

MORTON E. KALUS  
1012 N. Calvert Street  
Baltimore 2, Maryland

February 1, 1963

Mr. John G. Rose, Zoning Commissioner  
County Office Building  
Towson 4, Maryland

Re: Petition #5734 for Special Exception -  
5515 Selma Avenue, Baltimore, Maryland

Dear Mr. Rose:

I hereby withdraw my Petition for Special Exception as captioned, for a Post Office Lubritorium, on Selma Avenue in the 13th Election District, Baltimore County, Maryland.

Very truly yours,

*Morton E. Kalus*  
Morton E. Kalus  
for Alice E. Smith

MEK:mb

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Alice E. Smith, 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone for the following reasons:

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 U.S. Post Office Lubritorium (service garage) in conjunction with proposed new P.O. on adjoining property.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above ~~reclassification~~ 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.

Morton E. Kalus Alice E. Smith  
Contract purchaser Legal Owner  
Address 1012 N. Calvert St. Address 7601 Tipton St.  
Baltimore 2, Md. Hyattsville, Md.  
Petitioner's Attorney  
Address  
ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1963, that the subject matter of this petition 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of January, 1963, at 10:00 o'clock

*Richard D. Kiger*  
Petitioner's Attorney  
406 Murray (B292)  
Zoning Commissioner of Baltimore County  
Pet. No. 1963-1 Petition withdrawn by Morton E. Kalus for Alice E. Smith  
J. Robert Carroll  
SIGNED This 8 day November 1962  
J. Robert Carroll

Maryland  
Surveying and  
Engineering Co., Inc.

130 N. CALVERT STREET  
BALTIMORE, MARYLAND 21202  
REGISTERED  
Maryland & New York  
Professional Engineers

November 8th, 1962

Description for Zoning  
5515 SELMA AVENUE

BEGINNING for the same on the East side of Selma Avenue at a point distant 140 feet Southerly from the South side of New Sulphur Spring Road; thence running and binding on the East side of Selma Avenue Southerly 40 feet to a point on the North side of a 20-foot Right-of-Way; thence leaving the East side of Selma Avenue and running and binding on the North side of a 20-foot Right-of-Way Easterly 200 feet; thence Northerly 40 feet; thence Westerly 200 feet to the place of beginning.

Containing 5,000 square feet.



SCALE - 1 inch

File No.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 26, 1962

FROM: Mr. George E. Garrells, Deputy Director

SUBJECT: #5734. Special Exception for U.S. Post Office Lubritorium (service garage) in conjunction with proposed new Post Office on adjoining property. East side of Selma Avenue 140 feet South of New Sulphur Spring Road. Being property of Alice E. Smith.

13th District

REMARKS: Wednesday, January 9, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a Lubritorium and has the following advisory comment to make with respect to pertinent planning factors:

- Inasmuch as the proposed Lubritorium would be an adjunct to the Post Office building, the Planning staff offers no adverse comment on the use as such. If granted, the granting should be subject to final approval of site plans for the entire Post Office complex by this office after review and comment on the plans by the appropriate County agencies.

GB:mb



## PETITION FOR ZONING SPECIAL EXCEPTION

13th District

ZONING: Petition for Special Exception for U.S. Post Office Lubritorium (service garage) in conjunction with proposed new P.O. on adjoining property.

LOCATION: East side of Selma Avenue 140 feet from the South side of New Sulphur Spring Road.

DATE & TIME: WEDNESDAY, JANUARY 9, 1963 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chingwood 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 the parcels of land in the Thirteenth District of Baltimore County.

BEGINNING for the same on the East side of Selma Avenue at a point distant 140 feet Southerly from the South side of New Sulphur Spring Road; thence running and binding on the East side of Selma Avenue Southerly 40 feet to a point on the North side of a 20-foot Right-of-Way; thence leaving the East side of Selma Avenue and running and binding on the North side of a 20-foot Right-of-Way Easterly 200 feet; thence Northerly 40 feet; thence Westerly 200 feet to the place of beginning.

Containing 5,000 square feet. Being the property of Alice E. Smith, as shown on plat plan filed with the Zoning Department.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 26, 1962

THIS IS TO CERTIFY 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 9th day of January 1963, the first publication appearing on the 26th day of December 1962.

THE TIMES

Cost of Advertisement \$15.00  
Purchase Order #2403  
Requisition No. M2181

*John H. Martin*  
Manager  
John H. Martin

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5734

District: 13 Date of Posting: 12-18-62

Posted for: Special Exception for U.S. Post Office Lubritorium in conjunction with proposed new Post Office on adjoining property.

Petitioner: Alice E. Smith

Location of property: East side of Selma Avenue 140 feet South of New Sulphur Spring Road.

Location of Sign: East side of Selma Avenue 140 feet South of New Sulphur Spring Road.

Remarks: *Alfred R. Humes*

Posted by: *Alfred R. Humes* Date of return: 12-18-62

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 15448

DATE 12/21/62

TO: Kalus Construction Co.  
1012 N. Calvert St.  
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

| QUANTITY | DEPOSIT TO ACCOUNT NO. | DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST  |
|----------|------------------------|-----------------------------------------------------|-------|
| 1        | 01622                  | Advertising and posting of property for Alice Smith | 35.27 |
| 1        | 2163 4798              |                                                     | 5.27  |

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 COUNTY, MARYLAND OFFICE OF FINANCE

No. 15307

DATE 11/8/62

TO: Kalus Construction Co.  
1012 N. Calvert St.  
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

| QUANTITY | DEPOSIT TO ACCOUNT NO. | DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST  |
|----------|------------------------|-----------------------------------------------------|-------|
| 1        | 01622                  | Petition for Special Exception for Alice Smith      | 50.00 |
| 1        | 11-962 2414            |                                                     | 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.

## PETITION FOR ZONING SPECIAL EXCEPTION

13th District

ZONING: Petition for Special Exception for U.S. Post Office Lubritorium (service garage) in conjunction with proposed new P.O. on adjoining property.

LOCATION: East side of Selma Avenue 140 feet from the South side of New Sulphur Spring Road.

DATE & TIME: WEDNESDAY, JANUARY 9, 1963 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chingwood 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 the parcels of land in the Thirteenth District of Baltimore County.

BEGINNING for the same on the East side of Selma Avenue at a point distant 140 feet Southerly from the South side of New Sulphur Spring Road; thence running and binding on the East side of Selma Avenue Southerly 40 feet to a point on the North side of a 20-foot Right-of-Way; thence leaving the East side of Selma Avenue and running and binding on the North side of a 20-foot Right-of-Way Easterly 200 feet; thence Northerly 40 feet; thence Westerly 200 feet to the place of beginning.

Containing 5,000 square feet. Being the property of Alice E. Smith, as shown on plat plan filed with the Zoning Department.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

Dec. 21

## OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 28, 1962

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive~~ before the 28th day of December, 1962, that is to say the same was inserted in the issues of

December 21, 1962.

THE BALTIMORE COUNTEAN

*Paul J. Mayberry*  
Editor and Manager

INTER-OFFICE CORRESPONDENCE

Baltimore County, Maryland

Towson, Maryland

Mr. Chas. B. Wheeler,  
Buildings Engineer

TO: John G. Rose

May 2, 1963

Date: \_\_\_\_\_

FROM: Re: Commercial Permit #112-63

SUBJECT:

I am writing to you in connection with commercial permit #112-63 for Post Office on east side of Selma Avenue southeast of Sulphur Spring Road.

Acting in accordance with powers vested in me by Section 23-18 as set forth in the 1962 Supplement of the Baltimore County Code, in which the general public is to be protected from fire, panic and other dangers and where it is the duty of the Zoning Commissioner to promote the health and general welfare; to prevent the over-crowding of land and to facilitate adequate provision for public requirements, it is my belief that the granting of this building permit would be a great detriment to the citizens of the Arbutus community.

I call your particular attention to the report of Gilbert M. Nelson, Assistant Chief, Division of Traffic Engineering, also I am enclosing correspondence from Senator Daniel B. Brewster, Congressman Clarence D. Long and Mr. Jos. P. Doherty, Assistant Postmaster General.

Also please not Mr. Malcolm D. Hill's comments.

Zoning Commissioner

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PUBLIC SAFETY

Baltimore County, Maryland

Towson 4, Maryland

Date: January 8, 1963

TO: Mr. John G. Rose

FROM: Gilbert M. Nelson

SUBJECT: Property Owner: Alice E. Smith  
13th District. E/S Selma Avenue  
Zoning: #5734-X

Subject Property was Item 3 of the Zoning Advisory Committee meeting of November 23, 1962. It has since been revised, and now includes adjacent property. In combination the property would accommodate a U. S. Post Office and a lubricatorium. Two 24-foot wide entrances to Selma Avenue are proposed to be access for the lubricatorium, off-street parking, and the Post Office loading dock.

Parking is now prohibited on the east side of Selma Avenue. This prohibition was instituted to increase the capacity for moving vehicles of this 24-foot street.

The intersection of Selma Avenue with New Sulphur Spring Road has restricted sight distance and the connection of Selma Avenue to Southwestern Boulevard requires awkward turning movements.

It is our opinion that the addition of the Post Office facilities would change significantly the character as well as the volume of traffic on Selma Avenue. Since the geometrics of Selma Avenue are minimum and barely adequate for present use, more intensive use would result in more hazardous traffic conditions, not only in the immediate vicinity of the site, but also at the terminals.

*Gilbert M. Nelson*  
Gilbert M. Nelson, Assistant Chief  
Division of Traffic Engineering

JAN - 8 '63

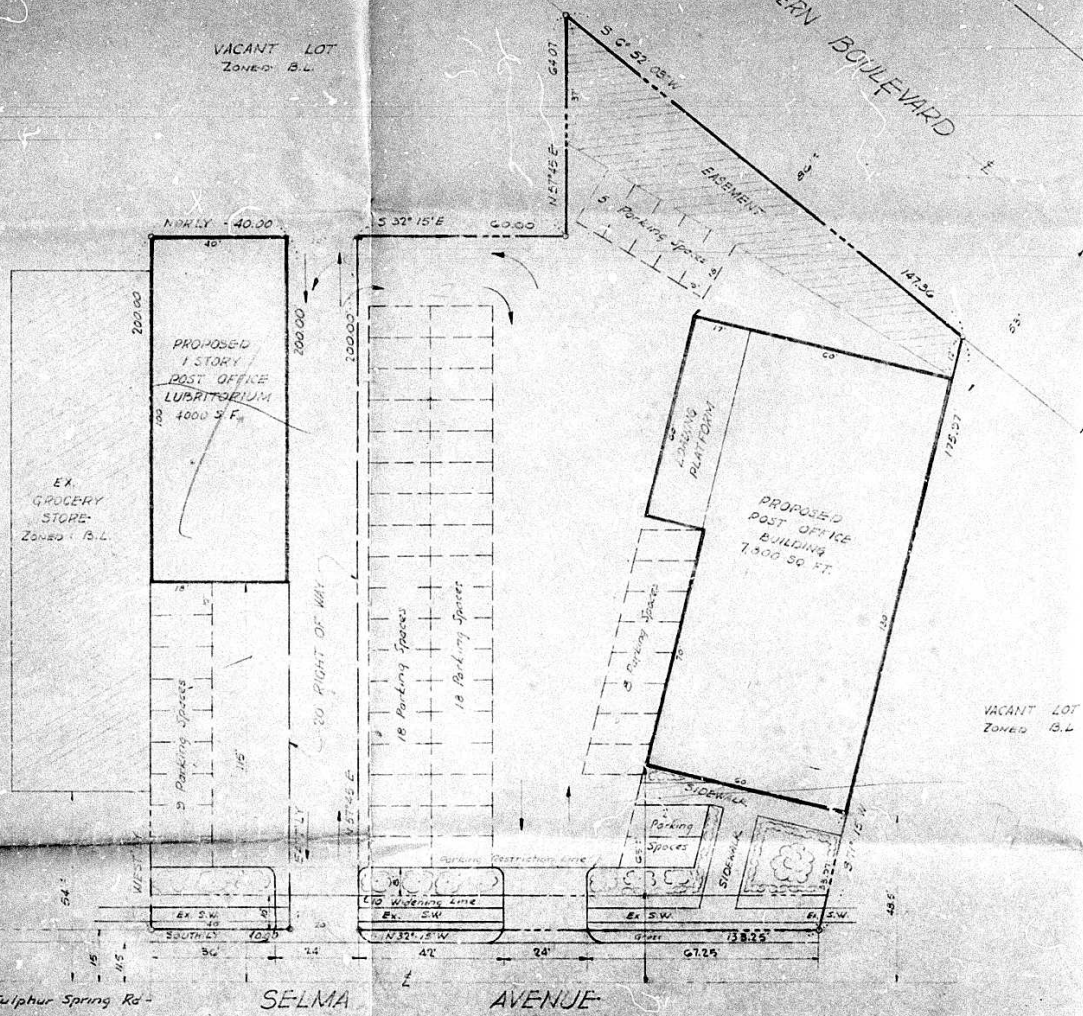
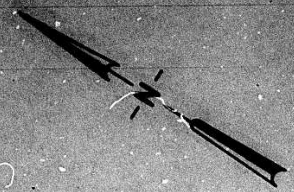
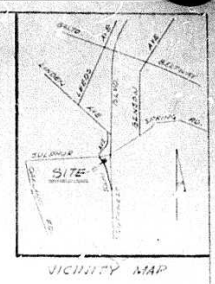
GMN:lmw

- ☐ Ansd
- ☐ Recd
- ☐ Retd
- ☐ Entd
- ☐ Chkd



OFFICE OF PLANNING & ZONING

By \_\_\_\_\_



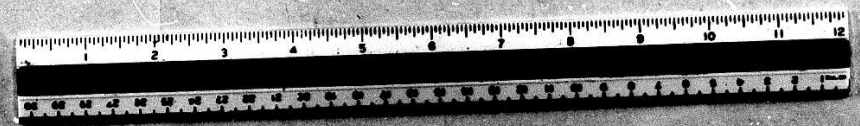
**SITE PLAN**  
**PROPOSED U.S. POST OFFICE**  
**HALETHORPE BRANCH - BALTIMORE, MD.**  
 FOR  
**GREATER EASTERN HOLDING CO.**  
**BALTIMORE, MD.**

**POST OFFICE LUBRITORIUM AREA (40' x 200')**

|                           |                             |
|---------------------------|-----------------------------|
| ELECTION DISTRICT         | No. 13                      |
| AREA OF PROPERTY          | 8000 SQ. FT.                |
| EXISTING USE OF PROPERTY  | RESIDENCE                   |
| PROPOSED USE OF PROPERTY  | POST OFFICE LUBRITORIUM     |
| PRESENT ZONING            | B.L.                        |
| PROPOSED ZONING           | B.L. WITH SPECIAL EXCEPTION |
| TOTAL PARKING SPACES REQ. | 13                          |
| PARKING SPACE SIZE        | 9' x 18'                    |

**POST OFFICE BUILDING AREA**

|                           |                      |
|---------------------------|----------------------|
| ELECTION DISTRICT         | No. 13               |
| AREA OF PROPERTY          | 8000 SQ. FT.         |
| EXISTING USE OF PROPERTY  | RESIDENCE            |
| PROPOSED USE OF PROPERTY  | POST OFFICE BUILDING |
| PRESENT ZONING            | B.L.                 |
| PROPOSED ZONING           | NO CHANGE            |
| TOTAL PARKING SPACES REQ. | 26                   |



**RECORDING INFORMATION**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_