

MICROFILMED

BEFORE THE HONORABLE
CHARLES H. DOING
ZONING COMMISSIONER
BALTIMORE COUNTY

Harold F. Hastings Jr.

Harold J. Hastings, Jr.
Attorney for Protestants
328 N. Charles Street

RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE -
E. S. Willow Spring Road, 130.04 ft. N.
Woodley Road, 12th Dist., The Dundalk Co.,
Petitioner.

The appeal in the above entitled matter coming on for hearing on the 3rd day of November, 1953, before the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner of Baltimore County dated April 9, 1953, granting the reclassification from a "D" Residence Zone to an "E" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the reclassification from a "D" Residence Zone to an "E" Commercial Zone would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth in the opinion, therefore,

It is this 3rd day of November, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the reclassification from a "D" Residence Zone to an "E" Commercial Zone be granted.

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
E. S. Willow Spring Road, 130.04 ft. N.
of Woodley Road, 12th District -
The Dundalk Company, Petitioner -

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being an extension across an alley of an existing commercial zone, subject to the approval of the subdivision plan for said property by the Planning Commission of Baltimore County and, subject to subsequent requirements of the Zoning Commissioner of Baltimore County when the specific use of the property for any part thereof becomes known in order to prevent congestion in the streets, roads and alleys and other dangers, as well as encroaching for the protection of adjacent properties, the above reclassification should be had.

It is this ~~four~~ day of April, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "E" Commercial Zone.

Blair D. Perry
Zoning Commissioner of
Baltimore County

MICROFILMED

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by The Dunleer Company and the First Baptist Church from an Order of the Zoning Commissioner of Baltimore County dated April 9, 1953, granting the reclassification from a "D" Residence Zone to an "E" Commercial Zone in regard to the property described in said petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is a tract of land containing 10.7 acres of land, more or less, on the easterly side of Willow Spring Road about 125 feet south of Baltimore Avenue.

There was some testimony in the case that should this property be used for a commercial purpose that the increase of traffic on the roads and avenues in this area would be so congested as to make them hazardous. It was also brought out that a traffic light would have to be installed on Dundalk Avenue for the purpose of handling of motor vehicles in the proposed shopping area. It is true that some of the streets are narrow and there is already a heavy flow of traffic on the Dundalk Avenue, but the widening of the streets and the improvement thereof should not, in itself, be sufficient reason for denying the property owner the best use of his property, nor the criterion whereby this Board should determine what is the proper zone for a particular tract of land. The subject property is adjacent or across an alley from an existing commercial use, and the extension of this tract of land is a logical, proper, and lawful continuation of an "B" Commercial

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, The Dundalk Company legal owner of the property situated in Dundalk, Baltimore County, 12th District, Maryland.

[illegible]

Zoning Law of Baltimore County, from an "D" Res. _____ zone to an "RM" Comm. _____ zone

Reasons for Re-Classification: _____ Commercial - For Stores

Size and height of building: front.....feet; depth.....feet; height.....feet
Front and side set backs of building from street lines: front.....feet; side.....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.

Not by
Catalano Constr Corp
38 S Dandolk Ave
Dandolk 22 and

THE DUNDALK COMPANY
BY: *M. M. Sullivan*
Supt. Legal Owner
Address: Dundalk, 22, Md.

Address Dundalk 22. M

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of March 1953.

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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reekord Bldg., in Towson, Baltimore County, on the

11 19 53, at 1:00 o'clock P.
Charles H. Davis
 Zoning Commissioner of Baltimore County

MICROFILMED

Zone

The Board is, therefore, of the opinion that the reclassification of this property from a "D" Residence Zone to an "E" Commercial Zone would not be detrimental to the health, safety, and general welfare of the community, and it will pass its Order accordingly.

H. B. Campbell
Chairman
Samuel W. Culver
Carl F. Miller
Board of Zoning Appeals of
Baltimore County

.....the above re-classification should be based on

It Is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____, COM- to a _____, ZONE.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

.....the above re-classification should NOT be had

It Is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ 19____, 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 a _____ zone.

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

By Michael A. Thompson

Approved _____

Date 4/23/53

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 12th Date of Posting... 3-26-53 #2530
Posted for... George B. Hastings, Jr., Esq.
Petitioner... The Dundalk Company
Location of property... East side Willow Spring Road, 130.04 feet north of Woodley Avenue, 12th District
Location of Sign... at corner of Willow Spring Rd. and 12th St. Baltimore Md.
Remarks... See Plat
Posted by... George B. Hastings, Jr. Date of return... 3-26-53

March 13, 1953

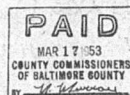
\$31.00

RECEIVED of The Catalano Construction Co., the sum of Thirty four (\$34.00) Dollars, being cost of petition for reclassification, advertising and posting of property Willow Spring Road, 12th District of Baltimore County.

Zoning Commissioner

Hearings:

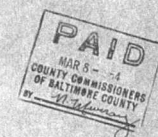
Monday, April 6, 1953
at 1:00 P. M.
Room 201 of the Rockard Building
Towson, Maryland



March 6, 1954

\$7.20

RECEIVED of E. Anthony Muller, Attorney, for The Dundalk Company, the sum of \$7.20 being cost of certified copy of petition and other papers filed in the matter of reclassification of property of The Dundalk Company, east side Willow Spring Road, 130.04 feet north of Woodley Road, 12th District.

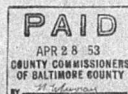


April 23, 1953

\$22.00

RECEIVED of Harold J. Hastings, Jr., Esquire, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the reclassification of property of The Dundalk Company on east side of Willow Spring Road, 130.04 feet north of Woodley Avenue.

Zoning Commissioner



BALTIMORE

AVENUE

DUNDALK

CENTER PLACE

AVENUE

ALLEY

ALLEY

WOODLEY

46

ROAD

ROAD

SPRING

WILLOW

13.7 ACRES ±

PLAT SHOWING PROPERTY
WEST OF DUNDALK AVENUE—
DUNDALK — BALTO. CO., MD.
FOR

CATALANO CONSTRUCTION CORPORATION
38 S. DUNDALK AVE, BALTO. CO., MD.

SCALE: 1 IN. = 50 FT.

Nov. 10, 1952

G. W. STEPHENS, JR.

437



GEORGE WILLIAM STEPHENS, JUNIOR
AND ASSOCIATES
Engineers
TOWSON & MARYLAND

