

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John W. [Signature]
DATE: 1-7-71



REV. JAN 2, 1975 13 BUILT BIRKING
DRAINAGE PLANTING
REV. JAN 7, 1975 (BIRKING DATA 1
WEST OF 2025E

APR 7

relocated land surveyor
A. P. RAYCH & U

228 E. MAIN ST
ELKTON, MD. 21921
PHONE: 443-7744

STEEN CORALIE APT 2
BALTIMORE, MD 21201
PHONE: 443-4322

PLAT OF PROPERTY TO BE LEASED
BY
OAKLEIGH ROAD PROPERTY PARTNERSHIP
OAKLEIGH ROAD NORTH OF HERRING RUN
BALTIMORE COUNTY MARYLAND

SCALE: 1"=50'

JULY 24, 1973

73-169-XA

January 13, 1975

Mr. Mark Rosenberg
8720 Enge Road
Baltimore, Maryland 21234

RE: Perring Racquet Club, Inc.
7501 Oakleigh Road
14th Election District
C-74-594

Dear Mr. Rosenberg:

(73-169-XA)

Enclosed please find one (1) copy of the as-built plan of the above referenced project, approved by this office on January 7, 1975. Please retain it for your records.

Very truly yours,

JAMES B. BYRNES, III, Chief
Zoning Enforcement Division

JBB:tk

Enclosure

cc: Zoning File
Violation File
Permit File

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Intercity Land Company, legal 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 the Zoning Commissioner of Baltimore County for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: Recreational Activities (see Reg. 1801.4B2) to permit a building length in excess of 300 feet (1801.4B2) Property is to be posted and advertised as prescribed by Zoning Regulations (V.B.3a) 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 Baltimore County.

See attached description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: Recreational Activities (see Reg. 1801.4B2) to permit a building length in excess of 300 feet (1801.4B2) Property is to be posted and advertised as prescribed by Zoning Regulations (V.B.3a) 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 Baltimore County.

Oakleigh Road Property Partnership, Intercity Land Company
By: *[Signature]* President Contract purchaser
Address: Perring Pkwy. & Oakleigh Rd. Address: 7214 Old Harford Rd.
Baltimore, Maryland 21234 Baltimore, Maryland 21234
Leo Stuart Thomson, Petitioner's Attorney
Address Suite 800 Equitable Tower, Bldg. 1100
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of December, 1972, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1973, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Intercity Land Company, legal 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 for a Variance from Section 1801.4C(1)(Y), B.L.D., to permit a front yard setback of 40 feet; and a rear yard of 15 feet instead of the required 30 feet.

See attached description of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. Petitioner desires to use the subject property for indoor tennis courts and the same cannot be located on the site without coming within fifteen (15) feet of the property line on one side. Said property line abuts a storm drain reservation and hence the granting of a variance would not adversely affect improvements on adjoining properties.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Oakleigh Road Property Partnership, Intercity Land Company
By: *[Signature]* Contract purchaser
Address: Perring Pkwy & Oakleigh Rd. Address: 7214 Old Harford Road
Baltimore, Maryland 21234 Baltimore, Md. 21234
Leo Stuart Thomson, Petitioner's Attorney
Address 800 Equitable Tower Bldg.
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of December, 1972, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1973, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

april 7
associates land surveyors
7330 HOBBS AVE
BALTIMORE, MD 21234
PHONE 444-4100

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
OAKLEIGH ROAD, NINTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the East side of Oakleigh Road at a point distant 199.03 feet Southerly from the corner formed by the intersection of the East side of Oakleigh Road with the Southerly right of way line of Perring Parkway; said point of beginning being also situate in the Northerly outline of Flat "E" Harford Park, recorded among the Records of Baltimore County in Plat Book O.T.G. 33, folio 89; thence leaving Oakleigh Road and binding along said outline of Flat "E" Harford Park the following 5 courses and distances: (1) North 82 degrees 03 minutes 13 seconds East 220.34 feet (2) North 69 degrees 51 minutes 49 seconds East 383.43 feet (3) North 54 degrees 34 minutes 58 seconds East 331.30 feet (4) North 34 degrees 41 minutes 04 seconds East 36.97 feet and (5) North 48 degrees 17 minutes 29 seconds West 110.46 feet to intersect the South side of Wycliffe Road; thence running with and binding along the South side of said road by a curve to the left having a radius of 716.51 feet for an arc distance of 58.55 feet; thence leaving Wycliffe Road and still binding along the outline of Flat "E" Harford Park the following four courses and distances: (1) South 52 degrees 58 minutes 24 seconds East 104.93 feet (2) North 34 degrees 41 minutes 34 seconds East 169.75 feet (3) North 14 degrees 51 minutes 50 seconds East 64.33 feet and (4) South 75 degrees 02 minutes 00 seconds East 16.00 feet to intersect the North side of a Drainage and Utility Reservation along Herring Run; thence binding along said Reservation the following 8 courses and distances: (1) South 10 degrees 43 minutes 00 seconds West 259.02 feet (2) by a curve to the right having a radius of 560.57 feet for an arc distance of 292.51 feet (3) South 40 degrees 4 minutes 00 seconds West 121.26 feet (4) by a curve to the right having a radius of 277.49 feet for an arc distance of 106.55 feet (5)

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
OAKLEIGH ROAD, NINTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

South 62 degrees 41 minutes 00 seconds West 251.11 feet (6) by a curve to the right having a radius of 444.65 feet for an arc distance of 289.34 feet (7) North 80 degrees 00 minutes 00 seconds West 187.30 feet and (8) South 82 degrees 08 minutes 37 seconds West 18.30 feet to intersect the East side of Oakleigh Road; thence running with and binding along the East side of Oakleigh Road the following two courses and distances: (1) North 00 degrees 51 minutes 23 seconds West 24.64 feet and (2) North 72 degrees 57 minutes 28 seconds East 136.85 feet to the point of beginning; containing 6.0 acres more or less.

11/6/1972

[Signature]
Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 8, 1973
FROM: Norman E. Gerber, Office of Planning and Zoning
SUBJECT: Petition 773-169-X, East side of Oakleigh Road 199.03 feet South of Perring Parkway for Special Exception for Recreational Activities and to permit a building length in excess of 300 feet.
Petition for Variance for Front and Rear Yards.
Petitioners - Intercity Land Company
9th District

HEARING: Thursday, January 25, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The subject property is in an area classified as alluvial soil by the U.S. Soil Conservation Service. This soil is usually found in areas which are subject to frequent flooding.

Recreation uses generally are acceptable in areas which are subjected to flooding, however, this proposal involves substantial buildings being constructed in the flood plain.

The 1980 Guideplan, the County's master plan adopted by the Planning Board in 1972, recommends that this area be preserved as a stream valley park.

The staff recommends that this petition not be granted.

NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Md. 21204
Your Petition has been received and accepted for filing
this 22nd day of December 1972.
[Signature]
S. ERIC DINENNA
Zoning Commissioner
Petitioner: Intercity Land Company
Petitioner's Attorney: Leo Stuart Thomson
Reviewed by: *[Signature]*
Advisory Committee

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. Wm. T. MELLEY DIRECTOR DEPUTY TRAFFIC ENGINEER

December 1, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 87 - ZAC - November 28, 1972
Property Owner: Intercity Land Company
Oakleigh Road S. of Perring Parkway
Special exception for indoor tennis courts, and
Variance from 1801.2c(5)(V), B.L.D. side yard setbacks
District 9

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception.

Very truly, rs,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF:RC

APR 25 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner

to permit a front yard setback of forty (40) feet and a rear yard setback of fifteen (15) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of February, 1972, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Re: Item #87 (1972-1973)
Property Owner: Intensity Land Company
E/S Oakleigh Rd., 1991 S. of Perring Parkway
Present Zoning: D.R. 5-5
Proposed Zoning: Special Exception for indoor tennis courts and variance from 1901.20(6)(v) S.D. side yard setbacks
District: 9th No. Acres: 6 Acres

Dear Mr. DiMenna:
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.

General:
This property is recorded as a subdivision entitled "Harford Park, Plat B" (O.T.D. 33 Folio 59). Parcel "B" as indicated on the Record Plat was commented upon May 22, 1970, as Item #315 (1969-1970).

The Petitioner has not indicated either the 50-year or 100-year flood plain designations on the submitted plan.

Various agencies and regulations prohibit or restrict grading, filling, construction etc. within flood plain areas.

A copy of a letter, dated September 18, 1972 from the Director of Public Works to the President of the Homebuilders Association of Maryland is attached which states Baltimore County policy concerning 100-year storm frequency and recites requirements under the National Flood Insurance Program.

Highways:
Oakleigh Road is an improved County road. No further highway improvements are required at this time. However, any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with development of this site will be the full responsibility of the petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner

to permit a front yard setback of forty (40) feet and a rear yard setback of fifteen (15) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of February, 1972, that the herein Petition for a Variance should be and the same is hereby DENIED

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of February, 1972, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Item #87 (1972-1973)
Property Owner: Intensity Land Company
Page 2
December 14, 1972

Sediment Control: (Cont'd)

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

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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 waters. 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.

The Petitioner is responsible for a drainage study required to determine the flood plain for the East Branch of Herring Run through this property, on the basis of a 100-year storm frequency.

He is responsible for the cost of channel improvements and stabilization of banks with sod as may be required in accordance with County Policy.

It is the responsibility of the Petitioner to clarify all rights-of-way within this property and to initiate such action as may be necessary to abandon, widen or extend such rights-of-way.

The plan must be revised to indicate the existing stream (East Branch Herring Run), the 100-year flood plain, existing easements, reservations and rights-of-way, and his proposed storm drainage improvements.

Water:
Public water supply is available to serve this property.

Sanitary Sewer:
Public sanitary sewerage exists in the vicinity of this property. Certain restrictions have been adopted for sanitary sewer discharge to the East Branch Herring Run interceptor sewer due to infiltration of stream water into the Herring Run interceptor sewer. The availability of public sanitary sewerage to serve this site is dependent upon:

1. Establishment of first or basement floor elevations (whichever is the lower) at a minimum of 2.0 feet above the top of the existing manholes in the 21-inch East Branch Herring Run interceptor sewer, see Drawing #46-0254, File 1.

2. Determination of the minimum elevation for connection of all sanitary fixtures so as to minimize or prevent sewage back-up into the buildings.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Lee Stuart Thomson, Esq.,
Suite 800, Equitable Towson Bldg.,
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

Re: Special Exception Petition
Item #7
Intensity Land Company - Petitioner

Dear Mr. Thomson:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of all problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the east side of Oakleigh Road, approximately 199 feet south of Perring Parkway, in the 9th District of Baltimore County. The petitioner has a request for a Special Exception for a recreational building (Sec. 1901.1C.6) for a tennis court and to permit a building length in excess of 300 feet. The subject property is located directly behind an existing residential development that parallels Perring Parkway on the west and directly behind an existing sawtooth shopping center to the east. The property is separated from the commercial property on the east side by a stream. There are residential homes directly to the south of the subject site on the opposite side of Oakleigh Road, and there is the Perring Parkway shopping center on the southeast side of Oakleigh Road. The property is unimproved woodland that is somewhat cluttered with various articles of trash and debris and also an abandoned hulk of a tractor trailer. Curb and gutter exists along Oakleigh Road at this location.

The subject petition is accepted for filing. However, the petitioner is advised to revise his site plan in accordance with the comments of the Bureau of Engineering and the Project Planning Office. Revised plans must be submitted prior to the hearing.

Item #87 (1972-1973)
Property Owner: Intensity Land Company
Page 3
December 14, 1972

Sanitary Sewer: (Cont'd)

3. Manhole covers shall be of the standard free-set type.

The plan must be revised to indicate the 18-inch reinforcement sanitary sewer, and its right-of-way, proposed to be constructed through a portion of this site, south of the present 21-inch East Branch Herring Run Interceptor.

Further information may be obtained from the Baltimore County Bureau of Engineering.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within the County rights-of-way or utility easements and reservations. During the course of grading or development of this site, protection must be afforded by the contractor to prevent damage to existing or proposed public utilities. The protection thereof and any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

JOHN J. DILLON, JR.
Chief, Bureau of Engineering

END:HAM:PMR:es

cc: S. Ballistreri
D. Orise
M. Kasir

N-SE Key Sheet
25 ME 11 Position Sheet
NE 7 C Topo
50 Top Map

Lee Stuart Thomson, Esq.,
Item #7
Page 2

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,

JOHN J. DILLON, JR.
Chairman
Zoning Advisory Committee

JJD:10

Enclosure

Baltimore County Department of Public Works

September 18, 1972

ALBERT B. KALTENBACH, P.E.
DIRECTOR OF PUBLIC WORKS

Mr. Melvin Colvin, President
Homebuilders Association of Maryland
762 Fairmount Avenue
Towson, Maryland 21204

Dear Mr. Colvin:

Storm drainage experience of the past two years emphasized the need for revision of drainage design criteria. The Department of Public Works has recommended that a consultant be engaged to update our engineering design practices which will incorporate all available data that has been assembled by the various agencies.

Pending the revision of the drainage design criteria, the County has decided to design on the basis of 100-year storm frequency. In order to facilitate the changeover all future tentative Plat submissions must incorporate provisions for 100-year storm frequency. New Public Works Agreements will reflect this requirement. Until such time as our design criteria is revised, your engineer should use the current Design Manual frequency curves.

For your information, Regulations for Land Use and Control Measures under the National Flood Insurance Program require new construction or substantial improvements of residential structures within the area of special flood hazards to have the lowest floor (including basement) elevated to or above the level of the 100-year flood. Non-residential structures (new construction or substantial improvements) must have the lowest floor (including basement) elevated to or above the level of 100-year flood, or to be flood proofed up to that level.

The Homebuilders should be well aware of the County's experience of recent months and where possible your cooperation in using the 100-year storm frequency, irrespective of Public Works Agreement requirements, would be of mutual benefit.

Sincerely,

(Signed) ALBERT B. KALTENBACH
ALBERT B. KALTENBACH, P.E.

cc/ Mr. Dyer, Mr. Formoff, Mr. Mouring, Mr. Peter

COPY

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 87, Zoning Advisory Committee Meeting
November 28, 1972, are as follows:

Property Owner: Intercity Land Company
Location: E/S Oakleigh Road, 199' S of Perring Pkwy
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for indoor tennis
courts, and Variance from 1801.2C(V.B.I.d side
yard setbacks.
District: 9
No. Acres: 6

Since metropolitan water and sewer are available, no
health hazard is anticipated.

Food Service Comments: If a food service facility is
proposed, complete plans and specifications must be submitted to
the Division of Food Protection, Baltimore County Department of
Health, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:wmg

cc: L.A. Schuppert

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 87, Zoning Advisory Committee Meeting, November 28, 1972
are as follows:

Property Owner: Intercity Land Company
Location: E/S Oakleigh Road, 199' S of Perring Parkway
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for indoor tennis courts, and
variance from 1801.2C(V.B.I.d. side yard setbacks
District: 9
No. Acres: 6 acres

The site is located in an area that appears to be in a possible flood plain; therefore,
a flood plain plan should be submitted.

A minimum of four foot high compact screening must be provided along the north
property line.

If there is to be any exterior lighting it must be shown on the site plan and should
be limited to four to eight feet in height.

Very truly yours,

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 22, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #87 ZAC meeting of November 28, 1972
Property Owner: Intercity Land Company
Location: E/S Oakleigh Road, 199' S of Perring Parkway
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for indoor tennis courts, and
Variance from 1801.2C(V.B.I.d. side yard setbacks.

District: 9
No. Acres: 6 acres

Dear Mr. DiNenna:

No effect on student population.

W.P.H.

Very truly yours,
W. Nick Patonovich
Field Representative

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 8 day of January 1973 that is to say, the same
was inserted in the issue of January 6, 1973

STROMBERG PUBLICATIONS, Inc.

By: *Handwritten Signature*

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 6, 1973

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 a week
at one time, consecutive weeks before the 25th day of
January, 1973, the first publication
appearing on the 6th day of January
1973.

THE JEFFERSONIAN,

Handwritten Signature
Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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 TC, BA, CC, CA										
Reviewed by: <i>Handwritten Signature</i>			Revised Plans: Change in outline or description	Yes						
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 87

Your Petition has been received and accepted for filing.

this 22nd day of December 1972.

Handwritten Signature
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Intercity Land Company

Petitioner's Attorney: Lee Stuart Thomson

Reviewed by: *Handwritten Signature*
Chairman
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

773-169-212

District: 9th Date of Posting: Jan 25, 1973, 9:11 AM

Posted for: *Handwritten Signature*

Petitioner: *Handwritten Signature*

Location of property: *Handwritten Address*

Location of Sign: *Handwritten Address*

Remarks: *Handwritten Note*

Posted by: *Handwritten Signature* Date of return: Jan 26, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10th day of

November 1972. Item #

Handwritten Signature
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *Handwritten Signature*

Petitioner's Attorney: *Handwritten Signature* Reviewed by: *Handwritten Signature*

This is not to be interpreted as acceptance of the Petition or assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5870

DATE: Jan. 2, 1973 ACCOUNT: 01-62

AMOUNT: \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Lee Stuart Thomson, Esq.
500 Equitable Building
Towson, Md. 21204
Petition for Special Exception and Variance for Intercity
Land Company - 773-169-212

73

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

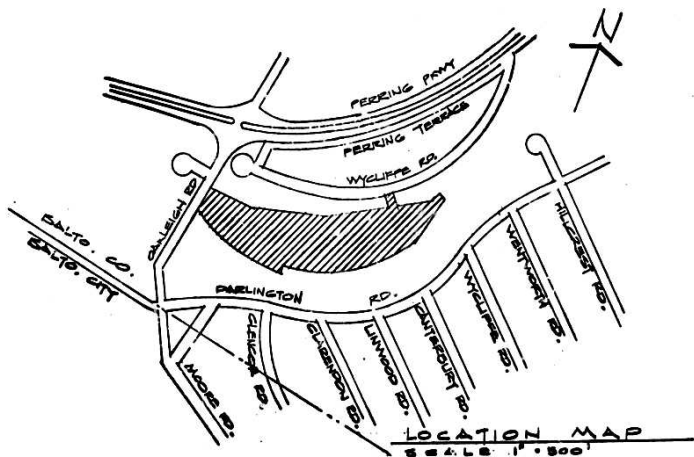
No. 7020

DATE: Jan. 25, 1973 ACCOUNT: 01-661

AMOUNT: \$103.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

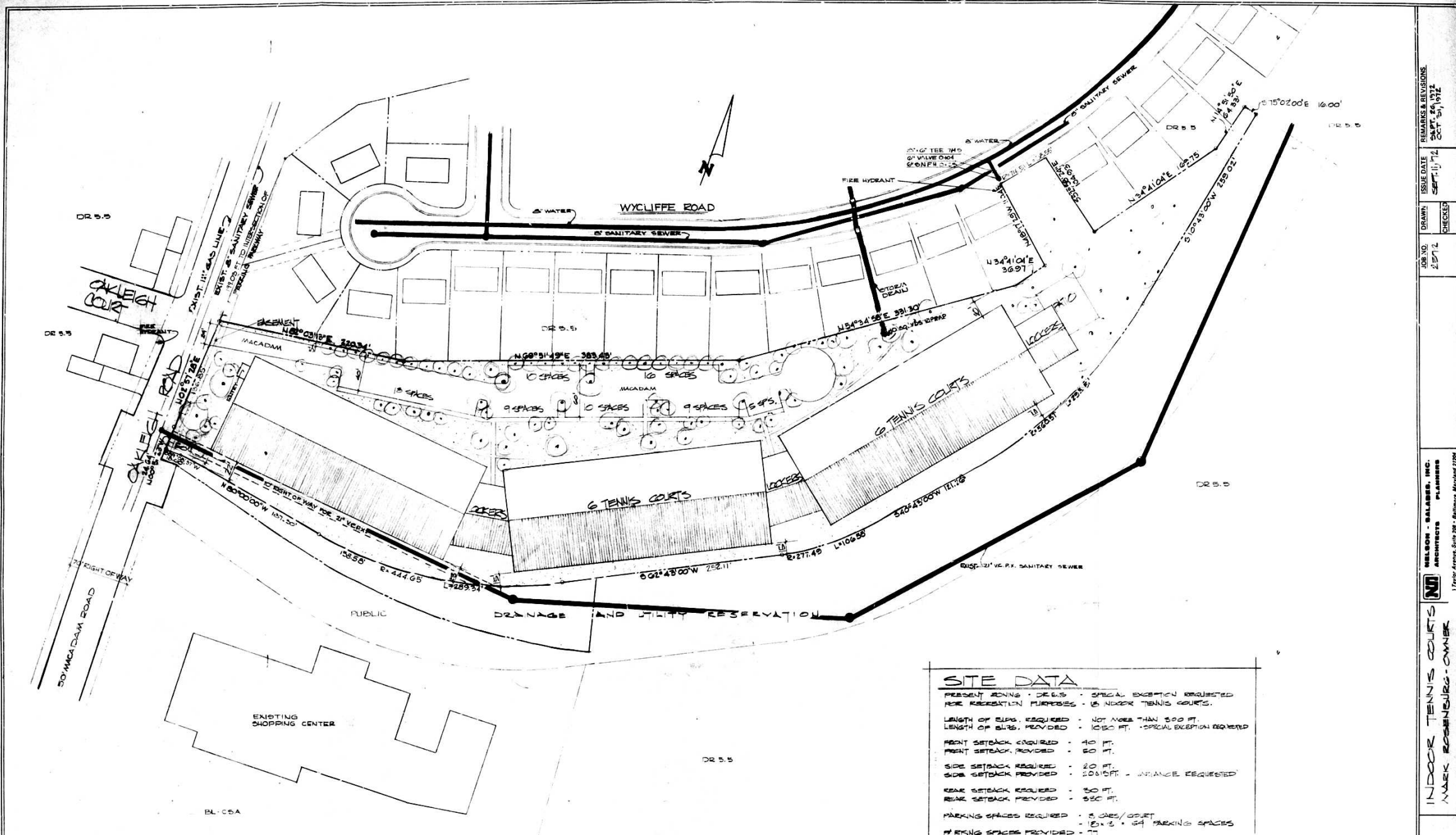
Oakleigh Road Property Partnership
Perring Parkway & Oakleigh Road
Baltimore, Md. 21204
Advertising and posting of property for Intercity
Land Co. - 773-169-212



- INDOOR TENNIS COURTS

JOB# 2372.
OCT. 12, 1972

NS NELSON-SALABES, INC.
ARCHITECTS PLANNERS
1045 Taylor Ave. Balto. Md. 21204



SITE DEVELOPMENT PLAN
SCALE 1" = 50.0'

SITE DATA	
PRESENT ZONING - DR 5.5	SPECIAL EXCEPTION REQUESTED FOR RECREATION PURPOSES - 6 INDOOR TENNIS COURTS.
LENGTH OF RIPS, REQUIRED - NOT MORE THAN 500 FT.	
LENGTH OF RIPS, PROVIDED - 1050 FT.	SPECIAL EXCEPTION REQUESTED
FRONT SETBACK REQUIRED - 40 FT.	
FRONT SETBACK PROVIDED - 50 FT.	
SIDE SETBACK REQUIRED - 20 FT.	
SIDE SETBACK PROVIDED - 20.5 FT.	VARIANCE REQUESTED
REAR SETBACK REQUIRED - 50 FT.	
REAR SETBACK PROVIDED - 550 FT.	
PARKING SPACES REQUIRED - 5 SPACES/ COURT	
PARKING SPACES PROVIDED - 77	15 x 30 FT. PARKING SPACES
HEIGHT RESTRICTION REQUIRED - 50 FT.	
HEIGHT PROVIDED - 45 FT.	
ELECTION DISTRICT - 3	
AREA OF PARCEL - 6.5 ACRES	

BALTIMORE COUNTY UTILITY DRAWING NUMBER

STORM DRAINAGE
DWG 46-154 A-10
DWG 46-255 A-10
DWG 56-1290 A-10
DWG 56-1291 A-10

SANITARY SEWER
DWG 56-1288 A-10
DWG 56-1289 A-10

WATER
DWG 56-1284 A-4C

FIRE HYDRANTS
KEY MAP WATER MAINS N.E.

apri
associated land surveyors
A. P. RATYCH, L.S.
2000 ROSALIS AVE.
BALTIMORE, MD 21206
PHONE 444-6800

STATE OF MARYLAND
LAND SURVEYOR
No. 11474

REMARKS & REVISIONS
SEPT. 24, 1972
OCT. 5, 1972

ISSUE DATE
SEPT. 11, 1972

DRAWN
2572

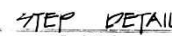
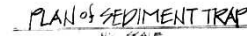
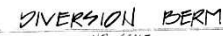
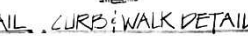
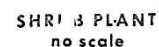
CHECKED

JOB NO.
2572

PLANNERS
Nelson - Salazar, Inc.
Architects
1 Taylor Avenue, Suite 204 - Baltimore, Maryland 21204

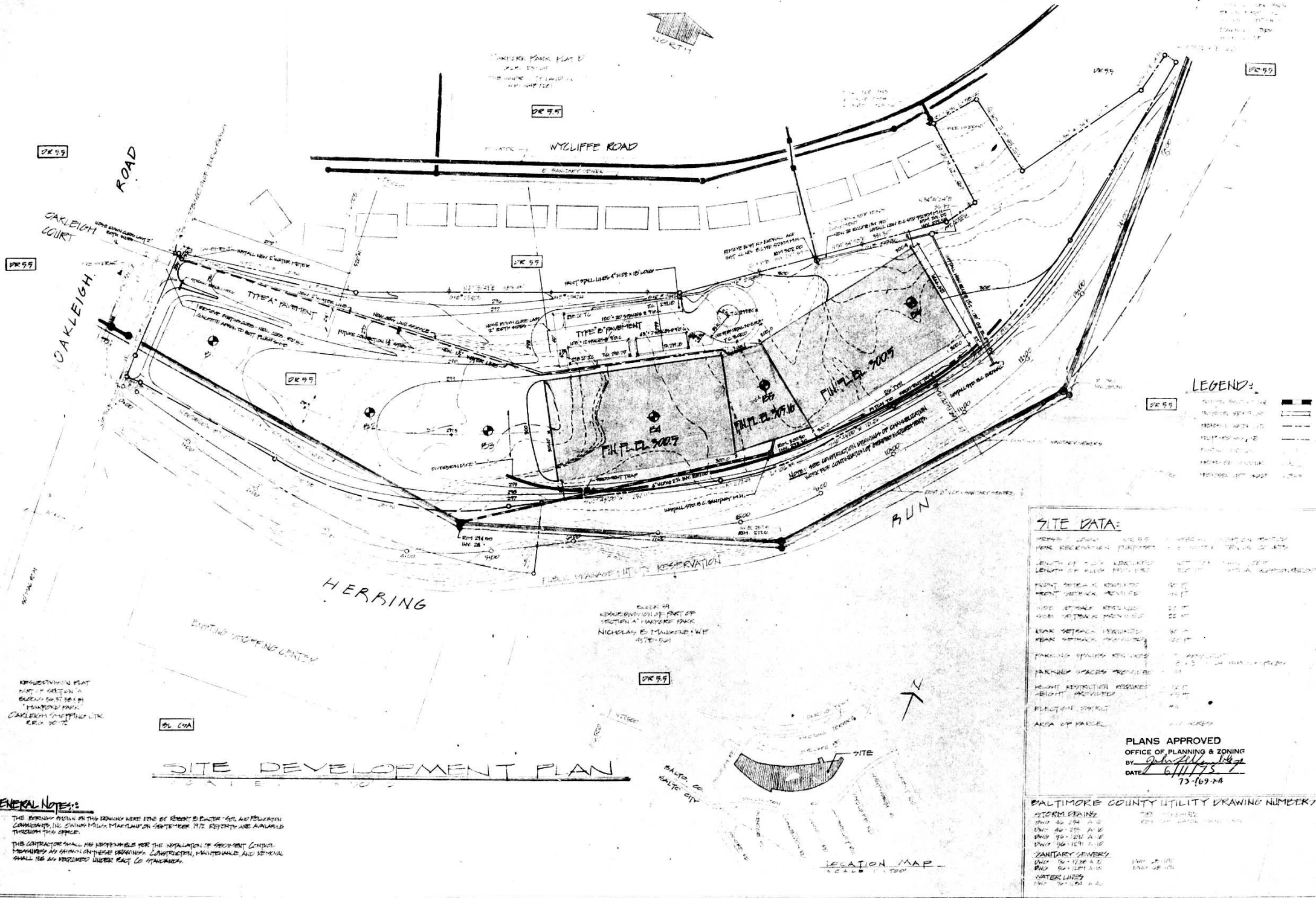
TITLE
6 SITE PLAN

INDOOR TENNIS COURTS
MARK ROSENBERG - OWNER



PLANTING PLAN

[illegible]



LEGEND:

EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED DRIVE	---
PROPOSED SIDEWALK	---
PROPOSED FENCE	---
PROPOSED LOT	---

SITE DATA:

PROPOSED LOT	100' x 150'
PROPOSED DRIVE	10' x 10'
PROPOSED SIDEWALK	10' x 10'
PROPOSED FENCE	10' x 10'
PROPOSED LOT	100' x 150'
PROPOSED DRIVE	10' x 10'
PROPOSED SIDEWALK	10' x 10'
PROPOSED FENCE	10' x 10'
PROPOSED LOT	100' x 150'
PROPOSED DRIVE	10' x 10'
PROPOSED SIDEWALK	10' x 10'
PROPOSED FENCE	10' x 10'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 6/11/75
 73-169-14

BALTIMORE COUNTY UTILITY DRAWING NUMBERS:

STORM DRAIN	SW-100
SEWER	SW-100
WATER	SW-100
STORM DRAIN	SW-100
SEWER	SW-100
WATER	SW-100

GENERAL NOTES:
 THE EXISTING BUILDING IN THIS DRAWING WAS DESIGNED BY ROBERT B. EASTER, A.S.C.E. AND ENGINEER
 CONSULTANT, INC. CHICAGO, ILL. IN SEPTEMBER 1972. REVISIONS ARE AVAILABLE
 THROUGH THIS OFFICE.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SPECIFIC CONTROL
 MEASURES AS SHOWN ON THESE DRAWINGS. CONSTRUCTION, MAINTENANCE AND REMOVAL
 SHALL BE AS REQUIRED UNDER PART CO. 10.00.

REVISIONS & REVISIONS

NO.	DATE	DESCRIPTION
1	6/11/75	ISSUE DATE
2	6/11/75	CHECKED
3	6/11/75	ISSUE DATE
4	6/11/75	CHECKED

JOB NO. 2572A

DRW. NO. SD-1

CLIENT: INDOOR TENNIS COURT, MARK ROSENBERG, OWNER

ARCHITECT: NELSON, SALAS, INC., PLANNERS

DATE: JUN 13 1975