PETITION FOR ZONING RE-CLASSIFICATION #71-175 R. AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Nottingham_Village_ Inclegal owner. of the property situate in Baltimor	e map
County and which is described in the description and plat attached hereto and made a part hereo	1, 4-6
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuan	ıt
	JURTH-
to the Zoning Law of Baltimore County, from an R-G zone to a	n
nu .	ASTERIT

ARCH

NE - 8-G

BAI

For change in the area since adoption of the zoning map and because of error in original zoning classification as more fully appears in the Memorandum filed herewith. NE-7-H NE-8-H NE-7-G

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-	showers resorted to	SHOW ON THE RAIL	mikayanacandea, a	cingx Regulations xxx Xbata	inum:
maty::da::m	echochomicodence	- solxatespestaxion			

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 osting, etc., upon filing of this petition, and further agree to and are to be bound by the ning ions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Balt

The Rouse Company	Nottingham Village, Inc.
bys A Contract purchaser	by: A Mela Complet
Address Columbia, Md. 21043	Address 102 W. Pennsylvania Ave. Towson, Md. 21204
Lefe Thomas	***************************************
James H. Cook	

ress 102 W. Pennsylvania Ave. Towson, Md. 21204 823-1800

196 that the subject matter of this petition be advertised, as red 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 had before the Zoning Baltimore County in Room 106, County Office Building in Towson, Ba 196 × 70 19430

#71-175R PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFICATION
FROW R-6 TO BM AND FOR REDISTRICTING
TO A C.T. DISTRICT BY HOTTINGHAM VI'LAGE,
INC., A MARVIAND OMBORATION (preperty
located on the South side of the proposed extension of White Marsh
Boulevard with Interstate I-95 in
Baltimore County, Mayyland, the
eleventh and fourteenth Election
Districts.) FOR BALTIMORE COUNTY

The following changes have occurred in the area sought to be reclassified and subject to Special Exception since adoption of the existing zoning map on August 1, 1966:

- 1. An extensive building program at Essex Community College south of the subject tract was undertaken in 1968 and subsequently
- 2. The new Franklin Square Hospital south of the subject
- 3. Construction is presently underway for the new YMCA a adecke Boulevard north of the Beltway. (South of the subject tract)
- and easements, therefore, are presently being
- eated with construction schedule for 1970. Baltimore County is lanning a domestic water line along Route 7 north of White Marsh
- 6. The extension of White Marsh Boulevard from Route I-95 5-year program as of 1970. Design criteria for

#71-175 R PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

I, or we Nottingham Village Inc. legal owner. c' the property situate in Bali County and which is described in "he description and plat attached hereto and made a part hereof, 4-6 hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant C.T. district; for the following reasons:

To allow plan development of a commercial core to serve the area.

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-districting and/or Spe posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

The	Rouse Company
.by:	Ill Jane
AUBRI	Contraction of the contract of
Addre	s Columbia Md. 21943
	a fest home
/	W. Lee Thomas

Address 102 W. Pennsylvania Ave.

20th of October . 1961ZQ. 'hat the subject matter of this petition be advertised, as

required by the Zoning Law of Paltimore County, in two newspapers of general circulation throughore County, that property be posted, and that the public hearing be had before the Zoning OCT 280 TO AM oner of Baltimore County in Room 106, County Office Building in Towson, Baltimore e 24th day of November 19670 at 10:30 o'clock

Nottingham Village, Inc. Exer. J. F. Legal graves

162 W. Pennsylvania Ave.

Md. 21204

10/1/24

.

RE: PETITION FOR RECLASSIFICATION from R-6 to B.M., and REDISTRICTING from Undistricted to C. T. District S/S White Marsh Blvd. 2750 S. of Silver Spring Road, 11th & 14th Districts Notingham Village, Inc.,

DIST

(6)

BEFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNT No. 71-175-R

ORDER OF DISMISSAL

Petition of Nottingham Village, Inc. for reclassification from R-6 to B.M. and redistricting from Undistricted to C. T. District on property located on the south side of White Marsh Boulevard 2750 feet south of Silver Spring Road, in the Eleventh and rteenth Districts of Baltimore County

WHERAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed September 7, 1973 (a copy of which is attached hereto and made a part

WHEREAS, the said attorneys for the said petitioner-appel the appeal filed on behalf of said petitioner be dismissed and withdrawn as of September 7,

IT IS HEREBY ORDERED this 13th day of September, 1973, that said seal be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION AND DISTRICTION S/S of Thite Marsh Blvd. 2750' south of Silver Spring Road 11th and 11th Districts ottingham Village, Inc. -Petitioner NO. 71-175-R (Itam No. 211)

DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY

BEFORE THE

111 111 111 111 ... 111 111

The Petitioner seeks a Reclassification from a R.A. Zone to a B.M. Zone with ar additional request for undistricted to a C.T. District for a parcel of land consisting of 151.98 acres of land, more or less, located on the white Marsh boulevard, twenty seven hundred and fifty (2,750) feet south of Silver Spring Road in the Eleventh and Fourteenth Districts of Haltimore County. The property is contiguous to and is adjacent to a parcel of land, the subject of Petition #71-171-PY.

The Petitioner testified that the purpose of this request was to establish a planned development of a commercial core to service the surrounding

Without reviewing the evidence in detail but based on all the eviden presented at the hearing, in the judgment of the Deputy Zoning Commissioner, request for this Fatition should be Denied because of the wassone opinion and Order dated January 25, 1971, concerning the requests as contained in file #71-17h-RX, said opinion and Order to be 'ncorporated herein,

It is therefore, ORDERED this 25 day of January, 1971, by the uty Zoning Commissioner of Baltimore Courty, that the above Reclassification be and the same is hereby continued as and to remain a R.6 Zone and re the C.T. District is DENIED.

7. Baltimore County obtained an alignment study for Perry Hall Boulevard north of Silver Spring Road in the year 1967. The point of intersection of Perry Hall Boulevard with Silver Spring Road was established by this Baltimore County study, and road construction is scheduled for 1974

- en fixed by Baltimore County, and the Baltimore County Department of Public Works has requested engineering funds for the year 1970-1971 and construction funds for the extension of Radecke Boulevard through the subject tract for the year 1972-1973
- 9. In 1969, mineral leases as to large portions of the tract with Harry T. Campbell Sons' Company were released so that, from that date, comprehensive Lovelopment of the tract became possible.
- 10. The outstanding access to the tract, the availability of all necessary utilities, and the release of the land from the aforesaid mineral leases are all justification for the requested Reclassifications
- 11. The population pressure in this northeastern corridor a nced by the newly constructed hospital, YMCA, and the expansion of the Community College present further justification for planned utilization of what has heretofore been a large unimproved tract of land. Population projections for this sector are an ad-
- 12. The zoning Reclassification request is, in part, in conformity with recommendations made by the Baltimore County Planning Board with the cooperation and assistance of the Baltimore County

maps forwarded in February, 1970, by the Baltimore County Planning oard for public hearings and consideration by the Baltimore County uncil pursuant to public local law.

(1)

The Planning Board recommended approximately 80 acres of BM zoning at this location on the subject tract between the proposed approximately 140 acres of BM zoning at such location.

By reason of the changes cited and by reason of the recom mendations made by the Baltimore County Planning Board, these Reclassification requests, Special Exception requests, and District

Respectfully submitted.

A. Cook James H. Cook Attorneys for Petitione

F PR 22 71 PM PETITION FOR RECLASSIFICATION AND DISTRICTING S/S of White Marsh Blvd. 2950 COMMISSIONER south of Silver Spring Roa 11th and 14th Districts Wottingham Village, Inc. -71-175-R (Item No. 214) BALTIMORE COUNTY

NOTICE OF APPEAL

ZONING COMMISSIONER County Office Building Towson, Maryland 21204

Please note an appeal from your Decision and Order dated January 25, 1971 in the above entitled matter to the County Board of Appeals of Baltimore County on behalf of Nottingham Village. Inc. Petitioner

> .02 W. Pennsylvania Avenue Towson, Maryland 21204 823-1800

James H. Cook James H. Cook 22 W. Pennsylvania Avenue Towson, Maryland 21204 823-4111

Attorneys for Petitioner

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PROMES & HOLE PROMES & HOLE DUTE OR HE W. PERMS, AND TOWNSON, No., 2121

0

DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyor STON AVENUE AT YORK ROA

#71-175R

TOWSON, MD. 21204 March 1h. 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh and Fourteenth Election Districts of Saltimore County, State of Maryland and described as Follows to with

of Maryland and described as follows to wit:

Seginning for the same at a noint where the southside of the
Baltimore City Mater Conduit Right of Way, of fest wide, is intersected
on the centerline of the proposed Natices Bonlevard, said point being
the centerline of the proposed Natices Bonlevard, said point being
intersection of these said the said of the said that the said intersection of the said that the said that

Containing 151.98 Acres of land more or less.

Being a part of the land of the Petitioners herein as shown on a plat filed in the office of the zoning department.



ROYSTON, MUELLER, THOMAS & MCLEAN

ALTORNOUS ALLAW

TOWNON, MARGLAND PLTO

September 6, 1973

Mr. John A. Slowik, Chairman County Board of Appeals County Office Building 111 W. Chesapeake Avenue

Towson, Marylana 21204

Re: #71-174-RX Nottingham Village, Inc. N/S White Marsh Blvd. 1900'S. Silver Spring Road

11th & 14th Districts

Nottingham Village, Inc. S/S White Marsh Blvd. 2750'S. Silver Spring Road

11th & 14th Districts

Dear Mr. Slowik:

WLT: G

On behalf of Nottingham Village, Inc., I hereby request that the above referred to cases be dismissed

Very truly yours,

W. 'ee Thomas

Bed 4.7.13

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

Date ... April 16, 1970

TO Mr. Edward Hardesty C.O. Mr. C. L. Myerd FROM Everett Reed, Pl us Seview

SUBJECT #21h Notificials fillage, inc. S/S Baltimore City Nater Conduit-Right-of-Nay, C/L Radecke Blvd. District 11 & Dita

Petitioner to couply with all applicable requirements for Bultimore County Building Code Rules and Regulations, When plans are submitted.

> Frut B. Red Reed, Plans Review

ERrach

ZONING ADVISORY COMMITTER MEETING OF April 14.1970

Petitioner: NorTingham Viccase, Inc

Location: Sts There C. C. WITER GNOWIT RIW, & RADROKE AVE

District: Ilfu 4 14 TH

BALTIMORE COUNTY BO OF EDUCATION

Present Zoning: Rt

Proposed Zoning: BM

No. of Acres: 151. 48

Comments: A REZONING WOULD NOT INCREASE STODENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date __ May 19, 1970 FROM Ellsworth N. Diver, P.E.

SUBJECT Ites 2th (1962-1976)
Property Owner: Nottingham Village, Inc.
Sadden Star Old Water Conduct right-of-way, C/L
Researt Soung: Red undstricted area
Proposed Zoning: Red undstricted area
Listricts: lith and lith
No. Acres: 151-196

The following comments are furnished in regard to the plat submitted to this office for review by the Zoninz Advisory Commuttee in colrection with the subject item.

The John F. Kennedy Expressway, White Marsh Boulevard and (Relocated) Silver Spring Road are State roats; therefore, all development adjacent to these roads will be subject to the requirements and regulations of the Maryland State Roads Commission.

Silver Spring Road (Old), Bucks Schoolhouse Road and Shirley Aremus are exist, as reads maintained by the Bureau of Highways. Proposed Parry Hall Boulevard, Raderica Aremus and Untingham Road are planned to be constructed as major highways and we are in accord with the general alignment proposed

Due to the magnitude of the subject property, and since sufficient information or detail in regard to the overall development of this property is the subject of the subject of the property information or detail in regard to the overall development of this property information to the subject of the subject

No provisions for accommodating storm water or drainage have been indicated the subject plan; however, storm drainage studies, facilities and easements flood plain reservations will be required in connection with the proposed relepsant of this property.

Item 211: (1969-1979) Property Owner: Nowcingham Village, Inc. Page 2 May 19, 1970

Storm Drains: (Cont'd)

The petiti or must provide necessary drainage facilities (temporary or premanent) to survent creating any missiones or damages to signound properties, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper grading or improper intelligence of drainage facilities, would be the full responsibility of

The John F. Kennedy Expressway, White March Boulevard and Belocated Silver Spring Road are State roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Comedision.

Sediment Control:

Development of this property through stripping, grading and stabilization cold result in a saddment pollution problem, demarking private and public holdings downstream of the property. A grading penalt is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any second plat or the issuance of any grading or building permits.

The subject property is generally cituated within the limits of the present Eastern and Jone of Nater Gupply. A 12-inch water main exists in exists in the control of the present and an edinds water amin exists in String Arenue. A 16-inch water with a control of the control of

Although public water supply is available to serve the development of this property by extension of the aforementioned existing water mains, the supply is limited. Therefore, a study of the water surply system to determine the extent of reinforcements and/or applementation that may be required to provide adequate water supply for the proposed development must be conducted in conjunction with the proposed development prior to execution of a Public

After the patitioner, or his engineer, furnishes the Matter Design Group of the Bureau of Engineering with the mostle water requirements, including fire flows, that Group, jointly with the Baltimers Sity Bureau of Next. Supply, will determine the eatent of improvements meeded to reinforce the effects water supply system. Since reinforcements to the offsite water major will have to be constructed to core the total ultimate development of the subject property, the development of this property may have to be staged or coordinated with the construction of adequate water supply facilities.

Item 211: (1969-1970) Property Owner: Nottineham Village, Inc. Page 3 May 19, 1970

Sanitary Sewer:

The North Franch of the White Narch Interceptor sever exists through this property as shown on the subject plan. As extendion of the South Bronch of the White Narch Interceptor sever all the seventh of the Southern extremity of the subject property; blanches of the southern extremity of the subject property; blanches of the spronch public several news and thanks to sever this property by extension of the public several swallable. However, a sanitary severage study will be required in conjunction with the proposed development of this property, prior to execution of a Public V ris Agreement, to assortian the extent of reinforcements and/or supplementation that may be required to provide adequate sevage disposal facilities for the proposed development.

If ultimate sewage flows from the total ultimate development of this If userness essage close tree the total utilizate development of this property exceed those countdered in the previous design of the various interceptor severs involved, the development of this property may have to be staged or coordinated with the construction of adequate severage facilities.

The subject property is traversed by rights-of-way and utilities of agencies other than Saltimore Jounty and the Naviand State Reads Coemission. Therefore, the proposed development of this property is also subject to the review and approval of those agencies concerned.

END: BAN: RMD: SI

"M" Key Sheets NE 7, 8 & 9 G & H 2001 Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Oliver Myera Date .. April 17, 1970 ..

FROM Ian J. Forrest SUBJECT Item 214 - Zoning Advisory Committee Meeting, April 14, 1970

Health Department Comments:

214. Property Owner: Nottingham Village, Inc.
Location: 5/5 Baltimore City Nater Conduit
right-of-way, C/L Radecke Rlvd.
Present Zoning: R-6 unrestricted area
Proposed Zoning: BM
District: 11:h and l4th
No. Acres: 131.96

Public water and sewers are proposed.

<u>Proof Service Comments:</u> Prior to construction, renewation and/or installation of equipment for this food service facility, compisto plans and specifications must be submitted to the Division of Food Control, Faltimore County Department of Health, for review and approval.

Swimming Pool Comments: If a swimming pool is proposed, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Rallimore County Department of Health for review and approval.

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

Chief Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca



Mr. Edward A. Hardesty Zoning Commissioner County Office Bldg. Towson, Maryland 21204



April 15, 1970

Re: ITEN 214
Loning Advisory Committee
Resting April 14, 1970
Property owner and the City Mater
Locations 25 Conduct right of way
C/L Radecke NVd.
Present Loning R.-6 undestricted area
Ith and Ntth district
No. Acress 151.98
Proposed DM
whitemarks Joulevard

The subject plan indicates proposed street intersecting with Mhitemarsh culevard. Neither the location nor the type of connection with the State lighway has been determined by the State Roads Corlission.

The storm drain structures that were constructed in conjunction with the State highways were designed in accordance with existing zoning.

CL:JEH:bk

@ESSEXTUMES ESSEX, MD. 21221 November ? -THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zening Commissioner of Paltimore County STROMBERG PUBLICATIONS, Inc.

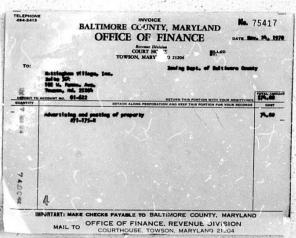
CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN

CERTIFICATE OF POSTING #11.175-R Date of Posting Nov 5 - 1970 Posted for Newsy Two MOV - 24 - 1970 @ 10:30 R.M. ner Nothingham Village Jue scattor of property. Sts. White march Blod 2750' So Selin Sping Rl

And Property	appeal	0	v
2 Signs	CERTIFICATE OF PO ZOHING DEPARTMENT OF BALTIA Tousen, Moryland	STING LORE COUNTY	H71-175-1
District 11 + 14	<i></i>	Date of Post	ing 3-4-2/
Petitioner:	Rouse Co. S/s & White March	Bhel :	750. L X
Silver of	2 Sym Pooled on &	l. Siel	y White Marsi
Blv.S.			
Posted by Mu	Signature Date	of return:	4-11-71

M. Penneyivenia Avenu	. 0		₼ 114	
men, Md. 21294 BALTIMO	RE COUNTY OFFICE OF	PLANNING AND	ZONING	
	County Office 111 W. Chesapea Towson, Maryla	ke Avenue		
Your Peti	tion has been receiv	red and accepte	d for filing this	/
		_ day of	Baladay	,1970
		EDMARD D. H Zording Comm	ANDESTY,	sty-
	m Stillege, Inc.		11.	1.
Petitioner Mattingh			111.	1h



4942413	BALTIMORE COUNTY, MARYLAI	ND Nº	78362
	OFFICE OF FINANCE	DATE2/	22/TL
	COURT HOUSE TOWSON, MARYLAND 21304	Mireo	
	esers. Royston, Mueller, Thomas & NeLean 82 Woot Pennsylvania Avenue Ivusen, Maryland 21204	Zoning Office il? County Office Townen, Md. 2120	
DESCRIPT TO		WITH YOUR PEMITTANCE	\$70, 00
OUTBILLA	DETACH ALONG PERFORATION AND KEEP THIS PORT	TIOP FOR YOUR RECORDS	COST
Serie 23	Cost of appeal - property of Nottingham Village, Inc. No. 71-175-R		\$70. 00

42413	PATTE	TORE COUNTY, MA	RYSAND No.	75368
	BALI	FFICE OF FINA	NCE DATE	2, 1970
		Revenue Division COURT HOUSE TOWSON, MARYLAND 2120	PLLED.	
To:	topaten, implier, Ten man, from ut. 21206	um & Artem	Zeeling Supe, of Saltinus	. County
			THIS PORTION WITH YOUR REMITTANC	TOTAL AMOUNT
SHITY OAC	COULIT NO.	DETACH ALONG PERFORATION AND K	EEP THIS PORTION FOR YOUR RECORDS	COST
NO TO	etities for lociesel #1-175-k	(Pication and Bullstricting (for Inttillighton Williago	9.0







White Marsh Property Development Plan

NOTTINGHAM PROPERTIES, INC.

PROPERTY OWNERSHIP MAP

UNDER CONTROL OF DEVEL



