

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "A" COMMERCIAL
ZONE - R. D. Pine Ave., 567 ft. west of
Dundalk Ave., 12th District of Balto. Co.,
The Dundalk Memorial Post No. 6694,
YM, Incorporated, Petitioner.

The property which is the subject of this petition is located on the north side of Pine Avenue, 567 feet east of Dundalk Avenue, in the 12th District, 50 feet east of the Baltimore City Line. The petitioner in addition to owning the lots which are the subject of this petition, Nos. 568, 569, 566 and 567, also owns lots Nos. 568, 569, 570, 571, 572, 573 and 574 extending westerly into the City. The property in the City is now zoned industrially.

It is the intention of the petitioner, if this special permit is granted, to construct a building of dimensions 50 feet front and 50 feet deep for use as a club house by the Veterans of the Foreign Wars.

An inspection of the property shows the land to be sub-marginal, the lots are rough and a storm drain extends through lots Nos. 568 and 569 just to the west of the property in question. The property also abuts the Fort Mifflin Reservation.

It is the contention of the petitioner that the use of this property for a private club would in no way be injurious to the residential area between this property and Dundalk Avenue. Also, if they wished they could save westward within the City limits on lots Nos. 571, 572, 573 and 574 and erect the building in the already industrially zoned area without requesting any zoning change. They, however, desire to locate in the County because the Veterans of Foreign Wars Post is a County organization and wishes to confine its activities in the County.

It is the opinion of the Zoning Commissioner that the petition for reclassification from an "A" Residence Zone to an "A" Commercial Zone, should be denied and a special permit granted for a private club, it appearing that the use of this property for a private club will not be detrimental to the health, safety and the general welfare of the community. In addition such use would constitute a satisfactory buffer between the industrially zoned property in the City and the area now used residentially in the County.

It is this 23rd day of August, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition 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 an "A" Residence Zone. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant, to the said petitioner, a special permit for a private club, subject to the following provisions:

-2-

1. That lots Nos. 568 to 574, inclusive, and the rear of lot No. 564 to 567, inclusive, be graded and paved so as to provide parking space for the persons frequenting this club.
2. That one sign, and one sign only, be displayed on the exterior of the building.
3. That any lighting used in connection with the interior or exterior of this building and the parking lot be so controlled and directed as to be away from adjoining properties and so as not to be obnoxious to the residents of said Properties.

Bernard Rose, Commander
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, The Dundalk Memorial Post No. 6694, YM, legal owner, A of the property situate N. Side of Pine Ave, 566.75 ft East of Dundalk Ave, Lot Nos. 564, 565, 566 and 567
Colgate Park.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Residential Zone to a Commercial Zone.
Reason for Re-Classification: The Post wishes to erect a building to be known as THE DUNDALK MEMORIAL POST BUILDING, housing sundry Post activities such as meeting rooms, youth activities, Americanization work, etc. etc. This building will be erected and dedicated to the memory of those who died in the service.

of their County in all the wars of the U.S. who lives in this area.
Size and height of building: front 50 feet; depth 50 feet; height approx. 12 feet.
Front and side set backs of building from street lines: front 25 feet; side 25 feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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 DUNDALK MEMORIAL POST NO. 6694, YM, INC.

Bernard Rose, Commander

Legal Owner

Address 1859 Marshall Rd., Dundalk 22, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of July, 1951, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 15th day of August, 1951, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

8/15
11 AM
1-5/74

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 8-3-51
Posted for: Bern An H Residence to an "A" Commercial Zone
Petitioner: Bernard Rose, Commander
Location of property: 567 ft. west of Dundalk Ave, 12th District, 50 ft. east of Baltimore City Line, on Pine Ave.
Location of Sign: 610 ft. west of Dundalk Avenue, on the north side of Pine Ave.
Remarks: Posted by George R. Hummel Date of return: 8-3-51

July 24, 1951

800.00

BOOKING of Bernard Rose, Commander, Dundalk Memorial Post No. 6694, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, Pine Avenue, 12th District of Baltimore County.

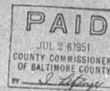
Zoning Commissioner

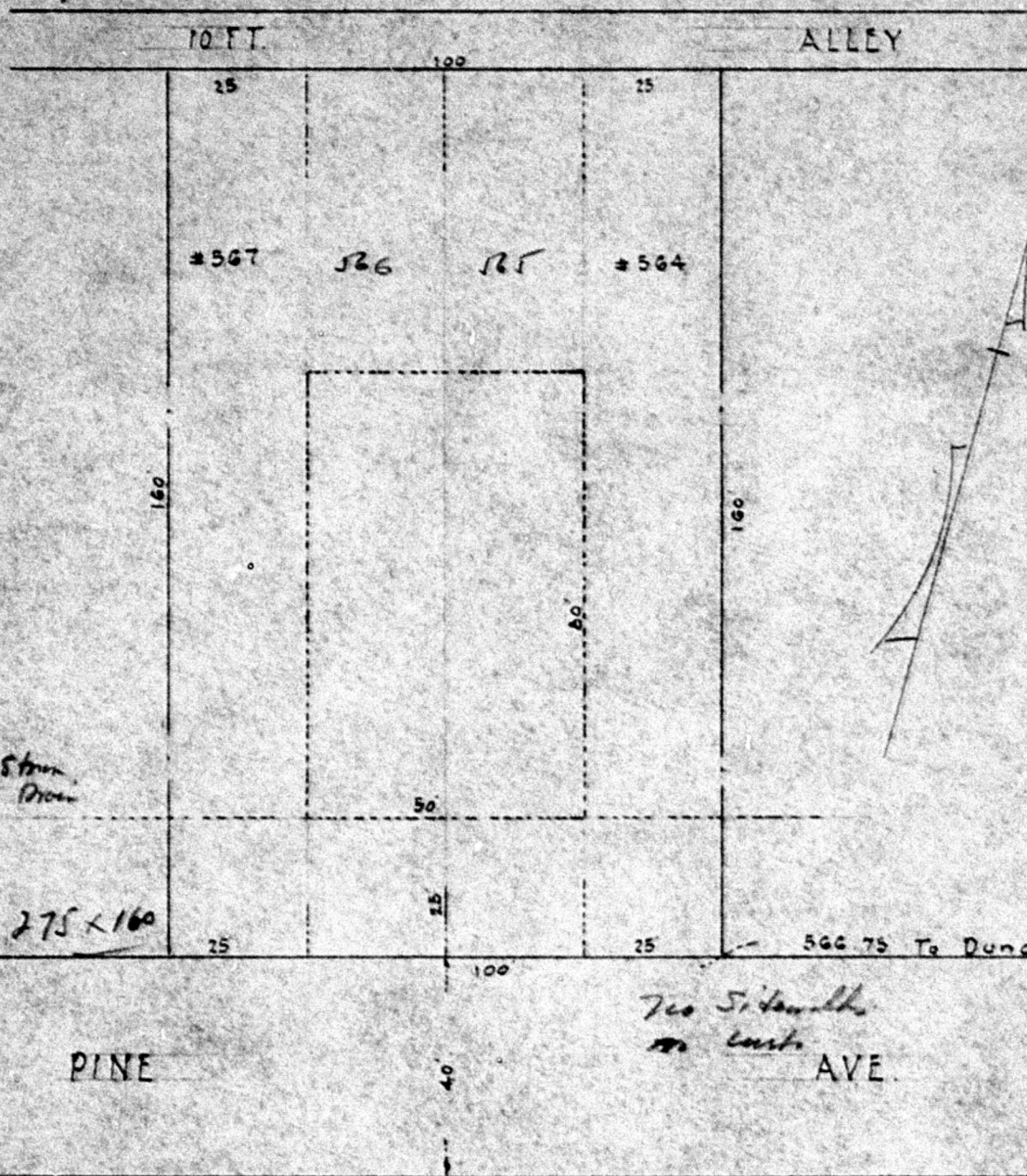
Hearing:

Wednesday, August 15, 1951

at 11:00 A.M.

303 Washington Avenue





568 }
 569 } Street
 570 }
 571 }
 572 }
 573 }
 574 } 275 x 160

Blk #17
 Lot No's 564 - 567, Plat of Colgate Park
 Scale:- 1"=30'
 Date:- 6/28/51

22 1/2
 175
 Frank M. Lee
 REG. CIVIL ENGR.