REG PETITION FOR RECLASSIFICATION . from "R-6" Zone to "B-L" Zone W. S. York Road 439.83' N. of : Balto. City Line, 9th Dist., The Most Reverend Lawrence J. : Shehan, Koman Catholic Arch-bishop of Balto., Potitioner - :

REFYRE

5654

ZONTING COUNTRICTORS OF

BALTIMORE CCINTO

No.565h

ORDER OF DISMISSAL

The petitioner in the aforegoing case has withdrawn

his petition and the matter is dismissed without prejudice.

Zoning Commissioner of Baltimore County

Non-14, 1963

BALTIMORE COUNTY OFFICE OF PLANNING AND ZON

JOHN G. RO I

It has seemed to me worthwhile to write to you personally in the hope It has seemed to me worthwold to the write to you personally in the hope of helping to receive some complication with how appeared in connection with what i understand would be the Knaper Company's first set in the bothlesse oracle. Over a period of several mantle, persons represent presents or several control to the control of several mantle, persons represent presents or several control to the control to t

February 6, 1963

My personal Interest in this matter is twofald. One aspect of My personal interast in this matter is twofold. One expect concerns doing what I can to easily your company in its efforts to locate a steen in Bollimer County. You may remember that from 1941 to 1949, I lived almost ocross the street from you of 1935 sourcest Drive, while I was in Notespe of proporation of the Cincine Matropoliton Notice Plan. Contects with the Knaper Company during that pariod required in my behing a high polition of it in all respect.

The other aspect concerns my responsibilities an Director of the Cliffice of Planning and Zening. These have to du not only with both broad and specific plans to guide the growth of the County, but told as servent lynes at deep aspect, the county because the servent lynes at deep aspect, the proposed satisfactory of fectuation of these plans. Our office is involved both with registering the control of the county of the county because the control of the county of the county

GALLAGHER AND EVELIUS BALTIMORE I. MD

November 13, 1963



John G. Rose, Zoning Commissioner Baltimore County Office of Planning & Zoning County Office Building Towson 4, Maryland

> Re: Petition for Reclassification from "R-6" Zone to "B-L" Zone W. Side York Road 439.83' N. of Baltimore City Line, 9th Dist., The Most Reverend Lawrence J. Shehan, Roman Catholic Archbishop of Baltimore - Petitioner - No. 5654

Dear Mr. Rose:

FXG:BW

On behalf of the Petitioner, I am herewith requesting that the above petition be withdrawn.

Thank you very much.

Timis Sallash

Very truly yours, Francis X. Gallagher

Poge 2

Under our Zening Regulations, before a coassertial building pernit may be issued, crangaments for access, as shown on the site plan substitute), must be acceptable to the Planning Board and the Department of Publis Works. This provision is not intended, nor is it applied in specific coass marely to Ite-up developments in red taps. County officials here have found from experiences that it is described from he strategional of public softery and "the general welfare" (under the police power) to review development plans very corefully and to inforce certain standards where sid it to be assential. Several years ago, the Planning Soord refused to approve the site plan for a proposed A. 8. P. sters on a York flood treat some substitution of the control of the standards, or the beat that it year improved table to provide segmently, a large office and flora profits for each a set in the profitcher focultion. Sub-sequently, a large office sold from particular the provide to be seen as set satisfactory from every transport.

I, and other County Cifficials involved, believe that not withstanding certain local I no control curry United is more view of the control control

In case you may not be aware of the unique characteristics of Baltimore County, and because of their potenticl effects on future plans that Krager might have for exposition here, I'd like to call your ettention to a few insex which are indicated on the enclosed date sheet.

Baltimore County nearly surrounds but does not include Baltimore City. Baltimore continues country is in a fiest a susciler, with a single charter government, overing a 10 separa and with over 500,000 population. In contrast with Hamilton Country, which when I was 10 large and with over 500,000 population. In contrast with Hamilton Country, which when I was 10 large there, had 30 texting exhibiting below the state level in its 410 square miles, there is only I tading outhertry in Baltimore Country. There are no separate cities or towar or other political

Our office has planning and zoning responsibility through the County. I believe you will agree that this simplicity of governmental jurisdiction can have decided advantages for a concern like yours If it decides to establish a number of branches in a methopolitica area.

I hope that your company will not feel discouraged or disgranted by the hursles that have been, we feel, necessarily pleased in the poth of its progress in the subject case. A number of other companies have latticity helfall of some of the negativenest standards they have found hare, but it think most of then have advancement of the that and results have compensated for initial delays, and feel that in the long run their interests and ours have proved to be quite reconcilable, if not identical.

PETITION FOR ZONING RE-CLASSIFICATION 45654 AND/OR SPECIAL EXCEPTION

NM/1 4 '6.

MAPL TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: County and which is described in the description and plat attached hereto and made a part hereof, hereby netition (1) that the zoning status of the herein described property be re-classified, pursu to the Zoning Law of Ba timore County, from an R-6

business local zone; for the following reasons: A change in the nature of the neighborhood shows re-classification to a business local zone is warranted. Purther, such re-classification will enable the contract purchaser to provide services to the public as shown on the attached plat, which services are in the public interest.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, porting, 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 , Ruren . Shehan

Frod Town lub, Pett The Most Reverend Lawrence J. Food Town Inc.

Contract purchaser

& Ser Shehan, Roman Catholic Archbishon of Baltimore, (*)
Legal Owner

Address C/o Semmes, Bowen & Semmes 10 Light Street Baltimore 2, Maryland Potot Parkon lu 10 Light Stree Baltimore 2, Maryland

Baltimore 1, Maryland X Sullagh

address 408 North Charles Street

ORDER:D By The Zoning Commissioner of Baltimore County, this 19th 196 2 that the subject matter of this polition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Laltimore County in Room 106, County Office Building in Towson, Baltimore

County on the 19 82 1st ____ day of October

1932 at 10115 lock (*) For the Time Being and His Successors in the Archiepiscopal See

of Baltimore According to the (over) Discipline and Government of the Roman Catholic Church, a Corporation Sole of the State of Maryland.

In closing, let me casure you that we are most desirous of cooperating with and assisting to the fullest possible natural, each responsible and desirable newcomer to Baltimore County, such as the Krager Compay would be a bell in the bread pow with my comments about details of the site plan as mentioned in Mr. Leonard's latter, but will reserve them for discussion of the meeting which I hope will Gover soon. At that they, we shall have plans showing comparable situations in Baltimore County, which will Illustrate the application of some of our access and other tendentia for commercial centers.

Mrs. Dill joins me in sending kindest regards to you and Mrs. Davis, and – when you see them – to your neighbors, the Herschodes.

Molecle R. Bill

George Lewis Albert B. Kaltenbach John G. Rose -Solro T. Agnew

Baltimore County Department Of Public COUNTY DEFICE BUILD

Bareau of Public Service

January 18, 1963

16M 1 R 163 AM

The Kroger Company 1014 Vine Street Cincirnati 1, Ohio

Attention: Mr. David P. Beurket

Her Proposed Shopping Center York Road and Schwarts Avenue Zoning Patition #565h

Dear Sirs:

Reference is made to our phone conversation of January lith.

In a meeting held between the various County Agencies conowning the site plan for the referenced site it we concluded that the plan dated becember 6, 1962, submitted by your office in December, did not conform with the requirements sort forth in our previous

In order to facilitate the completion and approval of In order to reclibe the completion and approval or plot plan this office is forwarded herewith copy of your plan modified by the Office of Planning to incorporate the requirements set forth by the Maryland State Roads Comission, Office of Planning, Traffic Planning and the Unreason of Engineering. It will also be received Director and the Bureau of Engineering. It shall also be necessary to refer to the Comments of October 3, 1962 to Poter Parker, 10 Light Street, Ealtimore 21, Maryland.

The following comment has been made by the Office of Planning along with the suggested plan attached. These comments are as follows:

- The Office of Planning has prepared a revised site plan that would be acceptable for an approved plan as ordered by the Zoning Commissioner.
- One entrance will be allowed along the frontage of York Read. This entrance must be a monomental type entrance with proper traffic storage facilities. A method for treating this entrance has been indicated on the revised plan.
- 3. Schwartz lame is plaumed to be a 50' right of way with 36' of paying, since Maltimore Gity has requested that all the widesing come off which was been allowed by the more stated as a single state of the way a 50' shade the state of the state of the way increased the state of the state of the way increased the state of the state of the way increased the state of the state of the way increased the state of the sta

Sen Regional

889-3422

July 18,1962.

DESCRIPTION OF A PART OF ST. VINCENT'S WALK ORPHAUAGE PROPERTY

(FOR REZONING)

DAVID W POHM'R

114 W. 25th Street Baltimore, 18, Md.

Beginning for the same at a point on the West side of York Road where the same is intersected by the North Boundary Line of Baltimore City, and running thence and binding on the West side of York Road, and referring the courses of this description to the Baltimore County Grid Meridian, North 1 Degree 10 Minutes 20 Seconds Best 439.83 feet, thence leaving the West side of York Road and running North 71 Degrees 33 Minutes 20 Seconds West 600.00 feet. and South 24 Degrees 56 Minutes 00 Seconds West 459-54 feet to the centerline of Schwartz Avenue, 30 feet wide, and running thence and binding on the centerline of Schwartz Avenue South 67 Degrees 14 Minutes 55 Seconds East 550.41 feet to the Northern Boundary Line of Reltimore City herein referred to, and running thence and binding on said Boundary Line, Due East 246.32 feet to the place of beginning.

Containing 7.57 more or less Acres.



6 Proposed Kroser Shopping Conter York Read and Schwarls Lans District 9 Zoning Petition #5654

January 17, 1963

a 7' sidewalk area. The buffer strip - acreening area along Jehan must be provided within the Kroger Shopping Center area, and not in the proposed Schwarts Lane right of way.

- h. Two entrances will be allowed along the frentage of Schwarts tame. An entrance in the rear of the Shopping Center for service purposes, and an entrance approximately in the conter of the parking area in front of the proposed stores. This boe is indicated on our revised
- 5. Is addition to the screening provided along Schmarts Lang, and the ream property line this office from the line in beginn at 6th the schmarts of the line of the line in the line of the line of
- 6. Sidewalks and be provided along the frontage of York Road and
- 7. Denails of the building location and floor area must be indicated

It is suggested that the proposal set forth in these common and the plan be considered by your firm, and if mecascary, a meeting may be scheduled by this critic and the various County Agencies to discuss any problems which you have.

The attachments include one plan showing the proposed treatment of entrances, one plan showing a proposed widening of Schwarts Lame along with the proposed planting area and overlay showing a deceleration lame accomptable to the State Needs Countsian.

It is requested that the attachments be returned to this long with any revised plan.

Very troly yours

George R. Lewis Chief ureau of Public Services

fr. Malcola Dill

Mr. Albert B. Kaltenbach - No. 2

cc: Francis S. Gallagher, Esq.,

215 E. Fayetta St., Baltimore 2, Md. Mesars. Semmes, Bowen & Semmes, Att. Poter Parker, Esq., 10 Light Street, Baltimore 2, Ni. 102 Gittings Avenus Baltimore 12, Mi.

Mr. John J. McCall, 6hl0 Pinchurst Road Baltimore 12, Md.

Director of Planning & Zoning Director of Financing & Zoning Deputy Director of Planding Chief Eureau of Public Services Traffic Enginee— Chief, Development Engineering Section State Hoads Commission 301 W. Preston St. Balto. 1, Mi.

before soning is granted.

I believe the Zoning Commissioner and the people living in the area concerned must know what the plan will be

Your accistance is of the utmost importance in

BALTIMORE COUNTY DEPARTMENT OF FUBLIC WORKS BUREAU OF PUBLIC SERVICES

Inter-Office Correspondence

INN 17 '63 --- -

Jamary 17, 1963 - DEPARIME

To John G. Rose Petition 5717 - 3.K.C. Saltinore National Pike & Kent Ave.
Petition 5566 - M.R. of Saltinore County Boltway & N.W.S. Lafayotte Ave.
Petition 5551 - W.S. Tork Mt. at Baltinore City Line
Patition 5551 - 35.3 Jopa Re., East Pershing Ave.

Reference is made to your letters to Mr. Albert B. Kaltenbach on the requirement in the above Potitions that the owner comply with Section 500.9 of the Baltimore County Zoning Regulations.

This office has spent considerable time in attempting to coordinate with the Office of Flanning, Traffic Director, Bureau of Engineering and the State Road on mocessary revisions to the site plan to comply with your requirement. Numerous sestings have been held with the Potttioners and with the above sentioned Apencies in order to separatic these suprovais.

It appears in sowerel instances a complete second is difficult to reach, therefore, under date January 11th, this office hold a meeting with the various County and State Agencies to discuss the above referenced Petitions with the following conclusions:

the above referenced Petitions with the following conclusions:

Petition SSS. — The Office of Planning has been discussing this

Petition SSS. — The Office of Planning has been discussing this

report of the Petition of Petition of Petition of the Petition of Petition o

It is suggested that your office request the submission of the necessary plans.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

fo ... Hr. John G. Bose, Zoning Commissioner Date. September 21, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SURJECT #565h. R-6 to B-L West side of York Road h39.83 feet Horth of the Baltimore City Line. Being property of Most Reverend Lawrence J. Shehan.

9th District

HEARING: Monday, October 1, 1962 (10:15 A.M.)

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



Netting 5127 - The proposed office building on the scatheast corner of femt Armae attackers Mattona Pike can be approved based on the plan dated how hall those whether the plan fatted how hall require the owner to suint a Public sorts Agreement for improvements on their twenty and the provision of sanitary seem.

sanitary sawr.

Pittim 5606 - The approval of this site plan depends upon several lives. By present access for this Motel would afford no access to the seather present access for this Motel would afford no access to the seather of the seather of Motel 10. A study by the Office of Planning and Surana of Burlano of Route 10. A study by the Office of Planning and Surana of Burlano of Route 10. The Place from Inclastic Arman seat to the profite this westbound more-ment for this site as well as the other profite this westbound more-ment for this site as well as the other profite on the livest of the student of the seather than the Included the Seather 10. The seather than the Included Include

Patition 569. — This office has had several meetings with representatives of Knoper and the various County Agencies. To date Knoper has not complied the beguinement set forth in these meetings. This office shall, under the Admany 18th, south suggested plans to Knoper requesting that they conform thereto in order to obtain an approved cite plan hay comment on this plan must await Knoper receipt and consideration of the above suggested plans.

Based on the above, it would appear it the office other Petition 5717 has set with your requirement, however, the other Petitioners are still required to subsit reviced plans prior to approval.

set for obtaining, the approxists as set forth as messary under 500.9.
Since the Soning Hearing this office has received under 500.9.
Since the Soning Hearing this office has received under 500.9.
Since the Park Forty Motal Site, the Office Building discovering the set of the Site of the Site

Ar present this office is reviewing plans for the Joppa Road - Pershing Avenue Petition would require resubmission of plot plans, R Ju

George A Lewis Chief T Bureau of Public Services cer Mr. Dill Mr. Formoff

25654

TION FOR ZONING RECLAS EONING: From R-6 Zone to B-L Zone.
LOCATION: West side of York Road 435.25
feet North of the Baltimore City Line.
DATE AND TIME: Monday, October 1, 1963
at 16:15 A. M.
PUBLIC HEARING: News 181 Committee BLIC HEARING: Room 301, County Diffice Building, 171 W. Chesapeaks Ave The Zoning Commissioner of Baltimore County, by authority of the Ze of Act and Regulations of Baltimore Cet of Baltimore Cet of Baltimore County. Rimore City herein reserved in an application of these and binding on said Bound-line, Due East 246.32 feet to the place staning. Containing 7.37 more or less

JOHN G. ROSE Zoning Commissioner of

RECLASSIFICATION

C HEARING: Room 301, ily Office Building, 111 Cherapeak, Avenue

e Commissioner of sunty, by authority as Act and Regu-

only,
for the same at
West side of Yor
the same is in
the North Bound

(RLerb

CERTIFICATE OF PUBLICATION

TOWSON MD September 14,19 62 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., anoccourseasts appearing on the ... Lith day of ... September ...

> THE JEFFERSONIAN. Learl Stutte

10.62

CERTIFICATE OF PUBLICATION

TOWSON, MD. Lith Sent ... 19 62-THIS IS TO CERTIFY. That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _One__ successive weeks before the _185___ day of _October______1952__, the first publication appearing on the____IJLA______ day of Sept .. 1962 ...

THE COUNTY NEWS WEEK W. J. Steyser per per of BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Albert B. Kaltenbach, Director, Department of Public Works of Baltimore County, Towson 4, Maryland

October 5, 1962

MALCOLM H. DILL

Dear Mr. Kaltenbach: From time to time it has been brought to the attention of the Office of Planning & Zoning that cartain areas sound commercially have been developed in a manner contrary to the best interests of the public welfare,

On October 1, 1960, a bearing was held in the matter of property cumed by the Nest Reverend Lawrence J. Schlam, Roman Catholic Archbishop of Baltimore on the west side of Yark Road 189 feet north of the Baltimore on the west side of Yark Road 189 feet north of the Baltimore City Line. It seemed apparent to me that the plan for dewelopment indicated an over use of the land. Access for delivery calls for use of Schwartz Lane which may be only a private road.

A deceleration lane is probably needed on the York Road approach to the subject property. If that is not the solution, then some other solution should be found.

In short it is suggested that the land be goned and then considered by Public Works, Transit, etc.

Sec. 500.9 of the Baltimore County Zoning Regulations provides as follows:

The Louise Countries of Public Street Countries or shall have the power to require the production of pites of developments or substrates of land, of of say land in connection with which application for the street of any land in connection with which application for the substrates of the same of the same of the same of the pites of the same of the same

planning factors

1. The subject truct is located on the westerly side of York Erad just north of the City line. It is part of a larger tract formerly used for institute purposes. The balance of the tract - reporty so the second part of the part

2. Questions with respect to the need for improving and, possibly charmelling Tork Read in order to accompdate the traffic generated by the proposed consultation and time are rises. Until such time as the consultation and the area of the traffic to the tener of the consultation of Tork Read necessary to samue safe and non-consultation and consultation of the co

VALLEY 3-3000

BALTIMALE COUNTY, MARYIND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12943

DATE 7/19/62

TO:

Messrs. Semmes, Besen & Semmes 10 Light Street Baltimore 2, Md. BY: Zoning Department of Baltimore County

DEPOSIT TO ACC	COUNT NO. 01622	TOTAL AMOUNT
QUANTITY	TITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
	Petition for Reclassification for the Most Reverend Lawrence J. Shehan Roman Catholic Archibishop of Baltimore	50.00
		1-14 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
	1-19-62 7700 · · · TIP-	00.00
G		Mark Street Marketon (MARK

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

TELEPHONE VALLEY 3-3000

BALTIM E COUNTY, MARYLAND OFFICE OF FINANCE

No. 14173

DATE 9/26/68

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: Mesers. Semmes, Bowen & Semmes 10 Light Street Baltim re 2, Md.

BILLED

Zoning Department of Baltimore County

DEPOSIT TO A	CCOUNT NO.	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
-	Advertising and posting of property on York Road #565h	27.00
	9-20-62 492 • • • 181.	- 27.00
		25.00
	3	

ORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4
TASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

	CERTIFICATE OF POSTIN	G
ZONING	DEPARTMENT OF BALTIMORE	COUNTY
	- Manufand	

	lowson, maryland	#5654
District 9 th	Date of	Posting 9-/2-62
Petitioner: MM MUNT WAY	eto an B-t-3ane DJ Shihar Buman Cat. Work Rd. 439.83 M. of I	Ballo City Line:
ite Su Plans		Adact at
Location of Signs: Will and	le of York 84.255 ft 11	porter of salvo way
Remarks:		
Posted by Lung R Ha	Date of return	9-13-62





