

RE: PETITION FOR RECLASSIFICATION
from "B-6" Zone to a "B-1" Zone
Zone: E.S. Sollers Point Road
170' S. Dunmanway - 12th Dist.,
William C. Roberts-Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5294

The petitioner seeks reclassification of a tract of land of
2.64 acres with a frontage of approximately 350 feet on Sollers Point Road.
The land is improved by a frame dwelling, a barn, poultry house, and three
broiler houses. Glen Forest, Inc., the contingent contract purchaser, plans
to erect a Bowling Alley on the subject tract.

Adjoining the property to the south is a Day Nursery, to the
rear of the lot are cottages and to the north are two gasoline service
stations.

It was testified that the only zoning changes in the neighbor-
hood have been the reclassification of the second of the two service stations refer-
red to above and a cleaning establishment to the east.

Protestants to the petition objected primarily on the grounds
of increased traffic on Sollers Point Road and the possibility of increased
vandalism in the neighborhood.

The members of the Board are unanimous in their opinion that
there was an error in original zoning in placing this property in an "B-6"
zone with a gasoline service station on the adjoining property.

ORDER

For the reasons set forth in the foregoing Opinion, it is
this 14th day of January, 1962 by the County Board of Appeals, ORDERED
that the reclassification petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with
Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals
of Maryland.

MAIZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore 18, Maryland
HO 4-15-7000

DESCRIPTION OF PROPERTY TO BE REZONED FROM

"B-6" TO "B-1" VICINITY SOLLERS POINT ROAD AND DUNMANWAY

Beginning for the same on the East side of Sollers Point
Road, 170 feet South of Dunmanway, thence from said beginning
point S. 75° 23' 00" E., 320.00 feet, thence S. 22° 43' 00" W.,
417.73 feet, thence N. 53° 15' 00" W., 215.87 feet, thence
Northwesterly 25 feet more or less to intersect said East side
of Sollers Point Road, thence along said East side of Sollers
Point Road in a Northerly direction 338 feet more or less to
the point of beginning. Said property containing 2.64 acres
more or less, including 1/2 street right of way of Sollers Point
Road.

RLS:deb 5/4/61
J. O. #61004

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William C. Roberts
Petitioner

Charles Thompson
Opponent

B. Mitchell Austin
Opponent

CERTIFICATE OF PUBLICATION

TOWSON, MD, May 25th, 1961

THIS IS TO CERTIFY, That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of successive weeks before the
11th day of June, 1961, the first
publication appearing on the 25th day of
May, 1961.

The COUNTY Paper, Inc.
Manager



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 11-9-61

Posted for: *Capital Planning*
Petitioner: *William C. Roberts*
Location of property: *E.S. of Sollers Point Rd. 170 ft. S. of Dunmanway*
Location of Signs: *West side of Sollers Point Rd. 225 ft. South of Dunmanway Rd.*
Remarks: *George M. Hemmel*
Posted by: *George M. Hemmel* Date of return: 11-10-61

SEMMES, BOWEN & SEMMES
ATTORNEYS AT LAW
10 LIGHT STREET - 12th FLOOR
BALTIMORE 2, MARYLAND



Mr. John G. Rose
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification from "B-6" Zone
to "B-1" Zone E. S. Sollers Point Road 170'
S. Dunmanway, 12th District - Wm. C. Roberts,
Petitioner - Glen Forest, Inc., Cont. Par.

Dear Mr. Rose:

As attorney for The Dunleer Company, Dundalk, Maryland,
I notify you that the Company hereby appeals to the County
Board of Appeals from your order dated June 16, 1961, granting
the reclassification in the above matter from an "B-6" Zone to
a "B-1" Zone.

I enclose check of The Dunleer Company payable to the
order of Baltimore County, Maryland for \$75.00, representing
the cost of the appeal and the cost of posting property for
the appeal hearing. Will you kindly acknowledge receipt.

Very truly yours,

Robert Moss

AMB:ch

Enc.

OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

Date June 24, 1961

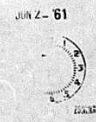
To: John G. Rose, Zoning Commissioner
From: George B. Davella, Deputy Director

Subject: #5294 - B-6 to B-1 Zone
E.S. Sollers Point Rd., 170' S. Dunmanway
William C. Roberts

12th District 6/14/61 2:30 P.M.

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

1. Examination of zoning maps and land use data together with
inspection of subject property in the field, indicates
that the subject property is surrounded on three sides by a
residential use or uses permitted with special exception in a
residential zone. A gas station abuts the property on the north.
In the opinion of the planning staff, the maintenance of the 12th
district zoning map to utilize the subject property for residential
purposes is clear. Extension of commercial zoning would have the
effect of upsetting the residential character and quality of the
vicinal area. Commercial zoning would have the effect of making
untenable the existing residential homes to the east which front
on Merritt Boulevard.
2. The subject property has limited frontage on Sollers Point Road
but extends with extra depth to the east of Sollers Point Road.
Study by the Office of Planning and Zoning staff indicates that
the property could in fact, be used for B-6 purposes. If adjacent
commercial development is left to have an adverse effect on this
property, the device of B-4 or apartment zoning may prove to be
a feasible and practicable alternative to the present B-6 zoning.
Such zoning would blend well with the existing residential character
of the neighborhood.



Petition for Zoning Re-Classification #5294

To The Zoning Commissioner of Baltimore County - DATE: May 9, 1961

I, or we, William C. Roberts, legal owner of the property situate
in the Twelfth Election District of Baltimore County, Maryland and described
as follows:

BEGINNING for the same on the East side of
Sollers Point Road, 170 feet South of Dunmanway, thence
from said beginning point S. 75° 23' 00" E., 320.00 feet,
thence S. 22° 43' 00" W., 417.73 feet, thence N. 53° 15'
00" W., 215.87 feet, thence Northwesterly 25 feet more
or less to intersect said East side of Sollers Point Road,
thence along said East side of Sollers Point Road in a
Northerly direction 338 feet more or less to the point of
beginning. Said property containing 2.64 acres more or
less, including 1/2 street right of way of Sollers Point Road.

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an "B-6" zone to an "B-1" zone.

Reasons for Re-Classification: Property to be used for bowling alley.

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.

GLEN FOREST, INC.

By *William C. Roberts* Legal Owner

Address: 22 Baltimore Annapolis Blvd. Address: 2917 Sollers Point Road,
Baltimore County, Maryland

Ordered By The Zoning Commissioner of Baltimore County, this 10th day of
May, 1961, 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 Bal-
timore 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 Reckord Bldg., in Towson, Baltimore County, on
the 11th day of June, 1961, at 2:30 o'clock P.M.

Attest: Smith and Harrison
212 Washington Avenue
Towson 4, Maryland
Valley 3-6200

By *John G. Rose* Zoning Commissioner of Baltimore County

(over) OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY - OFFICE BUILDING
TOWSON 4, MARYLAND
5-10-61 @ 10:30 A.M.

Pursuant to the advertisement, posting of property, and public hearing on the above petition
and Dunmanway having been served "B-1" with a special exception for a gasoline
service station, this property is itself to be commercial and recreational
in the nature of the community as there is not a great deal of commercial zoning in the
vicinity of the property. The property is now used as a chicken farm and was not
served under the original zoning because of its farm use. This evidently was
an error and the subject tract should be zoned commercially, therefore,

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of
June, 1961, that the above described property or area should be and the same is
hereby reclassified, from and after the date of this Order, from a "B-6" zone
to a "B-1" zone.

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
1961, 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

MICROFILMED

Approved County Commissioners of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TELEPHONE VALLEY 3-3000

No. 4867
DATE 5/15/61

TO: Glen Forest Co., Inc.
22 Baltimore-Annapolis Blvd., N.E.
Glen Burnie, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			\$29.00
		Advertising and posting of property for William C. Roberts	29.00
		PAID - Baltimore County, Md. - Office of Finance	
		5-1561 1801 * * * TIL =	29.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TELEPHONE VALLEY 3-3000

No. 4710
DATE 5/10/61

TO: Smith & Harrison
Attorneys
212 Washington Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			\$50.00
		Petition for Reclassification for William C. Roberts	50.00
		PAID - Baltimore County, Md. - Office of Finance	
		5-1161 8984 * * * TIL =	50.00
		5-1161 8984 * * * TIL =	50.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TELEPHONE VALLEY 3-3000

No. 7380
DATE 5/11/61

TO: Messrs. Somers, Bowen & Somers,
10 Light Street,
Baltimore 2, Md.

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

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Cost of appeal to County Board of Appeals	70.00
		Posting property for appeal hearing	5.00
		#5294	75.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th
Posted for: *Annexation to an R-2 Zone*
Petitioner: *William C. Roberts*
Location of property: *E/S of Soliers Pt. Rd. 170 ft. South of Dunmanway*
at S. 75° 23' 00" E. 320.00 feet
Location of Signs: *margin 1.5 ft. and 1.5 ft. South of Dunmanway*
on both sides of Soliers Point Road
Remarks: *George R. Hume*
Posted by: *George R. Hume*
Signature
Date of Posting: 5-25-61
Date of return: 5-26-61

PETITION FOR ZONING
RECLASSIFICATION
ZONING: From R-6 Zone to B-1
Zone.
LOCATION: East side of Soliers Point Road, 170 feet South of Dunmanway.
DATE AND TIME: WEDNESDAY, JUNE 14, 1961 AT 2:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner 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 Twelfth District of Baltimore County.
Beginning for the same on the East side of Soliers Point Road, 170 feet South of Dunmanway, thence from said beginning point S. 75° 23' 00" E. 320.00 feet, thence S. 22° 49' 00" W. 417.73 feet, thence N. 58° 15' 00" W. 215.87 feet, thence Northwesterly 25 feet more or less to intersect said East side of Soliers Point Road, thence along said East side of Soliers Point Road in a Northwesterly direction 335 feet more or less to the point of beginning. Said property containing 2.64 acres more or less, including 1/4 street right-of-way of Soliers Point Road, being the property of William C. Roberts, as shown on plat filed with the Zoning Department.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
May 28.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

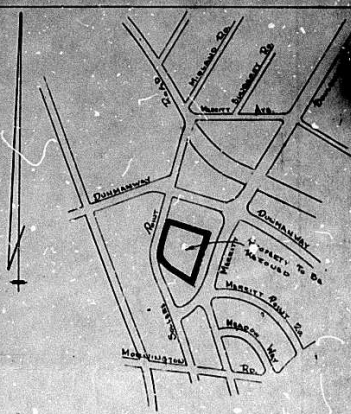
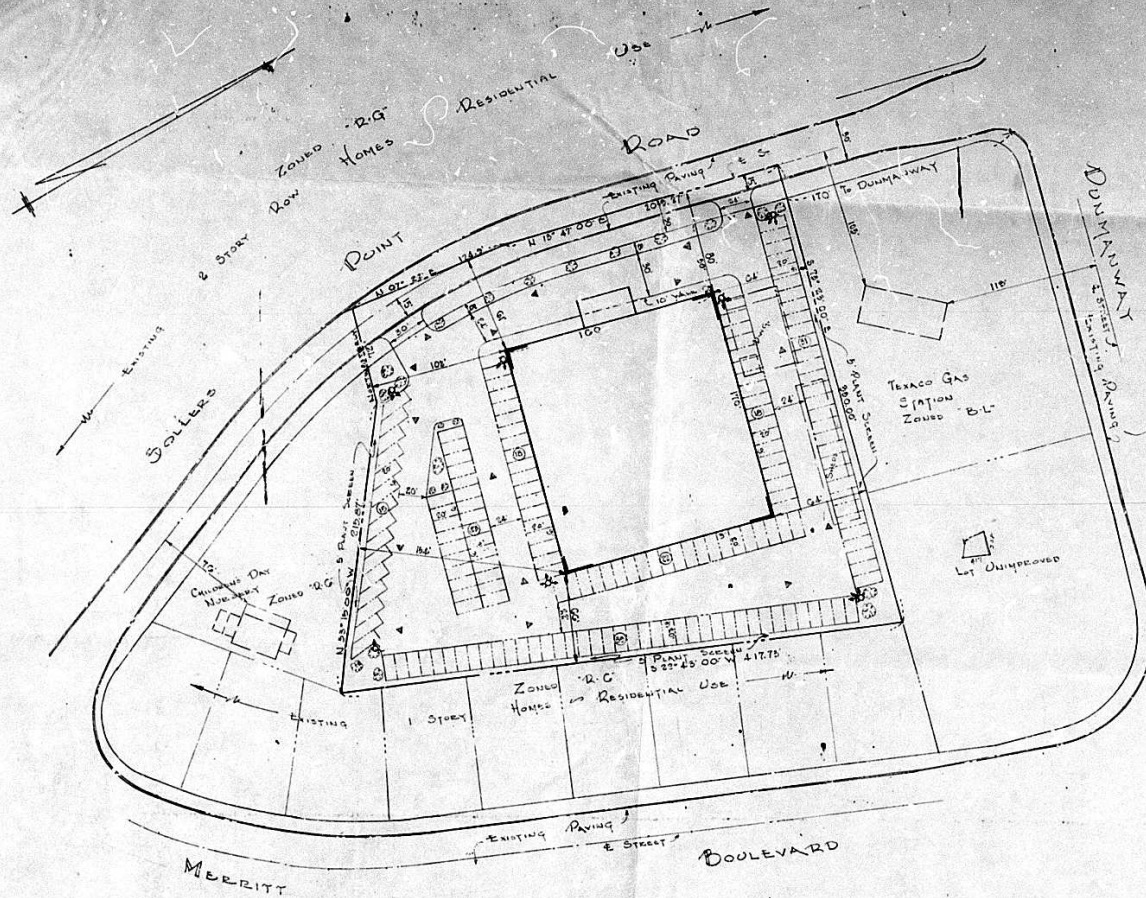
No. 1 Newburg Avenue
CATONSVILLE, MD.

May 27, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 27th day of May, 19 61, that is to say the same was inserted in the issues of May 26, 1961.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager



LOCATION PLAN
Scale: 1" = 500'

- GENERAL NOTES**
1. Area of Property Equals 2.64 Acres More or Less
 2. Existing Use of Property Residential & Small Truck Park
 3. Present Zoning of Property "R-G"
 4. Proposed Zoning of Property "B-L"
 5. Proposed Use of Property Bowling Alley With 24 Lanes.
 6. Number of Park in Units Required Equals 72 (3 x 20) Units (3 Cars Per Unit)
 7. Number of Parking Units Proposed Equals 100 (5 x 20) Units (7 Cars Per Unit)
 8. All Existing Buildings Presently On Subject Property To Be Destroyed.

#5294
MAP
#12
SEC. 4A
BL

- LEGEND**
- Property Line
 - Curb Line
 - Existing Structures
 - Proposed Structures
 - Proposed Parking Units
 - Traffic Flow
 - Lighting Standards - 12' High
 - Lighting Indicates Lighting Direction

PLAT TO ACCOMPANY PETITION
FOR REZONING OF PROPERTY
AND VICINITY OF
SOLLERS POINT ROAD AND DONMANWAY
ELECTION DISTRICT #212 BALTIMORE COUNTY, MD.
SCALE: 1" = 50' APRIL 20, 1961



MATZ, CHILDS & ASSOCIATES
3120 N. CHARLES STREET
BALTIMORE 18, MARYLAND
DRAWN BY TRACER RECONSTRUCTION
61004 RLS

APPROVED FOR FILING
Reviewed By: [Signature]
Date: [Signature]

