

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EST REALTY, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and make 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 8/L Zone zone to an NE-1-G zone, for the following reasons: (See attached)

See attached

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.

Address: 12 West Franklin Street
Baltimore, Maryland 21201
Contract purchaser: EST REALTY
Legal Owner: EST REALTY
Protestant's Attorney: ROBERT J. ROMADAY, Esq.

Address: 809 Eastern Boulevard
Baltimore, Maryland 21221
ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of May, 1969, 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 9th day of July, 1969, at 11:00 o'clock.

Zoning Commissioner of Baltimore County
11/30/69
11/9/69
MICROFILMED

Re: Petition for Reclassification from B-L Zone to B-R Zone
Variances to Sections 238.1 and 238.2 - S.W. Cor. Eastern & Taylor Aves., S.W. Cor. Eastern & Margaret Aves., S.W. and S.E. Corners of Maryland Aves., 15th Dist., E. & T. Realty.
Petitioners: EST REALTY
Before: MAP 4-B
Zoning Commissioner of Baltimore County
No. 70-10-R-A

The petitioner requested reclassification of property from a B-L Zone to B-R Zone, on the southwest corner of Eastern and Taylor Avenues; southwest corner of Eastern and Margaret Avenues and on the southwest and southeast corners of Maryland and Taylor Avenues, in the Fifteenth District of Baltimore County.

The petitioner also requested the following variances:

Section 238.1 - Front yard:

Parcel Nos. 1 and 2 - To permit a front yard of 26 feet instead of the required 30 feet.

Parcel No. 5 - To permit a front yard of zero feet instead of the required 25 feet.

Section 238.2 - Side and Rear Yards:

Parcel No. 1 - To permit a side and rear yard of zero feet instead of the required 30 feet.

Parcel No. 2 - To permit side yards of 25 feet on the west and 13.5 feet on the east and a rear yard of zero feet instead of the required 30 feet.

Parcel No. 5 - To permit side yards of zero feet on the west and 24.5 feet on the east instead of the required 30 feet; and to permit 15 feet between buildings instead of the required 60 feet.

The petitioner/verus in the zoning of the subject property on the Land use Maps, therefore, the reclassification should be had.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner, and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.



March 20, 1969.

Description of the "Easer Shopping Center" on Eastern Avenue for Reclassification from B. L. to B. R. With a Variance to Front and Side Yard Regulations.

BEGINNING for the first at the corner formed by the intersection of the south side of Eastern Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the west side of Taylor Avenue South 14 degrees 23 minutes East 145.00 feet to the north side of a 10 foot alley, thence running and binding on the north side of said 10 foot alley South 75 degrees 37 minutes West 200.00 feet, thence leaving said alley North 14 degrees 23 minutes West 145.00 feet to said south side of Eastern Avenue, thence running and binding on said south side of Eastern Avenue North 75 degrees 37 minutes East 200.00 feet to the place of beginning. Containing 0.66 acres of land, more or less.

BEGINNING for the second at the corner formed by the intersection of the south side of Eastern Avenue, 50 feet wide, with the west side of Margaret Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said west side of Margaret Avenue South 14 degrees 23 minutes East 145.00 feet to the north side of a 10 foot alley, thence running and binding on the north side of said 10 foot alley South 75 degrees 37 minutes West 350.00 feet to the east side of Taylor Avenue, 50 feet wide, thence running and binding on said east side of Taylor Avenue North 14 degrees 23 minutes West 145.00 feet to said south side of Eastern Avenue, thence running and binding on said south side of Eastern Avenue North 75 degrees 37 minutes East 350.00 feet to the place of beginning. Containing 1.16 acres of land, more or less.

L. ALAN EVANS, P.E., L.S.
J. CARROLL HAGAN, L.S.
GEORGE W. HOLDEFER, P.E.
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Page 2

BEGINNING for the third at the corner formed by the intersection of the north side of Maryland Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said north side of Maryland Avenue South 75 degrees 37 minutes West 145.00 feet, thence leaving said north side of Maryland Avenue and running and binding on the east side of a 10 foot alley there situate North 14 degrees 23 minutes West 145.00 feet to the south side of another 10 foot alley, thence running and binding on the south side of said 10 foot alley North 75 degrees 37 minutes East 145.00 feet to said west side of Taylor Avenue, thence running and binding thereon South 14 degrees 23 minutes East 145.00 feet to the place of beginning. Containing 0.48 acres of land, more or less.

BEGINNING for the fourth at the corner formed by the intersection of the north side of Maryland Avenue, 50 feet wide, with the west side of Margaret Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said north side of Maryland Avenue South 75 degrees 37 minutes West 350.00 feet to the corner formed by the intersection of said north side of Maryland Avenue with the east side of Taylor Avenue, 50 feet wide, thence running and binding on said east side of Taylor Avenue North 14 degrees 23 minutes West 145.00 feet to the south side of a 10 foot alley there situate, thence running and binding on said alley North 75 degrees 37 minutes East 350.00 feet to said west side of Margaret Avenue, thence running and binding on said west side of Margaret Avenue South 14 degrees 23 minutes East 145.00 feet to the place of beginning. Containing 1.16 acres of land, more or less.

BEGINNING for the fifth at the corner formed by the intersection of the south side of Maryland Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the west side of Taylor

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Avenue South 14 degrees 23 minutes East 145.00 feet, thence leaving Taylor Avenue and running South 75 degrees 37 minutes West 145.00 feet to the east side of a 10 foot alley thence running and binding on the east side of said 10 foot alley North 14 degrees 23 minutes West 100.00 feet to the south side of Maryland Avenue, thence running and binding thereon North 75 degrees 37 minutes East 145.00 feet to the place of beginning. Containing 0.25 acres of land, more or less.

BEGINNING for the sixth at the corner formed by the intersection of the south side of Maryland Avenue, 50 feet wide, with the east side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the south side of Maryland Avenue North 75 degrees 37 minutes East 145.00 feet to the west side of a 10 foot alley, thence leaving Maryland Avenue and running and binding on the west side of said 10 foot alley South 14 degrees 23 minutes East 350.00 feet to the north side of Virginia Avenue, thence running and binding on said north side of Virginia Avenue South 75 degrees 37 minutes West 145.00 feet to the east side of Taylor Avenue, thence running and binding thereon North 14 degrees 23 minutes West 350.00 feet to the place of beginning. Containing 1.00 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans
MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
110 W. CALVERT STREET
TOWSON, MD. 21204
MAY 27, 1969

Robert J. Romaday, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

GEORGE E. GARRELLS
DIRECTOR
JOHN G. HUSE
SUNSHINE COMMISSIONER

RE: Type of Hearing: Reclassification from an RL zone to an BR zone
Location: SW Cor. Eastern Blvd. & Taylor Avenue
15th District
Petitioners: E. & T. Realty
Committee Meeting of May 20, 1969
Item 275

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

JAMES E. DYER
Zoning Supervisor

JED:JO
Enc.

MICROFILMED

Petition for Variance from Section 238.1 - Front Yard

Parcel Nos. 1 & 2 - To permit a front yard of 26 feet instead of the required 30 feet.

Parcel No. 5 - To permit a front yard of zero feet instead of the required 25 feet.

Section 238.2 - Side and Rear Yards

Parcel No. 1 - To permit a side and rear yard of zero feet instead of the required 30 feet.

Parcel No. 2 - To permit side yards of 25 feet on the west and 13.5 feet on the east and a rear yard of zero feet instead of the required 30 feet.

Parcel No. 5 - To permit side yards of zero feet on the west and 24.5 feet on the east instead of the required 30 feet; and to permit 15 feet between building instead of the required 60 feet.

The reason for said request is that said buildings are now presently built and cannot be removed.

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ORDER RECEIVED FOR FILING

DATE: 7/1/69
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE: 7/1/69
BY: [Signature]

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6-25-70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204Oliver L. Myers
CHAIRMAN

MEMBERS

BUREAU OF
ENGINEERINGBUREAU OF
TRAFFIC ENGINEERINGBUREAU OF
FIRE PREVENTIONBUREAU OF
HEALTH DEPARTMENTBUREAU OF
PLANNINGBUREAU OF
EDUCATIONBUREAU OF
ZONING ADMINISTRATIONBUREAU OF
INDUSTRIAL
DEVELOPMENT

May 27, 1969

Robert J. Rosado, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221RE: Type of Hearings Reclassification
from an BL zone to an BR zone
Location: S/W cor. Eastern Blvd.
& Taylor Avenue
"Six District"
Petitioner: E & T Realty
Committee Meeting of May 20, 1969
Item 275

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject properties are presently improved with two story brick stores, same facing Eastern Avenue, and some facing the 10 ft. alley; a one story brick library, and a one story brick post office. The properties are surrounded with stores and dwellings stores to the east, north and west; dwellings to the east, west and south. Taylor Avenue, Maryland Avenue, Margaret Avenue, and Eastern Avenue are improved with concrete curb and gutter and the parking areas are channelized.

BUREAU OF ENGINEERING:

Highways:

Eastern Avenue is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

All other streets adjacent to the subject property are County roads which have been improved in the past and all existing curb and gutter and paving are in satisfactory condition. Margaret Avenue and Taylor Avenue are companion one-way streets and the paving width varies on both streets in the block between Eastern Avenue and Maryland Avenue. However, no further highway improvements are required at this time.

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Robert J. Rosado, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

Highways: (Continued)

If the requested zoning reclassification and variance are granted and a new use is made of the subject properties, which generates additional traffic or traffic problems, additional highway improvements will be required for the sub-standard portions of Margaret and Taylor Avenues. This matter, including highway right-of-way widening, shall be fully determined prior to the issuance of any change of occupancy or building permits.

All existing and/or proposed entrances and their locations are subject to the approval of the Department of Traffic Engineering and the Fire Department.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The 27 spaces along Eastern Avenue create a safety problem and should be eliminated.

Additional variations to Section 409.2c(4) should be obtained and screening provided as per Section 409.2c(1) of the Baltimore County Zoning Regulations.

BUREAU OF TRAFFIC ENGINEERING:

A change from BL to BR should create no major change in trip density.

BOARD OF EDUCATION:

No effect on student population.

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Robert J. Rosado, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

FIRE DEPARTMENT:

This department will require owners to submit plans to show what this property will be used for.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

At present there is angle parking fronting the site on Eastern Avenue between Taylor Ave. and Margaret Ave. which necessitates the backing of vehicles into Eastern Avenue. Considering the high volume of traffic on Eastern Ave., the backing of vehicles onto the highway is at best an undesirable situation.

The plan indicates no change in the parking arrangement.

It is the understanding of this office that when the existing buildings on the site were constructed an agreement was made with the developer whereby angle parking was permitted by the State Roads Commission. Therefore, it would be difficult for the Commission to require a change in the parking arrangement at the present time.

The plan indicates a considerable amount of off street parking for the site. Therefore, it is strongly recommended that the existing angle parking be substituted with parallel parking.

ZONING ADMINISTRATION DIVISION:

Petitioner will be required to screen the parking area which abuts the residential zoning in the applicable locations. This must be

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Robert J. Rosado, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

4 ft. high compact screen planting or fencing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

CJM:JD
Enc.

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BUREAU OF ENGINEERING:

Zoning Plat - Comment

275. Property Owner: E & T Realty
Location: S/W cor. Eastern Blvd. & Taylor Ave.
District: 15th
Present Zoning: BL
Proposed Zoning: BR Var. to Sec. 238.1, 238.2
No. Acres: 1.51

Highways:

Eastern Avenue is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

All other streets adjacent to the subject property are County roads which have been improved in the past and all existing curb and gutter and paving are in satisfactory condition. Margaret Avenue and Taylor Avenue are companion one-way streets and the paving width varies on both streets in the block between Eastern Avenue and Maryland Avenue. However, no further highway improvements are required at this time.

If the requested zoning reclassification and variance are granted and a new use is made of the subject properties, which generates additional traffic or traffic problems, additional highway improvements will be required for the sub-standard portions of Margaret and Taylor Avenues. This matter, including highway right-of-way widening, shall be fully determined prior to the issuance of any change of occupancy or building permits.

All existing and/or proposed entrances and their locations are subject to the approval of the Department of Traffic Engineering and the Fire Department.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

RE: BL

275 S.W. Key Sheet
1/4 S.W. 27 Position Sheet
N.E. 10 200' Scale Type

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
TO: Zoning Commissioner Date: May 23, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #275

May 20, 1969
E & T Realty
S/W cor. Eastern Blvd. &
Taylor Ave.

RDW:vh

RICHARD B. WILLIAMS
Planner

The 27 spaces along Eastern Avenue create a safety problem and should be eliminated.

Additional variations to Section 409.2c(4) should be obtained and screening provided as per Section 409.2c(1) of the Baltimore County Zoning Regulations.

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INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERINGBaltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 275 - ZAC - May 20, 1969
Property Owner: E & T Realty
Eastern Blvd. & Taylor Avenue
BR Var. to Sec. 238.1, 238.2

A change from BL to BR should create no major change in trip density.

CRM:mr

C. Richard Moore
Engineer II

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1969
FROM: George E. Gavrilis, Director of Planning
SUBJECT: Petition No. 70-10-RA - To reclassify properties in the vicinity of Eastern, Maryland, Taylor, and Margaret Avenues (15th Election District) as B.L., from their present classification as B.L.; and to reduce various required yard dimensions. (E&T Realty, petitioner.)

HEARING: Wednesday, July 9, 1969 - 11:00 A.M.

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

The B.L. zoning classification is basically intended to foster and accommodate continuous retail frontage, unbroken by the excessive numbers of vehicular access ways that lead to interference with pedestrian traffic. Although B.L. zoning has been only moderately successful in this respect, it is clearly less likely to allow disruptions of retail continuity than the B.R. classification. The latter, in fact, requires that spaces be provided around buildings so as to facilitate vehicular circulation—requirements that the petitioner in the subject case seeks to nullify.

From a planning viewpoint, it makes no sense to reclassify property and at the same time waive the requirements of the new classification being applied. This is particularly true when the majority of well-established uses in a particular development clearly fall within the present classification, as they do in the subject case.

We believe that the Comprehensive Zoning Map for the Eastern Planning Area was absolutely correct as applied to the subject property, and we see no legitimate changes which would justify the rezoning sought.

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ZONING ADVISORY COMMITTEE MEETING
UP May 20, 1969

Petitioner: **E & T REALTY**
 Location: **SW COR. EASTERN BLVD & TAYLOR AVE**
 District: **15**
 Present Zoning: **BL**
 Proposed Zoning: **BR VAR. TO SEC. 238.1, 238.2**
 No. of Acres: **4.5**

Comments: **NO EFFECT ON STUDENT POPULATION**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: May 22, 1969
 FROM: John France
 SUBJECT: SW Cor. Eastern Blvd. & Taylor Ave.
 E & T Realty

Must meet all requirements of Baltimore County Building Code.

JF:ec

John France
John France

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 22, 1969
 ATT: Mr. Myers
 FROM: Captain Charles F. Morris, Jr.
 Baltimore County Fire Department
 SUBJECT: Property Owner: E & T Realty

Item #275 Zoning Agenda May 20, 1969
 Location: SW corner Eastern Blvd. and Taylor Avenue
 District: 15th

#1 This department will require owners to submit plans to show what this property will be used for.

cc: Mr. Martin Hanna
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: May 20, 1969
 FROM: William M. Greenwalt
 SUBJECT: Item 275 - Zoning Advisory Committee Meeting, May 20, 1969

275. Property Owner: **E & T Realty**
 Location: **SW/Cor. Eastern Blvd. & Taylor Avenue**
 District: **15th**
 Present Zoning: **BL**
 Proposed Zoning: **BR Var. to Sec. 238.1, 238.2**
 No. Acres: **4.5**

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/ca

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JOHN G. ROSE
DAVID M. ROSE
WALTER ROSE, JR.
HAROLD S. ROSE, JR.
LESLIE E. ROSE
JOHN L. ROSE
ANTHONY R. ROSE, JR.
FRANK ROSE

STATE OF MARYLAND
STATE ROADS COMMISSION

300 WEST PENNSYLVANIA STREET
BALTIMORE, MD 21201

MAILING ADDRESS: P.O. BOX 171 BALTIMORE, MD 21201

May 22, 1969

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

Re: Zoning Advisory Committee
Meeting May 20, 1969
ITEM 275: Property Owner:
E & T Realty

Location: **SW/Cor. Eastern Blvd.
(Route 150) & Taylor Ave.**
15th District
Present Zoning: **BL**
Proposed Zoning: **BR var. to Sec. 238.1, 238.2**

Dear Mr. Rose:

At present there is angle parking fronting the site on Eastern Avenue between Taylor Ave. and Margaret Ave. which necessitates the backing of vehicles into Eastern Avenue. Considering the high volume of traffic on Eastern Ave., the backing of vehicles onto the highway is at best an undesirable situation.

The plan indicates no change in the parking arrangement.

It is the understanding of this office that when the existing buildings on the site were constructed an agreement was made with the developer whereby angle parking was permitted by the State Roads Commission. Therefore, it would be difficult for the Commission to require a change in the parking arrangement at the present time.

The plan indicates a considerable amount of off-street parking for the site. Therefore, it is strongly recommended that the existing angle parking be substituted with parallel parking.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Myers
By: John E. Myers
Asst. Development Engineer



CLJ:ehk

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TELEPHONE 822-5000 EXT. 267

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

No. 64611
DATE: May 22, 1969

TO: Honorable Charles F. Morris, Jr.
Baltimore County Fire Department
Baltimore, Md. 21201

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 00-422

QUANTITY 175.00

ADVERTISING AND POSTING OF PROPERTY FOR E & T REALTY

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

MICROFILMED

TELEPHONE 822-5000 EXT. 267

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

No. 62286
DATE: June 17, 1969

TO: Robert A. Greenwalt, Jr.
200 Eastern Blvd.
Baltimore, Md. 21201

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 00-422

QUANTITY 50.00

POSTAGE FOR REIMBURSEMENT AND TRAVEL FOR E & T REALTY CO

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

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Robert A. Greenwalt, Jr. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Baltimore, Md. 21201

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

Your Petition has been received and accepted for filing this

day of May, 1969

Petitioner: **E & T Realty**

Petitioner's Attorney: **Robert A. Greenwalt, Jr.**

Reviewed by: *Oliver L. Myers*
Chairman of
Advisory Committee

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Signatures

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: **15th** Date of Posting: **6/19/69**

Posted for: **Hearings Wed. July 9-69 At 11:00 A.M.**

Petitioner: **E & T Realty**

Location of property: **SW/Cor. Eastern Ave. & Taylor Ave. 15th Dist. of Baltimore Co. Md.**

Location of signs: **on Eastern Ave. on Taylor Ave. on the corner of Eastern Ave. & Taylor Ave. on the corner of Eastern Ave. & Taylor Ave. on the corner of Eastern Ave. & Taylor Ave.**

Remarks: **on Eastern Ave. on Taylor Ave. on the corner of Eastern Ave. & Taylor Ave. on the corner of Eastern Ave. & Taylor Ave. on the corner of Eastern Ave. & Taylor Ave.**

Posted by: **M. Hers. Per. R. L. Seal** Date of return: **7/13/69**

Signature

into 1st on Maryland Ave. showing back end of shopping center

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TOWSON, MD JUN 18 1969

THIS IS TO CERTIFY, that the annexed advertisement was

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 one time ~~successive weeks~~ before the 9th

day of July, 1969, the first publication
appearing on the 18th day of June

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

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STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

MICROFILMED

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

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PARCEL N°1

PARCEL N°2

EASTERN

AVENUE

Ex. STORES
ZONE - B.L.

PARCEL N°3

PARCEL N°4

OFFICE
COPY

PARCEL N°5

PARCEL N°6

MARYLAND

AVENUE

MAP
4-B
EASTERN
AREA
NE-1-G
BR-A

ZONING PLAT
OF

ESSEX SHOPPING CTR.

15th ELECTION DISTRICT BALTIMORE COUNTY, MD.

VIRGINIA

AVENUE

MARGARET

Notes: (ALL PARCELS COMBINED)

Ex. ZONE - B.L.
PRO. ZONE - B.L. WITH VARIANCE TO FRONT, SIDE
& REAR YARD REGULATIONS.
PRO. USE - RETAIL STORES
TOTAL FLOOR AREA - 64,240' SWAR GR.
NO. PARKING SPACES REQUIRED - 355
NO. PARKING SPACES EXISTING - 353
EX. USE - RETAIL STORES
TOTAL FLOOR AREA (LIBRARY & RO.) - 9,978'

64,240'	321
100'	
3,218'	34
3,218'	
TOTAL	355

REVISED 5/31/62
REVISED 2/15/62



EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSRODE AVENUE / BALTIMORE, MD. 21214
(301) 416-2144

DATE 2/28/62 SCALE 1" = 50'

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DRAWING N° 2590



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, EST REALTY, legal owner(s) 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 B/L Zone zone to an NE-1-G zone, for the following reasons: (See attached)

See attached

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser EST REALTY President Legal Owner

Address 12 West Franklin Street Baltimore, Maryland 21201

Address 809 Eastern Boulevard Baltimore, Maryland 21221

Address 809 Eastern Boulevard Baltimore, Maryland 21221

Address 809 Eastern Boulevard Baltimore, Maryland 21221

Address 809 Eastern Boulevard Baltimore, Maryland 21221

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Address 809 Eastern Boulevard Baltimore, Maryland 21221

Address 809 Eastern Boulevard Baltimore, Maryland 21221

Address 809 Eastern Boulevard Baltimore, Maryland 21221

Re: Petition for Reclassification from B-L Zone to B-R Zone Variations to Sections 238.1 and 238.2 S.W. Cor. Eastern & Taylor Aves., S.W. Cor. Eastern & M. Street Aves., S.W. & S.E. Corners of Maryland Aves., 15th Dist., E. & T. Realty, Petitioners

Before Zoning Commissioner of Baltimore County No. 70-10-R-A

The petitioner requested reclassification of property, from a B-L Zone to B-R Zone, on the southwest corner of Eastern and Taylor Avenues; southwest corner of Eastern and Margaret Avenues and on the southwest and southeast corners of Maryland and Taylor Avenues, in the Fifteenth District of Baltimore County.

The petitioner also requested the following variances:

Section 238.1 - Front yard:

Parcels Nos. 1 and 2 - To permit a front yard of 26 feet instead of the required 50 feet;

Parcel No. 5 - To permit a front yard of zero feet instead of the required 25 feet.

Section 238.2 - Side and Rear Yards:

Parcel No. 1 - To permit a side and rear yard of zero feet instead of the required 30 feet.

Parcel No. 2 - To permit side yards of 25 feet on the west and 13.5 feet on the east and a rear yard of zero feet instead of the required 30 feet.

Parcel No. 5 - To permit side yards of zero feet on the west and 24.5 feet on the east instead of the required 30 feet; and to permit 15 feet between buildings instead of the required 60 feet.

The petitioner prays in the zoning of the subject property on the Land use Map, therefore, the reclassification should be had.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

ORDER RECEIVED FOR FILING

DATE 7/14/64 BY J. A. HARRIS, JR.

ROGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
4200 ELKRODE AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
420 HIGHLAND STREET / GAITHERSBURG, MD. 20878 (301) 254-3300
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 341-3790
13 S. WASHINGTON STREET / EASTON, MD. 21601 (410) 822-5137

March 20 1965.

Description of the "Essex Shopping Center" on Eastern Avenue for Reclassification from B. L. to B. R. With a Variance to Front and Side Yard Regulations.

BEGINNING for the first at the corner formed by the intersection of the south side of Eastern Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the west side of Taylor Avenue South 14 degrees 23 minutes East 145 feet to the north side of a 10 foot alley, thence running and binding on the north side of said 10 foot alley South 75 degrees 37 minutes West 200.00 feet, thence leaving said alley North 14 degrees 23 minutes West 145.00 feet to said south side of Eastern Avenue, thence running and binding on said south side of Eastern Avenue North 75 degrees 37 minutes East 200.00 feet to the place of beginning. Containing 0.66 acres of land, more or less.

BEGINNING for the second at the corner formed by the intersection of the south side of Eastern Avenue, 50 feet wide, with the west side of Margaret Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said west side of Margaret Avenue South 14 degrees 23 minutes East 145.00 feet to the north side of a 10 foot alley, thence running and binding on the north side of said 10 foot alley South 75 degrees 37 minutes West 350.00 feet to the east side of Taylor Avenue, 50 feet wide, thence running and binding on said east side of Taylor Avenue North 14 degrees 23 minutes West 145.00 feet to said south side of Eastern Avenue, thence running and binding on said north side of Eastern Avenue North 75 degrees 37 minutes East 350.00 feet to the place of beginning. Containing 1.16 acres of land, more or less.

L. ALAN EVANS, P.E., L.S.
J. CARROLL HAGAN, L.S.
GEORGE W. HOLDEFER, P.E.
CAMBRIDGE ASSOCIATES AND EASTON
JESSE W. HURLEY RICHARD L. HULL

Page 2

BEGINNING for the third at the corner formed by the intersection of the north side of Maryland Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said north side of Maryland Avenue South 75 degrees 37 minutes West 145.00 feet, thence leaving said north side of Maryland Avenue and running and binding on the east side of a 10 foot alley there situate North 14 degrees 23 minutes West 145.00 feet to the south side of another 10 foot alley, thence running and binding on the south side of said 10 foot alley North 75 degrees 37 minutes East 145.00 feet to said west side of Taylor Avenue, thence running and binding thereon South 14 degrees 23 minutes East 145.00 feet to the place of beginning. Containing 0.48 acres of land, more or less.

BEGINNING for the fourth at the corner formed by the intersection of the north side of Maryland Avenue, 50 feet wide, with the west side of Margaret Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said north side of Maryland Avenue South 75 degrees 37 minutes West 350.00 feet to the corner formed by the intersection of said north side of Maryland Avenue with the east side of Taylor Avenue, 50 feet wide, thence running and binding on said east side of Taylor Avenue North 14 degrees 23 minutes West 145.00 feet to the south side of a 10 foot alley there situate, thence running and binding on said alley North 75 degrees 37 minutes East 350.00 feet to said west side of Margaret Avenue, thence running and binding on said west side of Margaret Avenue South 14 degrees 23 minutes East 145.00 feet to the place of beginning. Containing 1.16 acres of land, more or less.

BEGINNING for the fifth at the corner formed by the intersection of the south side of Maryland Avenue, 50 feet wide, with the west side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the west side of Taylor

Petition for Variance from Section 238.1 - Front Yard

Parcel Nos. 1 & 2 - To permit a front yard of 26 feet instead of the required 50 feet.

Parcel No. 5 - To permit a front yard of zero feet instead of the required 25 feet.

Section 238.2 - Side and Rear Yards

Parcel No. 1 - To permit a side and rear yard of zero feet instead of the required 30 feet.

Parcel No. 2 - To permit side yards of 25 feet on the west and 13.5 feet on the east and a rear yard of zero feet instead of the required 30 feet.

Parcel No. 5 - To permit side yards of zero feet on the west and 24.5 feet on the east instead of the required 30 feet; and to permit 15 feet between buildings instead of the required 60 feet.

The reason for said request is that said buildings are now presently built and cannot be removed.

Page 3

Avenue South 14 degrees 23 minutes East 100.00 feet, thence leaving Taylor Avenue and running South 75 degrees 37 minutes West 145.00 feet to the east side of a 10 foot alley thence running and binding on the east side of said 10 foot alley North 14 degrees 23 minutes West 100.00 feet to the south side of Maryland Avenue, thence running and binding thereon North 75 degrees 37 minutes East 145.00 feet to the place of beginning. Containing 0.33 acres of land, more or less.

BEGINNING for the sixth at the corner formed by the intersection of the south side of Maryland Avenue, 50 feet wide, with the east side of Taylor Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on the south side of Maryland Avenue North 75 degrees 37 minutes East 145.00 feet to the west side of a 10 foot alley, thence leaving Maryland Avenue and running and binding on the west side of said 10 foot alley South 14 degrees 23 minutes East 300.00 feet to the north side of Virginia Avenue, thence running and binding on said north side of Virginia Avenue South 75 degrees 37 minutes West 145.00 feet to the east side of Taylor Avenue, thence running and binding thereon North 14 degrees 23 minutes West 300.00 feet to the place of beginning. Containing 1.00 acres of land, more or less.

Note: this description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CALDWELL AVE.
TOWSON, MD. 21204
TEL. 2-2000GEORGE E. GAVIN, JR.
DIRECTOR
JOHN G. ROSE
SPECIAL ASSISTANTRobert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

May 27, 1969

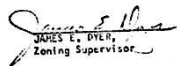
RE: Type of Hearings: Reclassification
from an BL zone to an BR zone
Locations: SW/Cor. Eastern Blvd.
& Taylor Avenue
15th District
Petitioner: E & T Realty
Committee Meeting of May 20, 1969
Item 275

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,


JAMES L. MYERS,
Zoning Supervisor
JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 27, 1969

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221Oliver L. Myers
CHAIRMANMEMBERS
BUREAU OF PLANNING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF PUBLIC UTILITIES
HEALTH DEPARTMENT
BUREAU OF PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject properties are presently improved with two story brick stores, some facing Eastern Avenue, and some facing the 10 ft. alley; a one story brick library, and a one story brick post office. The properties are surrounded with stores and dwellings; stores to the east, north and west; dwellings to the east, west and south. Taylor Avenue, Maryland Avenue, Margaret Avenue, and Eastern Avenue are improved with concrete curb and gutter and the parking areas are channelized.

BUREAU OF ENGINEERING:

Highways:

Eastern Avenue is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

All other streets adjacent to the subject property are County roads which have been improved in the past and all existing curb and gutter and paving are in satisfactory condition. Margaret Avenue and Taylor Avenue are companion one-way streets and the paving width varies on both streets in the block between Eastern Avenue and Maryland Avenue. However, no further highway improvements are required at this time.

BUREAU OF ENGINEERING

Zoning Plat - Comment

275. Property Owner: E & T Realty
Location: S/W cor. Eastern Blvd. & Taylor Ave.District: 15th
Present Zoning: BL
Proposed Zoning: BR Var. to Sec. 238.1, 238.2
No. Acres: 4.5

Highways:

Eastern Avenue is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

All other streets adjacent to the subject property are County roads which have been improved in the past and all existing curb and gutter and paving are in satisfactory condition. Margaret Avenue and Taylor Avenue are companion one-way streets and the paving width varies on both streets in the block between Eastern Avenue and Maryland Avenue. However, no further highway improvements are required at this time.

If the requested zoning reclassification and variance are granted and a new use is made of the subject properties, which generates additional traffic or traffic problems, additional highway improvements will be required for the sub-standard portions of Margaret and Taylor Avenues. This matter, including highway right-of-way widening, shall be fully determined prior to the issuance of any change of occupancy or building permits.

All existing and/or proposed entrances and their locations are subject to the approval of the Department of Traffic Engineering and the Fire Department.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

RMD:m

1" S.W. Key Sheet
1/4" S.E. 27 Position Sheet
S.E. 1/4 200' Scale Topo

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

Highways: (Continued)

If the requested zoning reclassification and variance are granted and a new use is made of the subject properties, which generates additional traffic or traffic problems, additional highway improvements will be required for the sub-standard portions of Margaret and Taylor Avenues. This matter, including highway right-of-way widening, shall be fully determined prior to the issuance of any change of occupancy or building permits.

All existing and/or proposed entrances and their locations are subject to the approval of the Department of Traffic Engineering and the Fire Department.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The 27 spaces along Eastern Avenue create a safety problem and should be eliminated.

Additional variations to Section 409.2c(4) should be obtained and screening provided as per Section 409.2c(1) of the Baltimore County Zoning Regulations.

BUREAU OF TRAFFIC ENGINEERING:

A change from BL to BR should create no major change in trip density.

BOARD OF EDUCATION:

No effect on student population.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

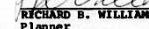
JOHN G. ROSE
TO: Zoning Commissioner Date: May 23, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #275

May 20, 1969
E & T Realty
S/W cor. Eastern Blvd. &
Taylor Ave.

The 27 spaces along Eastern Avenue create a safety problem and should be eliminated.

Additional variations to Section 409.2c(4) should be obtained and screening provided as per Section 409.2c(1) of the Baltimore County Zoning Regulations.

RBM:vh


RICHARD B. WILLIAMS
Planner

- Page 3 -

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

FIRE DEPARTMENT:

This department will require owners to submit plans to show what this property will be used for.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE RECORDS COMMISSION:

At present there is angle parking fronting the site on Eastern Avenue between Taylor Ave. and Margaret Ave. which necessitates the backing of vehicles into Eastern Avenue. Considering the high volume of traffic on Eastern Ave., the backing of vehicles onto the highway is at best an undesirable situation.

The plan indicates no change in the parking arrangement.

It is the understanding of this office that when the existing buildings on the site were constructed an agreement was made with the developer whereby angle parking was permitted by the State Roads Commission. Therefore, it would be difficult for the Commission to require a change in the parking arrangement at the present time.

The plan indicates a considerable amount of off street parking for the site. Therefore, it is strongly recommended that the existing angle parking be substituted with parallel parking.

ZONING ADMINISTRATION DIVISION:

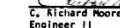
Petitioner will be required to screen the parking area which abuts the residential zoning in the applicable locations. This must be

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 275 - ZAC - May 20, 1969
Property Owner: E & T Realty
Eastern Blvd. & Taylor Avenue
BR Var. to Sec. 238.1, 238.2

Date: May 21, 1969

A change from BL to BR should create no major change in trip density.


C. Richard Moore
Engineer II

CRM:mr

- Page 4 -

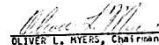
Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221
Item 275

May 27, 1969

4 ft. high compact screen planing or fencing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,


OLIVER L. MYERS, Chairman
OLM:JD
Enc.

Petitioner: E & T Realty
Location: SW COR. EASTERN BLVD & TAYLOR AVE
District: 15
Present Zoning: BL
Proposed Zoning: BR Var. to Sec. 238.1, 238.2
No. of Acres: 4.5

Comments: NO EFFECT ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: May 22, 1969
FROM: John France
SUBJECT: SW Cor. Eastern Blvd. & Taylor Ave.
E & T Realty

Must meet all requirements of Baltimore County Building Code.

John France
John France

JF:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 22, 1969
ATTN: Mr. Myers
FROM: Captain Charles F. Morris, Sr.
Baltimore County Fire Department
SUBJECT: Property Owner: E. and T. Realty

Item #275 Zoning Agenda May 20, 1969

Location: SW corner Eastern Blvd. and Taylor Avenue
District: 15th

#1 This department will require owners to submit plans to show what this property will be used for.

cc: Mr. Martin Hanna
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: May 20, 1969
FROM: William M. Greenwalt
SUBJECT: Item 275 - Zoning Advisory Committee Meeting, May 20, 1969

275. Property Owner: E & T Realty
Location: SW/Cor. Eastern Blvd. & Taylor Avenue
District: 15th
Present Zoning: BL
Proposed Zoning: BR Var. to Sec. 238.1, 238.2
No. Acres: 4.5

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WML/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1969
FROM: George E. Gavett, Director of Planning
SUBJECT: Petition No. 70-10-RA—to reclassify properties in the vicinity of Eastern, Maryland, Taylor, and Margaret Avenues (15th Election District) as B.R., from their present classification as B.L.; and to reduce various required yard dimensions. (E&T Realty, petitioner.)

HEARING: Wednesday, July 9, 1969—11:00 A.M.

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

The B.L. zoning classification is basically intended to foster and accommodate continuous retail frontage, unbroken by the excessive numbers of vehicular access ways that lead to interference with pedestrian traffic. Although B.L. zoning has been only moderately successful in this respect, it is clearly less likely to allow disruptions of retail continuity than the B.R. classification. The latter, in fact, requires that spaces be provided around buildings so as to facilitate vehicular circulation—requirements that the petitioner in the subject case seeks to nullify.

From a planning viewpoint, it makes no sense to reclassify property and at the same time waive the requirements of the new classification being applied. This is particularly true when the majority of well-established uses in a particular development clearly fall within the present classification, as they do in the subject case.

We believe that the Comprehensive Zoning Map for the Eastern Planning Area was absolutely correct as applied to the subject property, and we see no legitimate changes which would justify the rezoning sought.



STATE OF MARYLAND
STATE ROADS COMMISSION
150 WEST BALTIMORE AVE.
BALTIMORE, MD 21201

May 22, 1969

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

Re: Zoning Advisory Committee
Meeting May 20, 1969
ITEM 275: Property Owner:
E & T Realty
Location: SW/Cor Eastern Blvd.
(Route 150) & Taylor Ave.
15th District
Present Zoning: BL
Proposed Zoning: BR var. to Sec.238
1,235.2

Dear Mr. Rose:

At present there is angle parking fronting the site on Eastern Avenue between Taylor Ave. and Margaret Ave., which necessitates the backing of vehicles into Eastern Avenue. Considering the high volume of traffic on Eastern Ave., the backing of vehicles onto the highway is at best an undesirable situation.

The plan indicates no change in the parking arrangement.

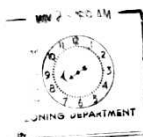
It is the understanding of this office that when the existing buildings on the site were constructed an agreement was made with the developer whereby angle parking was permitted by the State Roads Commission. Therefore, it would be difficult for the Commission to require a change in the parking arrangement at the present time.

The plan indicates a considerable amount of off-street parking for the site. Therefore, it is strongly recommended that the existing angle parking be substituted with parallel parking.

Very truly yours,

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

CLJ:EMsk



TELEPHONE
923-3000
EXT. 387

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

No. 64611

DATE July 16, 1969

TO: Franklin Realty and Planning Co.
19 W. Franklin Street
Baltimore, Md. 21201

QUANTITY	DESCRIPTION	AMOUNT
1	Advertising and posting of property for E & T Realty 775-10-34	175.00

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

TELEPHONE
923-3000
EXT. 387

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

No. 62286

DATE June 17, 1969

TO: Robert J. Rensick, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

QUANTITY	DESCRIPTION	AMOUNT
1	Petition for Reclassification and Variance for E & T Realty Co 775-10-34	50.00

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

Robert J. Rensick, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

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

Your Petition has been received and accepted for filing this

day of July 1969

JOHN G. ROSE,
Zoning Commissioner

Petitioner: E & T Realty

Petitioner's Attorney: Robert J. Rensick

Reviewed by: Oliver L. Myers

Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

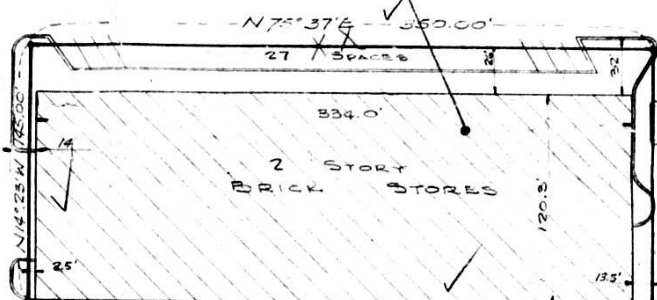
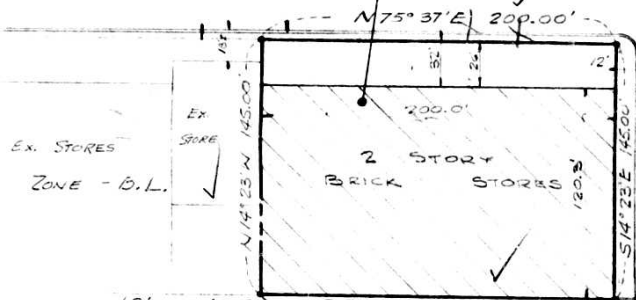
District: 15th Date of Posting: 6/14/69
Posted for: Hearing, Wed. July 9, 69 At 11:00 A.M.
Petitioner: E & T Realty
Location of property: SW/Cor. Eastern Blvd. & Taylor Ave. SW/Cor. of
Eastern & Margaret Aves. 15th Election District
Location of Sign: 15th District
Remarks: The building is a 2-story brick building with a flat roof. It is located on the corner of Eastern Blvd. and Taylor Ave. The building is in good condition and is well-maintained.
Posted by: M. Myers, Esq. Date of return: 7/13/69

PARCEL N°1

PARCEL N°2

EASTERN

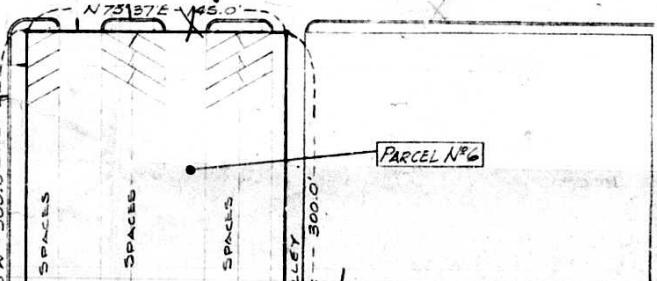
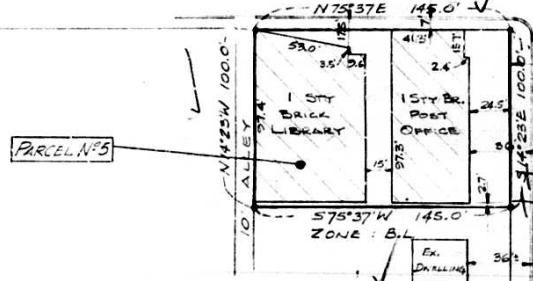
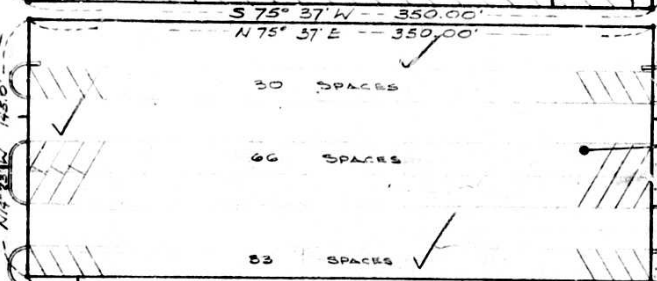
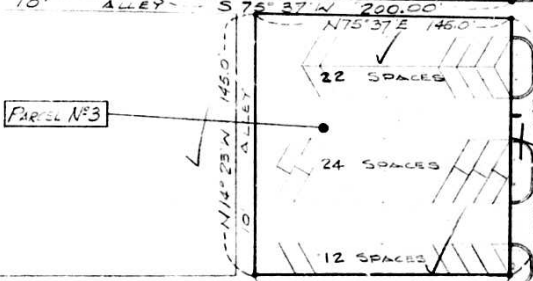
AVENUE



PARCEL N°3

PARCEL N°4

OFFICE COPY



ZONING PLAT
OF

ESSEX SHOPPING CTR.

15th ELECTION DISTRICT BALTIMORE COUNTY, MD.

VIRGINIA

AVENUE

Notes: (ALL PARCELS COMBINED)

EX. ZONE - B.L.
PRO. ZONE - B.A. WITH PARALLEL TO FRONT, SIDE
REAR YARD REQUIREMENTS.
PRO. USE - RETAIL STORES
TOTAL FLOOR AREA - 66,240.0' SHOP GR.
NO. PARKING SPACES REQUIRED - 855
NO. PARKING SPACES EXISTING - 353
EX. USE - RETAIL STORES
TOTAL FLOOR AREA (LIBRARY & RO.) - 9,978.0'

66,240.0'	521
9,978.0'	34
8000'	255
TOTAL	255

Revised 5/11/69
Revised 5/18/69



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DATE 2/20/69 SCALE 1" = 50'

DRAWING N° 239