JOZ Tower 194 Mayor AMAINO AND DANTONI



Attention: Honorable Charles L. Fitspatrick

ME: The Ridgeway Shopping Center, Inc.

Please accept my apologies for not having responded to your macrous slatinore calls and letters concerning the Midgeauy Shopping Center on Baltinore Wall, Pike and S. Appes Lane. Unfortenably I have been detained in Atlanta, Ca., and this has been my first opportunity to admostledge your your letter and inquiries since March lig. 1950.

In reference to make and the authors pertaining to the necessity of screening in some form of our peoperty as is adjoins a residential area, I am happy to inform you that arrangements and the screening of the screening of the screening of the screening of the present time our corporation is swatting receipt of tids so that this problem may be received as a smoothly compared to the screening of the screening of

Thanking you for bringing this matter to my attention and be assured that I as.

Most respectfully yours,

Samel J. Dantopi, The Ridgeray Shopping Center, Inc.

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S. MADLE Of an Hillery ai - 7 - 8984

marke Pla-2-1725

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B.L." ZONE - Property in the First Listrict of Ealtimere County - Ridgeway Shopping Center, Petitioner

The petition filed in the above matter is for the reclassification of property beginning at a point on the North 86 degrees 14 minutes 302 feet line 187 feet west of St. Agnes Iane, in the First District of Baltimore County. The reclassification sought is from an "R-6" (residence) Zone to a "B.L." (business local) Zone.

After hearing the testimony and upon viewing the property in question, it is the coinion of the Deputy Zoning Commissioner that the reclassification, IN PART, should be granted because it is a natural extension of an existing business some and that the granting of the remaining parcel, which is less than. . 35 of an acre, will actually complete and create a commensive plan which will improve the site and provide adequate off-street parking.

It is, therefore, this /5 day of July, 1955, ORDERED by the Deputy Zoning Commissioner, that, that part of the above described area, hereimfter described, should be and the same is hereby reclassified, from and after the date of this Order from an "R-6" (residence) Zone to a "B.L." (business local) Zone, subject to compliance with the following provisions:

- That there shall be no access for ingress or egress to and from the 16 foot alley to the Shopping Center in the rear of Forest Fark Avence, described as the easternmost
- That a buffer zone, five feet in width, shall be provided, said zone to be planted with evergreens or poplar trees and maintained by owners of said property.
- 3. That all lighting for the parking lot shall be of the reflector type and designed and placed so that the glare shall not beam into the rear of the homes on Forest Park Avenue.

West Edmondale Improvement and Civic Association, Inc. BALTIMORE 29, MARYLAND

March 7, 1956

Mr. Charles L. Fitzpatrick Deputy Zoning Commissioner 111 W. Chesapeake Ave. Towson 4, Maryland

Dear Mr. Fitzpatrick:

as follows:

Sounder alumal Va-2-2300

In reference to the petition for reclassification to a \*B. L\*
Zone, Midgews Shopping Center, dated July 15, 1975, there was a provision exist. That there he a buffer zone, five feet in width, be provided, and zone to be planted with evergreens or poplar trees and maintained by owners of said property.

It has come to my attention that this provision is not being mat according to the petition for reclassification. The parking lot, which adjoins and up to about one and a half feet from the alley and this creates a safety hazard for children who may be playing in the alley.

Some other steps have been taken to remedy this situation but to no avail. We have received no cooperation from the Ridge-Way Shopping Center.

The property reclassified is more particularly described

logiming at a point on thikerth 86 degrees hi minutes 302 feet line 15; foot west of 52. Agnos Lane (said point being 5 feet west of the 16 feet alloy sheet on plat) thence Sorth 86 degrees hi minutes West 111 feet; thence North 13 degrees 59 minutes West 26; feet a point 5 feet west of the 16 foot alloy and thence South, 30 degrees sext ani parallel to said 16 feet alloy 20; feet

The remaining portion of the property, described in the

potition, is continued as an "R-6" (residence) Zone.

I sincerely hope that some action will be taken on this matter as it is strictly against the zoningspecifications of the County for this particular shopping center.

Very truly yours, Carl C. Kieseling Carl C. Kieseling President

Ridgeway Shopping Center, Inc., a/o d. Elmer Armiger, Inc., 71h Park Avenue, Bulto. 1, Md.

Att. Mr. Semuel J. Dantoni.

In commention with the reclaseffication of comparing the property located on morth cities of St. ages Lies on the morth cities to the lattices Satisfant File granted by we ad Depty Location Constitutor of Philipser Googley on July 15, 1955, 1 man not call your attention to the parties generally the comparing facilities for mel need the first GO which is shall be screened with a wall, such or compact planting when adjusting the comparing facilities for mel need the size of section the screened with a wall, such or compact planting when adjusting one facing the school or rear lead into of residential .....

I have been advised that you have not complied with this provision of the Zoning Regulations in that the rear portion of your pasking lot, adjoining the alley, is not screened in accordance with the Section referred to.

I am now advising you that you must issuediately comply with this provision or it will be necessary for us to take legal steps to enforce compliance.

Wery truly yours,

Deputy Zoning Commissioner

#3554

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we ... Ridgoway Shopping Center Inc. ... legal owner ... of the property situate Belvimore County State of Maryland. Beginning for the same at a point on the first line of that percel of land, secondly described in a deed dated

All that percel of land in the "irst District of Baltimore County beginning at a point on the north 86 degree hi numer west 302 foot line 126 feet west of 5t. Aprea Lance through London on said north 66 degree hi minute weet line 116.97 Keet; thence morth 31 degrees 57 minutes west 271.65 feet; thence smuth 30 degrees on ciminutes and 126.65 feet to place of

hereby petition that the zoning status of the above described property be re-classified, purusant to the Reasons for Re. Taxaideation. Owner desires to build stores for a shopping center.

this particular tract of land being adjacent to a commercial zoned area with areas leased for buildings (A & P. Esso Std. 011) construction to

start 5/27 and all owned by the same owner.

Size and height of building: front ... 35 ..... feet; depth ... 140 ..... feet; height ... 16' .... 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 Schimore Study Statement Study

> 4 5. Lines Antions like Address 714 PARK ATE

ORDERED By The Zoning Commissioner of Baltimore County, this ..... 6th 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 Reckord Building, in Towson, Baltimore County, on the 6th, day of July, 1955 at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

1 26 50

RE: PETITION FOR A SPECIAL EXCEPTION FOR CASCALLE SERVICE STATION - N.S. Edmondson Boulevard, Beg. 37% fee, W. of St. Agnes Lane, First District Fidgeway Shopping Center, Incorporate Justicomer.

Upon hearing the testimony on the petition, in the above matter, and having viewed the site, it is the opinion of the Deputy Zoning Commissioner

1. That it would without any doubt be detriountal to the safety of the neighborhood involved as well as those other persons using flowested bouldward. It is also the opinion of the Deputy Zoning Boundard Deburyard. It is also the opinion of the Deputy Zoning flower than the same of the Deburyard Toning the State of the Part of the risk to further sectors out travals from three from shole of risks to further sectors out travals from three or sinksp or fallows, to be nade as much no possible incapable of further accidente or devoid of witherer expesse one to danger or laws.

This has not been the case on this particular highway, if it were to be closely studied by anyone with public Pollaro at interest. There is within a half mile of this proposed site 12 guardine service stations, one of which is within 50 feet.

That the West Edmondale Improvement and Civic Association, In-corporated, expresses opposition to this special exception for

That there is no need for another gasoline service station in this area with 12 established within a half mile, and

h. The granting or the special exception would be detrimental to the safety, health and the general welfare of the community.

Countissioner of Baltimore County, that the aforesaid petition for a special

It is this 15 day of July, 1955, ORDERED by the Deputy Zoning

that for the following reasons the petition should be denied:

corporated, expresses opposit the reasons as stated above.

exception, be and the same is hereby denied.

May 50, 1925 form the Pilit Gurantus Co. to the Mountain Hige Co. and recombining the land rescribe of Builtimes Gought; in Like Galas, 1921 Folio Hide and pr. of beginning being distant 199,500 from the beginning of said let like and running themsel Hight Community of the Pilit Community of the Community of th

hereby petition that the zoning status of the above described property be re-classified, purusant to the

Zoning Law of Baltimore County, from au. R-6..... ons for Re-Classification: Omer desires, to build stores for a shopping center, this particular tract of land being adjacent to a commercial coned area

with areas leased for buildings (A & P. Esso Std. 011) construction to start 5/27 and all owned by the same owner.

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 this petition, and turners agree to ...

Baltimore County adopted pursuant to the Zoning Law for Falimore Fatty

Lamus Lamus

go S. Lines Actions No. Address 714 PARK ANS Boro . /

ing Law of Baltimore County," in a newspaper of general circulation throughout Baltimor County, that property be posted, and that the public hearing hereon be had in the office of the Zoning er of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 1955 , at 2100 o'clock P. M. 6th day of Julys

1 26 57

	at by reason of
	the above ~-classification should
It Is Ordered	by the Zoning Commissioner of Baltimore County this
	19, that the above described property or area should be and th
	from and after the date of this Order, from a
to a	zone.
	Zoning Commissioner of Baltimore
Pursuant to th	
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830.00

advertising and posting property, beginning at a point on the north 86 degrer hl minute west 302 font line 186 feet west of St. Egnes Lane, Ist District, Baltimore County.

Contra Commissioner of Baltimore County

Wednesday, July 6, 1955 at 2:00 p.m. Reckord Building Towson, baryland.



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BY ORDER OF
WILSIE H. ADAMS,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

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THE COMMUNITY NEWS Reisterstown, Md. THE HERALD - ARGUS
Catonaville, Md. No. 1 Newburg Avenue

THE COMMUNITY PRESS CATONSVILLE, MD.

District .

THIS IS TO CERTIFY, that the annexed advertisement of Walse H. adams Joney Commissioner of Ballimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 25th day of June, 1953, that is to say the same was inserted in the issues of

Jane 17 and 27, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Managots

CERTIFICATE OF POSTING

ZONING PEPARTMENT OF BALTIMORE COUNTY

Date of Posting 6-22-55

#3554

Pretioner: And fluray Stagging Center Fore.

