

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George Simms and Edna Simms, his wife  
I, or we, legal owner(s) of the property situated 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 SEC-4A zone; for the following reason:

Change of character of the neighborhood

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 Commercial Development.

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, 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.

W. H. Primrose, Contract purchaser,

Address: 21 West Pennsy/22nd Avenue

Towson, Maryland 21204

William T. Evans, Petitioner's Attorney

Address: 2 Market Place

Dundalk, Maryland 21222

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 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 15th day of February, 1965, at 10:00 o'clock AM.

George Simms  
George Simms  
Edna Simms  
Legal Owner  
Address: 7421 Wise Avenue  
Dundalk, Maryland 21222

William T. Evans  
William T. Evans  
Petitioner's Attorney  
Address: 2 Market Place  
Dundalk, Maryland 21222

John G. Rose  
John G. Rose  
Zoning Commissioner of Baltimore County

## INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING  
Baltimore County, Maryland  
Towson 4, Maryland

TO: Mr. James A. Dyer

FROM: C. Richard Moore

SUBJECT: Item #2 ZAC 1-12-65 - Dundalk Donuts Store

Review of the subject plat dated December 3, 1964 (SE-2F) results in the following comment:

One entrance to mine Avenue appears to be sufficient for the use proposed.

C. Richard Moore  
C. Richard Moore, Engineer IV  
Division of Traffic Engineering

JAN 10 1965  
ZONING DEPARTMENT

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of RECENT CHANGES IN THE CHARACTER OF THE NEIGHBORHOOD

the above reclassification should be had, and it further appearing that by reason of RECENT CHANGES IN THE CHARACTER OF THE NEIGHBORHOOD

A Special Exception does not should be granted

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 15 day of February, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to a SEC-4A zone, under a Special Exception does not should be granted granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of RECENT CHANGES IN THE CHARACTER OF THE NEIGHBORHOOD

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

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 12th day of February, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a R-6 zone; and/or the Special Exception for Commercial Development be and the same is hereby DENIED.

John G. Rose  
John G. Rose  
Zoning Commissioner of Baltimore County

Office of William H. Primrose

December 22, 1964

## DESCRIPTION OF PROPERTY EMBRACED BY PETITION FOR REZONING FROM R-6 TO B-1

All that property lying on the South side of Wise Avenue in the 12th Election District of Baltimore County, Maryland.

Beginning for the same at a point on the South side of Wise Avenue as widened to 70 feet at a distance of 550 feet southeasterly from Church Road and running thence North 28° 26' 25" East 204.09 feet; thence North 62° 34' 05" West 150 feet; thence South 28° 26' 25" West 201.48 feet to the South side of Wise Avenue and thence binding thereon South 61° 33' 55" East 150 feet to the place of beginning.

W. H. Primrose

William T. Evans, Esq.

2 Market Place

Springfield, Md. 21222

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

12th day of January, 1965

Ownen Name: George Sims

Reviewed by: John G. Rose

John G. Rose  
John G. Rose  
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Mr. William T. Evans, Esq.

2 Market Place

Baltimore, Maryland 21222

SUBJECT: George Sims Located on the 1/2 of lot 10 550' x 62' Church Rd. 12th District

The Zoning Advisory Committee has reviewed the subject petition

names the following comments:

OFFICE OF PLANNING AND ZONING: The need or desirability of two entrances to serve this property is questionable. However, if the zoning request is granted, this problem can be worked out in the building permit stage.

TRAFFIC ENGINEERING: This office will inspect the site and submit comments at a later date.

PLANNING DEPARTMENT: If granted, the proposed use will be subject to food establishment regulations.

The following persons have no comments to offer with regard to the proposed development plan:

Fire Bureau

Board of Education

State Roads Commission

Building Department

Industrial Commission

Bureau of Engineering

Mr. Albert (only) Office of Planning & Zoning

Mr. C. R. Moore Traffic Engineering

Miss (only) Health Department

Yours very truly,

William T. Evans

Chief of Permit and

Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: February 5, 1965

FROM: George E. Goyette, Director

Office of Planning and Zoning

SUBJECT: 645-214-R-1. Petition for reclassification

from R-6 to B-1, Zone - South 156' 37"

Wise Avenue - 550 feet Southeast of Church Road

Being the property of George Sims and Edna Sims

12th District

HEARING: Monday, February 15, 1965 (10:00 A. M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment with regard to planning factors:

While this office recognizes that R-6 zoning is no longer suitable for the subject property, it also is acutely aware of the need to prevent, insofar as possible, the creation or extension of strip-commercial development. In this regard, the Planning Board has adopted a policy statement entitled "Use of the R. A. Zone in Localities Bordering Strip Commercial Zoning or Development." This statement proposes "the application of the County's Residential, Apartment Zone as a deterrent of commercial expansion (especially in-lot), through use of ... for apartments or offices converted from houses, for new office buildings." The statement would appear to be particularly applicable to the residential nature of the subject property. And "R.A." zoning would certainly afford its owner adequate relief.

GEO/a

## CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 25, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21204, on 25 day of January, 1965, before the 15th day of February, 1965, the 1965 publication appearing on the 25th day of January, 1965.

THE JEFFERSONIAN.

Cost of Advertisement, \$ 1.00

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

District: 12th  
Location: South side of Wise Avenue 550 feet Southeast of Church Road  
Posted for: George Sims  
Petitioner: George Sims  
Location of property: Wise Avenue 550' East of Church Rd.  
Location of Sign: On property of 21st. W. of Church Rd.  
Name: William T. Evans  
Posted by: William T. Evans  
Date of return: 2-2-65

## PETITION FOR RECLASSIFICATION

ZONING: From R-6 to B-1

LOCATION: South side of Wise Avenue 550 feet Southeast of Church Road

PUBLIC HEARING: MONDAY, FEBRUARY 15, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and the Zoning Regulations, will hold a public hearing:

Proposed Zoning: B-1

All that parcel of land in the Twelfth Election District of Baltimore County

beginning for the same at a point on the South side of Wise Avenue as widened to 70 feet at a distance of 550 feet southeasterly from Church Road and running thence North 28° 26' 25" East 204.09 feet; thence North 62° 34' 05" West 150 feet; thence South 28° 26' 25" West 201.48 feet to the South side of Wise Avenue and thence binding thereon South 61° 33' 55" East 150 feet to the place of beginning.

Being the property of George Sims and Edna Sims, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, February 15, 1965 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

OFFICE OF  
The Community Press

DUNDALK, MD., January 29, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "George Sims" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 25th day of January, 1965; that is to say, the same was inserted in the issues of 1-27-65

Stronberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

TELEPHONE  
823-3000

INVOICE

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 28536

DATE 2/18/65

TO: William T. Evans, Esq.  
2 Market Place  
Dundalk, Md. 21222

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT  
\$29.45

| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE                                                                                                                               | COST                                        |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| —        | Advertising and posting of property for George Sims<br><br>PAID — Baltimore County, Md. — Office of Finance<br>#65-214-R<br><br>2-1065 130 * 28536 TIP—<br>2-1065 130 * 28536 TIP— | <del>29.45</del><br>29.45<br>29.45<br>29.45 |

4

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

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 27699

DATE 1/22/65

TO: W. H. Primrose & Associates  
21 W. Penna. Ave.  
Towson, Maryland 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT  
\$50.00

| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE                                                                                                   | COST                       |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| —        | Petition for Reclassification for George Sims<br><br>#65-214-R<br><br>PAID — Baltimore County, Md. — Office of Finance<br><br>1-2565 3450 * 27699 TIP— | <br><br>50.00<br><br>50.00 |

4

**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.

PRESENT ZONING

R-6

EDDLYNCH PLAT 7/17

N62°34'05"W

150.00'

4' SCREENED DO PLANTING

50.0'

SEE NOTE 2, 3, 7  
CIR. 21, 23

PARKING AREA

ASPHALT PAVING  
PRESENT ZONING  
R-6

ASPHALT PAVING

PRESENT ZONING  
B-L

PROPOSED  
ZONING  
B-L

9' x 20' Typical

PRESENT ZONING  
R-6

ADDITIONAL  
PARKING AREA

DUNKIN' DONUTS STORE  
FIN. PL. 7' ABV. FIN. GR.

7821

CONG. WALK

7819

PARKING - 41 CARS

AREA 30-1775 34 FT

PREPARED BY

W. H. PRIMO, JR. & ASSOC.  
21 W. PRINCE GEORGE AVE  
TOWSON, MARYLAND

W. H. Primo, Jr.

W I S E A V E.

12" WATER  
& GAS

8" SANITARY

SEWER

70' R.O.W.

48 PAVING

S.N.F.H.

DUNKIN' DONUTS STORE  
WISE AVENUE  
BALTIMORE, MARYLAND

Scale 1" = 20'-0"  
DATE 12-2-61

SITE PLAN

DRAWN BY EOP  
REVISED

12<sup>TH</sup> ELECTION DISTRICT