

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
 for Theatre, excluding drive-in : COUNTY BOARD OF APPEALS
 SW/S North Point Boulevard 15TH DIST
 1242.00' SE of Nordbruch Avenue, : OF
 15th District : BALTIMORE COUNTY
 Condor Shipping Co., Inc., :
 Petitioners : No. 65-135-X

Petition of Condor Shipping Company, Inc. for a special exception for a Theatre, excluding drive-in, on the southwest side of North Point Boulevard 1242.00 feet southeast of Nordbruch Avenue in the Fifteenth District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal dated April 22, 1965 from the attorneys representing the protestants in the above entitled matter.

Whereas the said attorneys for the said protestants request that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of April 22, 1965.

It is thereby ORDERED this 22nd day of April, 1965 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

William S. Baldwin, Chairman

R. Bruce Alderman

Paul T. McHenry, Jr.

Howard and Stone
 Attorneys at Law
 6900 Danversway
 Towson, Md. 21286



Zoning Commissioner
 Baltimore County
 County Office Building
 Towson, Maryland 21286

Re: Petition for Special Exception
 for a Movie Theatre, excluding
 drive-in - 5430 North Point
 Boulevard 1242' SE of Nordbruch
 Ave., 15th Dist., Condor
 Shipping Co., Petitioner -
 No. 65-135-X

Dear Sir:
 Please enter an Appeal on behalf of the protestant in the matter of your order granting the special exception in the above matter.

Very Truly Yours,
 Paul T. McHenry, Jr.
 Chairman
 Board of Appeals
 Baltimore County

RE: 15

IN THE MATTER OF : BALTIMORE COUNTY
 PETITION OF : BOARD OF APPEALS
 CONDOR SHIPPING CO., INC. : No. 65-135-X

ORDER OF DISMISSAL

MRS. SECRETARY:

Please enter a Dismissal of the Appeal from the Zoning Commissioner's decision in the above referenced case.

Charlton T. Howard
 Attorney for Applicant
 6905 Danversway
 Towson, Maryland 21286
 Atwater 2-2680 Atwater 8-5270

I HEREBY CERTIFY, that on this 22nd day of April 1965, a copy of the foregoing Order of Dismissal was mailed to T. Bayard Williams, Esquire, 6732 Holabird Avenue, Baltimore, Maryland 21222.

Charlton T. Howard

HOWARD AND STONE
 ATTORNEYS AT LAW
 6900 DANVERSWAY
 TOWSON, MD. 21286

Rec'd 4-23-65
 9:00 AM

PETITION FOR ZONING RE-CLASSIFICATION
 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Condor Shipping Co., Inc., 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 _____ to _____ for the following reasons:

See Attached Description

_____ for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ Movie Theatre.

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

I, or we, 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.

Contract purchaser
 Address: 6732 Holabird Ave., Balto., 22, Md.

T. Bayard Williams
 Petitioner's Attorney

Address: 6732 Holabird Ave., Baltimore 22, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____ 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1965, at 1:00 o'clock

P. M.

Zoning Commissioner of Baltimore County

JOHNSON BOWIE
 ATTORNEY AT LAW
 101 LEVINA BUILDING
 21 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21284

February 3, 1965

Honorable G. Mitchell Austin
 Chairman - Board of Appeals
 County Office Building
 Towson, Maryland 21284

Re: Condor Shipping Co., Inc.

Dear Mr. Austin:

The above named corporation applied for a special exception for a movie theatre in a BL Zone on 2.33 acres, more or less, in the Fifteenth Election District, on the southwest side of North Point Road 1242 feet, more or less, southeasterly from the centerline of Nordbruch Avenue.

The special exception was approved by the Director of Planning by recommendation dated October 22, 1964, and at a hearing on November 6, 1964, was duly approved by the Zoning Commissioner. Under date of December 6, 1964, Charlton T. Howard, Esquire, and Norman R. Stone, Jr., Esquire, filed an appeal to the Board of Appeals on behalf of a protestant, Wilkie Adams.

While any person or any taxpayer has, under the provisions of Section 23-26, Baltimore County Code, 1963 Supplement, the right to appeal, it is very difficult to understand why a resident of the heart of Dundalk would be interested in this matter, which, of course, is not a reclassification, but only a special exception.

It is respectfully requested this matter be put in for a hearing on appeal at the earliest possible date. It may be noted that as of February 1, 1965, only one person had asked to be notified of the hearing.

Very truly yours,
 Johnson Bowie

Jb/mh
 CC - W. Giles Parker, Esq.
 William S. Baldwin, Esq.

Beale 5-105
 10-25-64

Registration No. 1927
 William A. Magnadier
 County Surveyor
 Professional Engineer and Land Surveyor
 Court House
 Towson, Md. 21284

For purpose of Zoning Only
 All that piece or parcel of land situate lying and being in the 15th Election District of Baltimore County, State of Maryland and described as follows:
 BEGINNING for the same on the southwest side of North Point Boulevard 150 feet wide and at the distance of 1242.00 feet more or less measured southeasterly along said side of said Boulevard from the centerline of Nordbruch Avenue said beginning point being at the beginning point of the fourth or south 31 degrees 55 minutes east 70.00 feet line of the land conveyed by William A. Reinecke and wife, et al to Condor Shipping Company, Inc. by a deed dated November 4th, 1960 and recorded among the land records of Baltimore County in Liber W.J.R. No. 3777, folio 496 etc., running thence and binding on the southwest side of North Point Boulevard and reversely on the third line in said deed south 55 degrees 05 minutes east 70.00 feet thence leaving the Boulevard running
 and for the following five courses and distances viz: south 17 degrees 05 minutes east 98.05 feet and south 31 degrees 55 minutes west 135.95 feet and south 58 degrees 05 minutes east 105.00 feet and south 31 degrees 55 minutes west 305.00 feet and north 58 degrees 05 minutes west 129.95 feet to the end of the fifth or south 50 degrees 39 minutes 40 seconds east 91.82 feet line in said deed thence binding reversely on all of said fifth line and reversely on all of the aforementioned fourth line the following two courses and distances viz: north 50 degrees 39 minutes 40 seconds west 91.82 feet to the end of axis fourth line and north 31 degrees 55 minutes east 495.42 feet to the place of beginning, containing 2.33 acres of land more or less

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND No. 25390
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

DATE 10/10/64

TO: T. Bayard Williams, Esq., 6732 Holabird Ave., Baltimore 22, Md. Zoning Department of Balto. Co.

QUANTITY 1 TOTAL AMOUNT \$50.00

DEBIT TO ACCOUNT NO. 01-622

Item: Petition For Special Exception For Condor Shipping Co., Inc. \$50.00

10-948 8384 * 25390 T/P-- 0.00
10-948 8384 * 25390 T/P-- 0.00

11-948 8384 * 25390 T/P-- 0.00

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 No. 27561
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

DATE 11/4/64

TO: Condor Shipping Co., Inc., 30 E. 42nd Street, New York 17, N.Y. Zoning Department of Balto. Co.

QUANTITY 1 TOTAL AMOUNT \$5.00

DEBIT TO ACCOUNT NO. 01-622

Item: Advertising and posting of property \$5.00

11-948 8384 * 27561 T/P-- 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 No. 27400
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

DATE 12/11/64

TO: Charlton T. Howard, Esq., Norman R. Stone, Jr., Esq., 6905 Dunsmuir, Dundalk 22, Md. Office of Planning & Zoning 119 County Office Bldg., Towson 4, Md.

QUANTITY 1 TOTAL AMOUNT \$75.00

DEBIT TO ACCOUNT NO. 01-622

Item: Cost of appeal - Condor Shipping Co. \$70.00
1 sh. 5.00 \$75.00

12-1164 7964 * 27400 T/P-- 75.00

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.

September 29, 1964

T. Bayard Williams, Esq., 6732 Holabird Ave., Baltimore 22, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

15th Dist.
15TH DIST. PATAPSCO HIGHWAY "X" 11/11/64

15th Dist.
Petition for Special Exception For Condor Shipping Co. located on the W/2 of North Point Blvd. 1242' S of Nordbrach Ave.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

STATE ROADS COMMISSION. Same as the Office of Planning & Zoning.

OFFICE OF PLANNING & ZONING: If granted, the granting should be subject to compliance with the over all shopping center plan.

FIRE BUREAU: Will submit written comments at a later date.

If you have any further questions, in the above matter, please contact the writer -

The following departments did not make any comments:

Bureau of Engineering
R & R Commission
Health Department
Buildings Department
Board of Education
Traffic Department

cc: John L. Duerr-State Roads Commission
Albert Quinby-Office of Planning & Zoning

Yours very truly,
James E. Dyer
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE September 30, 1964

TO: Mr. James A. Dyer, Chairman Zoning Advisory Council
FROM: Capt. Paul H. Heinicke, Fire Bureau

SUBJECT: Condor Shipping Co., Inc. North Point Plaza Shopping Center District 15 - September 22, 1964

15TH DIST. PATAPSCO HIGHWAY "X" 11/11/64

Locate additional fire hydrants on the interior of parking area as follows:

1. 300 feet distance apart as measured along an improved road and the National Board of Fire Underwriters water supply requirements for the structures involved.

Contact Capt. Paul H. Heinicke at Valley 5-7310 for more information concerning above comments.

PHR/bbr

September 29, 1964

T. Bayard Williams, Esq., 6732 Holabird Ave., Baltimore 22, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 28th day of September, 1964.

JOHN G. ROSE
Zoning Commissioner

Oct-2-64
ZONING DEPARTMENT
By James E. Dyer

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 21, 1964

FROM: George E. Gavrilis, Director

SUBJECT: #65-135-X. Special Exception for a Theatre, excluding drive-in. Southwest side of North Point Boulevard 1242.00 feet southeast of Nordbrach Avenue. Being property of Condor Shipping Company, Inc.

15th District

HEARING: Friday, November 6, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for a theatre. It voices no objection whatsoever to the placement of a conventional theatre within the context of the overall shopping center plan. It finds that the theatre proposed here does comply with the requirements of the Zoning Regulations with respect to parking and the 1100.

GEO/bas

October 2, 1964

T. Bayard Williams, Esq., 6732 Holabird Ave., Baltimore 22, Md.

Re: Petition for Special Exception for Movie Theatre for Condor Shipping Co., Inc.

Dear Sir:

The Bureau of Engineering has reviewed the development plan as submitted with the zoning request, and has noted the following items that must be satisfied prior to the release of any building permits if the request is granted.

1. Study required for Flood Control Reservation.

Yours very truly,
James E. Dyer
CHIEF OF PERMIT AND PETITION PROCESSING

JED/ba

October 16, 1964

T. Bayard Williams, Esq., 6732 Holabird Avenue, Baltimore 22, Maryland

Re: Petition for Special Exception for Movie Theatre for Condor Shipping Co., Inc.

Dear Sir:

The Bureau of Engineering has informed me that their comment, dated October 2nd, 1964, regarding the above reference special exception, should be disregarded, as the study for the flood control reservation was made in connection with the building permit for the existing Department Store.

Yours very truly,
James E. Dyer
CHIEF OF PERMIT AND PETITION PROCESSING

JED/ba

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th

Posted for: Planning and Zoning Department, Baltimore, Md. at 1:00 P.M.

Petitioner: Condor Shipping Co.

Location of property: 3412 S. of North Point Blvd. 1242' SE of Nordbrach Ave.

Location of Sign: on green plot of Upper Shopping Center. And approx. 100 feet parking lot.

Remarks:

Posted by Robert E. Ballin

Date of return: 10-22-64

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th

Posted for: Planning and Zoning Department, Baltimore, Md. at 1:00 P.M.

Petitioner: Condor Shipping Co.

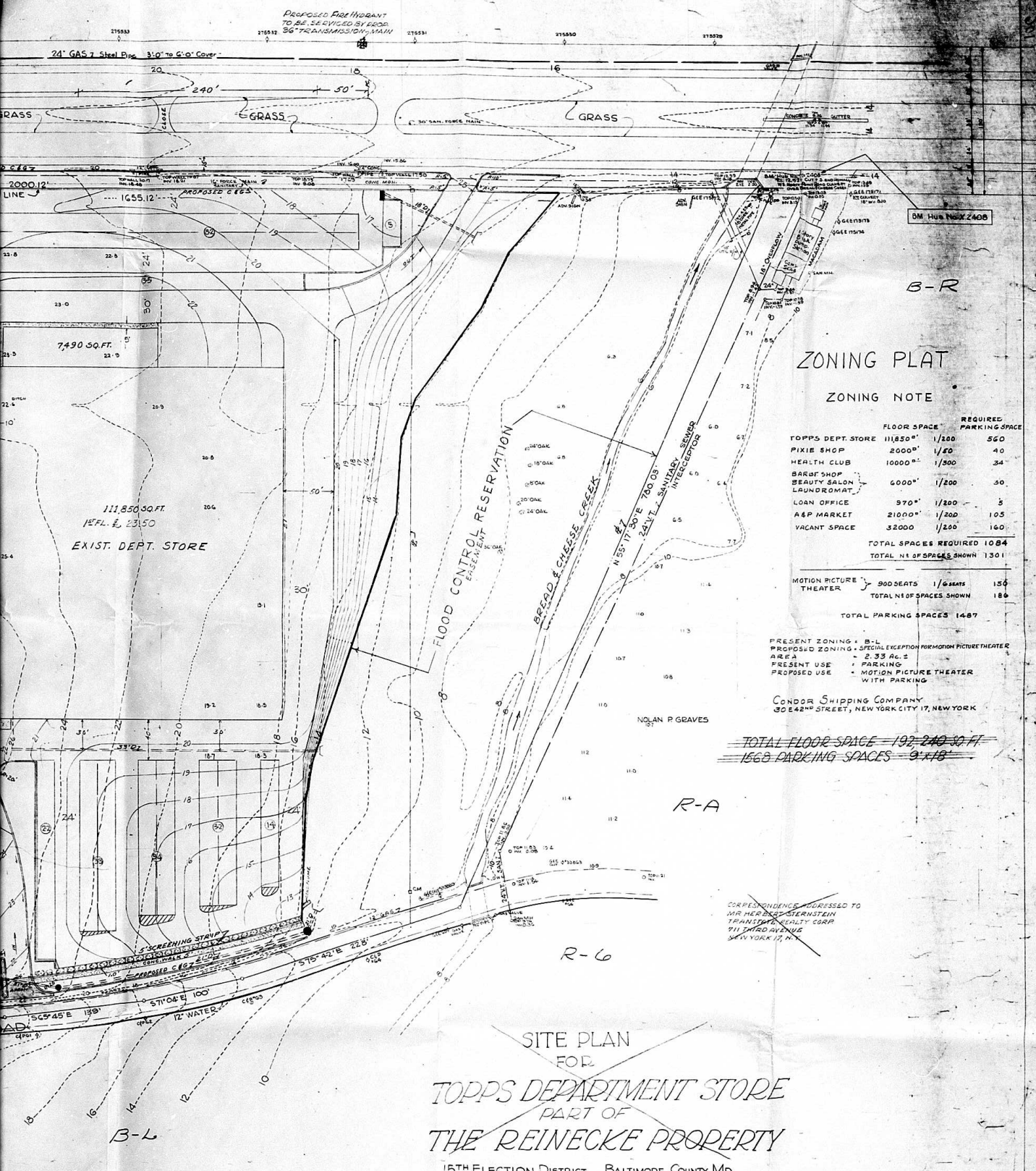
Location of property: 3412 S. of North Point Blvd. 1242' SE of Nordbrach Ave.

Location of Sign: on green plot of Upper Shopping Center. And approx. 100 feet parking lot.

Remarks:

Posted by Robert E. Ballin

Date of return: 10-22-64



ZONING PLAT

ZONING NOTE

	FLOOR SPACE	REQUIRED PARKING SPACE
TOPPS DEPT. STORE	11,850 ⁰⁰	1/200 560
PIXIE SHOP	2,000 ⁰⁰	1/80 40
HEALTH CLUB	10,000 ⁰⁰	1/300 34
BARBER SHOP		
BEAUTY SALON	6,000 ⁰⁰	1/200 30
LAUNDROMAT		
LOAN OFFICE	970 ⁰⁰	1/200 5
A&P MARKET	21,000 ⁰⁰	1/200 105
VACANT SPACE	32,000 ⁰⁰	1/200 160
TOTAL SPACES REQUIRED 1084		
TOTAL NO OF SPACES SHOWN 1301		

MOTION PICTURE THEATER	900 SEATS	1/6 SEATS	150
TOTAL NO OF SPACES SHOWN			186
TOTAL PARKING SPACES 1487			

PRESENT ZONING: B-L
 PROPOSED ZONING: SPECIAL EXCEPTION MOTION PICTURE THEATER
 AREA: 2.33 AC. ±
 PRESENT USE: PARKING
 PROPOSED USE: MOTION PICTURE THEATER WITH PARKING

CONDOR SHIPPING COMPANY
 30 E 42ND STREET, NEW YORK CITY 17, NEW YORK

TOTAL FLOOR SPACE 192,240 SQ. FT.
1568 PARKING SPACES 9 x 18

SITE PLAN FOR TOPPS DEPARTMENT STORE PART OF THE REINECKE PROPERTY

15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 Scale: 1"=40'
 March 7TH 1961

AREA WITHIN PROPERTY OUTLINE BY DOLLENBERG BROTHERS - 270.9 ACRES ±
 AREA OF TOPOGRAPHY SHOWN HEREON - 40.000 ACRES ±

NOTE: GRADING SHOWN HEREON IS SUBJECT TO FINAL CONSTRUCTION DRAWINGS FOR OLD NORTH POINT ROAD.
 LOCATION OF DRAINAGE SYSTEM & OUTFALL ARE SUBJECT TO FINAL DESIGN.



File # 65-135
 Approved Plan

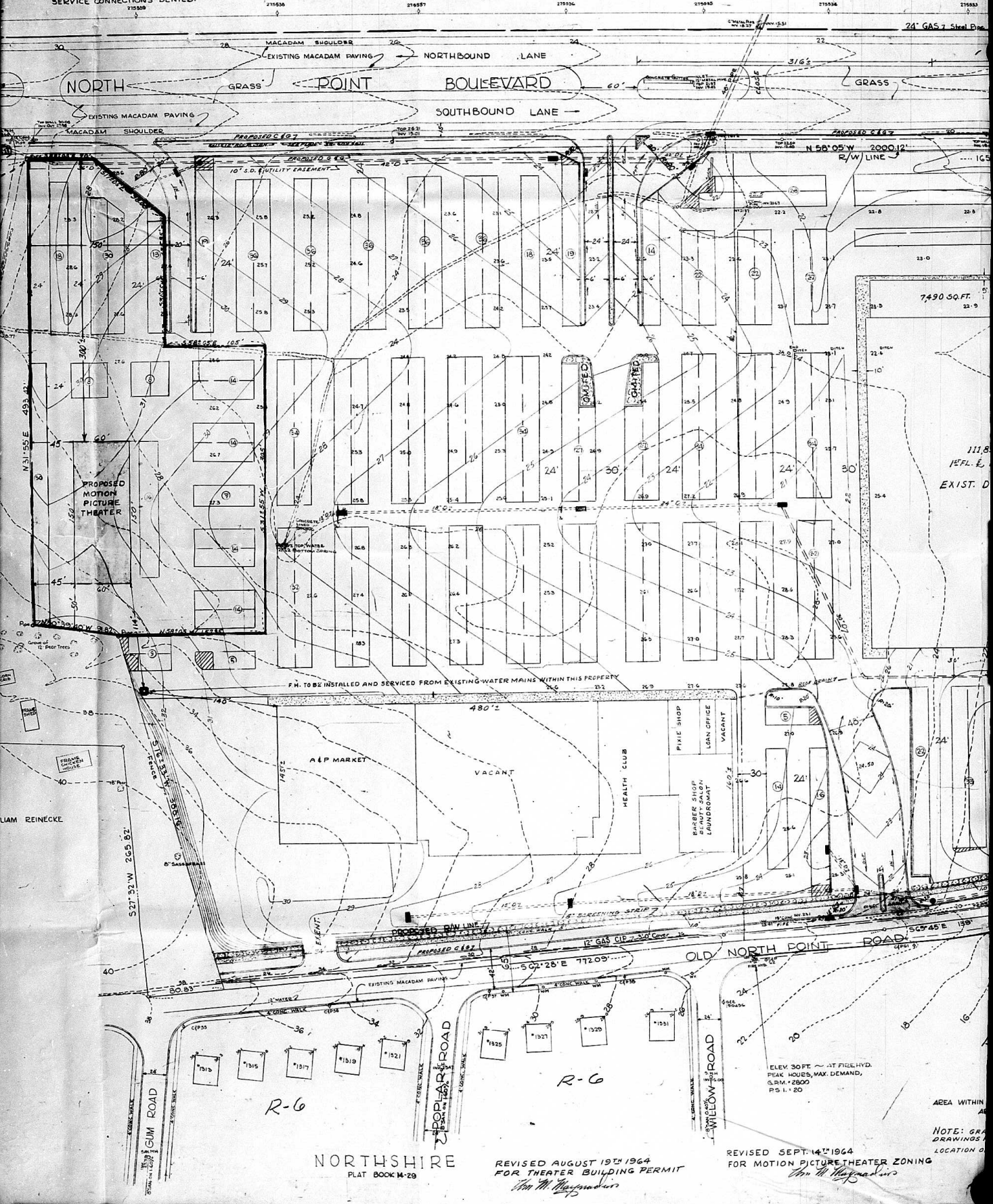
STORM DRAIN REVISION MAR. 21-1961
 GRADING REVISION MAR. 14-1961

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 5/11/65

WILLIAM M. MAYNADIER,
 COUNTY SURVEYOR
 CIVIL ENGINEER & LAND SURVEYOR
 COURT HOUSE, TOWSON, MD.

NOTE: PLANS IN DESIGN FOR A 36" WATER TRANSMISSION MAIN LOCATED APPROX. IN THE CENTER OF GRASS PLOT. (ON THE SIDE OF NORTHBOUND LANE) SHALL SERVICE CONNECTIONS DENIED.

M-6



NORTHSHORE
PLAT BOOK M-29

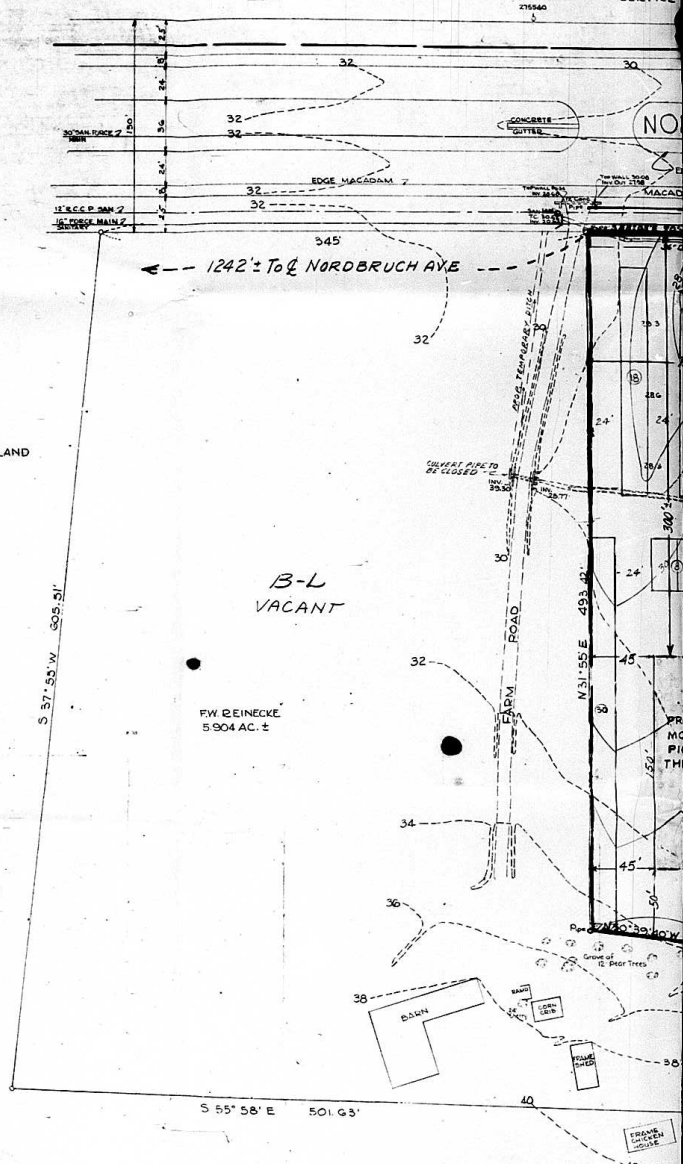
REVISED AUGUST 19th 1964
FOR THEATER BUILDING PERMIT
John M. Maguire

REVISED SEPT. 14th 1964
FOR MOTION PICTURE THEATER ZONING
John M. Maguire

NOTE: GRAY DRAWINGS LOCATION OF



NOTE: PL
36" WATER
P APPROX IN
SERVICE



STATE OF MARYLAND

B-L
VACANT

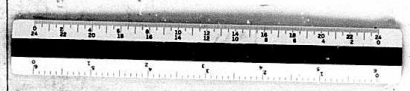
FW REINECKE
5.904 AC. ±

FREDERICK WILLIAM REINECKE

ELECTRIC SERVICE

COMBINATION 120V. 243 WIRE
340V. 3PH. 3WIRE
ALTERNATE 265/460 3PH. (4WIRE)
CONTACT MR. H. L. MILLER
BALTO. GAS & ELECTRIC CO.
BALTO. 3, MD

R-6

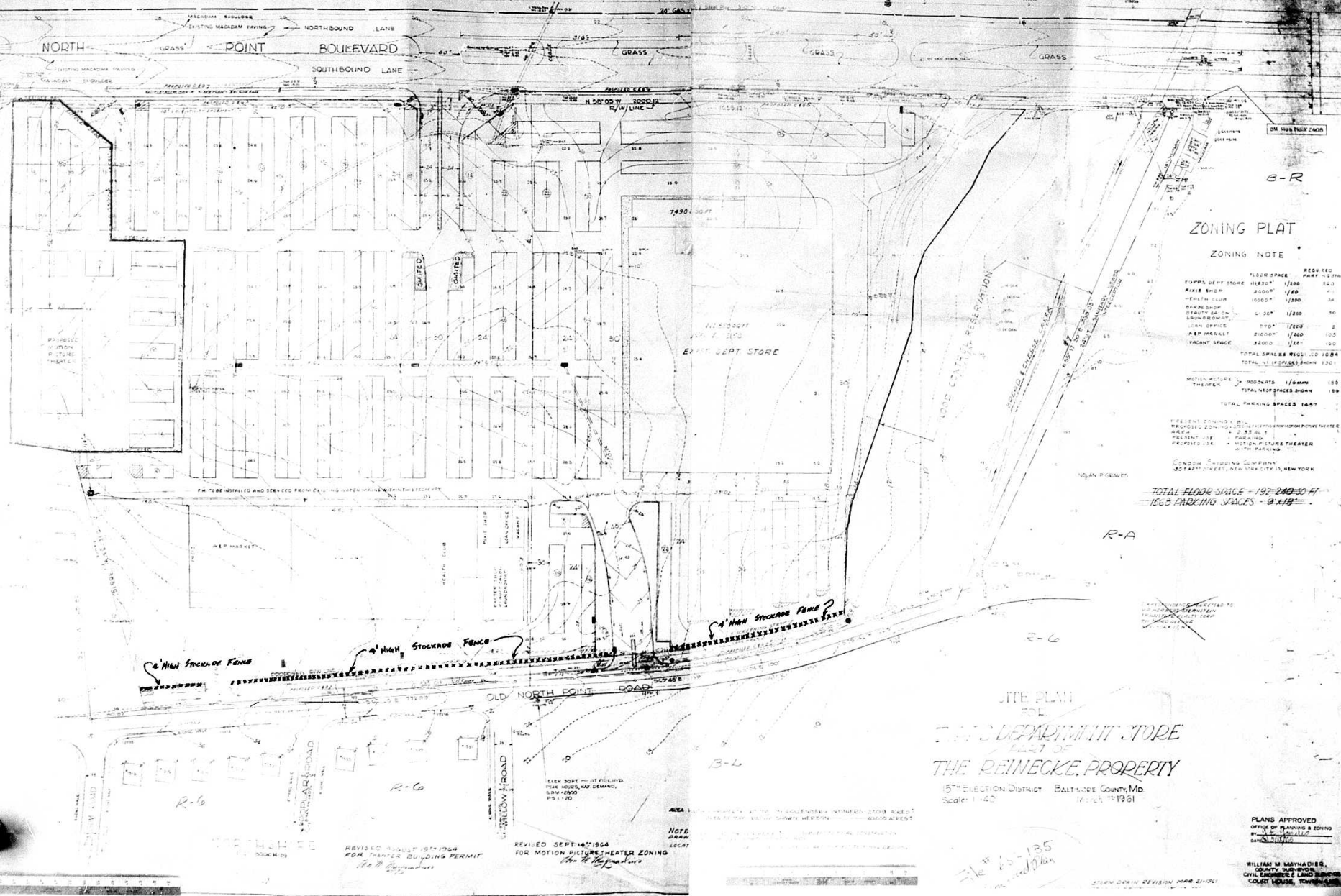


OUTLINE SHOWN HEREON AS SURVEYED BY DOLLNBERG BROTHERS

Wm. M. Magradis

SEE PLANS IN DESIGN FOR A
 30" WATER TRANSMISSION MAIN LOCATED
 AT THE CENTER OF GRASS PLOTS (LINE 100' OF NORTH-SOUTH LANE) WITH
 SERVICE CONNECTIONS DENIED.

M-L



ZONING PLAT

ZONING NOTE

	FLOOR SPACE	REQUIRED
EXHIBIT STORE	11820' x 1120'	150
PIRE SHOP	2000' x 1100'	40
HEALTH CLUB	10000' x 1100'	34
REPAIR SHOP	10000' x 1100'	30
LOAN OFFICE	1100' x 1100'	2
R&P MARKET	21000' x 1100'	100
VACANT SPACE	17000' x 1100'	100
TOTAL FLOOR SPACE	118200	1201

MOTION PICTURE THEATER 150
 TOTAL FLOOR SPACE SHOWN 189

TOTAL PARKING SPACES 1487

CONDOMINIUM COMPANY
 30 EAST STREET, NEW YORK CITY, NEW YORK

TOTAL FLOOR SPACE - 192,240.00 FT.
 1600 PARKING SPACES - 3,418

SITE PLAN FOR
 THE DEPARTMENT STORE
 PART OF
 THE REINECKE PROPERTY
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 Scale: 1"=40' 1/2"=100'

AREA 150 ACRES, 1/4 SECTION 10, TOWNSHIP 37 NORTH, RANGE 12 WEST, BALTIMORE COUNTY, MARYLAND

NOTE: DRAWN BY ARCHITECTS

REVISED SEPT 14, 1964 FOR MOTION PICTURE THEATER ZONING

REVISED SEPT 14, 1964 FOR MOTION PICTURE THEATER ZONING

R-6

R-6

B-L

R-A

R-6

File # 15-135
 1/11/64

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BALTIMORE COUNTY, MD.
 WILLIAM M. BAYNE, CHIEF
 CIVIL ENGINEER & LAND SURVEYOR
 COURT HOUSE, BALTIMORE, MD.