

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
American Homes Corporation, Roderick L. Shoemaker and
Katherine S. Shoemaker, legal owners 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 reclassified, pursuant to the
Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

1. Error in Original Land Use Map of the 12th Election District of Baltimore County.
2. Changes in neighborhood since adoption of 12th District Land Use Map.

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 Offices and Office Building in an R-A Zone.

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, 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.

AMERICAN HOMES CORPORATION
BY: Charles J. Caplan, Vice-President
3700 Eldorado Avenue
Baltimore, Maryland
Contract purchaser

Address: Roderick L. Shoemaker
Katherine S. Shoemaker
200 Padonia Road, East
Cockeysville, Md. 21030
Petitioner's Attorney
Legal Owners

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1967, 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 106, County Office Building in Towson, Baltimore County, on the 29th day of March, 1967, at 10:00 o'clock A.M.



TRENT L. SEAWELL
ATTORNEY AT LAW
274 N. HIGHLAND AVENUE
BALTIMORE 24, MD.
RECORD 2-10355

July 18, 1967

County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: American Homes Corporation
File No. 67-185-RX

Gentlemen:

On behalf of my client, Audrey M. Seawell, it is hereby requested that the Appeal filed in the above captioned matter be dismissed.

Very truly yours,

Trent L. Seawell

TLS:ekb

RE: PETITION FOR RECLASSIFICATION
and Special Exception for Offices
and Office Building, W/S Dundalk
Ave., 85' S. Center Place, 12th
Dist. American Homes Corp.,
Roderick L. & Katherine S.
Shoemaker, Petitioners -
Frank Scarfield, Cont. Pur.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-185-RX

This is a petition for reclassification from an R-6 Zone to an R-A Zone for a portion of the subject property measuring approximately 25 feet by 135 feet located on the southern extremity of the proposed property and for a special exception for offices and office building of modern construction to house doctors and other professional men and to be known as the Dundalk Medical Center.

Testimony adduced at the hearing shows that the contract purchaser has had many years of experience in building both office buildings, apartment buildings and other types of structures. The building proposed and for which architectural plans have been developed, shows a glass and steel exterior five stories in height. Plans call for the building to be fully air-conditioned and contain the latest amenities for a modern professional building - such amenities as illuminated directory board, showing when the individual doctors are in office, central switch board service and a spacious large appointed lobby.

Mr. Richard Fitzell, one of the witnesses for the petitioner, enumerated the history of changes which have occurred since May 1, 1956, when the present Twelfth District Land Use Map was adopted and also pointed out that the subject property was carried on the 1945 Twelfth District Land Use Map as E Commercial.

The report of the Office of Planning substantiates the testimony of Mr. Fitzell and obviously the appropriateness of the reclassification of that Office categorizing an "appropriate boundary adjustment". The comments further state that this property is both related to an important business center, located on a major road, makes the site appropriate for office development.

Another witness for the petitioner, Mr. John Hocheder, of George William Stephens & Associates, testified as to the adequacy of utilities and the width and characteristics of Dundalk Avenue, and Mr. Hocheder further elaborated on the history of the neighborhood since his office has drawn the original plans for the development in that area, including the shopping center across the street from the subject property.

There is only one point to be resolved by the petitioner and that is the subject parking. Mr. Scarfield, the contract purchaser, testified that he is placing 11 of the proposed parking spaces within the basement of the proposed building and that the slight change in topography, inclining some 5 or 6 feet from the front to the rear of the property, makes vehicular access to the basement easily accomplished. Since any permit will be by the terms of the attached Order, subject to the approval of the Bureau of Public Services and the Office of Planning and Zoning, this minor question presents no difficulty.

Changes in the road patterns and in land use have taken place within recent years within a two block radius from the subject property, and, therefore, in view of the foregoing this petition, subject to conditions enumerated above, should be granted.

It is this 30th day of March, 1967. By the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified; from an R-6 Zone to an R-A Zone and a special exception for Offices and Office Building should be granted, from and after the date of this Order, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

John A. Slowik
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 3/30/67
BY John A. Slowik

RE: PETITION FOR RECLASSIFICATION
from R-6 zone to R-A zone, and
Special Exception for Offices and
Office Building
W/S Dundalk Avenue 85' S. of
Center Place
12th District
American Homes Corporation, et al
Petitioners

BEFORE #67-185-RX
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-185-RX

ORDER OF DISMISSAL

Petition of American Homes Corporation, et al for reclassification from R-6 zone to an R-A zone, and Special Exception for offices and office building on property located on the west side of Dundalk Avenue 85 feet south of Center Place, in the 12th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed July 27, 1967 from the attorney representing the protestant-appellant in the above entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said protestant be dismissed and withdrawn as of July 27, 1967

It is hereby ORDERED this 28 day of July, 1967 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman
John A. Slowik

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Assistant Charles J. Caplan, Jr.
Baltimore County Fire Bureau
SUBJECT: Property owner, American Homes Corporation
Location: W/S Dundalk Avenue 230' S. of Center Place
District: 12th
Present zoning: R-6
Proposed zoning: R-A Special Exception for Offices.

Date: February 27, 1967

1. Shall be required to meet all fire department regulations for offices.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

John W. Armiger, Esquire
200 Padonia Road, East
Cockeysville, Maryland 21030
February 28, 1967
Subject: Reclassification from R-6 to R-A, Special Exception for Offices and Office Building for the American Homes Corporation located W/S Dundalk Avenue S of Central Place, 12th District (Item I, February 28, 1967)

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

HEALTH DEPARTMENT - The proposed building must be connected to a reliable water and sewer.

BUREAU OF ENGINEERING -
Water - Existing 6" water in Dundalk Avenue
Sewer - Existing 8" sewer in Dundalk Avenue - Adequacy of existing utilities to be determined by developer or his engineer.
Road - Dundalk Avenue is an existing improved road to which further improvements will not be required.

TRAFFIC ENGINEERING - The proposed elevator office building would generate approximately 200 trips per day. If the parcel remains R-A, it could generate approximately 50 trips per day. The indicated parking to the front of the building should be 40 feet from the front property line to the front of the concrete sidewalk, instead of the 36 feet as shown. There will be denied access to the concrete alley in the rear of the property.

FIRE BUREAU - Shall be required to meet all fire department regulations for offices.

ZONING ADMINISTRATION DIVISION - This Office concurs with the comment of the Bureau of Traffic Engineering.

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: State Roads Commission, Project Planning Division, Building Engineer, Board of Education, Industrial Development

Very truly yours,
James E. Dyer, Principal
Zoning Technician

JED/dr

cc: Carlyle Brown, Bureau of Engineering; Mr. Greenwalt, Health Department; C. Richard Moore, Traffic Engineering; Albert Gumbly, Project Planning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner
FROM: George E. Cavallis
SUBJECT: Petition #67-185-RX. Reclassification from R-6 to R-A. Special Exception for Offices and Office Building. West side of Dundalk Avenue 85 feet South of Center Place. Being the property of American Homes Corp.
12th District
HEARING: Wednesday, March 29, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. We regard the proposed reclassification as a simple and appropriate boundary adjustment.
2. The fact that the subject property is both related to an important business center and located on a major road makes the site appropriate for office development.
3. Several of the parking spaces as shown on the petitioner's plot do not allow for a sufficient maneuverability. The petitioner should either provide for some parking within the building or otherwise modify the building plan so as to allow for adequate parking area. For this reason, we request that any grant of this petition be conditioned upon approval of the site plan by this office.

ZONING DESCRIPTION SPECIAL EXCEPTION FOR ELEVATOR OFFICE BUILDING AS A R - A 20F

330'31" for the same on the westernmost side of Dundalk Avenue at a point distant 85.4 feet south 30 degrees 22 minutes east from the centerline of Center Place (40 feet wide), thence running with and blinding on the 1st or south 30 degrees 22 minutes east 177.4 feet line of that tract of land which by deed dated January 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3804 Folio 458 etc. was conveyed by Thomas Isckoff to the Mersal Corporation and on the westernmost side of said Dundalk Avenue south 30 degrees 22 minutes east 175.50 feet, thence leaving said Avenue and running with and blinding on the second line of said deed south 69 degrees 30 minutes west 135.00 feet to the east side of a 14 foot wide alley, thence running with and blinding on the third line of said deed and on the easternmost side of said alley north 20 degrees 22 minutes west 176.50 feet, thence leaving said alley and running with and blinding on the last line of said deed north 69 degrees 30 minutes east 135.00 feet to the place of beginning.

CONTAINING 0.544 acres of land more or less.

BEING all of that tract of land which by deed dated January 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3804 Folio 458 etc. was conveyed by Thomas Isckoff to Mersal Corporation.



CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1967.

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 in each of _____ successive weeks before the _____ day of _____, 1967, the last publication appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN,
David W. Dallas, Jr.,
Manager.

Cost of Advertisement, \$ _____

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 12TH DISTRICT

BEING: From R-1 to R.A. Zone.
Petition for Special Exception for Elevator Office Building for Office and Office Building.
LOCATION: West side of Dundalk Avenue, 1st South of Center Place.

DATE & TIME: Wednesday, March 1, 1967, at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, in conformity with the provisions of the Zoning Act and the Charter of Baltimore County, will hold a public hearing on the petition for Special Exception for Elevator Office Building for Office and Office Building.

Present Zoning: R-1 as Proposed Zoning: R.A.

All that parcel of land in the Twelfth District of Baltimore County, Maryland, containing 0.544 acres, more or less, and bounded as follows:

BEING all of that tract of land which by deed dated January 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3804 Folio 458 etc. was conveyed by Thomas Isckoff to the Mersal Corporation and on the westernmost side of said Dundalk Avenue south 30 degrees 22 minutes east 175.50 feet, thence leaving said Avenue and running with and blinding on the second line of said deed south 69 degrees 30 minutes west 135.00 feet to the east side of a 14 foot wide alley, thence running with and blinding on the third line of said deed and on the easternmost side of said alley north 20 degrees 22 minutes west 176.50 feet, thence leaving said alley and running with and blinding on the last line of said deed north 69 degrees 30 minutes east 135.00 feet to the place of beginning.

Containing 0.544 acres of land more or less.

BEING all of that tract of land which by deed dated January 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3804 Folio 458 etc. was conveyed by Thomas Isckoff to the Mersal Corporation.

Being the property of American Homes Corporation, as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, March 1, 1967, at 10:00 A.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

111 W. Chesapeake Avenue, Towson, Md. 21204

EXT. 387

TO: Trent L. Seawell, Esq.,
274 S. Highland Ave.,
Baltimore, Maryland 21224

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

TO: Trent L. Seawell, Esq.,
274 S. Highland Ave.,
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TO: Trent L. Seawell, Esq.,
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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 3-9-67
Posted for: Hearing held March 29-67 at 10:00 A.M.
Petitioner: American Homes Corp.
Location of property: W. Dundalk Ave. 85' 3/4 Center Pl.
Location of Signs: 2 on vacant lot between 38 & 46 Dundalk Ave.
Remarks: Robert L. Seawell
Posted by: Robert L. Seawell Date of return: 3-15-67

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 4/5/67
Posted for: American Homes Corp.
Petitioner: American Homes Corp.
Location of property: W. Dundalk Ave. 85' 3/4 Center Pl.
Location of Signs: 2 on vacant lot between 38 & 46 Dundalk Ave.
Remarks: Robert L. Seawell
Posted by: Robert L. Seawell Date of return: 4/12/67

John W. Armiger, Esquire
200 Padonia Road, East
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

28th day of February, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner: American Homes Corporation
Petitioner's Attorney John W. Armiger, Esq. Reviewed by: James E. May
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 4/1/67
Posted for: American Homes Corp.
Petitioner: American Homes Corp.
Location of property: W. Dundalk Ave. 85' 3/4 Center Pl.
Location of Signs: 2 on vacant lot between 38 & 46 Dundalk Ave.
Remarks: Robert L. Seawell
Posted by: Robert L. Seawell Date of return: 4/8/67

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 5-5-67
Posted for: American Homes Corp.
Petitioner: American Homes Corp.
Location of property: W. Dundalk Ave. 85' 3/4 Center Pl.
Location of Signs: 2 on vacant lot between 38 & 46 Dundalk Ave.
Remarks: Robert L. Seawell
Posted by: Robert L. Seawell Date of return: 5-12/67

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

TO: John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

REPORT TO ACCOUNT NO. 91-622

Petition for Reclassification & Special Exception for American Homes Corp.
#67-185-RX

PAID

5-6-67 \$45.00

5-6-67 \$45.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

TO: Trent L. Seawell, Esq.,
274 S. Highland Ave.,
Baltimore, Maryland 21224

REPORT TO ACCOUNT NO. C1-622

Cost of appeal - property of American Homes Corp.
No. 67-185-RX

PAID

5-8-67 \$45.00

5-8-67 \$45.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

TO: Established Management Co.,
6610 Holabird Ave.,
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 01-622

Advertisement and posting of property for American Homes Corp.
#67-185-RX

PAID

5-27-67 \$45.00

5-27-67 \$45.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., March 6, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "American Homes Corp." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 7th day of March 1967; that is to say, the same was inserted in the issues of 3-5-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 12 DISTRICT

BEING: From R-1 to R.A. Zone.
Petition for Special Exception for Elevator Office Building for Office and Office Building.
LOCATION: West side of Dundalk Avenue, 1st South of Center Place.

DATE & TIME: Wednesday, March 1, 1967, at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, in conformity with the provisions of the Zoning Act and the Charter of Baltimore County, will hold a public hearing on the petition for Special Exception for Elevator Office Building for Office and Office Building.

Present Zoning: R-1 as Proposed Zoning: R.A.

All that parcel of land in the Twelfth District of Baltimore County, Maryland, containing 0.544 acres, more or less, and bounded as follows:

BEING all of that tract of land which by deed dated January 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3804 Folio 458 etc. was conveyed by Thomas Isckoff to the Mersal Corporation and on the westernmost side of said Dundalk Avenue south 30 degrees 22 minutes east 175.50 feet, thence leaving said Avenue and running with and blinding on the second line of said deed south 69 degrees 30 minutes west 135.00 feet to the east side of a 14 foot wide alley, thence running with and blinding on the third line of said deed and on the easternmost side of said alley north 20 degrees 22 minutes west 176.50 feet, thence leaving said alley and running with and blinding on the last line of said deed north 69 degrees 30 minutes east 135.00 feet to the place of beginning.

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Being the property of American Homes Corporation, as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, March 1, 1967, at 10:00 A.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

111 W. Chesapeake Avenue, Towson, Md. 21204

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TOWSON, MARYLAND 21204

TO: Trent L. Seawell, Esq.,
274 S. Highland Ave.,
Baltimore, Maryland 21224

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

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274 S. Highland Ave.,
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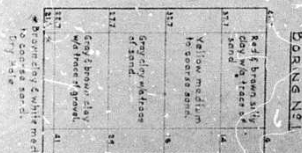
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INVOICE



600

4/5/10

Boeing No. 6.

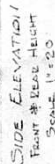
30.8									
35.9									
57.9									
61.0									
67.5									
70.0									

Gray silty clay w/ trace of fine sand and some gravel.

Yellow silty sand.

Vine yellow sand.

Drawings by: Penniman & Brown Inc.



HEIGHT TENT

PARKING DATA	
REQUIRED PARKING	13
1st FLOOR	4000 SF / 500 - 8
2nd FLOOR	4000 SF / 500 - 8
3rd FLOOR	4000 SF / 500 - 8
4th FLOOR	4000 SF / 500 - 8
5th FLOOR	4000 SF / 500 - 8
REQUIRED PARKING	40
SPACES	13
SPACES	40

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Eric E. Gaudin
DATE 12-20-12

PLANNING APPROVED
OFFICE OF PLANNING & ZONING
BY Robert G. [Signature]
DATE 6-20-06
PLANNING
DATE 6-20-06
BY [Signature]
ZONING COMMISSIONER
DATE 6-20-06

June 11, 1968 Graded
June 17, 1968 Graded
City June 1, 1968 - Survey Location of Graded

SITE IMPROVEMENTS

David W. Olinas
DAVID W. OLINAS, JR.
CIVIL ENGINEER
6713 OLD MICHIGAN AVE., BLDG. 31, NO.
BOS. 5, MASS.

Earl A. Malon & Associates Consulting Engineers	Baltimore, Maryland	Sheet No. 50-1
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