## #71-101PX 2 PETITION I OR ZONING RE-CLASSIFICATION AND/OP SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF EALTIMORE COUNTY:

I, or we The Inter-City Land Companies of the property situate in Baltimore WORTH County and which is described in the description and plat attached Liveto and made a part befoot, PASTORAL hereby petition (1) that the owing status of the herein described property be re-classified, pursuant zone to an SEC.3-C to the Zoning Law of Baltimore County, from an R-6

.....R-A....zone; for the following reasons:

Mistake in original zoning.

Change in the neighborhood.
 The present zoning denies your Petitioner any reasonable use of its

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

MAR NO MARK Species Manageria, visitas marketa astrografia (no mark astrografia magnificado de Markata). THE PARTY OF THE P

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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltim Wegganes Hall

The Inter-City Land Company Address 7214 Old Harford Road

lutar ( haway 22 W Unneybornes dec Protestant's Attamey
150, Canton Land Alexander

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ORDER RECEIVED FOR FIL

DATE

NE-7-C

ORDERED By The Zoning Commissioner of Baltimore County, this 11th ....., 1970..., that the subject matter of this petition be advertised, as of August required by the Zoning Law of Baltimore County, in two newspacers of general circulation through-County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September .... 1940 at 2: 00 ... o'clock



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION SE/corner of Darlington and Marborough Drives - 9th District The Inter-City Land Company -Petitioners BEFORE THE DEPUTY OF Petitioners NO. 71-101-RX (Item 342) BALTIMORE COUNTY

111 111 111 111

The Petitioner has withdrawn his Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, tota 9 day of ctober, 1970, that the said Petition be and the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

111 111 111 111

IN THE MATTER

#71-10112X

OF THE APPLICATION OF

BEFORE THE ZONING COMMISSIONER OF

INTER-CITY LAND COMPANY

## PETITION TO ACCOMPANY ZONING PETITION

This Petition seeks the reclassification from R.6 to R. A. with a

The property fronts on Darlington Drive and Marlborough Drive. Since the adoption of the original zoning, Marlborough Drive has been relocated. A special exception for service station has been granted on adjacent property in Petition No. 5620XA. The property is in the immediate vicinity of the Perring Parkway Shopping Center and the Oakleigh Shopping Center in which commercial uses here been extended and intensified. As a result, the property is no longer suitable for R. 6 uses.

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



DESCRIPTION OF PROFERTY AT THE SOUTHEAST CORNER OF DAPLINGTON DRIVE AND MARLBOROUGH DRIVE,9th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point of intersection of the East side of Marlborough Drive,50 feet wide, with the boundary line between Baltimore County and Baltimore City; thence leaving wald boundary and running with and binding along said East side of Marlborough Drive Worth 00 degrees 51 minutes 00 seconds West 28,04 feet to a point of curve; thence still binding along Marlborough Drive by a curve to the left having a radius of 287.62 feet for an arc distance of \$18.10 feet and a chord of North 12 degrees 36 minutes 46 seconds West 117.27 feet and thence North 23 degrees 33 minutes 19seconds East 26.15 foet to intersect the Southerly side of Darlington Drive ,60 feet wide; thence binding along said Southerly side of Darlington Drive by a curve to the right having a radius of 1028.08 feet for an arc distance of \$56.77 twet and a chord of North 66 degrees 00 minutes 27 seconds East 156.15 feet to a point; thence leaving said Paryington Drive and running South 12 degrees 50 minutes 00 seconds East 243,65 frat to intersect the boundary line between Baltimore County and Baltimore City; thence binding along said boundary Due West 177.56 feet to the point of beginning; containing 0.75 acres more or loss. BEING part of Parcel 3 as shown on the Resubdivision Plat Part of Section A.Blocks 36,37,38 and 39 Harford Park, recorded among the Land Fecords of Baltimore County in Plat Book R.R.G. No.30, felio 72.

4/30/1970

PR ASSOCIATES

LAND SURVEYORS



342

## BALTIMORE COUNTY, MANYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM. Mr. George E. Gavrelis, Director of Planning

SURJECT Petition #71-101-RX. Southeast corner of Darlington and Mariborough Drives Petition for Reclassification. From R-6 to R.A.
Petition for Special Exception for Offices and Office Building 'ihe Inter-City Lund Company - Petitioners

9th District

HEARING: Wednesday, September 16, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject position for reclassification from R-6 to R.A. zoning, together with special exception for offices.

The Planning Staff supports the concept of creating R.A. zoning here. It is to be noted that the Planning Board has recommended such zoning here in connection with its adoption of a preliminary report ainset all comprehensively rezoning this portion of the County. R.A. zoning was recommended here because of this property's relationship to commercial usts on the west side of Maribaccyali Drive and on the north side of Darlington Drive. Both the Planning Staff and the Board felt that R.A. zoning here would result in a transitional zone which established uses intermediate between the commercial uses manifered above and other nearly

We endorse the request for the special exception on the basis that any possible granting is conditioned upon absolute compliance with a plan approved  $\omega_f$  the appropriate County generics and a requirement that any lighting for the parking be no higher than 8 feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date... June 12, 1970

FROM Ellsworth N. Diver, P.E.

SURFICT 1 Lea 3/2 (19/9-1970)

Therefly Curer: Inter-City Lead to.

1nt. \*C Barlinton Avenue and M/S

Marliners Avenue
Tracent Forther 8.6

Trappered Lander: Pedicase flection to WA with
District: 9th Special Concention For offices

District: 9th

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.

Darlington Drive is an e-doil of public ross which has been improved with a partial paylog section. The publicous will be responsible for ourb and paying to complete a 40-foot paying section on a 50-foot right-of-way.

Mariborough Trive is an existing sublic road which has been improved a partial paving section. The petitioner util be responsible for and paving to complete the 30-toot paving section on a 50-foot curb and paving

Storm Drains:

The petitioner must provide necessary drainings facilities (temporary or permissed) to prevent greating may mulances or desages to adjacent properties withly not concentration of surface sterm. Correction of any problem of the concentration of surface sterm. Correction installation of draining Facilities, would be the full trappositivity of the petitions.

Sediment Control:

Development of this property turouch stripting grants and stabilities for could result in a confiscut collution problem, demander private and stabilities for addison becomes and the property. A continue provide in the property of the prop

Item 3h2 (1969-100) Property Owner: in -City Land Co. June 12, 1970

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. There are existing 6-incl and 12-inch saritary sewers in Mariborough and Darlington Drives, as shown on Driving #81-29, #30 and \$5-105.

Public water is available to serve this property. There is an existing 8-inch water main in Darlington and Karlborough Drives, an above on Drawing #65-1257.

PND:EAM:DIMIES

BALTIMORE COUNT B OF EDUCATION

ZOWING ADVISORY CONHITTEE MEETING

Petitioner: INTER-CITY LAND Co.

Proceeding Diaconstruction Ave. of Marchanever Ave. District: 9

Present Zoning: Rc

Proposed Zoning: RA WITH SE FOR OUPLOSS No. of Acres C. 75

Corrents: Acreage too Small to Effect Stonest Population

GF G-msh

TO: Mr. Adward D. Hardesty, Zoning Commissioner Date: 6/3/70

FROM: Lieutement Thomas E. Kelly Fire Department

SHRIECT: Property Cunst Inter-City Land Company

location: Int. S/E Darkington Avenue and W/S Marlborough Avenue

I ten #352

Zoning Agenda Ray 26, 1970

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

TO: Mr. Edward D. Hardesty, Zoning Commissioner Sate: June 4, 1970

FROM: Light mant Thomas R. Jolly Fire Department

SUBJECT: Property Owner: Martex Properties, Incorporated

Location: M/S of Old Court Road opposide Intersection with Walker Avenue

1 tem # 350 Zondrg Agerda June 2, 1970

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

Fire hydrants for the proposed site are required and shall be in accordance with Saltimore County Standards. The hydrants shall be spaced at 500' intervals along an improved road.

Lt. T. E. Kelly

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers Date June 3, 1975

FROM ... lan J. Forrest .....

SUBJECT Item 342 - Zoning Advisory Committee Meeting, May 26, 1970

342. Property Owner: Inter-City Land Co.
Location: Int. S/E Darlington Ave. and
West/side Mariborough Ave.
Present Zoning: Reclass. to RA with Special
Exception for offices District: 9th No. Acres: 0.75 acres

Public water and severs are available.

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

20101

IJF/ca

Date June 4, 1970

C. Richard Moore

SUBJECT: Item 342 - ZAC - Nay 26, 1970
Property Owner: Inter-City Land Co.
Darlington Avenue and Mariborough Avenue
Reclassification to RA with special exception for offices

The subject petition is requesting a change from R6 to RA with special exception for office building.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

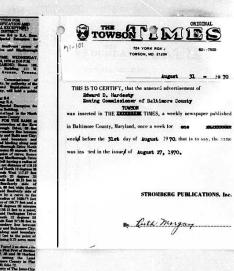
As R6, the site could generate 40 trips per day. As RA, 90 trips per day. As an office building the subject site will generate 220 trips per day. This volume should not create any major traffic problems from this site alone.

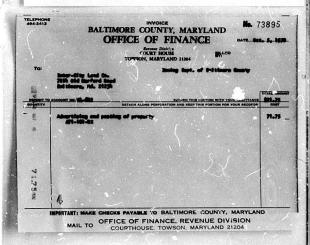
Everett B. Aud

ER: mch

CERTIFICATE OF PUBLICATION appearing on the 27th day of Suguet L. Leanh Sharth

Hearing Date: Werbeeder, Sep- tember 16, 1750 at 20 of M. Castly Office Seasons, 111 W. C. caseable Avenue, Verson, Maryland W. C. Castle, 112 W. C. caseable W. C. Castle, 113 W. C. caseable W. C. Castle, 113 W. C. caseable W. C. Castle, 113 W. C. Castle, 113 Emission of MARDESTV. Ensiste Constitution of Aug. 27.			
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4 Segno ZOMME	ERTHICATE OF S DEPARTMENT OF EAL Tornen, Maryle		#71-101-RX
District 9# Posted for Healthing 1864 Posted for Healthing 1864 Lincation of property SE fee 2	Lept 16. 1	Date of Posting 970 C 2'c	Tung 25 1990
Petitioner: All Anders C Location of property: SE/Cars	ily Sand	2	(1):
Location of Signa: Q. 2 Trade	( )		
Mondeting L. Likas		·····	
Posted by Mark Simular	Kes	hale of return Sept	1 34 1970





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

PSTITIONER TO COMPLY MICH ALL APPLICABLE REQUIREMENTS OF THE BALTIMORE COUNTY BUILDING CODE AND RECULATIONS ONE: PLANS ARE SUBMITTED. ALSO, SEE NAME NO LOTS MECTICA (99.10 PT.)

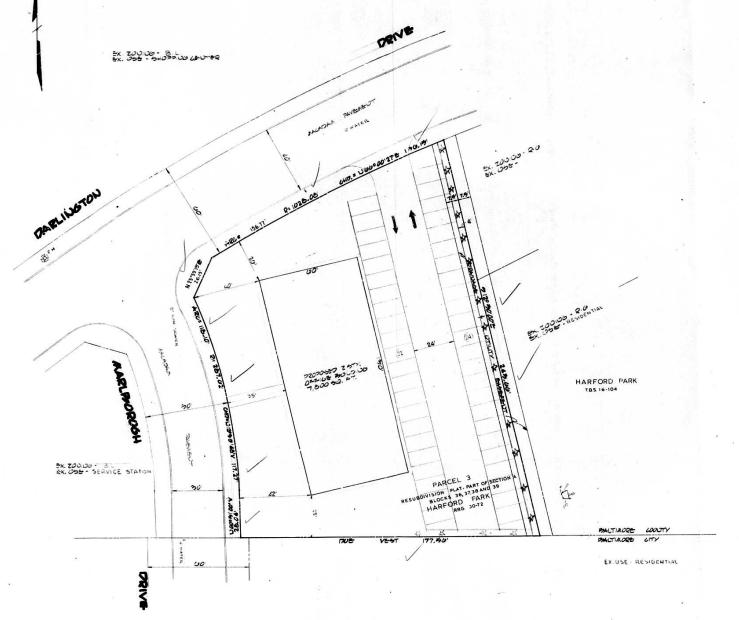
FROM Everett Reed, Plans Review

SUBJECT. 574.2 Inter-City Land Co. Lot. 5/M Darlington Ave. and W/S Marlborough Ave. District 9

Date May 27, 1970

TREEPHON 484-2417		73791
TO:	SETURE THE POSITION WITH FOUND FOR THE POSITION WITH YOUR SENTENCES	
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20000		

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION





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TOTAL SPACES PROVIDED - 46 (0 x 6)

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4. 9AVIUG: 5º 9-TOAIUDDS COUCRETE WITH A 4º 5095406 07 CRUSHER ROU

5. - RE LYTRAUT: N. SIDE OF DARLINGTON OR. ATMARLBOROUGH DE

6. AREA - 0.75 AC 1

7. 8"WIDE AND G"HIGH CURB TO BE CONSTRUCTED ARCOND PARKING LOT

> OFFICE COPY

#71-101 RX

NODTH-FASTERY SE(,3-C NE-7-C RA-K



PLAT TO ALLOKABLY PETITION FOR REZUNIUS
PROPERTY OF THE

INTER-CITY LAND COMPANY

DILTH ELECTION PISTRICT , MARYLAND TATE: JALUARY 90, 1909 SCALE: PEZO