

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Eastside Church of Christ, 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 Public Land zone to B-1 zone, for the following reasons:

1. Error in the adoption of the zoning 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:

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.

Contract purchaser
Joseph F. Bellamy, Pres. Legal Officer
Address: 184 Beacon Rd. #2121

BY: Donald J. Gilmore
Petitioner's Attorney
Address: 401 Washington Avenue, Towson

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1967, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 14, 1967
FROM: George E. Gavettis, Director

SUBJECT: Petition #68-21-R, Northeast corner of Beacon and Venturi Roads.
Petition for Reclassification from Public Land to B-1.
The Eastside Church of Christ, Inc. - Petitioners.

15th District
HEARING: Monday, July 24, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from unzoned public land to B-1 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- In formulating its recommendations for comprehensive rezoning in connection with the Eastern Planning Area, the Planning staff erroneously assumed that the subject parcel was in public ownership. Business Local zoning in fact existed on the tract prior to the adoption of the new zoning map by the County Council in September of 1966. The working rules of the Planning Board in recommending changes from commercial to more restricted zoning required specific notification to the property owners affected. Obviously, this was not done. The Planning staff admits error on its part by recommending the subject property be included in the unzoned public land category. The commercial zoning should be restored here.
- The master plan for the Eastern Planning Area indicated that portions of Windlass Boulevard would affect this tract. We have been informed by the State Roads Commission that preliminary plans indicate that all of it may be affected by the highway proposal. This comment is made as a matter of information with the hope that the State, the County, and the property owners can somehow resolve the dilemma posed by the prospects of a future public taking here.

GEG:bx

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the subject property was never public land but was so zoned in error. The State Roads Commission intends to purchase a part or all of this property and these plans are only tentative. Even so, the owners are entitled to the proper zoning until such time as the State of Maryland purchases the land. For the above reasons the reclassification should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of July, 1967, that the herein described property or area should be and the same is hereby reclassified, from Public Land zone to a B-1 zone. The above reclassification should be and the same is hereby continued as 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 & 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 24th day of July, 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 to remain a Public Land zone, and/or the Special Exception for:

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 7/24/67 - Joe Horne

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44285
DATE July 25, 1967

TO: Donald J. Gilmore, Esq.
401 Washington Ave.
Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	REMARKS	TOTAL AMOUNT
98-622		Advertising and posting of property for Eastside Church of Christ, Inc.	49.36
98-21-R			49.36

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

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

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

Beginning for the same at the corner formed by the intersection of the southeast side of Venturi Road with the northeast side of Beacon Road and running thence and binding on the southeast side of Venturi Road 26 degrees 31 minutes 14 seconds East 119.92 feet; thence leaving said road and binding on the outlines of the property of the Church of Christ in Dundalk, Inc. the petitioner herein, the four following lines viz: South 26 degrees 31 minutes 14 seconds East 119.92 feet; South 71 degrees 59 minutes 34 seconds East 192.74 feet; South 63 degrees 20 minutes 26 seconds West 165.90 feet and South 63 degrees 30 minutes 26 seconds West 266.60 feet to the northeast side of Beacon Road and thence binding on the northeast side of said road North 51 degrees 00 minutes 30 seconds West 319.13 feet to the place of beginning.

Containing 2.36 Acres of land more or less.

Being part of the property of the Church of Christ in Dundalk, Inc. as shown on a plat filed with the zoning department.

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

Donald J. Gilmore, Esq.,
401 Washington Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from public land to B-1, for The Eastside Church of Christ, Inc., located E/W/S Venturi Rd., N/W/S Beacon Rd 15th District
Item 6 June 27, 1967

Dear Sir:

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

BUREAU OF ENGINEERING

This office will review and make any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING

Beacon Road is shown as a 30' pavement on the site plan, while a field inspection indicates only 18'. If land for the site could generate approximately 1900 trips per day, it is recommended the zoning request be of a lesser trip density.

STATE ROADS COMMISSION: This office will review and make any necessary comments at a later date.

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

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 Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engr.
E. Richard Moore-Bureau of Traffic Engr.
John Meyers-State Roads Commission

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: GERARD J. DIETZ
Director of Permits and Licenses
FROM: JOHN G. ROSE
Zoning Commissioner
SUBJECT: CORNER VENTURI ROAD and MARTIN BOULEVARD

Application was made by the Eastside Church of Christ, Inc. for a building permit to construct a church building on the subject property. The permit was not approved by the Office of Zoning due to the fact that the land is presently zoned "public land". This land has, in fact, never been in public ownership. It is, however, adjacent to publicly owned land which is appropriately zoned "public land". It is our opinion that the "public land" zoning on the subject property is in error.

JGR/jdr

cc: R. Bruce Alderson
James E. Dyer

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PATRIOT STREET
BALTIMORE, MD 21201

July 12, 1967

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

Re: Petition for Reclassification
15th District
From Public Land to
P. L. Zone
Northeast corner of Beacon
and Venturi Road
Property of East Side
Church of Christ, Inc.
(Windlass Boulevard)

Dear Mr. Rose:

This office has reviewed the subject plot plan and it was revealed that the property will be affected in its entirety by the tentative proposed preliminary Maryland State Roads Commission highway improvement plans. The property owners were informed of the effect of our proposal on their property on June 9, 1966.

Therefore, it is requested that the Zoning Commissioner give consideration to the State Roads Commission's proposal in making its decision in regard to the subject property.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
cc: John E. Meyers
Asst. Development Engineer

CLJ/DTS

cc: Mr. James E. Dyer, Zoning Office
Mr. Eugene Camponeschi



Donald J. Gilmore, Secy.
1401 Washington Avenue
Towson, Maryland 21204

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

87th
Your petition has been received and accepted for filing this
day of _____, 1967.

The Eastside Church of Christ
Donald J. Gilmore, Secy.
Zoning Commissioner

Petitioner's Attorney _____
Reviewed by _____
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#68-21-R

District 15th Date of Posting July 6 - 1967
Posted for Monday, July 24, 1967, at 11:00 A.M.
Petitioner: The Eastside Church of Christ, Inc.
Location of property: N.E. Corner of Beacon & Venturi Roads
Location of Sign: On front corner of Church of Christ building
off 25' from road to front of Beacon Road & Venturi Rd.
Remarks: _____
Posted by Neil Henry Marshall & Co. Date of return July 13, 1967

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., July 5, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
"The Eastside Church of Christ, Inc."
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for _____ successive weeks before the
4th day of July 1967; that is to say,
the same was inserted in the issues of 7-5-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6th, 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 _____ weeks before the 24th
day of July 1967, the first publication
appearing on the _____ day of July
1967.

THE JEFFERSONIAN
L. Frank Struth
Manager.

Cost of Advertisement, \$ _____

