

# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Catherine F. Collins, 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 EL zone, for the following reasons:

1. That there was an error in the original zoning.
2. That there has been a change in conditions since the original zoning.

See attached description

Under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building.

Property is 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, printing, 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.

William S. Board Contract purchaser  
Address 2 Market Place  
Dundalk, Maryland 21222

Catherine F. Collins Legal Owner  
Address 2 Kinship Road  
Dundalk, Maryland 21222

Johnson & Bowe Petitioner's Attorney  
Address 22 W. Penna. Avenue, Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of May, 1966, 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 27th day of June, 1966, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Johnson & Bowe, Requirers  
22 W. Pennsylvania Avenue  
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to EL  
For Catherine F. Collins,  
located NE/Cor of North Center  
and Dundalk Avenue, 12th Dist.  
(Item 6, May 24, 1966)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and takes the following comments:  
BUREAU OF ENGINEERING: This office will review and submit any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: The site plan shows two main points of access. The driveway locations on Shipping Place and Dundalk Avenue should be closed to provide safer maneuvering within the intersections.

ZONING ADMINISTRATION DIVISION: The petition indicates a reclassification from R-6 to EL and the proposed use as offices. It is suggested that the petition being changed requesting RA zoning with a Special Exception for offices.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau  
Health Department  
Industrial Development Commission  
Board of Education  
Buildings Department  
State Roads Commission

Very truly yours,

John G. Rose  
Zoning Commissioner

cc: By

Mr. Carlyle Brown-Bureau of Engineering  
Mr. C. Richard Moore-Bureau of Traffic Engineering

RE: PETITION FOR RECLASSIFICATION  
NE/cor Dundalk Avenue and  
North Center - 12th District  
Catherine F. Collins, Petitioner  
NO. 66-287-R

### ORDER OF DISMISSAL

The Petitioner in the foregoing case has withdrawn his Petition and the matter is DISMISSED without prejudice.

Charles P. Hardesty  
DEPUTY ZONING COMMISSIONER

October 5, 1966  
(DATE)

ORDER RECEIVED FOR FILING

DATE 10/5/66

BY John G. Rose

ZONING COMMISSIONER

COLLENSBERG BROTHERS  
Registered Professional Engineers & Land Surveyors  
703 WASHINGTON AVENUE AT YORK ROAD  
TOWSON, MD. 21204  
March 2, 1966

### Zoning Description

All that piece or parcel of land situate, lying and being in the Twelfth Election District of Baltimore County, State of Maryland and described as follows: wit:

Beginning for the same at the corner formed by the intersection of the northernmost side of North Center with the easternmost side of Dundalk Avenue and running thence and binding on the easternmost side of Dundalk Avenue North 20 degrees 22 minutes West 110 feet, thence leaving said Avenue and binding on the southernmost side of a 14 foot alley North 69 degrees 38 minutes East 200 feet to the westernmost side of Kinship Road, thence binding for a part on the westernmost side of Kinship Road and for a part on the westernmost side of Shipping Place, South 20 degrees 22 minutes East 110 feet to the northernmost side of North Center and thence binding on the northernmost side of North Center South 69 degrees 38 minutes West 200 feet to the place of beginning.

Containing 0.16 of an Acre of land more or less.



## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 8, 1966

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204  
VA. 5-2000

GEORGE E. GAVRELLS  
DIRECTOR

JOHN G. ROSE  
ZONING COMMISSIONER

Johnson & Bowe, Requirers  
22 W. Pennsylvania Avenue  
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to EL  
For Catherine F. Collins,  
located NE/Cor of North Center  
and Dundalk Ave., 12th Dist.  
(Item 6, May 24, 1966)

Dear Sirs:

Attachment to Zoning Advisory Committee comments of May 24, 1966.

BUREAU OF ENGINEERING:  
Water - Existing 6" water in Dundalk Avenue and in North Center.  
Sewer - Existing 6" sewer in the alley adjacent to this site.  
Adequacy of existing utilities to be determined by developer or his engineer.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

Very truly yours,

John G. Rose  
Zoning Commissioner

JEG:lyn

cc: Mr. Carlyle Brown-Bureau of Engineering

Baltimore County, Maryland  
BUREAU OF TRAFFIC ENGINEERING  
JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

June 23, 1966

EUGENE CLIFFORD  
Traffic Engineer

Mr. Jerome E. Wolff  
Suite 403, Jefferson Building  
Towson, Maryland 21204

Re: Dundalk Avenue and North Center Street - Traffic Counts

Dear Mr. Wolff:

In reference to your request of June 21, 1966 we can inform you that the only available traffic counts are from Dundalk Avenue at Baltimore Avenue (near North Center Street). These counts are from 1965 and are as follows:

|            |            |
|------------|------------|
| Nor. bound | 7,430 ADT  |
| Southbound | 5,800 ADT  |
| Total      | 13,230 ADT |

The maximum equivalent hourly volume was about 1350, approximately 10% of the average daily traffic.

The proposed entrance from Dundalk Avenue should be omitted. Our accident spot maps for 1964 and 1965 show a rather heavy concentration of accidents along the stretch from Baltimore Avenue and southerly to Dunmanway. Access from North Center Street should adequately serve this property.

Very truly yours,

Eugene Clifford  
County Traffic Engineer

EJC:JR:ach

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date June 17, 1966

FROM: George E. Gavrells, Director of Planning

SUBJECT: Petition #66-287-R. Northeast corner of Dundalk Avenue & North Center. Petition for Reclassification from R-6 to S.L. Catherine F. Collins - Petitioner

12th District

HEARING: Monday, June 27, 1966. (7:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to commercial zoning and has the following advisory comments to make regarding pertinent planning factors:

1. The planning staff is not in accord with commercial reclassifications here. Commercial reclassification would adversely affect adjoining residential properties and would serve as an entering wedge to yet additional commercial reclassifications.
2. The planning staff would not oppose the concept of apartment zoning here. Such zoning, with Special Exception for offices would assure a transitional land use, would permit development potentials which would be compatible with the adjoining area, and would assure the establishment of adequate developmental controls.
3. The planning staff feels that R.A. zoning should be granted in the alternative together with a Special Exception conditioned upon approval of plans by this office. If this is not feasible, the planning staff recommends withdrawal of the commercial reclassification application.

GEG:ms

ROY H. STATEN  
CHAIRMAN  
WAYS AND MEANS COMMITTEE

HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND

June 21, 1966

Mr. John G. Rose  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Rose:

An application for rezoning from R-6 Residential to Business Local of the Collins property located at 2 Kinship Road, 19th Precinct, 12th Election District, Dundalk, Baltimore County, Maryland, will be heard by me on Monday, June 27th, 1966 at 7:00 P.M..

This property, which is bordered on the west by Dundalk Avenue, on the south by North Center Place and a beautiful well kept park and, on the east by Kinship Road, was formerly the home of the late Dr. Meier and is one of the finest homes in Dundalk, and to rezone this property from Residential to Business Local would be an assault upon the esthetic qualities of this well planned section of Old Dundalk.

Many residents of Dundalk with whom I have discussed this matter are deeply concerned and quite distressed over the possibility that this property might be rezoned. In fact I have found no one in the entire community who is not opposed to the proposal.

In the name of the residents of our community, I strongly urge and advise you to use the power of your office to deny this rezoning application.

Sincerely,

Ray A. Staten

RHS/or

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 40632

DATE 5/24/66

TO: Johnson Davis, Inc.  
22 W. Pennsylvania Ave.  
Towson, Md. 21204

RECEIVED  
Zoning Dept. of Baltimore Co.

| QUANTITY | DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE                     | TOTAL AMOUNT<br>\$19.00<br>COST |
|----------|---------------------------------------------------------------------------|---------------------------------|
| 1        | Advertising and posting of property for Catherine F. Collins<br>#66-287-2 | 19.00                           |

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, MARYLAND 21204

No. 38658

DATE 6/3/66

TO: William H. Shaw  
6001 Strathmore Rd.  
Baltimore, Md. 21221

RECEIVED  
Zoning Dept. of Baltimore Co.

| QUANTITY | DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE               | TOTAL AMOUNT<br>\$19.00<br>COST |
|----------|---------------------------------------------------------------------|---------------------------------|
| 1        | Position for Reclassification for Catherine F. Collins<br>#66-287-2 | 19.00                           |

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.

Johnson Davis, Inc.  
22 W. Pennsylvania Ave.  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
711 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this

24 day of June, 1966

Petitioner Catherine F. Collins

Petitioner's Attorney Johnson Davis, Inc.

JOHN G. ROSE  
Zoning Commissioner

Reviewed by  
Chairman of  
Advisory Committee

PETITION FOR  
RECLASSIFICATION  
12th DISTRICT  
ZONING: From R-4 to R-L  
LOCATION: Northeast corner  
of Dundalk Avenue and North  
Center.  
DATE & TIME: MONDAY,  
JUNE 27, 1966, at 2:00 P.M.  
PUBLIC HEARD 2: Room  
108, County Office Building, 111  
W. Chesapeake Avenue, Towson,  
Maryland.  
The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing:  
Proposed Zoning: R-L  
All that parcel of land in the  
Twelfth District of Baltimore  
County:  
Beginning for the same at the  
corner formed by the intersection  
of the northernmost side of North  
Center with the easternmost side  
of Dundalk Avenue and running  
thence and bounding on the east-  
ernmost side of Dundalk Avenue  
North 20 degrees 22 minutes  
West 110 feet, thence leaving  
said Avenue and bounding on the  
southernmost side of a 14 foot  
al. v. North 60 degrees 38 min-  
ute East 100 feet to the west-  
ernmost side of Kinship Road,  
thence bounding for a part on the  
westernmost side of Kinship  
Road and for a part on the west-  
ernmost side of Shiloh Place  
South 20 degrees 22 minutes  
East 110 feet to the north-  
ernmost side of North Center and  
thence bounding on the north-  
ernmost side of North Center South  
69 degrees 38 minutes West 230  
feet to the place of beginning.  
Containing 0.36 of an Acre of  
land more or less.  
Being the property of Cathar-  
ine F. Collins, as shown on plat  
plan filed with the Zoning De-  
partment.  
Hearing: Monday, June 27,  
1966 at 2:00 P.M.  
Public Hearing: Room 108,  
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., June 8, 19 66

THIS IS TO CERTIFY that the annexed advertisement of  
"Catharine F. Collins"

was inserted in THE COMMUNITY PRESS, a weekly news-  
paper published in Baltimore County, Maryland, once a week

for 1 successive week before the

7th day of June 19 66 that is to say,

the same was inserted in the issues of 6-8-66

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price

PETITION FOR RECLASSIFICA-  
TION-12TH DISTRICT

ZONING: From R-4 to R-L Zone  
LOCATION: Northeast corner of  
Dundalk Avenue and North Cen-  
ter.

DATE & TIME: Monday, June 27,  
1966, at 2:00 P.M.  
PUBLIC HEARING: Room 108, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.

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

Proposed Zoning: R-L  
All that parcel of land in the  
Twelfth District of Baltimore Coun-  
ty:

Beginning for the same at the  
corner formed by the intersection  
of the northernmost side of North  
Center with the easternmost side  
of Dundalk Avenue and running  
thence and bounding on the eastern-  
most side of Dundalk Avenue North  
20 degrees 22 minutes West 110  
feet, thence leaving said Avenue  
and bounding on the northernmost  
side of a 14 foot alley south to  
the westernmost side of Kinship  
Road, thence bounding for a part on  
the westernmost side of Kinship  
Road and for a part on the west-  
ernmost side of Shiloh Place  
South 20 degrees 22 minutes East  
110 feet to the northernmost side  
of North Center and thence bounding  
on the northernmost side of North  
Center, South 69 degrees 38 min-  
utes West 230 feet to the place of  
beginning.

Containing 0.36 of an Acre of  
land more or less.

Being the property of Catharine  
F. Collins, as shown on plat plan  
filed with the Zoning Department.

Hearing: Monday, June 27,  
1966 at 2:00 P.M.  
Public Hearing: Room 108, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland.

By order of  
JOHN G. ROSE,  
Zoning Commissioner of  
Baltimore County

June 8,

## CERTIFICATE OF PUBLICATION

TOWSON, MD., June 9, 19 66

THIS IS TO CERTIFY that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once a week

for 1 week before the 7th day of June, 19 66, the first publication

appearing on the 9 day of June, 19 66.

THE JEFFERSONIAN

L. Leach, Jr.,  
Manager

Cost of Advertisement, \$.....

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 12th  
Date of Posting: 6-9-66  
Posted for: Hearing Mon. June 27, 66, at 2:00 P.M.  
Petitioner: Catharine F. Collins  
Location of property: NE corner of Dundalk Ave. & North Center  
Location of Sign: 2 Signs placed at intersection of Dundalk Ave. & North Center  
Remarks: Dundalk Ave.  
Posted by: Robert J. Bunker  
Signature  
Date of return: 6-16-66

ZONED B.L.  
COMMERCIAL USE

ZONED BL

DUNDALK AVE

ZONED RG  
RESIDENTIAL USE

ZONED RG  
RESIDENTIAL USE

ZONED RG  
RESIDENTIAL USE

SHIPWAY

SHIPPING PLACE

ZONED B.L.  
SHOPPING CENTER

OFFICE  
COPY

MAP  
#12  
SEC. 4A  
SE-4E  
BL

ZONING PLAT  
PROPERTY LOCATED  
IN  
12TH DISTRICT BALTO. COMD.  
0.46 ACRE ±

PRESENT ZONING  
PROPOSED ZONING  
PRESENT USE OF BUILDING  
PROPOSED USE

RG  
BL  
DWELLING & DOCTOR'S OFFICE  
OFFICE BUILDING

PARKING  
NO. SPACES REQUIRED  $2600 \div 3 = 9$   
NO SPACES PROVIDED = 11

SCALE: 1" = 40' MARCH 2, 1966  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE TOWSON, MD

