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RE: NEW BUILDING APPLICATION NO. 19082

An informal hearing was held on the above application for building permit for the erection of a Post Office and Public Library Building at the southwest corner of Taylor and Maryland Avenues, Essex. Those present at the hearing were John J. Caslin, Esquire, attorney for the applicant, Messrs. Daniel Bailey, Alfred Sakin and F. W. Penhagen, representatives of the Essex-Middle River Chamber of Commerce, Charles W. Held, Esquire, attorney for the Buildings and Zoning Department and Mr. Roland S. Piel, Buildings Engineer. Mr. Caslin exhibited a plan for the improvement of the lot in question with a Post Office and Public Library Building, and pointed out that this building will be erected in accordance with the plans and specifications of the United States Post Office Department and will be leased by the owner, the E. & T. Realty Company, to the Post Office Department for an initial period of fifteen years.

Mr. Held pointed out that the Zoning Regulations and Restrictions allow such use in an "A" Residence Zone. Some question was brought up as to the ownership of the building, that is, whether or not the fact that the private ownership had anything to do with the use which is allowed under the Regulations and Restrictions. Mr. Held also pointed out that the Regulations and Restrictions are explicit in that no mention is made of ownership but only of use and that it is incumbent upon the Zoning Department to approve this application as to zoning.

Representatives of the Essex-Middle River Chamber of Commerce upon being advised of the use to which the property was to be put expressed the opinion that such use appeared to be a logical one for the property. They stated that the present location of the Post Office in the stores on the south side of Eastern Avenue is a very undesirable one. Not only is the operation of the Post Office at this location an obstruction to vehicular and pedestrian traffic but that the Post Office is not able to function properly at this location. All loading and unloading must be done from Eastern Avenue. It was stated that many packages are unloaded from the trucks to the street and that these are picked up by passersby and are never received by the owners. It was felt by the representatives of the Chamber of Commerce that the location of the Post Office Building off Eastern Avenue would be a decided improvement.

In addition, it was the opinion also of the representatives of the Chamber of Commerce that the future of the commercial area in Essex would be to expand laterally from Eastern Avenue and it was their feeling in this particular area that the residential uses would very likely give way to commercial uses. They also expressed the feeling that the location of the Post Office as proposed would be beneficial to the town of Essex in general and

-2-

would not be detrimental to the welfare of that particular area.

In view of the above feeling and in view of the interpretation of the Regulations and Restrictions by counsel to this Department, it is the opinion of the Zoning Commissioner of Baltimore County that the application for building permit should be approved as to zoning so as to allow the construction of the building as proposed.

Reginald J. Hall
Zoning Commissioner
of Baltimore County

Date: Nov 25, 1952