

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Roland R. MacKenzie and
I, or we Louise F. MacKenzie, legal owners 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.D.P. zone to an D.R. 1 zone; for the following reason:

See attached brief

See attached description

and (2) for 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.

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.

Contract purchaser

Address

Petitioner's Attorney

Address

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day

of March, 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 8th day of March, 1972, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

Mr. S. Eric DiNenna
September 28, 1972
Page 2

7. The subject property is economically unfeasible for development under its present zoning because of topography and necessity of crossing of Balsman and Deep Run. Non-development of this property is ideal for open space including hiking, picnicking, bridge trails and the preservation of streams, trees, etc.

Changes:

1. Widening of I-83. Acquisition of land is now in progress.
2. Enlargement of interchange at Shawen Road for which engineering has been completed.
3. Oregon Ridge County Park is nearing final design stage.
4. And for other and further sufficient reasons to be shown at the hearing hereof relating both to error and change.

Respectfully submitted,

Frank E. Cicone

FEC:kn

James H. Cook, Esquire
Cook, Mudd, Murray and Howard
405 Washington Avenue
Towson, Md. and 21204

June 26, 1972

Re: Petition for Reclassification
Beginning 2270' SW from the corner
of Pool and Old Court Roads -
8th District
Roland R. MacKenzie, et ux - Petitioners
NO. 73-207-R (Item No. 17)

Dear Mr. Cook:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

ERIC DI NENNA
Zoning Commissioner

SED:bab

Attachment

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
Beginning 2270' SW from the corner
of Pool and Old Court Roads -
8th District
Roland R. MacKenzie, et ux - Petitioners : OF
NO. 73-207-R (Item No. 17) BALTIMORE COUNTY

The Petitioners having withdrawn their Petition at least ten (10) business days prior to the hearing, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of June, 1973, that the said Petition be and the same is hereby: DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

SHITMAN, SEQUANDY AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

ENGINEERING DESCRIPTION

RECLASSIFICATION FROM R.D.P. TO D.R.1
PROPERTY OF

Roland R. MacKenzie and Wife

Lying and being in the Eighth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point in Balsman Run, said point being drawn South 65° West, 2270 feet from the southwesterly corner of Pool Road and Old Mill Road as shown on the Plat of "Broadmoor", recorded February 19, 1964 among the Plat Records of Baltimore County in Plat Book G, L. B. No. 19 at folio 137; thence running for lines of division the following eight courses and distances, (1) South 11° 45' West, 435.00 feet; (2) South 57° West, 2342.00 feet; (3) South 74° East, 2930.88 feet; (4) North 20° East, 1910.00 feet; (5) North 50° 35' West, 616.5 feet; (6) North 23° 50' East, 45.00 feet; (7) North 69° 10' West, 310 feet to the aforementioned Balsman Run; thence binding on said Balsman Run (8) Northwesterly following the meanders of said Run 820 feet more or less to the point of BEGINNING.

Containing 106.2 acres of land, more or less.

Kenneth A. McCord
Registration No. 1974



FRANK E. CICONI

Attorney At Law

SUITE 411 JEFFERSON BUILDING

TOWSON, MARYLAND 21204

September 28, 1972

RE: Property of Roland R. MacKenzie,
et ux

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

Dear Mr. DiNenna:

Please be advised that I represent Roland R. MacKenzie, et ux, and am herewith filing a petition for reclassification on the subject property. In support of the petition, I wish to cite the following changes and also the following reasons which constitute error in the zoning maps adopted on March 24, 1971.

1. The map adopted on March 24, 1971 failed to recognize the entire property ownership of the petitioners. While the subject property will remain in its natural state, it is equitable and reasonable to permit D.R.1 density, to be applied to this parcel to the remainder of the petitioners' tract. This not only constitutes error but prevents order of development and a good master plan for the petitioners' entire holding of over 350 acres.
2. The map failed to recognize that the requested reclassification would not increase density but would, on the other hand, bring about development flexibility and efficiency.
3. The map failed to recognize the planned residential center that could be accommodated under the requested zoning and the need for such a center because of the continuing adjacent industrial development.
4. The map did not take into consideration the size, shape, topography and the location of the subject property.
5. Development of the subject property under its present zoning would create a detrimental impact on the environment.
6. The non-development of the subject property will supplement and be a natural continuation of the Oregon Ridge County Park.



TOWSON, MD. 21204

February 19 - 1973

THIS IS TO CERTIFY, that the annexed advertisement, 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 SUCCESSOR week before the 19 day of February 1973 that is to say, the same was inserted in the issue of February 15, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Keith Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204

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 of one successive weeks before the 19th day of February, 1972, the first publication appearing on the 15th day of February, 1972.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

IMBOS-COUNTY, MARYLAND No. 5758

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.01

DISTRIBUTION

TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Frank E. Cicone, Esq.,
111 Jefferson Building
Towson, Md. 21204,
Petition for Reclassification for Roland
MacKenzie

50.00

BALTIMORE COUNTY, MARYLAND No. 10855

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

June 20, 1973

DATE ACCOUNT 01-662

AMOUNT \$88.13

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Heister, Cook, A. & S., Murray & Howard
109 Washington Ave.
Towson, Md. 21204,
Advertising and posting of property for
Louise MacKenzie-73-207-R

88.13

Frank E. Ciccone, Esq.
411 Jefferson Building
Towson, Md. 21204 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 17

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

Your Petition has been received and accepted for filing

this 13th day of October 1972.

Eric Dineen
S. ERIC DINEEN,
Zoning Commissioner

Petitioner Richard P. MacKenzie and

Leifian P. MacKenzie, v.
Petitioner's Attorney Frank E. Ciccone

Reviewed by *John J. Bell*
Chairman,
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29th day of

Sept.

1972. Item #

S. Eric Dineen
S. ERIC DINEEN
Zoning Commissioner

Petitioner MacKenzie

Submitted by CICONE

Petitioner's Attorney CICONE

Reviewed by JBB

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2 Date of Posting 10/29/72

Posted for Reclassification

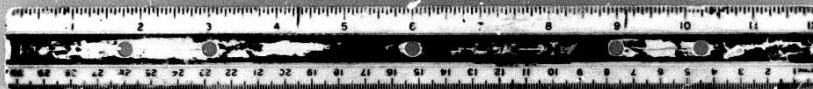
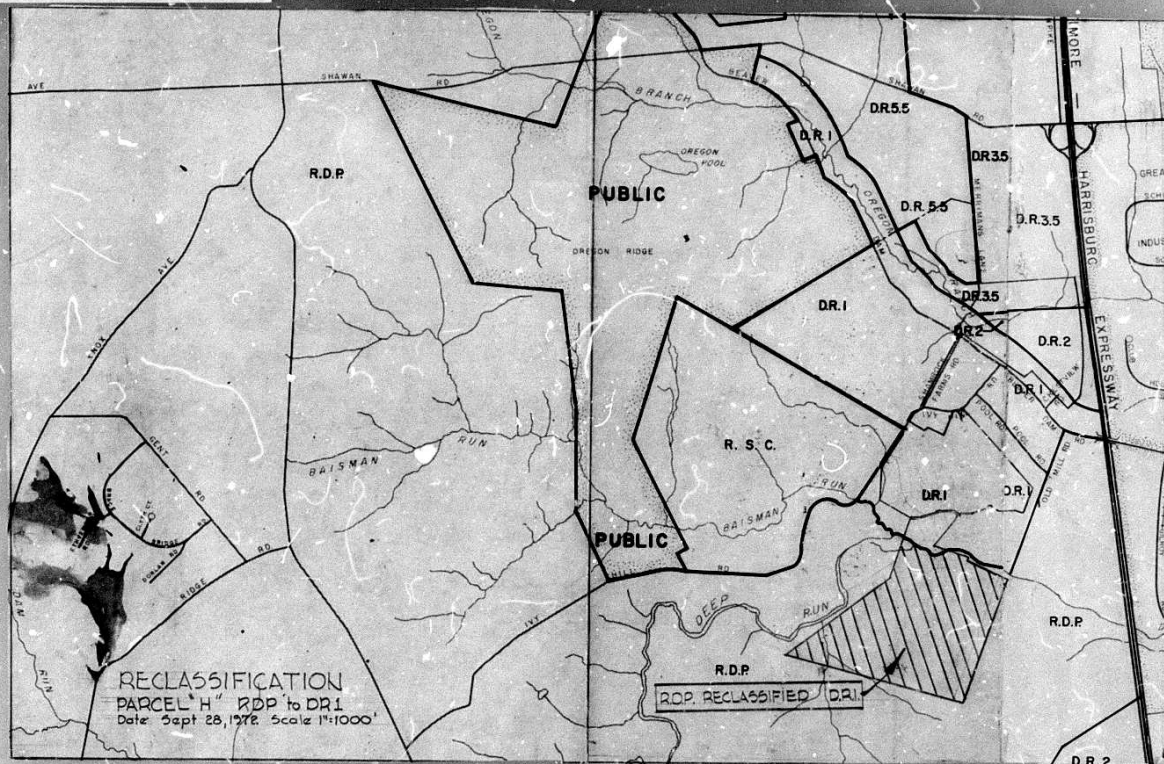
Petitioner Richard P. MacKenzie

Location of property 2320 E. S.W. 1st St. at Old Baltimore Rd.

Location of Signs at NW corner of Old Baltimore Rd. and 2320 E. S.W. 1st St.

Remarks:

Posted by Eric Dineen Signature Date of return 11/1/72

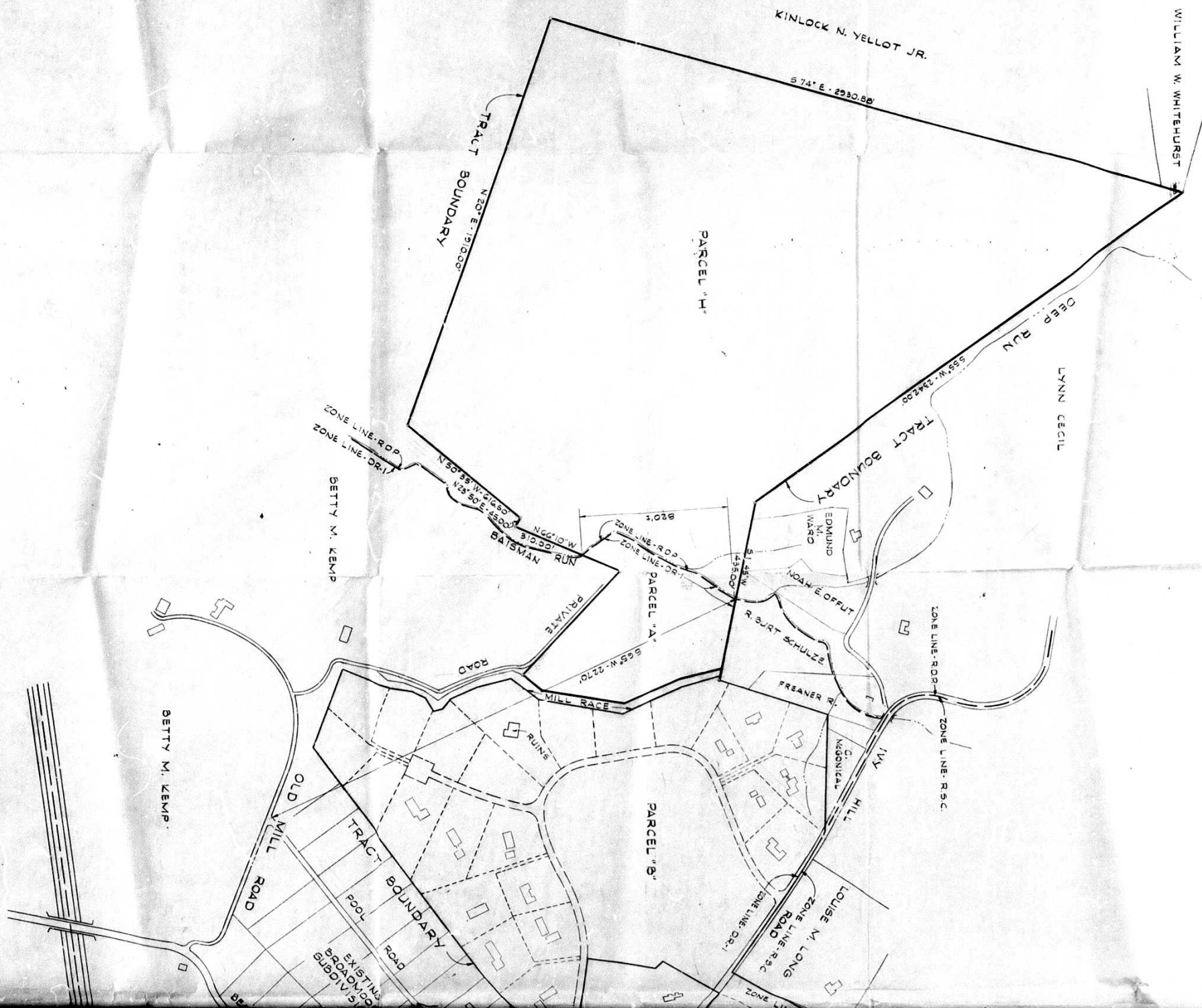




ZONING TABULATION			
PARCEL	ACRES	EXISTING DWELLING UNITS	PROPOSED DWELLING UNITS
A	5.0	0	0
B	5.0	0	0
C	5.0	0	0
D	5.0	0	0
E	5.0	0	0
F	5.0	0	0
G	5.0	0	0
H	5.0	0	0
TOTAL	40.0	0	0

MACKENZIE TRACT
ZONING RECLASSIFICATION
PARCEL "H"
R.O.P. TO D.R. 1
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: SEPT. 26, 1972 SCALE: 1"=200'

*MINIMUM LOT SIZE 11 ACRES
MICROFILMED



R.D.P. to D.R. 1

R. D. P.

R. D. P.

R. D. P.

D.R. 2

D.R. 2

D.R. 2

ML-1/M

MACKENZIE TRACT
ZONING RECLASSIFICATION
PARCEL "H"
Date Sept. 28, 1972 Scale 1" = 200'

ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE

SCALE
1" = 200'

LOCATION

TEXAS

SHEET

N.W.

16-C

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

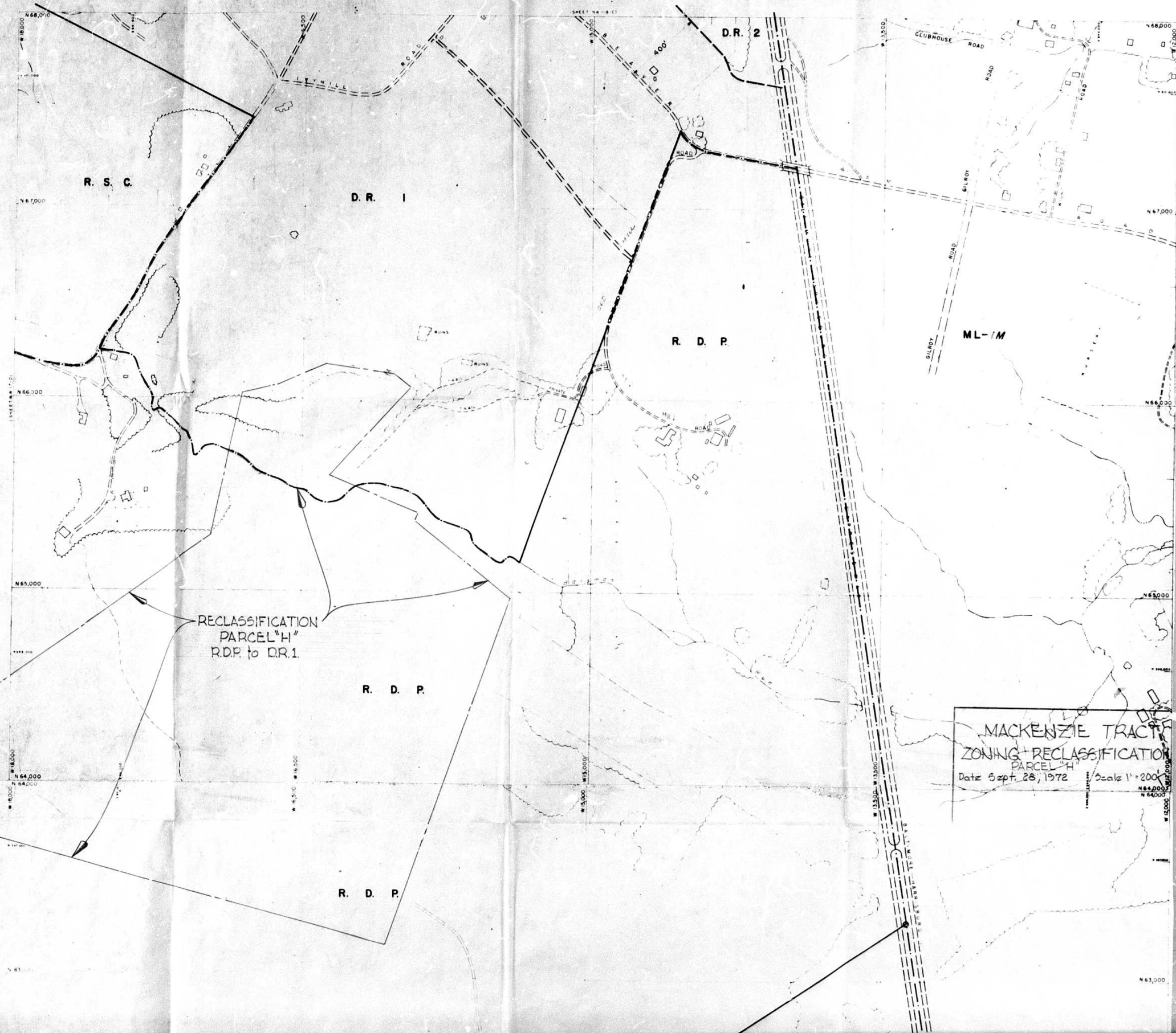
DATE OF
PHOTOGRAPHY
APRIL 1953

V-SW V-SE
S-NW S-NE

MICROFILMED

MICROFILMED





MACKENZIE TRACT
ZONING + RECLASSIFICATION
PARCEL "H"
Date Sept. 28, 1972
Scale 1" = 200'