

**Petition for Zoning Re-Classification #5181**

To The Zoning Commissioner of Baltimore County:—

WE, Charles W. Hanson & Marian M. Hanson, legal owner# of the property situate as per the Attached sheet annexed hereto and prayed to be made a part hereof.

MAP #1  
SEC. 2-A  
BL  
1/27/61

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.  
Reasons for Re-Classification: To erect a Building to display for the Sale of Television Sets and also maintain a room in the rear of said Building for the repair of said Television Sets.

Size and height of building: front 30 feet; depth 22 feet; height 12 feet.  
Front and side set backs of building from street lines: front 20 feet; side 12 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.

March 1, 1961: Petition dismissed without prejudice by council for petitioner.  
Zoning Commissioner: *John G. Rose*  
Legal Owner: *Charles W. Hanson, Marian M. Hanson*  
Address: 7908 Chelsea Road, Baltimore 16, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of November, 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, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 15th day of February, 1961, at 10:00 o'clock A.M.

*11:04 AM*  
Zoning Commissioner of Baltimore County  
(over)

FRANK P. PIPITONE  
W. BRISTOL BLDG.

PLAN 6-8890  
RESUBMITTED  
MAY 19 4 31 PM '61

PIPITONE AND SHEW  
ATTORNEYS AT LAW  
483 EQUITABLE BUILDING  
BALTIMORE 2, MARYLAND

February 28, 1961



Jack Rose, Esquire  
Zoning Commissioner of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Baltimore 4, Maryland

ATT: Mrs. Harris

RE: Petition for Reclassification from R-6 to B-1  
Cor. Formed by the intersection of the  
S/S of Calverton St. for Charles W. Hanson

Dear Mr. Rose:

This is to confirm that the above entitled matter was withdrawn by consent of counsel for the petitioner without prejudice.

Thanking you for your attention, I am

Sincerely yours,

*Frank P. Pipitone*

FRANK P. PIPITONE

FFF/pf

**OFFICE OF PLANNING**

Intra-Office Correspondence

From: George E. Carralis, Deputy Director  
To: John G. Rose, Zoning Commissioner  
Subject: # 5181 R-6 to P-1, South side of Calverton Street beginning 25 feet West of Ingleaside Avenue, C.W. & M.W. Hanson  
1st District Hearing: February 15, 1961 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. Examination of land use data prepared as an integral part of the planning studies for the First District indicate that no non-residential uses exist in close proximity to the subject property. The First District Zoning Map did not establish any non-residential zoning in the near by area which would have a bearing on justifying commercial zoning here. As such, we believe that creation of B-1 zoning for the subject property would establish use potentials for it which would not be compatible with those of adjoining residential properties and would in fact establish a "spot" zone.

GE:be



TELEPHONE VALLEY 3-3000  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND  
No. 4260  
DATE 2/15/61

TO: Mr. Frank P. Pipitone, Attorney, 453 Equitable Building, Calvert & Fayette Sts., Balto. 2, Md.  
BILLED BY: Zoning Department of Baltimore County  
DEPOSIT TO ACCOY. T. NO. 01622

QUANTITY	DETAACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
1	Advertising and posting of property for Charles W. Hanson	13.00

2-1061 5442 • • • TIL • 13.00

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.

TELEPHONE VALLEY 3-3000  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND  
No. 4124  
DATE 12/14/60

TO: Mr. Frank P. Pipitone, Attorney - at-Law, 453 Equitable Building, Calvert & Fayette Sts., Balto. 2, Md.  
BILLED BY: Zoning  
DEPOSIT TO ACCOY. NO. 01622

QUANTITY	DETAACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for Charles Hanson	50.00

12-15-60 3963 • • • TIL - 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 POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *1st* Date of Posting: *1-25-61*  
Posted for: *Charles W. Hanson to Av. B-1 Zone*  
Petitioner: *Charles W. Hanson & Marian M. Hanson*  
Location of property: *corner formed by the intersection of the S/S of Calverton Street & Ingleaside Avenue*  
Location of Signs: *South side of Calverton Street 25 feet west of Ingleaside Avenue*  
Remarks: *George E. Carralis*  
Posted by: *George E. Carralis* Date of return: *1-26-61*

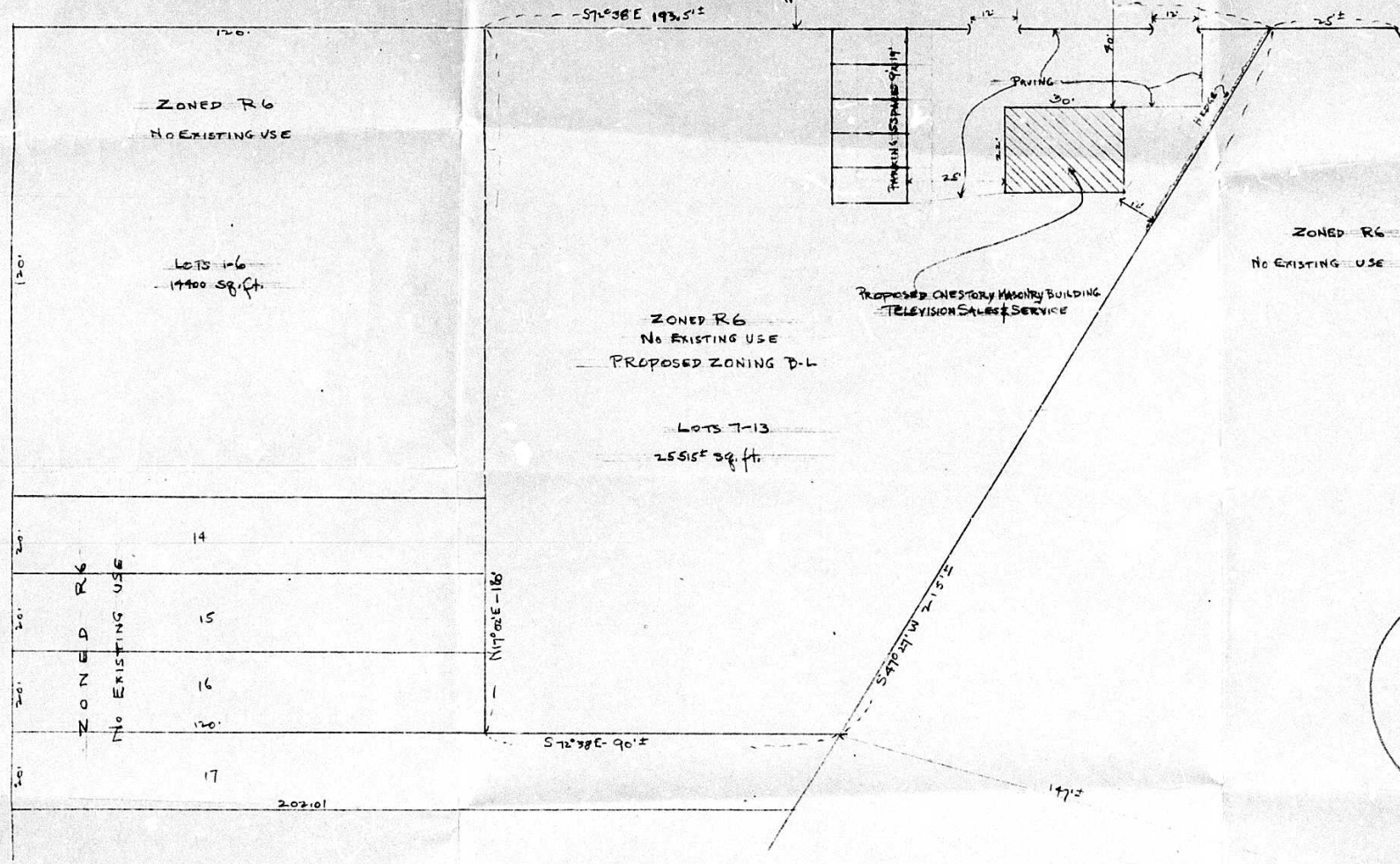
**PETITION FOR ZONING RECLASSIFICATION**  
From R-6 to B-1 Zone  
LOCATION: South side of Calverton Street beginning 25 feet west of Ingleaside Avenue, Towson, Maryland  
DATE AND TIME: WEDNESDAY, FEBRUARY 15, 1961 AT 10:00 A.M.  
PUBLIC HEARING: Room 12, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Concerning all that parcel of land in the First District of Baltimore County, beginning for the same at the corner formed by the intersection of the south side of Calverton Street and Ingleaside Avenue, 25 feet west of the Northeast corner of Lot No. 13 in Block 19 running thence westerly on the south side of said Calverton Street 125 feet and 3 inches more or less to the Northwest corner of Lot No. 6; thence Southerly along the line of Lot No. 6 to the east thereof and continuing along the West-erly line of Lot No. 13, 16 and 18, 180 feet to Lot No. 11; thence westerly on Lot No. 11 90 feet more or less to an outline of the whole tract; and thence binding on said outline reversely North 47 degrees 20 minutes East 200 feet more or less to the place of beginning; Being property of Charles W. Hanson and Marian M. Hanson, as shown on plat filed with the Zoning Department, containing 10 acres more or less.  
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

**CERTIFICATE OF PUBLICATION**  
BALTIMORE COUNTY, MD. February 5, 19 61.  
THIS IS TO CERT. Y. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 15th day of February, 19 61, the first publication appearing on the 26th day of January 19 61.  
THE TIMES  
John M. Martin, Manager  
John M. Martin  
Cost of Advertisement \$ 15.00  
Purchase order-P 6823  
Requisition no.-J 8465

CALVERTON STREET 40' WIDE

FRANIES PLACE 40' WIDE

INGLESIDE AVE 30' WIDE



ZONED R6  
NO EXISTING USE

LOTS 14-17  
1740± sq. ft.

ZONED R6  
NO EXISTING USE  
PROPOSED ZONING D-L

LOTS 7-13  
2551± sq. ft.

ZONED R6  
NO EXISTING USE

14  
15  
16  
17

ZONED R6  
NO EXISTING USE

#5181  
MAP #1  
SEC. 2-A  
BL

STONECHURCH

PLAT OF LOTS 7, 8, 9, 10, 11, 12, 13  
 CALVERTON STREET - 25' W OF INGLESIDE AVE.  
 FIRST ELECTION DISTRICT  
 BALTIMORE CO. MD.  
 SCALE 1 INCH = 1 FOOT

CHARLES W. HANSON AND MARIAN W. HANSON, OWNERS  
 PLAT BOOK WPC No. 6, FOLIO 17B

CHAS. TIMMOCURE - ARCHITECT  
 2112 MILDOLL ST. BALTIMORE MD.



APPROVED FOR FILING  
 Reviewed By *[Signature]*  
 Date *Nov 28, 1960*