

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Frank and Betty Malvosa, legal owner(s) of the property situate All that parcel of land in the Twelfth District of Baltimore County on the north-west corner of Dunhaven Road and Dundalk Avenue; thence northerly and binding on the west side of Dunhaven Road 47 feet with a rectangular depth westerly of 145 feet and binding on the north side of Dundalk Avenue known as 3526 Dunhaven Road shown on plat of Dundalk Village filed with the Zoning Department

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, 1954, an APR zone to an EC zone.

Reasons for Re-Classification:

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.

Frank Malvosa

Betty Malvosa

Legal Owner

Address 3526 Dunhaven Rd.

ORDERED: By The Zoning Commissioner of Baltimore County, this.....1st.....day of.....December.....1953, 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 hereon be had in the office of the Zoning Commissioner, Baltimore County, in the Record 194g, in Towson, Baltimore County, on the.....6th.....day of.....January.....1954, at 11:00'clock A. M.

Jan. 18, 1954
Petition withdrawn by counsel
for petitioner.

John A. Calver
Counsel
of Baltimore County

(over)

Zoning Commissioner of Baltimore County

Petition No. 2637 District No. 12
Processed by D. Stanton
Hearing Scheduled Monday, Jan. 18, 1954

Subject of Petition: From "B" to "E" - parcel of land on N.W. cor. of Dunhaven Road & Dundalk Avenue

Comment:

It is recommended that the petition be denied.

The property, now in residential use, forms the end of a group of recently constructed houses and is part of the large subdivision called Dundalk Village. Any change from its present use would be prejudicial to the residential properties adjacent.

Immediately to the north is a planned commercial area with adequate off-street parking and loading facilities. It contains several premises, which are still to let and there is considerable area for expansion of the center. There is no evidence of any need for further commercial zoning in the neighborhood.

The property in question has side-yard frontage onto Dundalk Avenue, as do three other end houses to the south. A change in use of this property might encourage the commercialization of these other houses and could create a traffic and parking problem as well as having a depressing effect on adjacent houses.

The developer of "Dundalk Village" states that there are deed restrictions prohibiting the proposed change of use.

1-12-54 bb

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

2637

District: 12th Date of Posting: 1-7-54
Posted for: George H. Malvosa, Jr. & Co. Commercial Zone
Petitioner: Frank & Betty Malvosa
Location of property: Plot of land on N.W. cor. of Dunhaven Road & Dundalk Avenue, known as 3526 Dunhaven Road.
Location of Sign: Posted on property known as 3526 Dunhaven Road.
Remarks: _____
Posted by: George H. Malvosa, Jr. Date of return: 1-7-53

December 2, 1953

\$20.00

RECEIVED OF Frank Malvosa, et al, the sum of Twenty (\$20.00) dollars, being cost of petition for reclassifying advertising and posting property, 3526 Dunhaven Road, 12th District of Baltimore County.

Zoning Commissioner

FILED DEC 21 1953

OFFICE OF
THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Dundalk, Md.
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

December 26, 1953

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Boring, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 26th day of December 1953, that is to say the same was inserted in the issues of December 18 and 24, 1953.

THE BALTIMORE COUNTEAN

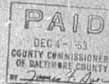
By Paul J. Morgan
Editor and Manager.

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from a "B" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Bankers Building, Towson, Maryland:

on Wednesday, January 6, 1954, at 11:00 A.M. to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approval Commercial Use, to wit: All that parcel of land in the Twelfth District, of Baltimore County, on the northeast corner of Dunhaven Road and Dundalk Avenue; thence northerly and binding on the west side of Dunhaven Road 47 feet with a rectangular depth westerly of 145 feet and binding on the north side of Dundalk Avenue. Property known as 3526 Dunhaven Road as shown on plat of Dundalk Village filed with the Zoning Department of Baltimore County.

BY ORDER OF
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
Dec. 18-24.



The lot and/or roads on shown herein are shown in cases out for the purpose of subdivision only and the same are not to be used for any other purpose.

ENGINEERS & OWNERS CERTIFICATE
 Certification is hereby made that all of the requirements of the Annotated Code of Maryland Chapter 105 Section 728 of Article 17 (1947) Supplement have been complied with on this plan.
D. J. [Signature]



DUNDALK VILLAGE
 12TH ELECTION DISTRICT BALTO. CO., MD.
DUNDALK BUILDING COMPANY
 900 COURT SQUARE BLDG. BALTO.

11/12-23-14



