

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Theodore E. Graff and
Juanita D. Graff, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto, 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. A. zone to an SE-4-E zone, for the following reasons:
1. error in the original plan
2. change in the neighbor

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:

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, to use the herein described property, for:

County: Baltimore
Address: 7 Center Place, Dundalk, Baltimore, Maryland 21222
Contract purchaser: Gerard Wm. Whitstead
Address: Gerard Wm. Whitstead
Petitioner's Attorney: AT 2-1800
Protestant's Attorney: 18th

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 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 through-out 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 19th day of May, 1967, at 10:00 o'clock
P. M.
Zoning Commissioner of Baltimore County
(over)

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

Gerald Wm. Whitstead, Esq.
7 Center Place
Baltimore, Maryland 21222

SUBJECT: Re-classification from R.A. to S.E. for Theodore E. Graff, Leonard S. Graff, and Juanita D. Graff, owners of 7 Center Place, Dundalk, Baltimore County, Maryland 21222 (Zone: April 25th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 6" water in Dundalk Ave.
Sewer - Existing 6" sanitary sewer in Center Place.
Road - Center Place is to be developed as a minimum 30' road on a 10' R/W.
Adequacy of existing utilities to be determined by developer or his engineer.

BUREAU OF TRAFFIC ENGINEERING: This office will review and make any necessary comments at a later date.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject site, this office has no comment.

STATE ROADS COMMISSION: Since no State roads are involved, this office has no comment.

ZONING ADMINISTRATIVE DIVISION: If the petition is granted, no company may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

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

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Protection
Building Engineers
Board of Education
Industrial Development

Very truly yours,
JAMES E. DREW, Principal
Zoning Technician

cc: Carlisle Brown-Bureau of Engineering
Richard Moore - Bureau of Traffic Engineering
William Greenblatt - South Department
John Spurgeon - State Roads Commission

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners have proven error in the original zoning map and change in the character of the neighborhood.

the above Reclassification should be had, and it is further appearing that by reason of:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of May, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R. A. zone to an SE-4-E zone, and after the date of this order to approval of the site plan by the State Roads Commission, 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:

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 18th day of May, 1967, 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 and to remain a R. A. zone, and/or the Special Exception for SE-4-E be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 18, 1967
FROM: George E. Gavrells, Director of Planning
SUBJECT: Petition #67-239-R, Southwest corner of Dundalk Avenue and Center Place, Dundalk, Baltimore County, Maryland 21222, Theodore E. Graff - Petitioner.
12th District.
HEARING: Wednesday, May 31, 1967. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no adverse comment on the subject petition.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 12th Date of Posting: May 18, 1967
Posted for: Hearing on Petition #67-239-R at 10:00 A.M.
Petitioner: Theodore E. Graff
Location of property: Southwest corner of Dundalk Avenue and Center Place, Dundalk, Baltimore County, Maryland 21222
Location of Signs: 1 on front lawn of 7 Center Place, Dundalk, Md.
Remarks: Robert S. Gault
Posted by: Robert S. Gault Date of return: May 25, 1967

MULLER, RAPHEL & ASSOCIATES, INC. PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS 201-209 COURTLAND AVENUE, TOWSON, MARYLAND 21204 828-3008 - 828-1301

ZONING DESCRIPTION
12th DISTRICT
BALTIMORE COUNTY, MARYLAND
PROPERTY OF:
THEODORE EDWARD GRAFF & JUANITA D. GRAFF, HIS WIFE
RA to BL

BEGINNING for the first thereof at the northeasterly corner of Lot 33, Block 2, as shown on a plat No. 3-A of Dundalk, dated November, 1926 and filed among the Land Records of Baltimore County in plat book WPC 8, Folio 95, said point of beginning being also the intersection of the westerly line of Dundalk Avenue and the southerly line of a 40 foot street, as shown on said plat and running thence binding on part of the Easterly line of said Lot 33, which is also the said westerly line of Dundalk Avenue, South 20 degrees 22 minutes East 65.63 feet; thence at right angles to the said westerly line of Dundalk Avenue, South 69 degrees 38 minutes West 135 feet to intersect the westerly line of said Lot 33, thence binding on part of the said westerly line of Lot 33, which is also the Easterly line of a 14 foot alley, as shown on said plat, North 20 degrees 22 minutes West 65.63 feet to the Northwesterly corner of Lot 33, thence binding on the Northerly line of said Lot 33, which is also the said Southerly line of a 40 foot street as shown thereon and known as Center Place, North 69 degrees 38 minutes East 135 feet to the place of beginning.

CONTAINING 0.263 acres of land more or less.

BEING a portion of Lot 33, Block 2, as shown on said plat No. 3-A of Dundalk, recorded as aforesaid. The improvements thereon being known as No. 38 South Dundalk Avenue.

(page 1 of 2 pages)

SURVEY - LOTS - FARMS - TOPOGRAPHY - ACQUISITION - CONSTRUCTION SERVICE - FOUNDATION DESIGN AND EXCAVATION - ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD. May 10, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Theodore E. Graff" inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 1 day of May 1967; that is to say, was inserted in the issues of 5-10-67

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price

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

TO:	Cash	DATE:	May 31, 1967
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOU WHEN TENDERS	TOTAL AMOUNT \$50.00
Advertising and posting of property for Theodore E. Graff	60.00		
	60.00		
	60.00		
	60.00		

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

T. E. GRAFF
RA to BL
Page 2 of 2

ALSO being the same property which by deed dated December 29, 1966 and recorded among the land records of Baltimore County in Liber OPG 4710, Folio 506 was conveyed by the Southeastern Holding Company, Incorporated, to Theodore Edward Graff and Juanita D. Graff, his wife.

May 31, 1967
DATE

Sold to, Whitstead, Esq.
Center Place
Dundalk, Maryland 21222

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 18th day of May, 1967.

Petitioner Theodore E. Graff

Petitioner's Attorney: Gerard Wm. Whitstead

Reviewed by: James S. Allen
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 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 19th day of May, 1967, the first publication appearing on the 11th day of May, 1967.

THE JEFFERSONIAN
Manager.

Cost of Advertisement \$

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

TO:	Cash	DATE:	May 31, 1967
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOU WHEN TENDERS	TOTAL AMOUNT \$50.00
Posting for Reclassification	50.00		
	50.00		
	50.00		
	50.00		

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

WOOLLEY RD.

DUNDALK AVENUE

GENERAL NOTES:

AREA OF PROPERTY — .203 acres ±
 EXISTING CME — residential
 PROPOSED CME — retail store & offices
 EXISTING ZONING — RA
 PROPOSED ZONING — BL

PARKING:

SPACES REQUIRED — 10
 SPACES PROVIDED — 12

NOTE: GAS, WATER & SANITARY SEWER AVAILABLE

MULLER RAPHEL & ASSOC. INC.
 registered professional engineers & land surveyors
 201 COASTLAND AVE.
 BALTIMORE 4, MD.

PLAT TO ACCOMPANY ZONING PETITION

property of Theodore E. Graff

12th ELECTION DISTRICT

SCALE: 1"=40'

BALTO. CO., MD.

MARCH 9th 1967

#67-239R

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

