#71-100 RX PETITION OR ZONING RE-CLAS IFICATION AND/OR SPECIAL EXCEPTION 2-6 L or weThe Inter-City Land Companyegal comer of the property situate in Balti-nore Ounty and which is described in the description and plat at accept hereto and made a part hereof, N D ATHhereby petition (1) that the roning status of the herein duscribed property be re-classified, pursuant Elistical zone to an ARIA to the Zoning Law of Baltimore County, from an. R-6... NE-8-C R-A ____zone; for the following reasons: RA-X 1. Mistake in original zoning. Change in the neighborhood. The present zoning denies your Petitioner any reasonable use of and (4) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices

See attached description NEW TO DESCRIPTION OF THE PROPERTY OF THE PROP

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 roning restrictions of Baltimore County ado 'ed pursuant to the Zoning Law for Baltimore Way True Hace The Inter-City Land Company Legal Owner

Address 7214 Old Harfor Road Baltimore, Maryland 21234. Ames Hausey Beltimore had 122

., 196'70, that the subject matter of this prittion be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, tant property be posted, and that the public hearing be had before the Zonin x Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore __day of____September

9116170

3/5

ORDER RECEIVED FOR FILING

DATE 10/9/20

RE: PETITION FOR REGLASSIFICATION AND SPECIAL EXCEPTION NE/corner of Oakleigh and Harford Valley Drive - 9th District The Inter-City Land Company -Petitioners BEROOF THE DEPUTY ZOUTHO COMPLESSIONER OF Petitioners NO. 71-100-RX (Stem 315) BALTIMORE COUNTY

0

The Petitioner has withdrawn his Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9 day of October, 1970, that the said Petition be and the same is hereby DISMISSED

1 111

IN THE MATTER OF THE APPLICATION OF INTER-CITY LAND COMPANY

PETITION TO ACCOMPANY ZONING PETITION

This Petition seeks rezoning from R 6 to R A with a special exception for office use.

The property is bi-sected by Harford Valley Drive and part of it is adjacent to a major drainage reservation. Since the adoption of the original zoning, improvements have continued to Perring Parkway with additional traffic and the property is within the vicinity of Oakleigh Shopping Center and Perring Parkway Shopping Center where commercial uses have been intensified. A short distance to the soud: a service station has been erected which was granted in Pecition 5620XA,

The property is similarly situated to a recommended R.A. zone on the proposed studies of the Planning Board.

> Richard C. Murray Cook, Mudd, Murray & Howard 22 W. Pennsylvania Avenu-Towson, Maryland 21204 Phone 823-4111 Attorney for Petitioner

#71-100RX

REFORE THE ZONING

BALTIMORE COUNTY

COMMISSIONER OF



#71-100 RX NE-8-C RA- K

DESCRIPTION OF PROPERTY AT HARPORD VALLEY DRIVE AND EXCHEIGH HOAD 9th SLECTION DISTRICT, BALTIKORE COUNTY, MARYLAND.

9th *LECTION DISTRICT, BALTINGRE COUNTY, MARYLAND.

EEMINING FOR THE SAME at a point on the east side of Cakleigh Road and in the northwest corner of Parck Ras shopt on Flat 5 harford Barksthence leaving said Cakleigy Road and binding along the Outlone of said Raroll 8 the 13 secondy Bark 170,39 feet, (2) South 13 degrees 03 minutes 03 seconds East 170,39 feet, (2) South 13 degrees 03 minutes 03 seconds East 10,49 feet and (3) South 21 degrees 30 minutes 03 seconds East 51,02 feet to intersect the north side of Harford Valley Drive, 50 feet wide; thomes running with and binding along said into the side of Barford Harbor 10 minutes 00 seconds West 148 feet, (2) by a curve to the right having a radius of 200,00 feet for an ore distance of 109,65 feet, (3) North 80 degrees 00 minutes 03 seconds West 42,61 feet and (4) North 42 degrees 02 minutes 12 seconds West 42,61 feet and (4) North 42 degrees 02 minutes 12 seconds West 42,61 feet and (4) North 42 degrees 02 minutes 12 seconds West 42,61 feet and (4) North 42 degrees 02 minutes 12 seconds West 52, thence 12 minutes 28 seconds East 91,94 feet to the roint of beginning of the parks of the parks of the parks of the Seconds Seat 91,94 feet to the roint of beginning to the Second 18 feet 1

BETHE Farcel B.es shown on Plat E. Harford Park.

BEGINHING FOR THE SECOND at a point on the south side or Harford Valley
Drive at 11s intersection with the northerly side of Earth Brainage
and Utility Reservation as supplying the Parkithence Unding
along salid process. (1) by a/court to the left having a radius of 250,000 feet
for an arc distance of/137.4% feet and (2) North 68 degrees 30 minutes
Os seconds East 70,007 feet to a point thence leaving said Earford Valley
Drive and running South 21 degrees 30 minutes 00 seconds Sast 79 feet /
more or less to intersect the beforesentioned northerly side of Storm
Drainage and Utility Reservation; thence bearing said Earford Valley
the following two courses of or an arc distance of 80 feet one or less
and (2) North 80 degrees 30 minutes 00 seconds West 152,80 feet to the
point of beginning; containing 0.14 acres more or less.

BEING part of lot 14,as shown on Plat 1, Harford Fark.

2/3/1969



BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Edward Hardesty ATTN: Oliver L. Myers Date_ May 22, 1970 FROM. Ellsworth N. Diver, P.E.

SURBET. 19ee 315 (1990-1970)
There-thy Land Company
The common control and distributed Valley Drive
Present Zoning: 8-5
Proposed Zoning: Reclassification to PA with Special
Exception for offices District: 9th No. Acres: 0.679 Acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

The solvent site is a part of the subdivision known as Harford Park, Plat E, which has been recently recorded among the land records of Baltimore County in Liber of 2-1. 33 at follow 69. All required highway improvements and utilities have been provided for in the execution of prepared in connection with the proposed subdivision has revealed that the subject state will be subject to Clouding under 50 year design storm criteria. This possibility will exit until such that that the existing colvent in Calchigh Road is reconstructed or supplemented; however, no such improvements are proposed at that time.

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM: RMD: ss

"N" S.E. Key Sheet 28 N.E. 11 Position Sheet N.E. 7-C 200' Scale Topo

BALTIMORE COUNTY BOD OF EDUCATION

ZONTHG ADVISORY CONSCITTED MEETING OF MAY 12, 1970

Petitioner: INTER - CITY LAND Co. Idention: Checerou & Harrons Vaccey Dr. District: 9 Present Zoning: R.6

Proposed Zoning: QA WITH S.C. For offices

Comments: OFFICES WOULD HAVE NO BEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Date May 14, 1970 FROM ... Everett Read, Plans Review ...

SUBJECT: #315 Inter-City Land Co.
M.E. Cormer, Calkleigh & Marford Valley Drive
District: 9

Petitioner to comply visa all amplicable requirements of Baltimore County Building Code and regulations when plans are submitted. Also, see Section hol.

BALTIMORE COUNTY, MARYLAND FARTHENT OF TRAFFIC ENGINEE JEFFERSON BUILDING TOWSON, MARYLAND 21204

Mr. Edward D. Hardesty Attn: Oliver L. Myers C. Richard Moore

Date July 7, 1970

Item 315 - ZAC - May 12, 1970 Property Gymer: Intor-City Land Company NE Corner Oekleigh & Herford Valley Drive Neclassification to RA with S.E. for offices SUBJECT:

The subject petition is requesting a change from R6 to RA with special / "sption for offices. The e trances as shown do not meet County standard." Due to the size of the site, there should be no major increase a traffic volumes.

ER Reed

TO: Mr. Edward D. Hardosty, Zoning Commissioner Attention: Mr. Nears

DATE: May 19, 1970

SUBJECT: Property Owner: Inter-City Jand Company

Location: E/E corner, Cakleigh and Harford Valley Drive

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Lt. T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date May 15, 1970 TO Mr. Oliver Myers FROM. Iab J. Forrest

SUBJECT. Item 315 - Zoning Advisory Committee Meeting, May 12, 1970

315. Property Owaer: Inter-City Land Company
Location: N/E corner Oakleigh & Harford Valley Dr.
Present Zening: R-6
Proposed Zoning: Reclass. to RA with Special
Exception for offices

District: 9th
No. Acres: 0.679 acres

Public water and sewers are proposed for this 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.

Water and Sewer Section BUREAT OF ENVIRONMENTAL HEALTH

August 31 - 19 70

IJ?/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissionage September 16, 1970

FROM Mr. George E. Cavrellis, Director of Planning

SUBJECT, Petition F71-100-RX. Northeast corner of Caklaigh and Harford Valley Drive South side of Harford Velley Drive S2.80 feet east of Oaklaigh Road Petition for Reclastification from R-6 to R.A. Petition for Special Exception for Office and Office Building The Inter-City Land Company - Petitioners

HEARING: Wednesday, September 16, 1970 (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.A. zoning, together with special exception for

The Planning Staff is apposed to both the requested reclasification to R.A. zoning and the special exception for affices. We feel - as does the Planning Board in connection with its recommendation for competensively rezoning this area - that this zoning constitutes spot zoning. R.A. zoning here would not be in accordance with the comprehensive plan, would create land we potential which are not compatible with those of adjaining single family properties, and would offer no appartunities for services which could not be offered nearby within the context of established or recommended zoning.

GEG:msh

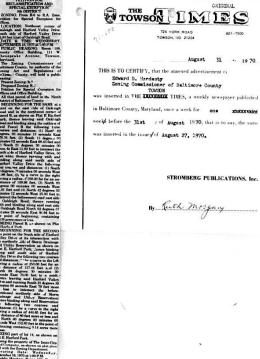


7/-110

TELEPHONE 494-2413 BALTIMORE COUNTY, MARYLAND Me. 7389 -OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 97.56 IMPORTANT: MAKE CHECKS PAYABLE TO BALLTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

CERTIFICATE OF POSTING #71-100-KX RYMENT OF BALTIMORE COUNTY Date of Posting Aug. 27- 1970 ted Hally Sa. 52 St. East of Mableigh Rd of Deal on Calling the 2 South on Horgest Pale of return: Sept 31/1970



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CERTIFICATE OF PUBLICATION
TOWSON, MD. August 27, 1970 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 ofore time
day ofSeptember, 1970 the first publication
appearing on the 27th day of August 19. 70.
A THE JEFFERSONIAN
Manager.

TELEPHONE BALTI ORE COUNTY, MARY AND No. 73790 OFFICE OF FINANCE COURT HOUSE IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

