

BEGINNING for the same at a point on the east side of Wycliffe Road, 50 feet wide, as shown on the Plat of Division of Lots 11 to 35, Block D, Final Amended Plat D, Harford Park recorded among the Land Records of Baltimore County in Plat Book C.L.B. No. 24 folio 84, said place of beginning being situate at the intersection of said east side of Wycliffe Road with the division line between lots 29 and 30 as shown on said plat, thence leaving said place of beginning and binding on the east side of Wycliffe Road North 00 degrees 27 minutes 30 seconds East 190.03 feet to a point of curve, thence still binding on Wycliffe Road by a curve to the left with a radius of 95 feet in a northwesterly direction for a distance of 118.78 feet to the end of said curve, thence still binding on Wycliffe Road North 71 degrees 10 minutes 36 seconds West 7.36 feet to the eastern right-of-way line of Perring Parkway, 120 feet wide, there laid out, thence running and binding on said east side of Perring Parkway by a curve to the left with a radius of 1969.86 feet in a northeasterly direction for a distance of 369.74 feet, thence leaving said east side of Perring Parkway and running for a new line of division through the property of Inter City Land Company South 10 degrees 44 minutes East 435.17 feet to intersect the easternmost outline of the aforementioned plat, thence running and

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Description of Parcel 8 Harford Park for Reasoning

Continued:

binding on a portion of said eastern outline South 03 degrees 20 minutes 55 seconds East 188.32 feet and South 03 degrees 06 minutes 01 seconds West 45.45 feet to the first hereinafter mentioned division line, thence leaving the outline of said plat and running and binding on said division line North 89 degrees 32 minutes 30 seconds West 105.55 feet to the place of beginning. Containing 1.30 acres of land more or less.

Note: This description is to be used for zoning purposes only and is not intended to be used for conveyance.



L. W. Evans

INTER-CITY LAND COMPANY
 for Reclassification from R-6 to
 R-A, E/S Wycliffe Road and
 Perring Parkway, 9th District
 3/13/69- Reclassification DENIED
 by Zoning Commission

COUNTY BOARD OF APPEALS
 COUNTY OFFICE BUILDING
 Case No. 69-187-R

ORDER OF DISMISSAL

Please dismiss the appeal in the above entitled matter.

Richard C. Murray

Cook, Mudd, Murphy and Howard
 Attorneys for Applicant and
 Appellant

Copy sent to James P. Pallace, Jr., Esquire, Attorney for Protestants this 1st day of August, 1969.

Richard C. Murray

Page 2

Richard C. Murray, Esq.,
 22 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Item 170

February 6, 1969

BUREAU OF ENGINEERING: (Continued)

Sanitary Sewers: This site can be served for the sanitary interconnector in Harford Run; however, some restrictions will have to be placed due to infiltration into the system and possible back up into the proposed structures.

Water: Public water is available to serve this property. There is an existing water main in Wycliffe Road.

PROJECT PLANNING DIVISION: The subject property is located on the North Eastern Master Plan as part of a stream valley park. From a site planning viewpoint, this is a far superior use for the property than that proposed because, even with clearing and grading as shown on the plan, the finished site would still contain a hazardous entrance drive at better than 12% and very little usable open space for the residents.

BUREAU OF TRAFFIC ENGINEERING: Prior to any approval by this office, a profile of the drive into the subject site must be submitted to this office.

FIRE DEPARTMENT: Plan fails to show location of nearest fire hydrant, which is to serve the site. Fire Department shall require this to be shown.

HEALTH DEPARTMENT COMMENTS: Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BOARD OF EDUCATION: There will only be an increase of approximately two students if a change is made.

INDUSTRIAL DEVELOPMENT: This office has no comment.

BUILDING ENGINEER'S OFFICE: This property is adjacent to a large stream in rear with a very steep incline from the street to the stream. In order for a permit to be issued on this site, plans must be submitted showing relationship of this building to the stream and also showing setbacks from property lines.

Rec'd 8-4-69
 3:40 PM

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 170

February 6, 1969

STATE BONDS COMMISSION:
The proposed development will have no adverse effects on the State Highway; therefore, this office has no comment.

ZONING ADMINISTRATIVE DIVISION:

In view of the comments by the Bureau of Traffic Engineering a revised plan showing the profile of the proposed entrance must be submitted to this office prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

LOW OFFICES
Richard C. Murray

Honorable John G. Rose
County Office Building
Towson, Maryland 21204

Re: Petition No. 69-187-R

Dear Mr. Rose:

Enclose herewith please find an Order for Appeal in the above matter together with any check in the amount of \$70.00.

Very truly yours,

Richard C. Murray

RCM:jj

Enclosures

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1969

Oliver L. Myers
Chairman

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from R-6 zone to an R-A zone

Location: Cor. of E. & N.E. side of Wycliffe Rd. & E/S Perring Pkwy.

Petitioner: The Inter-City Land Company

Committee Meeting of January 28th, 1969

Item 170

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved with the property is the most improved with ranch style and one and a half story cottage dwellings, 10 to 15 years old, in good repair. Immediately to the south exists the same type of dwellings, 10 to 15 years old, in good repair. Immediately to the east across the flood control area, two sub-divisions are presently under construction. The entire frontage of the property along Wycliffe Road and Perring Parkway are curbed with concrete curb and gutter. The topography of the property is such that approximately 30 ft. to the east of the right of way line of Wycliffe Road is an open green with the existing Wycliffe Road; however, it drops sharply and slopes downward towards the flood control plain.

BUREAU OF ENGINEERING:

Highways: Access to this site will be from Wycliffe Road, which shall need no additional improvements at this time.

Storm Drains: Channel improvement of Herring Run will be required in connection with the improvements of this site. Considerable fill will have to be placed to set the property above flood elevation.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 23, 1969

FROM: George F. Saville, Director of Planning

SUBJECT: Petition #69-187-R. Reclassification from R-6 to R-A Zone. East side of Wycliffe Road and Perring Parkway. The Inter-City Land Company, Petitioners.

9th District

HEARING: Wednesday, March 12, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject proposal for reclassification from R-6 to R-A zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. The subject property was included as part of a larger request (Zoning Case # 33-97) requesting apartment zoning. That case was initiated and was completed in the Court of Appeals prior to the formal adoption of the Northeast Area Zoning Map in August, 1966. The subject property also was a specific issue in the proceedings before both the Planning Board and the County Council. Apartment zoning was not recommended on the planning map. It was not included after specific review on the map adopted by the County Council. We believe that the map is correct and that no changes have occurred which would justify apartment zoning classification here.

GEG:bm

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 60889
DATE: March 14, 1969

TO: Inter-City Land Co.
7018 Old Harford Road
Baltimore, Md. 21234

Being Cpt. of Baltimore County

REPORT TO ACCOUNT NO. 01-622
QUANTITY
ADVERTISING and posting of property
#69-187-R
70.50

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT
\$70.50
COST

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 62153
DATE: 4/15/69

TO: Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Md. 21204

Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622
QUANTITY
Cost of appeal - property of The Inter-City Land Co.
No. 69-187-R
70.00

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT
\$70.00
COST

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 60851
DATE: Feb. 17, 1969

TO: Richard C. Murray, Esq.,
22 W. Pennsylvania Ave.
Towson, Md. 21204

Being Cpt. of Baltimore County

REPORT TO ACCOUNT NO. 01-622
QUANTITY
Petition for Reclassification for The Inter-City Land Company
#69-187-R
50.00

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT
\$50.00
COST

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3 Signs
District: 9H
Posted for: Thomas W. March 12, 1969
Petitioner: Inter-City Land Co.
Location of property: E. & S. Wycliffe Rd. & Perring Parkway
Location of Signs: 2 Posted on E. & S. Wycliffe Rd. 1 Posted on Perring Parkway
Remarks: Mark H. Rose
Posted by: Mark H. Rose
Date of return: Feb. 26-69

CERTIFICATE OF PUBLICATION
TOWSON, MD. FEB 20 1969

THIS IS TO CERTIFY, that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 28 consecutive weeks before the 19th day of March, 1969, the 28th publication appearing on the 20th day of February, 1969.

THE JEFFERSONIAN,
Manager

Cost of Advertisement: \$.....

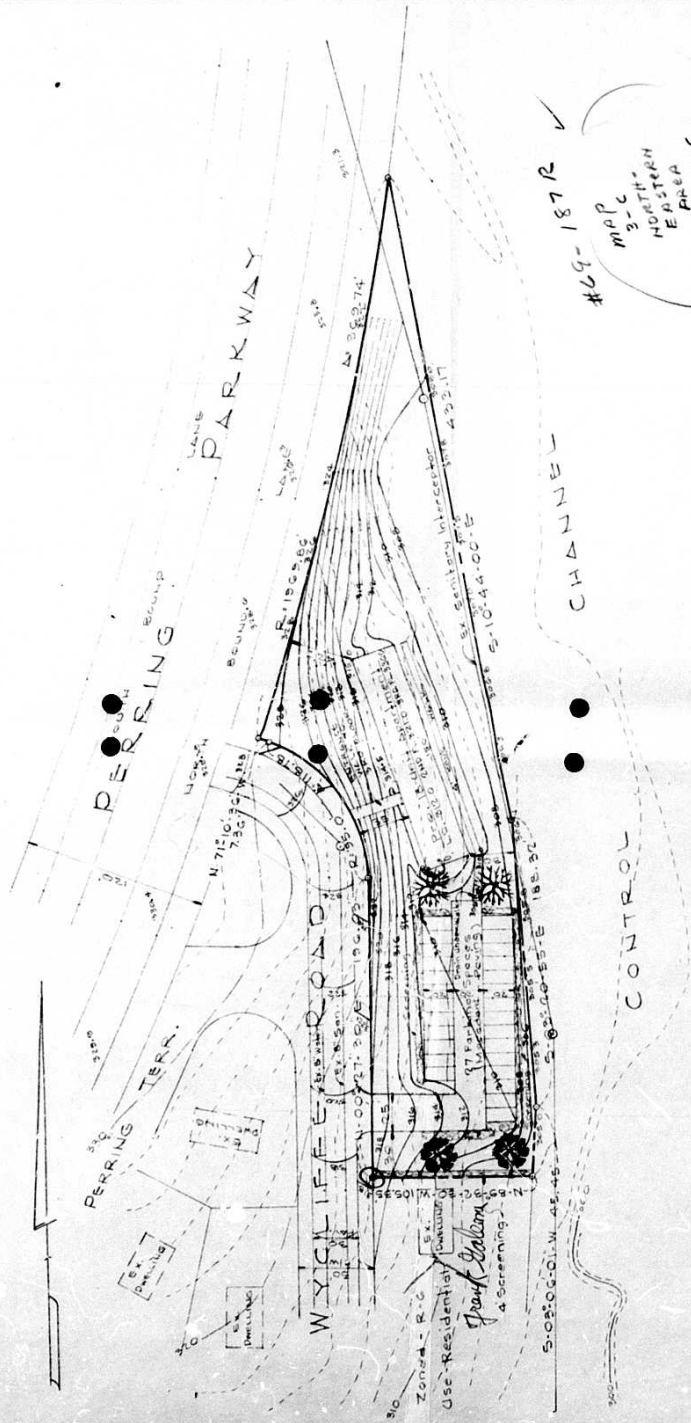
OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 February 24, 1969

THIS IS TO CERTIFY, that the aforesaid advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One (1) week before the 24th day of Feb., 1969, that is to say, the same was inserted in the issue of February 20, 1969.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3 Signs
District: 9H
Posted for: The Inter-City Land Co.
Petitioner: The Inter-City Land Co.
Location of property: E. & S. Wycliffe Rd. & Perring Parkway
Location of Signs: 2 Posted on E. & S. Wycliffe Rd. 1 Posted on Perring Parkway
Remarks: Mark H. Rose
Posted by: Mark H. Rose
Date of return: Feb. 30-69



Notes:
 Election District - N-3
 Area of Property - Gross - 1.47 Acs
 Net - 1.150 Acs
 Existing Zoning - R-10
 Proposed Zoning - R-10
 Net of Proposed Units - 18
 Gross Density - 12.2 Units/Ac.
 Net Density - 13.8 Units/Ac.
 Net of Proposed Parking Spaces - 25 (5' x 20') 1800
 Existing Use - Unimproved
 Building Height Max. - 35

#69-187R ✓
 MAP
 3-C
 NORTH
 EASTERN
 AREA
 NE-8-C
 RA

EVANS, HAGAN & ASSOCIATES
 SURVEYING & CIVIL ENGINEERING
 4200 ELSHORE AVE. - PHONE 426-2144
 BALTIMORE, MARYLAND 21214

DATE: May 17, 1961 SCALE: 1" = 50'

