

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Inter-City
Land Company, legal owner 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 zone; and for the following reasons:

- That the most recent zoning map was in error in that it inadvertently failed or omitted to take into account the fact that the Petitioner's property, which is the subject of this Petition, had been previously reclassified "RA" and is presently used as such.
- That the present zoning division line between D.R. 5.5 zone and D.R. 16 zone extend directly through the improvements erected on the Petitioner's property which are presently being occupied as apartments.

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 offices and office buildings.

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

I, or we, agree to pay expenses of above reclassification 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.

THE INTER-CITY LAND COMPANY

By *Walter H. Fromm*
Contract purchaser

Address: 7214 Old Harford Road
Baltimore, Maryland 21204

Protestant's Attorney

Address: 800 Equitable Towson Building
Towson, Maryland 21204

221-8800

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of January, 1975, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1975, at 10:00 o'clock.

Herbert E. Hohenberger
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NW/4 of Cedar Avenue, 421' E of York Road - 9th Election District
The Inter-City Land Company - Petitioner
NO. 74-103-RX (Item No. 33)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by the Inter-City Land Company for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone and, additionally, a request for a Special Exception for an office building and offices. The subject property is located on the northwest side of Cedar Avenue, 421 feet east of York Road, in the Ninth Election District of Baltimore County, and contains 0.615 of an acre of land, more or less, saving and exception that portion of the described property which is presently classified D.R. 16.

Testimony on behalf of the Petitioner indicated that the subject property is improved with a two-story brick apartment building, which was built in 1964. The Petitioner proposes to convert the structure to a medical office building, claiming that there are few vacancies available in the area for medical offices.

It was further indicated that, at the present time, a portion of the subject property is classified D.R. 5.5. The zoning line runs directly through the center of the existing apartment structure.

Residents of the area, mainly in protest of the request for the Special Exception for an office building and offices, indicated that access to the subject property would be by Cedar Avenue, which is a 20 foot wide improved road. Because of the close proximity to Towson State College, parking after 8:30 a.m. is negligible and driving along Cedar Avenue becomes hazardous. They were fearful that if said Special Exception were granted, any overflow from the

use of the office building would be upon Cedar Avenue, which would increase traffic congestion.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, that portion of the subject property zoned D.R. 5.5 is in error and should be reclassified D.R. 16 in order to place the property owner in the status quo it enjoyed prior to the adoption of the Comprehensive Zoning Map of March 24, 1971.

The present use of the subject property, namely apartments, necessitates D.R. 16 zoning, and the fact that the zoning line runs through the apartment complex itself is indicative of error.

It should also be stated that the 40 foot buffer zone of D.R. 5.5 zoning, running parallel to the centerline of Cedar Avenue, should be maintained.

With reference to the request for a Special Exception for an office building and offices, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have not been met.

Before any Special Exception may be granted, it must appear that the use which is requested will not:

- be detrimental to the health, safety, or general welfare of the locality involved or;
- tend to create congestion in the roads, streets, or alleys therein, etc.

This is a burden that must be met by the Petitioner and, in the instant case, the requested Special Exception would undoubtedly overburden Cedar Avenue, causing congestion in the road, and would be otherwise detrimental to the health, safety, and general welfare of that locality.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of January, 1975, that the herein below described

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property, as shown on the attached plat, being Zoning Commissioner's Exhibit 1 and made a part hereof, be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone.

"Beginning at a point 421' from the centerline of York Road measured in a northeasterly direction along the northwest side of Cedar Avenue; and N-70°-36'-20"-W 26.67' from the northwest side of Cedar Avenue.

Thence running the following four courses and distances

- N-39°-45'-20"-E 71.75' parallel to centerline of Cedar Avenue
- N-77°-45'-W 182.50'
- S-12°-11'-30"-W 45.00'
- S-70°-36'-20"-E 151.00' to beginning"

It is further ORDERED that the Reclassification for the rest and residue, excluding that portion that enjoyed the D.R. 16 classification as above mentioned, be and the same is hereby DENIED and that said property be and the same is hereby continued as and to remain a D.R. 5.5 Zone.

It is further ORDERED that the Special Exception for an office building and offices be and the same is hereby DENIED.

Herbert E. Hohenberger
Zoning Commissioner of Baltimore County

-3-

apf
associates
land surveyors

DESCRIPTION OF PROPERTY OF
INTER-CITY LAND COMPANY
TO ACCOMPLISH PETITION
FOR SPECIAL EXCEPTION
CEDAR AVENUE, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point on the Northwest side of Cedar Avenue, 30 feet wide; said point being situated measured in the Northeasterly direction along the Northwest side of Cedar Avenue, 421 feet more or less from the corner formed by the intersection of the prolongation of said Northeasterly side of Cedar Avenue with the centerline of York Road, 66 feet width thence running from said point of beginning and binding along the Northwest side of Cedar Avenue, North 39 degrees 45 minutes 20 seconds East 109.20 feet to a point thence leaving Cedar Avenue and binding along the outline of land now or formerly of James M. Gilmer the following three courses and distances: (1) North 67 degrees 10 minutes 20 seconds East 108.00 feet (2) North 24 degrees 33 minutes 40 seconds East 45.00 feet and (3) North 70 degrees 35 minutes 00 seconds West 129.20 feet to intersect the Easterly side of York Road, 66 feet width thence running with and binding along the Easterly side of York Road South 12 degrees 11 minutes 30 seconds West 149.50 feet to a point in the Northerly outline of land now or formerly of Mary M. Mansfield; thence leaving York Road and binding along the Northerly outline of said land South 70 degrees 36 minutes 20 seconds East 176.64 feet to the point of beginning; containing 0.615 acres more or less.

5/15/1973

Walter H. Fromm
3/15/75
LAND SURVEYOR

Beginning at a point 421' from the centerline of York Road measured in a northeasterly direction along the northwest side of Cedar Avenue; and N-70°-36'-20"-W 26.67' from the northwest side of Cedar Avenue.

Thence running the following four courses and distances

- N-39°-45'-20"-E 71.75' parallel to centerline of Cedar Avenue
- N-77°-45'-W 182.50'
- S-12°-11'-30"-W 45.00'
- S-70°-36'-20"-E 151.00' to beginning

PROTESTANTS, INDIVIDUALLY AND AS MEMBERS
OF THE TOWSON MANOR ASSOCIATION

NAME	ADDRESS
Mr. Leonard Kirby	203 Argus Rd.
Elizabeth	
Ulla H. Spicer	12 Cedar Ave
Dore E. Moore	10 Cedar Ave. Apts
Karen C. Moore	
Margaret E. Harb	14 Argus Rd.
Bernice Mae Thompson	14 Argus Rd.
Herbert A. Steyer	12 Argus Rd.
Barbara R. McLean	9 Argus Rd.
Quinn R. Chas. Swartz	30 Argus Rd.
Henry B. Leck	3 Terrace Dale
William H. Leck	44 Cedar Ave
Robert Dubel	119 E. Burke Ave.
Helen H. Tuckman	9 Maryland Ave.
Theodore W. McManis	10 Argus Rd.

PROTESTANT'S
EXHIBIT A

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

September 5, 1973

COUNCILMEN

First District
FRANCIS A. BOBBLE
Second District
GARY HUGGLES
Third District
G. WALTER FINE JR.
Fourth District
WALTER C. COVE
Fifth District
HARRY J. BARTENFELDER
Sixth District
FRANCIS C. BARNETT
Seventh District
WALLACE A. WILLIAMS

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

Dear Mr. DiNenna:

This letter will serve to advise you that the Baltimore County Council at their meeting on Tuesday, September 4, 1973 passed the attached Planning Board Resolution concerning the petition of the Inter-City Land Company to change the zoning classification of their tract on the northwest side of Cedar Avenue, 421 feet northeast of York Road from D.R. 5.5 to D.R. 16.

Sincerely yours,

Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEH:bl

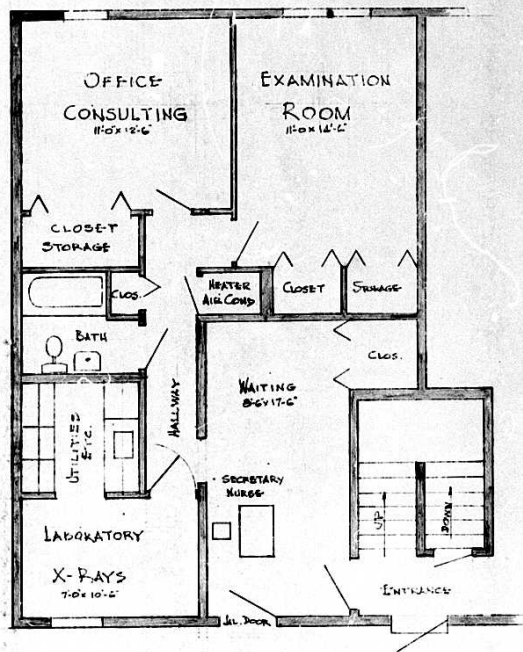
Enc:

CC: Mr. William D. Fromm



MAR 0 7 1975

PETITIONER'S EXHIBIT



TYPICAL OFFICE FLOOR PLAN
1/4" = 1'-0"
K.B. HALL 10/11/70

IN THE MATTER OF THE PETITION OF
THE INTER-CITY LAND COMPANY FOR A
ZONING RECLASSIFICATION FROM A
DR 5.5 ZONE TO A DR 16 ZONE

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT PETITION FOR RECLASSIFICATION

The Memorandum of The Inter-City Land Company, Petitioner in the above captioned case, in support of its Petition for a reclassification of a portion of its property, situate between York Road and Cedar Avenue, ninth election district, Baltimore County, Maryland, from a DR 5.5 zone to a DR 16 zone, respectfully represents:

1. That the most recent zoning map is in error in that it inadvertently failed or omitted to take into account the fact that your Petitioner's property had been classified "RA" in its entirety prior to the adoption of said map.
2. That the present zoning division line between the DR 5.5 zone and the DR 16 zone extends directly through the improvements erected on your Petitioner's property, which said improvements are presently being used and occupied as residential apartments.
3. That a comparison of the existing zoning line with the outline of your Petitioner's property supports your Petitioner's contention that the intention of the County Council, in adopting the present map, was to extend the zoning line along the outline of your Petitioner's property in order that all of your Petitioner's property would be zoned DR 16 to conform with its previously existing zoning classification of "RA".
4. That your Petitioner is advised and therefore avers that many such errors have occurred in the redrafting of the various zoning maps for Baltimore County and that the only means available for the correction of such administrative errors are the filing of a Petition for reclassification of such

property as has been so erroneously zoned.

Respectfully submitted,

Lee Stuart Thomson
800 Equitable Towson Building
Towson, Maryland 21204
821-6600
Attorney for Petitioner

January 24, 1975

Lee Stuart Thomson, Esquire
800 Equitable Towson Building
Towson, Maryland 21204

RE: Petition for Reclassification and
Special Exemption
11W/8 of Cedar Avenue, 421' E
of York Road - 9th Election District
The Inter-City Land Company -
Petitioner
NO. 74-103-RX (Item No. 33)

Dear Mr. Thomson:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Gordon G. Power, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

Mr. William Milwred
Apt. A, 8 Cedar Avenue
Towson, Maryland 21204

Mrs. Karen Moore
10 Cedar Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 20, 1973

FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition

Property Owner: The Inter-City Land Company
Location: N/W/8 of Cedar Avenue, 421' N/E of York Road
Existing Zoning: D.R. 5.5; D.R. 16
Proposed Zoning: D.R. 16; Special Exception for offices
Acreage: 0.615

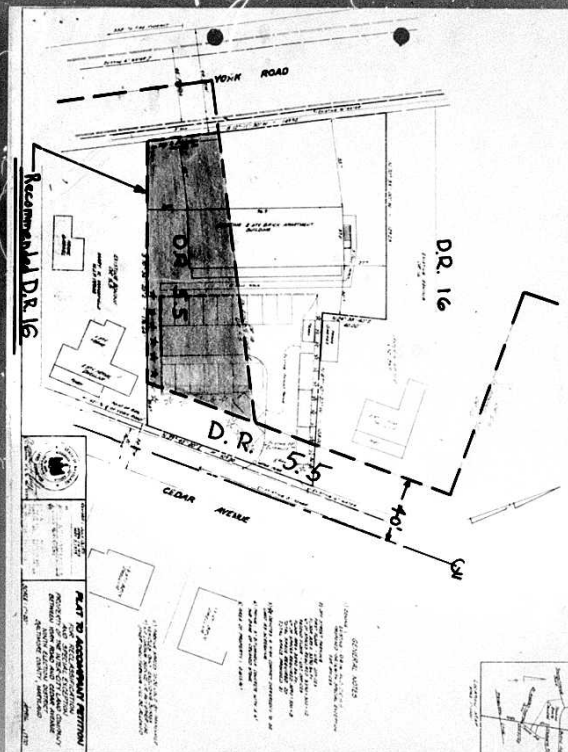
Prior to the adoption of the comprehensive zoning maps, this property, excepting that portion of the property to a depth of 40 feet from and parallel to the center line of Cedar Avenue, was in the D.R. 16 zoning classification. The aforementioned frontage along Cedar Avenue was in the D.R. 5.5 zoning classification (see Zoning Petition No. 4848, Board of Appeals order dated November 2, 1961). In the opinion of the Planning Board, the zoning classification for a portion of this property was inadvertently changed to D.R. 5.5 in the preparation of these maps.

The Planning Board, therefore, recommends that the D.R. 16 zoning classification for said portion of the property be restored. Additionally, the Board recommends that the D.R. 5.5 zoning classification be retained here at a depth of 40 feet from and parallel to the center line of Cedar Avenue (see attached plan).

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated that because of grade problems, access is not possible to York Road. He noted that Cedar Avenue is a one-way street, that traffic congestion occurs during the school year, and that the intersection of Cedar Avenue, Worcester Road, and York Road is "poorly designed". He stated that the current estimated trip generation is approximately 73 trips per day; the proposed office would be expected to generate approximately 107 trips per day.

Current access is via Cedar Avenue, a quiet, residential-type street, serving, in addition to the existing apartment building, a number of well-maintained single-family dwellings. The Board believes that office uses would be inappropriate here.

Attachment: 1



THOMSON AND SIMON

LEE STUART THOMSON
800 EQUITABLE TOWSON BUILDING, TOWSON, MD. 21204
(301) 821-6600

July 3, 1974

The Honorable S. Eric DiNenna
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

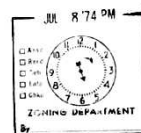
Re: Petition for Re-Classification Etc.
The Inter-City Land Company
No. 74-103-X

Dear Mr. DiNenna:

As you may recall, I represented the Inter-City Land Company at the hearing on the above captioned petition. My client has recently called to my attention, once again, the fact that while the above petition was heard before you on October 18, 1973 we have never received a copy of any Order or other indication of action taken thereon.

Because the passage of time in this matter would appear to be unusual it has occurred to me that you may have passed an Order in this matter and that, for some reason or other, I have not received a copy of the same. Your advice in this regard would be appreciated.

With all best wishes, I am,



Very truly yours,
LEE STUART THOMSON

LST:mt

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 ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans: Change in outline or description							
Previous case: <i>[Signature]</i>			Map #							

MAR 07 1975



August 17, 1973

The Honorable Harry J. Bortenfelder
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Sir:

At its meeting on Thursday, August 16, 1973, the Baltimore County Planning Board, under the provisions of Subsection 22-22 (j) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of The Inter-City Land Company to change the zoning classification of their tract on the northwest side of Cedar Avenue, 421 feet northeast of York Road from D. R. 5.5 to D. R. 16.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that, prior to the adoption of the comprehensive zoning maps, this property was in the D. R. 16 zoning classification. The Board agreed that it had not intended to change the zoning classification of this tract of land when the Board forwarded its recommended zoning maps to the County Council.

Copies of the petition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely actions can be taken by him in accordance therewith.

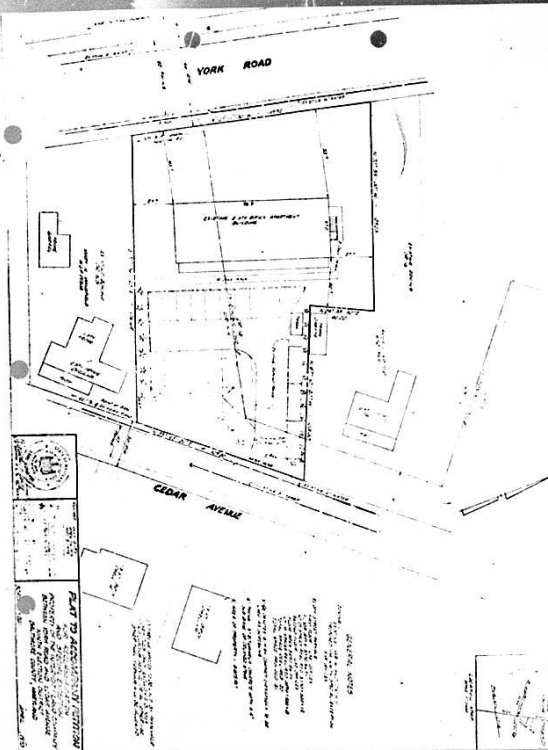
Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:JGH:me

cc: The Honorable Francis X. Bosile
The Honorable Gary H. Klay
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. S. Eric Dinenna

Attachment
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3711 ZONING 484-3381



LAW OFFICE
LEE STUART THOMSON
H. ROBERT SIMON

SUITE 800, EQUITABLE TOWSON BUILDING, TOWSON, MD. 21204
(301) 481-6600

July 31, 1973

Mr. Charles B. Heyman
Office of Planning
301 Jefferson Building
Towson, Maryland 21204

Re: Petition of The Inter-City Land
Company for zoning reclassification
and special exception

Dear Mr. Heyman:

In accordance with my advice to that affect from the Office of Zoning, I enclose herewith the following in connection with the above captioned Petition:

1. The original of my letter, under date of July 31, 1973, to the Office of Planning and Zoning requesting that the subject petition be removed from the cycle zoning procedure.
2. A copy of the plats submitted with the Petition for Reclassification and special exception.
3. Copies of the two descriptions submitted with the Petition for reclassification and special exception.

Should anything further be required, I would appreciate your promptly so notifying this office.

Very truly yours,

LEE STUART THOMSON

LST/jh

Enclosures

cc: Mr. Wm. Barnes Hall

LAW OFFICE
LEE STUART THOMSON
H. ROBERT SIMON

SUITE 800, EQUITABLE TOWSON BUILDING, TOWSON, MD. 21204
(301) 481-6600

July 31, 1973

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition of Intercity Land Company
for reclassification and special
exception - Cedar Avenue

Gentlemen:

This office represents the Intercity Land Company of 7214 Old Harford Road, Baltimore County, Maryland 21204. The Corporation is the owner of a parcel of ground situate in the ninth election district of Baltimore County and lying between York Road and Cedar Avenue just south of Towson. Many years ago, upon the Petition of Intercity Land Company, the entire property had been zoned RA and apartments constructed thereon by my client. The improvements on the property are presently occupied as apartments.

Upon the adoption of the most recent map, and apparently due to administrative error, the zoning line was shifted so that my client's property is now bisected by a line, which runs through the existing improvements, with DR 16 zoning on one side and DR 5.5 zoning on the other. A comparison of the zoning line as now drawn with the outline of my client's property would appear to confirm the fact that the failure of the present map to include all of my client's property as DR 16 was due to administrative error in the drafting of the map.

I have since been advised by officials of your department that the only manner in which this error can be corrected is by the filing of a Petition for reclassification of that portion of the property which is zoned DR 5.5 to DR 16. Accordingly, I have prepared and have this day filed such a Petition on behalf of my client. Under the circumstances, the purpose of this letter is to respectfully request that the hearing on this Petition be removed from the normal cycle zoning hearings, which I understand will not begin until 1974, and that this matter be heard

Office of Planning and Zoning
July 30, 1973
Page 2

specially on the issue of error in the present zoning map. I shall be most happy to appear before you personally in order to discuss this matter further should you feel it necessary.

Thanking you for your kind attention in this matter, I am,

Very truly yours,

Lee Stuart Thomson
LEE STUART THOMSON

LST/jh

cc: Mr. Wm. Barnes Hall
The Intercity Land Company
S. Eric Dinenna, Esquire

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The Inter-City

I, or we, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an D. R. 5.5 zone to an D. R. 16 zone; for the following reasons:

1. That the most recent zoning map was in error in that it inadvertently failed or omitted to take into account the fact that Petitioner's property, which is the subject of this Petition, had been previously reclassified "RA" and is presently used as such.
2. That the present zoning division line between D. R. 5.5 zone and D. R. 16 zone extend directly through the improvements erected on Petitioner's property which are presently being occupied as apartments.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and office buildings.

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

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE INTER-CITY LAND COMPANY

By *John B. Borden*
Legal Owner

Address _____
Contract purchaser _____

Address: 7214 Old Harford Road
Baltimore, Maryland 21204

Lee Stuart Thomson Petitioner's Attorney
800 Equitable Towson Building
Address: Towson, Maryland 21204
821-6600

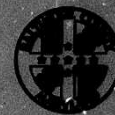
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1973, 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, last on _____ day of _____, and last on _____ day of _____, and that the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 33

Lee Stuart Thomson, Esq., County Office Building
800 Equitable Towson Building 111 W. Chesapeake Avenue
Towson, Maryland 21204 Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 10th day of August, 1973.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: The Inter-City Land Company

Petitioner's Attorney: Lee Stuart Thomson
800 Equitable Towson Building
3920 Rosalie Avenue
Baltimore, Maryland 21204

Reviewed by: *John B. Borden*
Chairman
Zoning Advisory Committee

MAR 07 1975

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 10, 1973

Lee Stuart Thomson, Esq.,
800 Equitable Tower Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 33 -
The Inter-City Land Company -
Petitioner

Dear Mr. Thomson:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made a field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the applicant's basis of the zoning action requested, but to advise that all parties are made aware of plans and policies with regard to the development of the property. The applicant should have a hearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Cedar Avenue, 421 feet northeast of York Road. This property is currently improved with a two-story brick and frame apartment structure containing approximately eight units.

The petitioner is requesting a Reclassification and a Special Exception for office and office building.

- 2 -

Lee Stuart Thomson, Esq.
Re: Item 33 - The Inter-City Land Co.
September 10, 1973

The property is well landscaped and sits approximately 80 feet off of Cedar Avenue. It enjoys a nice elevation above the street level of York Road. No entrances are proposed on York Road at this time. The parking lot is not laid out precisely as the plan indicates.

Curb and gutter does not currently exist on Cedar Avenue at this location.

There is an existing dwelling on either side of the subject property as well as on the opposite side of the street.

The history of this property revealed that a Reclassification was obtained through a prior hearing (Case No. 4848); however, there apparently was an error made on the plotting of the property on the zoning maps which was not picked up on the Comprehensive Zoning Maps in 1971.

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.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

cc: APR Associates
3920 Rosalie Avenue
Baltimore, Md. 21234

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

Bureau of Engineering
ELLSWORTH N. DILLON, P.E. CHIEF

August 22, 1973

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

Re: Item #33 (1973-1974)

Property Owner: Inter-City Land Co.
W/S Cedar Avenue, 421' NE of York Rd.
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Reclassification from D.R. 5.5 to D.R. 16 and a Special Exception for Offices
District: 9th No. Acres: 0.615

Dear Mr. DiNenna:

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.

General:

Baltimore County utilities and highway improvements are not involved. It appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #33 (1973-1974).

Very truly yours,

Ellsworth N. Dillon, P.E.
ELLSWORTH N. DILLON, P.E.
Chief, Bureau of Engineering

END-ENGINEERING

1-1/2" Key Sheet
34, 35, 2 and 3 Pgs. Sheets
TS 3-1, Topo
70 Tax Map

Maryland Department of Transportation
State Highway Administration

August 9, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. John J. Dillon

Re: L.A.C. Meeting Aug. 1, 1973
Owners: Inter-City Land Co.
Location: W/S Cedar Ave.,
421 ft. NE of York Rd. (1/4
Mile 45) Existing Zoning
D.R. 16 and D.R. 5.5
Proposed Zoning: Reclassi-
fication from D.R. 5.5 to
D.R. 16 and a Special
Exception for Offices
Election District: 9th
No. Acres: 0.615

Dear Mr. DiNenna:

The subject site has no access from York Road, therefore the State Highway Administration has no comment.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
by: John E. Meyers
Asst. Development Engineer

CL-JEN-es

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 33, Zoning Advisory Committee Meeting
August 7, 1973, are as follows:

Property Owner: Inter-City Land Co.
Location: W/S Cedar Avenue, 421' NE of York Road
Present Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 16
and a Special Exception for Offices.
District: 9
No. Acres: 0.615

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

Very truly yours,

Thomas H. Devlin, Director
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ang

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 28, 1973

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 #33, Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Property Owner, Inter-City Land Co.
Location: W/S Cedar Avenue, 421 ft. NE of York Road
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Reclassification from D.R. 5.5 to D.R. 16 and a Special Exception for Offices
Election District: 9th
No. Acres: 0.615

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 10, 1973

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

Re: Item 33

Property Owner: Inter-City Land Co.
Location: See agenda
Present Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Reclassification from D.R. 5.5 to D.R. 16 and S.E.
for offices.

Z.A.C. Meeting of: August 7, 1973

District: 9
No. Acres: 0.615

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Patruich
W. Nick Patruich
Field Representative

WNP/al

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AREA 3211 ZONING AREA 3201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 3rd day of July 1973. Item # 33

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Inter-City Land Co. Submitted by: Thompson

Petitioner's Attorney: Thompson Reviewed by: JPM

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

OFFICE OF
THE TOWSON TIMES

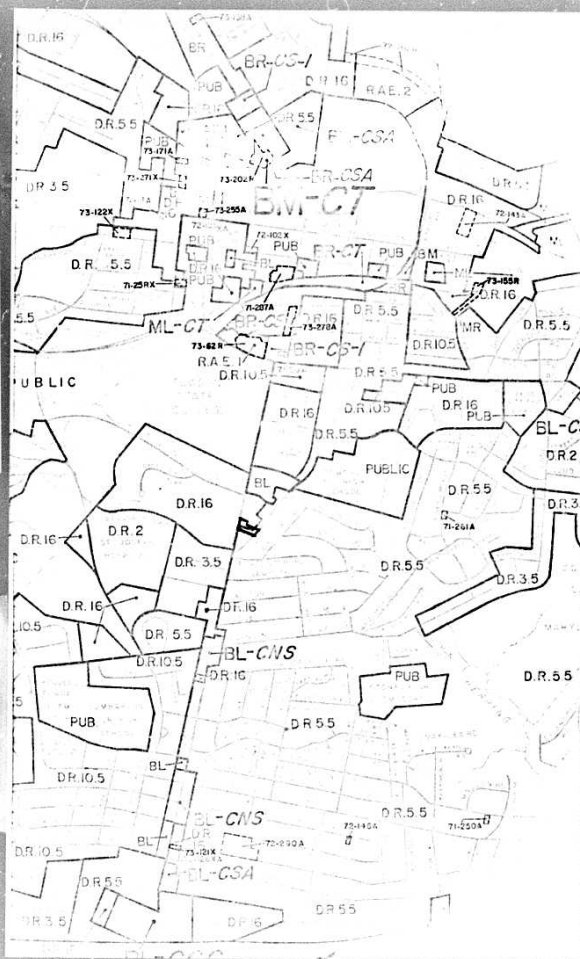
STROMBERG PUBLICATIONS, Inc.

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

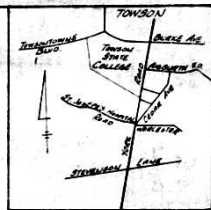
Inter-City Land Co.
7214 Old Harford Rd.
Baltimore, Md. 21234
Petition for Reclassification and Special Exception

#74-~~10~~-BX 40 4646-4 5 JOC 66
103

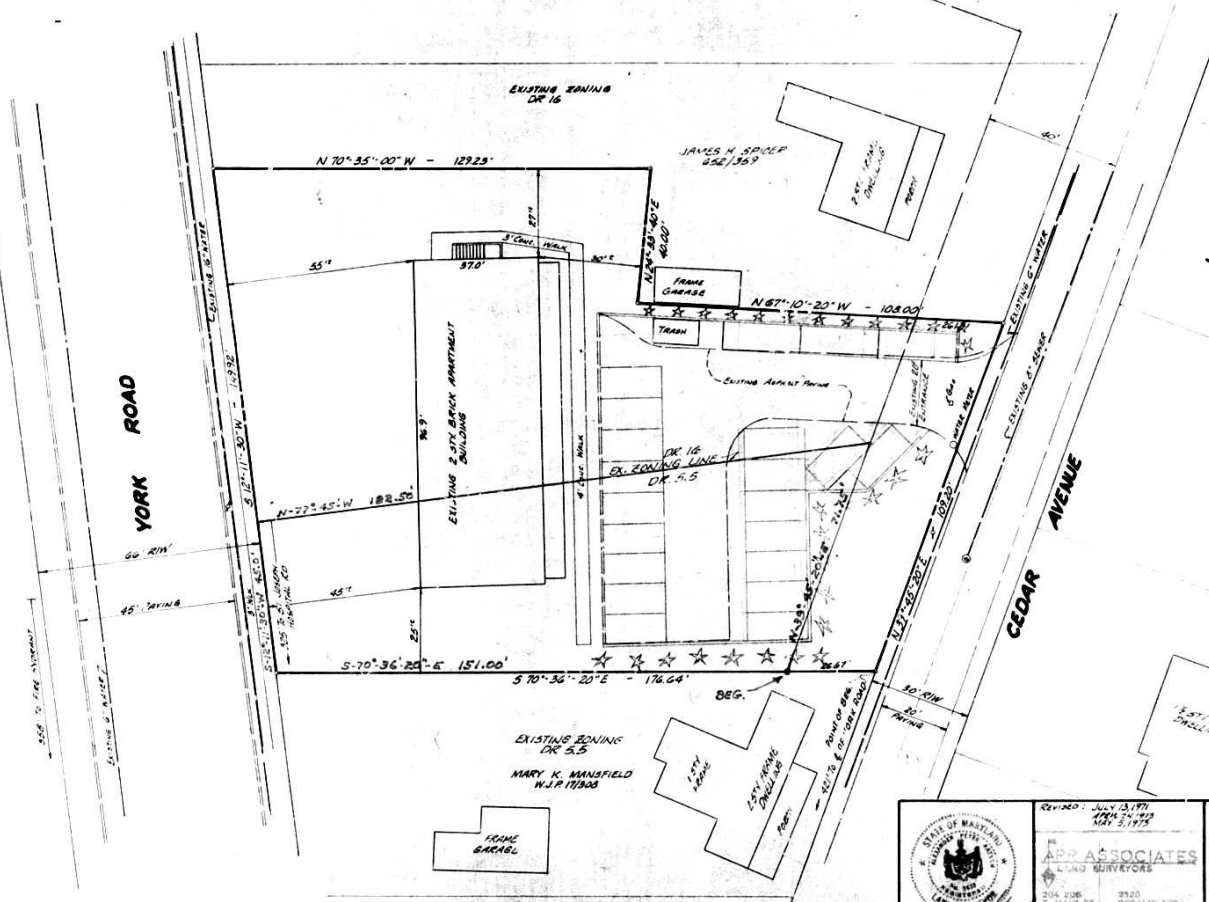
Permit Type: <i>General</i> Serial: <i>100</i>		Inspector: <i>10</i>	
PERMIT NUMBER		CONTROL NUMBER	
INSPECTION DATE		INSPECTOR	
1 ST			
2 ND			
3 RD			
4 TH			

[illegible]

ZONING COMMISSIONER'S EXHIBIT I



LOCATION MAP
SCALE 1"=100'



GENERAL NOTES

- 1) ZONING: EXISTING - DR 16 AND DR 5.5
PROPOSED - DR 16 WITH SPECIAL EXCEPTION FOR OFFICES
- 2) OFF STREET PARKING
FIRST FLOOR - USE OFFICES
FLOOR AREA 8,590 sq. ft.
NO. OF SPACES REQUIRED 3590 / 300 = 12
SECOND FLOOR - USE OFFICES
FLOOR AREA 8,590 sq. ft.
NO. OF SPACES REQUIRED 3590 / 300 = 12
TOTAL SPACES REQUIRED 24
- 3) * DEVOTES 8' HIGH COMPACT EVERGREENS TO BE USED AS SCREENING
- 4) PAVING 8" BITUMINOUS CONCRETE WITH A 4" SUB BASE OF CRUSHED STONE
- 5) AREA OF PROPERTY: 0.61541

6) PARKING SPACES TO BE USED BY DISSEMINATED VEHICLES ONLY EXCLUDING BUSES
7) NO LOADING UNLOADING OR ANY OTHER USE OTHER THAN PARKING WILL BE ALLOWED



REVISED: JULY 13, 1971
APR 14, 1972
APR 21, 1972
APR ASSOCIATES
LAND SURVEYORS
204 E. 20th ST. BALTIMORE, MD. 21202
2186
76-398-7768 444-4463

**PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
PROPERTY OF THE INTER-CITY LAND COMPANY
BETWEEN YORK ROAD AND CEDAR AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**
SCALE: 1"=20' APRIL, 1970