

# PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Inter-City Land Company, Waltham Investment Company, Inc., and Joseph Guzzo, legal owners of the property situated 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 redistricted, pursuant to the Zoning Law of Baltimore County, from \_\_\_\_\_ to \_\_\_\_\_

Non-District \_\_\_\_\_ district, for the following reasons:

The special regulations for CCC Districts superimposed upon the zoning limit construction of apartments to above the first story of a building creating a hardship on the owners and contract purchasers because such would be uneconomic and unfeasible.

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

We, the undersigned, agree to pay expenses of above redistricting 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.

*Joseph Guzzo*  
WALTHAM INVESTMENT COMPANY Contract purchasers  
Address \_\_\_\_\_  
See attached sheet

*Waltham Investment Company*  
Address \_\_\_\_\_  
See attached sheet

Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_

Address \_\_\_\_\_  
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## CONTRACT PURCHASERS

Monumental Properties Acquisitions, Inc.  
Sun Life Building  
9th Floor  
Baltimore, Maryland 21201

Waltham Investment Company  
Suite 308  
The Quadrangle  
Cross Keys  
Baltimore, Maryland 21210

## LEGAL OWNERS

The Inter-City Land Company  
7214 Old Harford Road  
Baltimore, Maryland 21234

Waltham Investment Company  
Suite 308  
The Quadrangle  
Cross Keys  
Baltimore, Maryland 21210

Joseph Guzzo  
Joseph Guzzo Building Company, Inc.  
8328 Harford Road  
Baltimore, Maryland 21234

BY: G.E.S.  
DATE: 1-6-72

JAMES H. SPAMER & ASSOCIATES  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
BOSTON, MASS. - TOWSON, MD. 21204

Description of  
BL-200 Area

Sheet 1 of 1  
FILE

To arrive at the true point of beginning begin at the center line intersection of Harford Road (future 60' W/4) and Alversia Avenue (30' wide) as shown on a plat of Sub Hill Apartments filed among the Plat Records of Baltimore County in Plat Book O.T.O. No. 3, folio 135 and run southeasterly along the said center line of Harford Road 241 feet more or less thence northwesterly at right angles to said Harford Road 400 feet to the center of Proposed Proctor Lane (70 feet wide) as shown on said plat and to the true point of beginning.

- Thence southeasterly parallel with the said center of Harford Road
- South 29° 20' 15" West 937.29 feet to intersect the division line between the properties of the Petitioners of this redistricting and Joseph O. Wilson thence southeasterly on part of said division line
- North 57° 02' 50" West 651.29 feet thence southeasterly parallel with the said center of Harford Road
- North 29° 20' 15" East 872.81 feet to intersect the center line of said Proposed Proctor Lane thence binding on the center line of said Proposed Proctor Lane the two following courses and distances
- Southwesterly by a line curving to the south with a radius of 3000.00 feet for an arc distance of 199.84 feet (the chord of said arc being South 53° 07' 18" East 199.80 feet) and
- Southeasterly by a line curving to the east with a radius of 1700.00 feet for an arc distance of 160.33 feet (the chord of said arc being South 42° 52' 16" East 151.61 feet) to the place of beginning.

Containing 13.3 Acres of land more or less.

The above described area intended to be all of the BL-200 area as shown on the Official Zoning Map of Baltimore County adopted by the County Council on March 21, 1971 and designated as sheet W.B. 10-B.

*Charles L. Stark*  
#5020

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: February 25, 1972

FROM: George E. Gavett, Director of Planning

SUBJECT: Petition 772-190-R, Northwest side of Harford Road 241 feet south of Alversia Avenue  
Petition for redistricting from C.C.C. to Non-District  
The Inter-City Land Company, et al - Petitioner

9th District

HEARING: Monday, February 26, 1972 (1:00 P.M.)

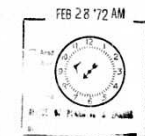
The planning staff has reviewed the subject petition for redistricting.

The major portion of the B.L.-C.C.C. zoning was created by the comprehensive map process in 1966 and 1968. The B.L.-C.C.C. area was expanded by the comprehensive zoning map adopted in 1971 by the County Council.

It appears that the C.C.C. boundaries shown on the petitioner's plan are partially incorrect. The southerly 130 feet or so seems to be zoned D.R. 10. This, however, should not affect this case.

In view of recent land use commitments in the area, short run development of the properties embraced by the subject petition for commercial uses may not be timely. Nevertheless, we express concern relative to the spectre of mixed residential and commercial development made possible by the removal of the C.C.C. District here. The C.C.C. District does prohibit residential uses on the first or ground floor.

GEG:NEG:ash



## PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Wall Map |    | Original                         |    | Du.  |    | Tracing |    | CCO Sheet |    |
|-------------------------------------------------|----------|----|----------------------------------|----|------|----|---------|----|-----------|----|
|                                                 | date     | by | date                             | by | date | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |                                  |    |      |    |         |    |           |    |
| Petition number added to outline                |          |    |                                  |    |      |    |         |    |           |    |
| Denied                                          |          |    |                                  |    |      |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |          |    |                                  |    |      |    |         |    |           |    |
| Reviewed by: <i>QEM</i>                         |          |    | Revised Plans:                   |    |      |    |         |    |           |    |
| Previous case:                                  |          |    | Change in outline or description |    |      |    |         |    |           |    |
|                                                 |          |    | Map #                            |    |      |    |         |    |           |    |

Mr. Jonathan W. Kellar - continued page 2

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

All earth drains shall be considered private and the full responsibility of the Petitioner for construction and maintenance.

## Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

## Water

Public 12-inch water is available in both Harford Road and Old Harford Road.

## Sanitary Sewer

Public sanitary sewer is available for extension from the existing 8-inch sanitary in Harford Road.

## Project Planning Division

This plan has been reviewed and there are no site planning factors requiring comment.

## Department of Traffic Engineering

The proposed zoning change would decrease the trip generation from the site and is desirable.

## Board of Education

No bearing on student population.

## Department of Health

State metropolitan water and sewer are available to the site, no health hazards are anticipated.

## Department of Transportation

The subject plan indicates the use as is proposed from Harford Road, therefore, it will be the developer's responsibility to make improvements to the features along said highway.

The record will be subject to State Highway Administration approval and permits.

Mr. Jonathan W. Kellar - continued page 3

## Zoning Administration Division

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 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

This property although it is zoned P.L. is planned for a garden apartment development. The petition is requesting the removal of a C.C.C. District from this property because with it it would prohibit the development of garden apartments.

Your Petition has been received and accepted for filing this 1st day of February 1972.

Very truly yours,

*Oliver L. Myers, Jr.*  
Oliver L. Myers, Jr.  
Chairman of Advisory Committee

JJD:dl

February 10, 1972

Mr. Jonathan W. Kellar  
Waltham Investment Company  
Suite 308 - The Quadrangle  
The Village of Cross Keys  
Baltimore, Maryland 21210

Re: Type of Hearings: Redistricted from C.C.C. to undistricted  
Location: 2/5 Old Harford Road, opposite Proctor Lane  
Petitioner: Inter-City Land Company, et al  
Committee Meeting of Feb. 1st, 1972

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.

This property which is located on the north side of Proctor Lane (approx. 400' west of Harford Road) is zoned B.L. with a C.C.C. District. The property now is undeveloped and there are a few residential homes along Harford Road. There is no curb and gutter existing in this vicinity.

## BUREAU OF ENGINEERING

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

## Highways

Proctor Lane passes through this site. The alignment has been established etc. on the north property line and the project will be constructed in connection with the proposed development of the site.

All other roads in the tract are private.

## Storm Drains

A major channel passes through this property and across Harford Road. A drainage study is required to establish the channel width and a relief to the

Mr. Jonathan W. Kellar  
Waltham Investment Co.  
Suite 308 - The Quadrangle  
The Village of Cross Keys  
Baltimore, Md.  
21210 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chase Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing  
this 1st day of February 1972

*S. Eric DiNenno*  
S. Eric DiNenno  
Zoning Commissioner

Petitioner: Inter-City Land Co., et al

Petitioner's Attorney \_\_\_\_\_ Reviewed by: *Oliver L. Myers, Jr.*  
Chairman of Advisory Committee

MAY 15 1972

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day  
of \_\_\_\_\_, 19 \_\_\_\_ that the above re-districting be and the same is hereby  
DENIED and that the above described property or area be and the same is hereby continued as and  
to remain \_\_\_\_\_; and/or the Special Exception for \_\_\_\_\_  
\_\_\_\_\_ be and the same is hereby DENIED.

By Luth Morgan

Cost of Advertisement, \$.....

[illegible]

WHITE - CASHIER  
Monumental Properties, Inc.  
900 Sun Life Building  
Baltimore, Md. 21201  
Petition for Redistricting for The Inter-City Land  
Co., et al - 442-1908 7  
5000

