

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, **THE B. E. K. COMPANY**, legal owner, & of the property situate in the 14th Election District, 5th Councilmanic District of Baltimore County, BEGINNING at the intersection of the last line of the land described in a deed from William Lutz and wife to William H. Lutz and wife, dated March 4, 1891, and recorded among the Land Records of Baltimore County in Liber 14-8, No. 184, Folio 439, etc., with the southeast side of the right of way, 100 feet wide, of Susquehanna Transmission Company of Maryland, said intersection being 742.79 feet southerly from a stone heretofore planted at the beginning of said last line and running thence binding on the southeast side of said right of way and reversely on the fifth line of the land described in the deed from William H. Lutz and wife to Susquehanna Transmission Company of Maryland, dated August 2, 1920, and recorded among the Land Records in Liber M.F.C. No. 362, Folio 531, etc., north 30 degrees 36 minutes 50 seconds east 1438.12 feet to the center line of Hamilton Avenue, 30 feet wide; thence binding on said center line of Hamilton Avenue, 30 feet wide; thence binding on the above described property be re-classified, pursuant to the

briefly petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-5" zone to an "B-1" zone.

Reasons for Re-Classification: Change in surrounding area and neighborhood prevents petitioner from using property to its best advantage. Proposed to utilize area as a shopping center for the benefit to the advantage of residents. For size and height of buildings and front and side set backs, see attached Site Plan.

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 of Baltimore County.

THE B. E. K. COMPANY
By: *John H. Elmer* President
Address: 4231 York Road (18)
18th day of July, 1960, 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, and that the public hearing herein be held in the office of the Zoning Commissioner of Baltimore County, in the County Office Building, on the 18th day of September, 1960, at 11:30 o'clock A.M.

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of July, 1960, 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, and that the public hearing herein be held in the office of the Zoning Commissioner of Baltimore County, in the County Office Building, on the 18th day of September, 1960, at 11:30 o'clock A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUGUST 25th 19 60

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 14th day of September 19 60, the first publication appearing on the 25th day of August 19 60

The COUNTY Paper, Inc.
Fenwick Keyser, Manager.
Per *John H. Elmer*

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 2938

DATE 7/19/60

To: **Alleswalt & Cullen, Attorneys**
2 E. Lexington St.
Baltimore 2, Maryland

QUANTITY	RECLASSIFICATION	TOTAL AMOUNT \$50.00 COST
1	Reclassification	\$ 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUGUST 26, 19 60

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 14th day of September 19 60, the first publication appearing on the 26th day of August 19 60.

THE JEFFERSONIAN
Leah M. Hester Manager.

Cost of Advertisement, \$.....

RE: PETITION FOR RECLASSIFICATION
FROM A "B-1" ZONE TO A "B-2" ZONE
ZONE - N. S. Radake Avenue and East Boundary of Baltimore City, 14th Dist., The B.E.K. Company, Petitioner
BALTIMORE COUNTY
No. 5074

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of the property from an "B-1" Zone to a "B-2" Zone, the Office of Planning recommends the denial of this reclassification as the Land Use studies have been made for the 14th District, in which the subject property is located.

The only access to the proposed commercial center is by means of Radake Avenue and Hamilton Avenue. The properties across the street from both Radake and Hamilton Avenues have been kept in the "B-1" category and the proper development of this tract would also be "B-1". To reclassify this property as requested would be detrimental to the adjoining neighbors in the immediate area.

For the above reasons the reclassification should be denied.

It is this 14th day of September, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid reclassification from an "B-1" Zone to a "B-2" Zone is hereby denied and the above described property is hereby continued as and to remain an "B-1" Zone.

William H. Adams
Zoning Commissioner of Baltimore County

April 20, 1961

George W. White, Jr., Esq.,
10 Light Street,
Baltimore 2, Maryland

Re: Reclassification of property of The B.E.K. Company - N.S. Radake Ave. and E. Boundary of Baltimore City, 14th Dist.

Dear Mr. White:

As the appeal filed in the above matter was withdrawn and testimony was not taken the petitioner is entitled to a refund of \$20.00 the cost of stenographic fees.

Very truly yours

Secretary

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUGUST 7, 19 60

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 14th day of September 19 60, the first publication appearing on the 25th day of August 19 60.

THE JEFFERSONIAN
Leah M. Hester Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM Office of Finance
TO County Board of Appeals
SUBJECT Refund - Stenographic Services 9 Invoice 3705

On October 3, 1960 a check in the amount of \$70.00 covering appeal costs and stenographic fees, in the matter of reclassification of the property of The B. E. K. Company on Radake Avenue.

As an appeal has been withdrawn and testimony was not taken, the petitioner is entitled to a refund of \$20.00 the stenographic fees.

Kindly make check payable to George W. White, Jr., attorney for the petitioner and send same to this office.

Secretary to County Board of Appeals.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Directed, 14th day of August to B.E.K. Co. - Towson
Petitioner: B.E.K. Company
Location of property: N.S. Radake Ave. and East Boundary of Baltimore City
Location of Signs:
Remarks:
Posted by: *William H. Adams* Registrar
Date of return: 8-25-60

05
DATE 10/3/60

TO: Buckmaster, White, Mandel & Clarke,
10 Light Street
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Building
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622

QUANTITY	DESCRIPTION	COST
	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
1	Cost of Appeal to Board of Appeals - #5074	\$70.00
	PAID - Baltimore County, Md. - Office of Finance	
	10-360 1410 * * * TEL -	70.00
	10-360 1410 * * * TEL -	70.00
3		

**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

3542
DATE 9/13/60

To: **Allesalt & Cullen**
2 E. Lexington St.
Baltimore 2, Maryland

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and signs - The B.B.K. Co.	47.50
	PAID - Baltimore County, Md. - Office of Finance	
	7-13-69 11:11	47.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

No. 3756
DATE 10/26/60

To: Messrs. Duckminster, White,
Mandel & Clarke,
10 Light Street
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson, Md.

DEPOSIT TO ACCOUNT NO. 01.622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
#5074	Cost of posting property for appeal hearing - N. Radake Ave. & E. Boundary of Baltimore City 3 signs	15.00
	PAID - Baltimore County, Md. - Office of Finance	
	10-26-60 2379 * * * TIL	15.00
3		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



BALTIMORE CITY LEGEND

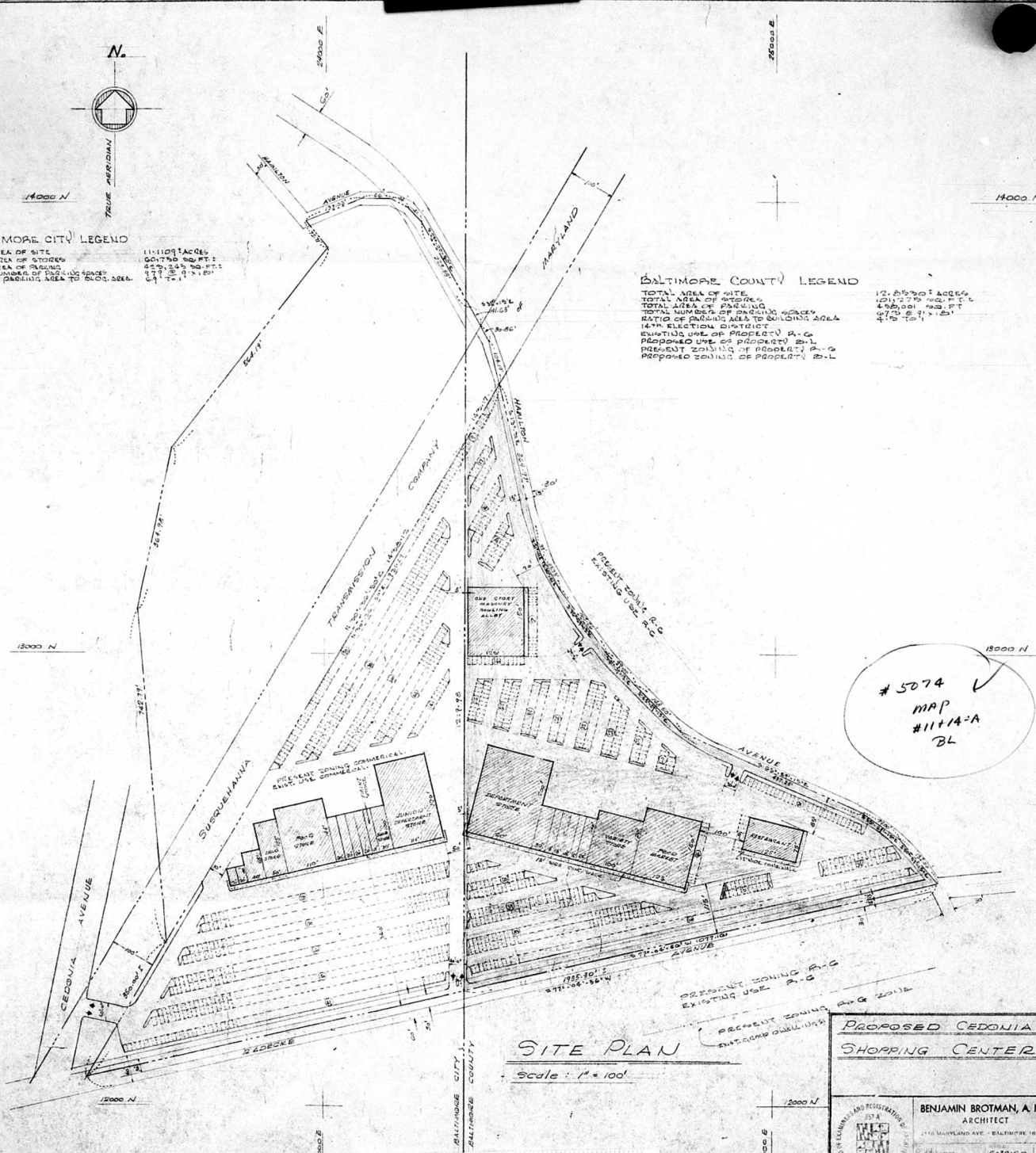
TOTAL AREA OF SITE
TOTAL AREA OF STORES
TOTAL AREA OF PARKING
TOTAL NUMBER OF PARKING SPACES
RATIO OF PARKING AREA TO BUILDING AREA

11.1109 ACRES
60,750 SQ. FT.
4,775 SQ. FT.
171 SPACES
1.71 TO 1

BALTIMORE COUNTY LEGEND

TOTAL AREA OF SITE
TOTAL AREA OF STORES
TOTAL AREA OF PARKING
TOTAL NUMBER OF PARKING SPACES
RATIO OF PARKING AREA TO BUILDING AREA
14TH ELECTION DISTRICT
EXISTING USE OF PROPERTY B-1
PROPOSED USE OF PROPERTY B-1
PRESENT ZONING OF PROPERTY B-1
PROPOSED ZONING OF PROPERTY B-1

12.2530 ACRES
101,175 SQ. FT.
4,940 SQ. FT.
675 SPACES
4.75 TO 1



SITE PLAN

Scale: 1" = 100'

PROPOSED CEDONIA SHOPPING CENTER



BENJAMIN BROTMAN, A.I.A.
ARCHITECT
174 MARYLAND AVE. - BALTIMORE 18, MD.

59 SHEETS 6-30-60 DIB
04 7-17-60 1

OK LEO 7/1/60