

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY CORPORATION

Know all men by these presents that the legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6 zone, for the following reasons: because of the substantial changes in the immediate neighborhood since the adoption of the original Zoning map.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law, and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property 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, 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.

THE CEM SECURITIES CORPORATION

Contract purchaser By *Walter H. Harrison, President*

Address: *SMITH AND HARRISON* Baltimore 2, Maryland

*Eugene G. Rick*  
Eugene G. Rick, Petitioner's Attorney

Address: The Jefferson Bldg., Towson 4, Md., Valley 3-6200

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 1962, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of October, 1962, at 2:30 o'clock P.M.



Zoning Commissioner of Baltimore County

THE CEM SECURITIES CORP.  
 2174 HAMILTON AVENUE, BALTIMORE 2, MARYLAND  
 5678

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason~~ that the requested zoning follows the pattern of the various changes in this area, therefore:

the above Re-classification should be had, and ~~it is hereby ordered that~~

~~Special Exception~~ *1374*  
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of November, 1962, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-6 zone, and ~~and a Special Exception~~

~~is granted~~ from and after the date of this order, subject to approval of site plan by the Division of Land Development and the Office of Planning and Zoning.  
Zoning Commissioner of Baltimore County

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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1962, that the above re-classification 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~~ zone, and/or the Special Exception for ~~be~~ and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WITZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2179 N. Charles St., Baltimore 18, Maryland  
(410) 531-7300

**DESCRIPTION**

12, 8539 ACRES PARCEL TO BE REZONED FROM R-6 TO B-L  
HAMILTON AVENUE, FOURTEENTH ELECTION DISTRICT,  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the intersection of the center line of Hamilton Avenue, 30 feet wide, and the southeast side of the 100 feet right-of-way of the Susquehanna Transmission Company of Maryland, said beginning point being at the end of the first line of the first parcel of the land which by deed dated September 26, 1961 and recorded among the Land Records of Baltimore City in Liber J. F. C. No. 1148, Folio 549 was conveyed by The B. E. K. Co. to the CEM Securities Corp., thence binding on the said center line of Hamilton Avenue and also on the second through the tenth lines and part of the eleventh line of said deed the ten following courses and distances: (1) S. 13° 31' 00" E., 365.23 feet. (2) S. 21° 01' 00" E., 33.00 feet. (3) S. 30° 01' 00" E., 83.73 feet. (4) S. 36° 29' 15" E., 165.26 feet. (5) S. 41° 59' 15" E., 99.00 feet. (6) S. 45° 29' 15" E., 148.50 feet. (7) S. 65° 59' 15" E., 437.25 feet. (8) S. 55° 29' 15" E., 99.00 feet. (9) S. 40° 59' 15" E., 132.00 feet and (10) S. 77° 04' 56" W., 1077.16 feet to intersect the Eastern Boundary Line of Baltimore City as Established in 1918, thence binding thereon Due North 1220.26 feet to intersect the aforementioned southeast side of the Susquehanna Transmission Company right-of-way, thence binding thereon N. 30° 36' 10" E., 143.12 feet to the place of beginning.

Containing 12, 8539 acres of land.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 11, 1962

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: #5678, R-6 to B-L, Southeast side of Hamilton Avenue and the North side of Radecke Avenue. Being property of the Century Securities Corporation.

11th District  
REMARKS: Wednesday, October 21, 1962 (2:30 P.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 comment to make with respect to pertinent planning factors:

1. The Planning staff believes that the use permit granted on part of the subject property for off-street parking in connection with a bowling alley built in Baltimore City establishes fair precedent with respect to the zoning of this property. The Planning staff recommends for retention of a band of R-6 zoning 100 feet in depth along the Hamilton Avenue and Radecke frontages of this property.



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *14th* Date of Posting: *10-3-62*  
 Posted to: *Ann B. L. Jones, Ann B. L. Jones*  
 Petitioner: *The Cem. Securities Corporation*  
 Location of property: *S.W.S. of Hamilton Ave. & N.S. of Radecke Ave.*  
 Location of Signs: *On sign 21 ft. North of Radecke Ave. on the N.S. of Hamilton Ave. On the sign 21 ft. North of Hamilton Ave. on the N.S. of Radecke Ave.*  
 Remarks: *See above*  
 Posted by: *George E. Garrelis* Date of return: *10-11-62*

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

To: The Cem Securities Corp.  
10 Light Street  
Baltimore 2, Maryland

BILLED BY: Zoning Department of Baltimore County

No. 14240 DATE 10/25/62

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of your property	36.50
			650

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

To: ~~The Cem Securities Corporation~~  
Hershey, Donaldson, Williams & Stanley  
First National Bank Building  
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

No. 14110 DATE 8/23/62

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for Re-classification for The Cem Securities Corp.	50.00
			600

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**

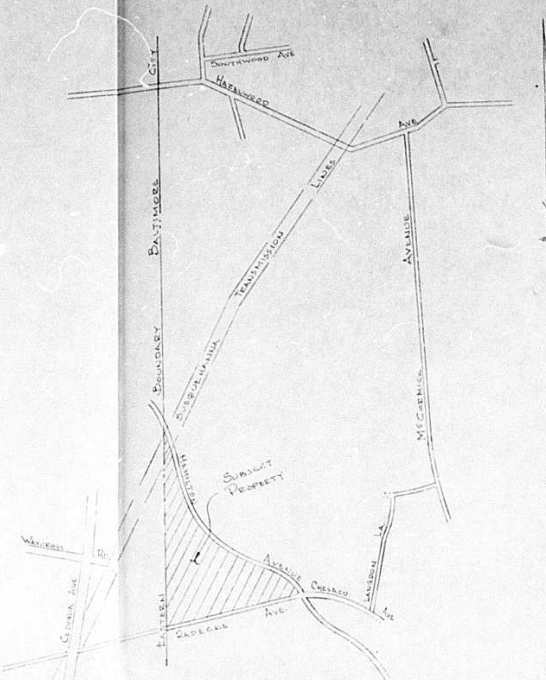
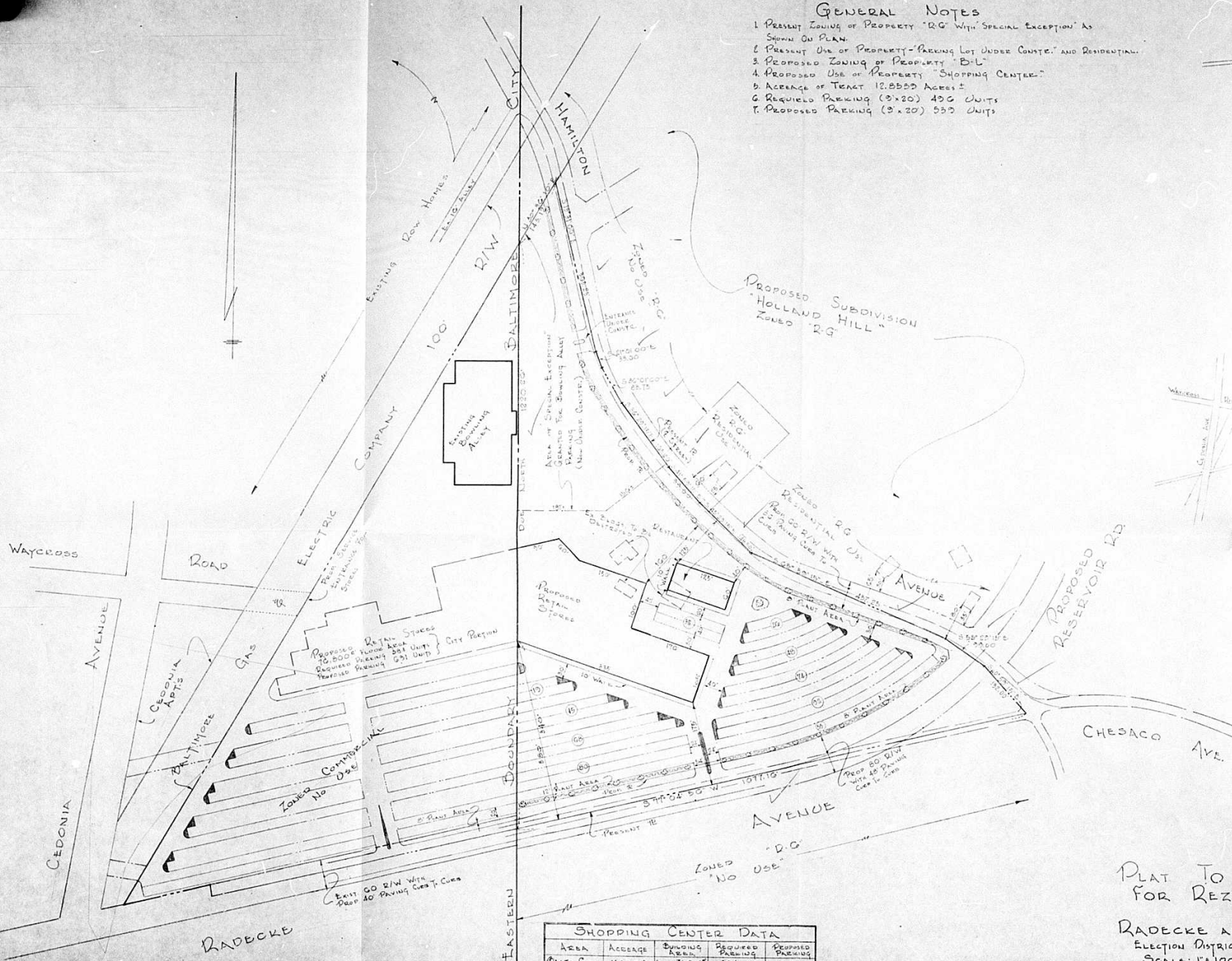
TOWSON, MD., 4th Oct., 1962

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 24th day of October, 1962, the first publication appearing on the 4th day of Oct., 1962.

W. F. *Garrelis*  
Deputy Director

PETITION FOR ZONING RE-CLASSIFICATION FOR ZONING  
 ZONING: From R-6 to B-L.  
 LOCATION: Southeast side of Hamilton Avenue and the North side of Radecke Avenue.  
 DATE & TIME: WEDNESDAY, OCTOBER 24, 1962 at 2:30 P.M.  
 PUBLIC HEARING: Room 106, County Office Building, 106 North Charles Avenue, Towson, Maryland.  
 BALTIMORE COUNTY, BALTIMORE: The Zoning Commission of Baltimore County, Baltimore, Md., has a public hearing on the petition for the zoning of the above described property in the Eastern District of Baltimore County, at the intersection of the center line of Hamilton Avenue and the southeast side of the 100 feet right-of-way of the Susquehanna Transmission Company of Maryland, said beginning point being at the end of the first line of the first parcel of the land which by deed dated September 26, 1961 and recorded among the Land Records of Baltimore City in Liber J. F. C. No. 1148, Folio 549 was conveyed by The B. E. K. Co. to the CEM Securities Corp., thence binding on the said center line of Hamilton Avenue and also on the second through the tenth lines and part of the eleventh line of said deed the ten following courses and distances: (1) S. 13° 31' 00" E., 365.23 feet. (2) S. 21° 01' 00" E., 33.00 feet. (3) S. 30° 01' 00" E., 83.73 feet. (4) S. 36° 29' 15" E., 165.26 feet. (5) S. 41° 59' 15" E., 99.00 feet. (6) S. 45° 29' 15" E., 148.50 feet. (7) S. 65° 59' 15" E., 437.25 feet. (8) S. 55° 29' 15" E., 99.00 feet. (9) S. 40° 59' 15" E., 132.00 feet and (10) S. 77° 04' 56" W., 1077.16 feet to intersect the Eastern Boundary Line of Baltimore City as Established in 1918, thence binding thereon Due North 1220.26 feet to intersect the aforementioned southeast side of the Susquehanna Transmission Company right-of-way, thence binding thereon N. 30° 36' 10" E., 143.12 feet to the place of beginning.

- GENERAL NOTES**
1. Present Zoning of Property "R-2" With "Special Exception" As Shown On Plan.
  2. Present Use of Property - Parking Lot Under County and Residential.
  3. Proposed Zoning of Property "B-1C".
  4. Proposed Use of Property "Shopping Center".
  5. Acreage of Tract 12.8553 Acres.
  6. Required Parking (0.20) 496 Units.
  7. Proposed Parking (0.20) 533 Units.



LOCATION PLAN  
SCALE: 1"=500'

**SHOPPING CENTER DATA**

AREA	ACREAGE	Existing Area	Required Parking	Proposed Parking
BALTO. CITY	11.0012	From 76,800 <sup>2</sup>	584	631
BALTO. CO.	12.8553	From 32,574 <sup>2</sup>	120	230
		From 60,171 <sup>2</sup>	346	
		From 7,500	150	533
<b>TOTALS</b>	<b>24.4443</b>	<b>166,011</b>	<b>1000</b>	<b>1470</b>

PLAT TO ACCOMPANY PETITION  
FOR REZONING OF PROPERTY  
VICINITY  
RADECKE AND HAMILTON AVENUES  
ELECTION DISTRICT 14  
BALTIMORE COUNTY, MD.  
July 28, 1968  
SCALE: 1"=100'

#5678  
MAP  
#11+14A  
BL

