#68-130R PETITION FOR ZONING RE-CLASSIC CATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we,.... The Baltimore Transit Cogal owner. of the property situate in Paltimore MPP i, or we...... Fig. 3.04179:297e. Tetanalit_tegat owner... or the property anuate in Fatumore [First]. And which is described in the description and plat attached hereto and made a part herefol. [First]. hereby petition [1] that the zoning status of the herein described property be re-classified, purjuant to the Zening Law of Baltimore County, from an Public Land 3E-4-E B. L. zone, for the following reasons:

The subject property is private property and not public land and has never been zoned. There have been changes in the character and design of the area since the original zoning and the subject land can not be put to any use in its present zoning by the owner thereof.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baitimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations

respectly is to be posted and asteritudes as prescribed by coming negulations.

In or we, agree to pay expenses of above re-classification and or Special Exception advertising, to, or we, agree to pay expenses of above re-classification and or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be beauth by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

The Baltimore Transit Co. Parke dunt for The Product Baltimore, Md.

Address.

Contract perchaser
7600 Holabird Ave.
Address Baltimore, Md. 21222

M. Michael Maslan Petitioner's attorney 2137 Dundalk Ave.

Address Baltimore, Md. 21222

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Beltimore 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 13th day of December 1967, at 10:00.0 clock



Zoning Commissioner of Baltimore County. Green

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date December 1, 1967

George E. Gavrelis, Director of Planning

Petition *68-130-R. Petition for Reclassification from Public Land to B.L. Northeast comer of Dundalk Avenue & Center Place. The Baltimore Transit Company – Petitioner

12th District

hEARING: Wednesday, December 13, 1967. (10:00 A.M.)

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

- The planning staff i: backed to find that the subject property is not in public ownership. Although the optimal use of this propo-would be a public one, we recont as they, in privite ownership the property must be zoned for some reasonable use.
- From a planning viewpoint that zone which best typifies the existing uses in this block in relationship to the center as a whole would be the apartment zone. Offices would be permitted by Special Exception; outlight commercial uses would and should be prohibited.

GEG:bm



RE: PETITION FOR RECLASSIFICATION from Public Land to a B.L. zone NE corner Center Place and

DEFC COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 68-130-R

ORDER OF DISMISSAL

Petition of The Baltimore Transit Company for reclassification from Public Land to a B.L. zone on property located at the northeast corner of Center Place and Dundalk Avenue in the Twelfth District of Baltimore County

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed March 21, 1968 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above lentitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests tha the appeal filed on behalf of said petitioner be dismissed and withdrawn as of March 21,

It is hereby ORDERED this 2/ st day of March, 1968 that said

LETITION FOR RECLASSI-

Petitioner NO. 68-130-R

FICATION
NE/corner of Dundalk Avenue
and Center Place - 12th District
The Baltimore Transit Company,

...

The Baltimore Transit Company and James Chilis are petitioning for a reclassification from Public Land to Eisiness Local property on the Northeast corner of Dundalk Avenue and Center Place in the very heart of Dundalk.

the year 1918, which far preceeds the activities of present planners and

Apparently, to the surprise of all, the subject property is not zoned Public Land, "

appearing before the Baltimore founty Zoning Commissioner. From their point of view, the Zoning Commissioner, who is clarged with promoting the health, safety, morals and general welfare of the community, should not permit business local zoning in an area which to their minds shou'd be a public park.

From a strictly zoning viewpoint, Dundalk has but two commercial areas on the east side of Londalk Avenue and they are the original planned areas at Shipping Place and old Logar Field. Dundalk

Avenue has been a barrier to commercial encroaciments these many years

For the above reasons, IT IS ORDERED by the "oning Commissioner of Baltimore County, this 157 day of December, 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 nereby continued as and to remain public land.

J. S. Rose oning Commissioner

Maritime Shipping Board and is watched over to some extent by the Bethlehem Steel Company, even to the present day,

The plan for the community of Dundalk was fostered by the

This unlove and model plan was conceived sometime around

Senator Roy E. Staten headed a delegation of elected officials

The Office of Planning and Zoning informed the Zoning er that "the optimal use of this property would be a public

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William & Baldwin Chair

W. Giles Parker

REFORE THE

...

TONING COMMISSIONER

BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION NE/Corner of Dundslk Avenue and Center Place - 12th District The Baltimore Transit Company Petitioner

REFORE THE OF

BALTIMORE COUNTY

ORDER OF DISMISSAL

Please dismiss the appeal heretofore filed on behalf of the Appellants James Chilis and The Baltimore Transit Company in the above entitled case.

> flo John W. Moyer Attorney for Appellants Loyola Federal Building 22 W. Pennsylvania Avenu Towson, Maryland 21204 823-2333

I HEREBY CERTIFY that on this 20th day of March, 1968, a copy of the aforegoing Order of Dismissal was mailed to John S. Arnick, Esquire, 2 Market Place, Gundalk, Maryland 21222, attorney for the Appellees.

John W. Moyer Attorney for Appellants.

PETITION FOR RECLASSIFICATION:
NE Corner of Center Place and:
Jundalk Avenue - 12th District:

No. 68-130-R

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER TO ENTER APPEAL

TO THE HONORABLE, JOHN G. ROSE. ZONING COMMISSIONER: On behalf of The Baltimore Fransit Company, legal owner and James Chilis, contract purchaser, please enter an Appeal from the decision in the above entitled zoning hearing dated the 13th day of December,

1967 to the Baltimore County Zoning Board of Appeals.

- DEC 20 '67 2'4 -ZONING UEP

IN Duchal Buston M. Michael Maslan Attorney for Petitioners 2137 Dundalk Avenue Baltimore, Md. 21222 282-2700

I hereby certify that a copy of the foregoing Order to Enter Appeal was mailed this 20th day of December, 1967 to John S. Arnick, Esq. attorney for protestants, 2 Market Place, Baltimore, Md. 21222.

M. Michael Maslan

HITEFORD, FALK AND MASK Consulting Engineers and Land Surveyors

October 20, 1967

Description to Accompany Petition for Rezoning 9.457 Acre Tract from "Public" to "B-L"

Seginning for the same at the intersection of the North side of Center Place, 60 feet wide and the east side of Dundali Avenue; thence with said east side of Dundalk Avenue North 21° 17' 52" West, 319.00 feet to a point; thence leaving said east side, South 59° 01' 35" East, 100.41 feet; thence 50.61 feet by an arc curving to the right with a radius of 75.00 feet. which arc is subtended by a chord bearing South 39° 41' 47.5" East, 49.65 feet to a point; thence South 20° 22' 00" East, 193.69 feet to a point on the aforementioned north side of Center Place: thence with said north side South 69° 38' 00" West 73.99 feet to the point of beginning.

Containing 0.457 acres of land, more or less.



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

SUBJECT: Reclassification from Public Land to B.L., for the Caltimore Transic Co, located MC corner of Dundalk Avenue and Center Place 12th District (Item 12, November 7, 1967)

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offers

NUMEAU OF INCHERRINGS
Water - Existing 6" water in Dundalk Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 6" sentary sewer in Carter Place.
Road - Center Place is to be developed as a minimum 30' road on a 40' P/W.

If this land is developed as B.L. land, it will generate approximately 300 trips per day. Homewor, if the patition was changed to request an B.A. with a Special Exception for offices, this site could be expected to generate only 150 vahicles per day.

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

STATE ROADS COMMISSIONS
There no State roads involved; therefore, this office has no comment.

FREE BUREAU; Patition will be required to meet all Fire Dapt. regulations for an office building.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no ochean submitted kind approved and t vieted, no occupancy may be made until such time as plans have roved and the property inspected for compliance to the approved

The above comments are not intended to indicate the appropriateness of the zen action requested, but to essure that all parties are made sware of plans or problems that may have a bearing on this case. The Office of the Depthy Olivactor of the Office of Filaming and Zening will submit recommendations on the appropriateness of the requested coming 10 days before the Zening Commissionner's hearing.

THE following members had no comment to offers

Very truly yours,

ces Corlyle Brown-Bur. of Engr.; C. Richard Hoore-Traffic Engr.; William Eros Health Sect.; John Movers-State Roads Commission; Lt. Cherles Recris-Firm

VQ

	· appeal ·	
10.	CONTRICATE OF POSTING	# 68-130-R
1 Sign	ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland	
		In 20 / ==
District 12 M.	Date of Posting	13-29-67
Posted for:	times Transit Co	
Petitioner: Section of property: A	5. Corner of Centre Place + La	whell ele.
Location of Signs: Q. J.	well Between Centre Close X &	Pultering Ne.
In mont go	el street car Tank on the &	
Remarks:	V. Mass Date of return. January	5-1918
Posted by	Al Marie Date of February	
	_	
	Offeal O	
1 Sign Town	CERTIFICATE OF POSTING	0 0
ZONING	G DEPARTMENT OF BALTIMORE COUNTY # 60 Towson, Maryland	8-130-R
	-	
istrict 12 M.	Date of Posting Met.	1 1968
sted for:		
titioner: Hu Gallemert	1 Transit Co. me Centre Blow & Landoll or	
		۵
ecation of Signs / Fret.	in mille of Reput I foring A	On All on
	7 3 7 7 7 2	entroner. Acts
emarks:		
sted by Meal N. Nes	Date of return March	81 1918
Signature	Date of return. ///etck	0/.763
BALTII	MORE COUNTY, MARYLAND FFICE OF FINANCE Division of Collection and Receive.	Me. 50657
	Dirision of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	
7600 Hilabird 5 vice Ave. Softimere, Hd. 21222	House Zoning Dapt. of	lefter Co.
HOTESMORE, No. 21222		
HIT TO ACCOUNT NO 01-622		
	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RE	TOTAL AMOUNT
Advertising and posting	of property for The Baltimore Transit Co.	43.24
CONTRACTOR OF THE PARTY OF THE		
4		
IMPORTANT: MAKE CHECKS	PAYABLE TO BALTIMORE COUNTY	
IMPORTANT: MAKE CHECKS	PAYABLE TO BALTIMORE COUNTY, MARYYON ON & RECEIPTS, COURT HOUSE, TOWSON, MA	LAND STAR
IMPORTANT: MAKE CHECKS	PAYABLE TO BALTIMORE COUNTY MARYYON & RECEIPTS, COURT HOUSE, TOWSON, MA	LAND JRYLAND 21204
IMPORTANT: MAKE CHECKS DIVISION OF COLLECTI	ON A RECEIPTS, COURT HOUSE, TOWSON, MA	ARYLAND 21204
IMPORTANT: MAKE CHECKS D DIVISION OF COLLECTI	INVOICE	LAND REYLAND 21204 No. 50670
IMPORTANT: MAKE CHECKS DIVISION OF COLLECTI PHONE 13000 7. 387 BALTI	INVOICE COUNTY, MARYLAND	No. 50670
IMPORTANT: MAKE CHECKS DIVISION OF COLLECTI PHONE 13000 7. 387 BALTI	INVOICE INVOIC	ARYLAND 21204
IMPORTANT: MAKE CHECKS O DIVISION OF COLLECTI PHOCOR 3-3009 7. 387 BALTI	INVOICE INVOICE INVOICE OF FINANCE Office of Collows and Recipis Office of Collows and Recipis Office of Collows and Recipis BLED	No. 50670
IMPORTANT: MAKE CHECKS D DIVISION OF COLLECTI PHONE 13000 BALTI O To: Michael Maelan, Eq., 2137 Dundalk Ave,	INVOICE INVOICE INVOICE OF FINANCE Office of Collows and Recipis Office of Collows and Recipis Office of Collows and Recipis BLED	No. 50670
IMPORTANT: MAKE CHECKS D DIVISION OF COLLECTI PHONE 13000 BALTI O	INVOICE INVOICE INVOICE OF FINANCE Office of Collows and Recipis Office of Collows and Recipis Office of Collows and Recipis BLED	No. 50670
IMPORTANT: MAKE CHECKS O DIVISION OF COLLECTI PRIMORE 3-3000 7. 387 BALTI O To: Michael Masian, Esq., 2137 Dundalk Ave.,	INVOICE INVOICE INVOICE OF FINANCE Office of Collows and Recipis Office of Collows and Recipis Office of Collows and Recipis BLED	No. 50670 - ATE 12/21/67 - Inter 12/21/6

No. 68-130-R

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

TELEPHONE 823-3000 EXT. 387	BALTIM LE COUNTY, MARYLAND	No. 50601
	OFFICE OF FINANCE Dirition of Callection and Reviels COURT HOUSE TOWSON, MARYLAND 21204	DATE BOY 20, 1967
To:	Sense of Replace San Food Street 7685cm/shird & Moo Assess Baltimore, Nd. 2022	TOTAL AMOUNT
ORPOSIT TO	ACCOUNT IN THE PORTION WITH YOU STATE ALONG PERFORATION AND REST THIS PORTION FOR Y	HEMITTANCE 350.4
YTITIONO	ATMEN ACONS TO	9.0
7 9	retition for Authorification for the Atitionre Transit Co. all-130-2	
0		
50,00 00	¥	
8	4	
	MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY,	MARYLAND 21204
MAIL TO	DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS	O I, MARY EXITE 21204
milita N. P. St.		
	_	
		468-130-R
	CENTIFICATE OF PUSITION	10-70-70
21	ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland	
	Tourion, Maryland	1
		111.110

Posted for Heating Med Lac 13. 124.7. 6 Lecar A. M. Posted for Heating Med Lac 13. 124.7. 6 Lecar A. M. Location of property Me fear, of Sundall Ok 4. Center Plane Location of Signe O I Sugar Post of Center Place I Sign Post or Dandell ons Posted by Mess X Heers. Date of return 11/30/47

\$7C. 00

CERTIFICATE OF PUBLICATION

TOWSO'S, MD., NOV 2 3 1967

THIS IS TO CERTIF:, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of __Decouser ______, 1967. , the first publication appearing on the 23rd day of November

D. Leant Structor

Cost of Advertisement, \$....

• CERTIFICATE OF PUBLICATION

DUNDALK, MD,

OFFICE OF

The Community Press

THIS IS TO CERTIFY, that the annexed advertisement of "The Baltimers Transit Co." was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 21st. day of November

1967 ; that is to say, the same was inserted in the issues of 11-22-67

Stromberg Publications, Inc.

November 22,

By Mrs. Palmer Price



