

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-L" Zone,
and VARIANCE to Section 232.2-(b)
of the Zoning Regulations
SW/S East Avenue (relocated)
146.12' from Harford Road
11th District
George H. Schulte, et al
Petitioners
: BALTIMORE COUNTY
: No. 5807-RV

ORDER OF DISMISSAL

Petition of George H. Schulte, et al for reclassification from an "R-6" Zone to a "B-L" Zone, and variance to Section 232.2-(b) of the Zoning Regulations, southwest side of East Avenue (relocated) 146.12' from Harford Road, in the Eleventh District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated January 8th, 1964 from the attorney representing the petitioner in the above entitled matter.

Whereas the said attorney for the said petitioners requests that the appeal filed on behalf of said petitioners, be dismissed and withdrawn as of January 8th, 1964.

It is thereby ORDERED this 15th day of January, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

4 Mitchell Quarter
ACTING CHAIRMAN

PETITION FOR ZONING RE-CLASSIFICATION #5807 RV AND/OR SPECIAL EXEMPTION - Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

GEORGE HENRY SCHULTE and ANNE MAY SCHULTE, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-L zone; for the following reasons:

There has been a substantial change in the neighborhood, and B-L zoning is a reasonable zoning for the property, and for other reasons to be shown at the hearing hereof.

See Attached Description

Petition for a Variance to Section 232.2- To permit 0' setback on side street instead of the required 10' from Old East Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above reclassification 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. I am the owner of the property.

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NOLAN P. CHIPMAN
ATTORNEY AT LAW
JEFFERSON BUILDING
TOWSON 4, MARYLAND

TELEPHONE
AREA CODE 301
EX 3-7373

January 8, 1964

County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for reclassification from an "R-6" Zone to a "B-L" Zone, and variance to Section 232.2-(b) of the Zoning Regulations SW/S East Avenue (relocated) 146.12' from Harford Road 11th District George H. Schulte, et al. Petitioners - No. 5807-RV

Gentlemen:

On behalf of the Petitioners in the above entitled case, I hereby withdraw the appeal heretofore entered from the Order of the Zoning Commissioner dated April 24, 1963.

Very truly yours,

Nolan P. Chipman

NPC:RES

Copies to:

Martin I. Moylan, Esq.
Joseph K. Pokorny, Esq.
Mrs. Dorothy Jackson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 22, 1963

FROM: Mr. George K. Garrelis, Deputy Director

SUBJECT: #5807-RV. R-6 to B-L and Variance to permit 0 feet setback on side street instead of the required 10 feet from Old East Avenue. Southwest side of East Avenue (relocated) 146.12 feet Southwest of Harford Road. Being property of George Schulte.

11th District

HEARD: Wednesday, April 3, 1963 (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-L zoning together with a variance for a setback. It has the following advisory comment to make with respect to pertinent planning factors:

1. In light of the recent granting of extension of commercial zoning, in depth from Harford Road, which brought such zoning immediately adjacent to the subject property, it seems pointless to agree further that only the Harford Road frontage should be used commercially.

NOLAN P. CHIPMAN
ATTORNEY AT LAW
JEFFERSON BUILDING
TOWSON 4, MARYLAND

April 10, 1963

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

Dear Mr. Commissioner:

Re: Petition for Reclassification and Variance to Zoning Regulations - S.W. Side East Ave. (Relocated) 146.12' from Harford Road, 11th District - Geo. H. Schulte, et al. Petitioners - NO. 5807-RV

Please enter an appeal by George H. Schulte, et al. petitioners in the above entitled case, to the County Board of Appeals from the decision of the Zoning Commissioner dated April 24, 1963, refusing to grant the reclassification.

I enclose check in the amount of \$70.00 for costs

Very truly yours,

Nolan P. Chipman

NPC:RES
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
Att: Mr. James Dyer

Date: April 1, 1963

FROM: Gilbert M. Nelson

SUBJECT: 5807-RV
R-6 to BL

Review of plans accompanying subject petition results in the following comments:

1. East Avenue terminates at Harford Road a short distance north of the end of the northbound acceleration lane from the Beltway. This location is undesirable by present standards of traffic control. Increase of traffic volumes utilizing East Avenue would intensify current difficulty and hazards experienced in obtaining access to Harford Road.
2. The number of parking places provided indicates the need for a somewhat greater intensity of use than would normally be expected from a 33-lane bowling center.
3. Access to parking lots should be reoriented so as to cause least interference with traffic on East Avenue; viz., eliminate exit near inside of 40 foot radius curve opposite northeast corner of Bowling Center, and relocate both access drives to supplementary lot east of the Bowling Center and East Avenue.

Gilbert M. Nelson, Acting Chief
Division of Traffic Engineering

GKN:ach
cc: Mr. John Erdman

RE: PETITION RECLASSIFICATION
From "R-6" Zone to "B-L" Zone and Variance to Sec. 232.2-(b) of Zoning Regulations - S.W. Side East Ave. (Relocated) 146.12' from Harford Road, 11th District - Geo. H. Schulte and Anne May Schulte, Petitioners
: BALTIMORE COUNTY
: No. 5807-RV

The petitioners in the above matter seek a reclassification of the subject property from an "R-6" Zone to a "B-L" Zone and a variance to Section 232.2-(b) of the Baltimore County Zoning Regulations to permit 0 setback on the side street instead of the required 10 feet from Old East Avenue.

Zoning officials have the power to alter zone lines from time to time when there are substantial changes in conditions and such alteration has reasonable relation to the public welfare.

Tentative and personal examination concerning traffic on Harford Road, East Avenue, feeder streets into East Avenue and traffic using the Off Ramp of the Baltimore County Beltway into Harford Road indicate that the present road pattern is carrying all the traffic it can safely carry in connection with present commercial uses on Harford Road north from the Beltway.

Further testimony by the Vice-President of Fairlawn, Inc., indicated that four to five hundred people would be using a large bowling alley situated on a street that is built more like a set of approach lanes than a major type road. There are no sidewalks on relocated East Avenue and none are contemplated.

The proposed use does not face a major highway or road, but is located behind an existing gasoline filling station.

Insofar as the public welfare is concerned there is nothing favoring the granting of the proposed reclassification.

For the above reasons the reclassification and variance should be denied.

It is this 1st day of April, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification be and the same is hereby DENIED and that the above property, or area be and the same is hereby continued as and to remain an "R-6" Zone, and the Variance requested is also DENIED.

Zoning Commissioner of Baltimore County

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FALCON STREET
BALTIMORE 1, MD.

April 2, 1963

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

RE: Southwest side of East Ave. (Relocated) 146' East of Harford Road From R-6 Zone to a B. L. Zone Zoning Petition #5807-RV

Dear Mr. Rose:
This office reviewed the subject petition and the following comments are with respect thereto:

East Avenue (Relocated) is located a short distance from the Off Ramp of the Baltimore Beltway into Harford Road.

An intensified use such as a bowling alley could cause a serious traffic problem at the intersection of Harford Road and East Avenue (Relocated), due to the close proximity of the Baltimore Beltway.

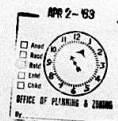
Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

W. John L. Duerr
Asst. Development Engineer

JLD:stb



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 11/20/63
Posted for: George H. Schultz, et al
Petitioner: George H. Schultz, et al
Location of property: For sub. East Ave. (widened) 1446.12' from
Jefferson Bldg.
Location of Signs: On top of property and sign on East Ave
between intersection of East Ave. & Jefferson Bldg.
Remarks: See above
Posted by: William J. Smith Date of return: 12/13/63

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 3/11/63
Posted for: George H. Schultz, et al
Petitioner: George H. Schultz, et al
Location of property: SE 1/4 of HARBOR RD.
Location of Signs: On lot 1446.12' from
Jefferson Bldg. 1446.12' from
Remarks: See above
Posted by: William J. Smith Date of return: 7/2/63

CERTIFICATE OF PUBLICATION

TOWSON, MD., 14th March 1963.

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 said successive weeks before the 31st day of April 1963, the first publication appearing on the 14th day of March 1963.

THE COUNTY NEWS WEEK
W. J. Smith
Manager

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

No. 16545
DATE: 1/1/63

TO: Nolan P. Chipman, Esq.
Jefferson Building
Towson 1, Md.

BILLED TO: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for George H. Schultz	66.00
1	6-163 525 * * * TIL -	6.00

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.

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

No. 15452
DATE: 1/27/63

TO: Nolan P. Chipman, Esq.
Jefferson Building
Towson 1, Md.

BILLED TO: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for George H. Schultz	50.00
1	1-163 4724 * * * TIL -	5.00

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.

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

No. 17760
DATE: 5/9/63

TO: Nolan P. Chipman, Esq.
Jefferson Building
Towson 1, Md.

BILLED TO: Office of Planning & Zoning
139 Court, Office Bldg.,
Towson 1, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Court of appeal in matter of property Schultz, et al	870.00
1	No. 5007	7.00

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.

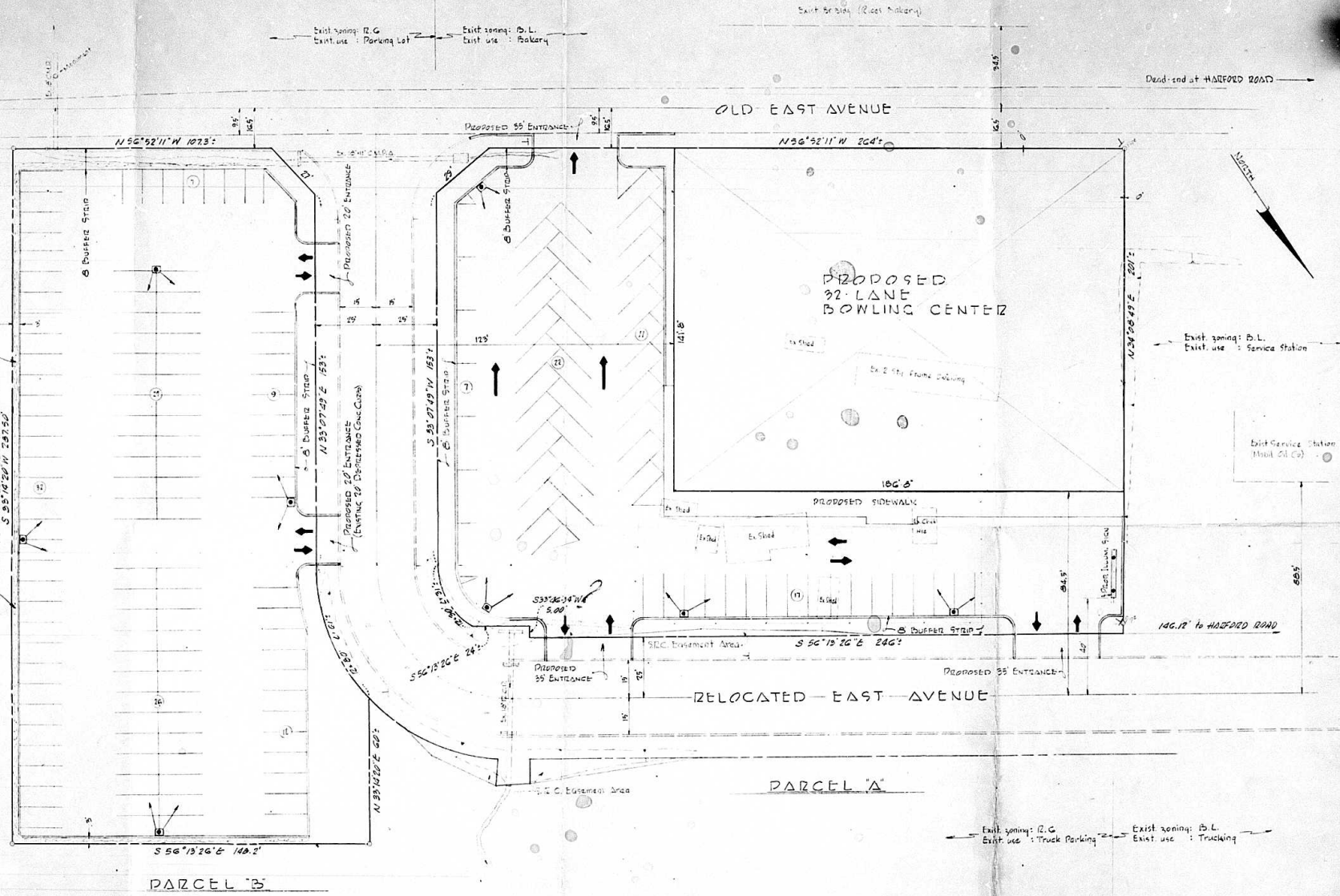
JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
320 WEST 24th N. W. NEW ADDRESS:
BALTIMORE 11, MARYLAND 21213 Maryland Avenue
BAL. TEL. 5-5202 Baltimore 16, Maryland

INVESTIGATION - GROUND PLOTTER DESCRIPTION
SUBJECT: PROPERTY, EAST AVENUE NEAR JEFFERSON ROAD

BEGINNING FOR THE SUB. at a point on the northeast right of way line of re-located East Avenue said point being located South 56 degrees 13 minutes 26 seconds East 309 feet more or less and along a curve to the right with a radius of 80 feet and a length of 50 feet more or less, and running, thence North 33 degrees 14 minutes 21 seconds East 60 feet more or less; thence South 56 degrees 13 minutes 26 seconds East 146.2 feet; thence South 33 degrees 14 minutes 20 seconds West 287.50 feet to the northeast right of way line of old East Avenue before relocation; thence running with and binding on said last right of way line North 56 degrees 52 minutes 11 seconds West 107.13 feet more or less to intersect the southeast right of way line of relocated East Avenue; thence northerly along a sight line for a distance of 27 feet more or less; thence running with and binding on the southeast right of way line of relocated East Avenue North 33 degrees 07 minutes 49 seconds East 153 feet more or less; and thence along a curve to the left having a radius of 50 feet and a length of 61 feet more or less to the place of beginning.

JEC:jh W.O. 263 1/11/63

Note: This description is for zoning use only and is not to be used for the conveyance of property.



- NOTES:**
1. Scale of drawing: 1" = 20'
 2. Election District: 11
 3. Present zoning: R.G.
 4. Area of property: Parcel A - 1.2 ac.
Parcel B - 2.8 ac.
Total area - 2.0 ac.
 5. All existing buildings to be removed.
 6. No proposed slopes, no slope stabilization required.
 7. Required off-street parking spaces: 96 @ 5 per alley.
Off-street parking spaces proposed: 107
 8. Light standards, footcandle, location & direction of lighting indicated on plan.

PARCEL B

5807-RV



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
2499 MARYLAND AVENUE
BALTIMORE 18, MARYLAND
Baltimore 6-2221

PLOT PLAN
GEORGE H. SHULTE PROPERTY
3002 EAST AVENUE - BALTIMORE 14, MARYLAND
ELECTION DISTRICT No. 11 - BALTIMORE COUNTY
SCALE: 1" = 20'
JANUARY 11, 1963