

**PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, 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 M.H.-I.M. District to an R.M.-I.M. District and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

SEE ATTACHED MEMORANDUM.

RECEIVED  
BALTIMORE COUNTY  
MAR 7 9 04 AM '81  
COUNTY BOARD  
COURT HOUSE  
BY: \_\_\_\_\_

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Street or Box: \_\_\_\_\_  
City and State: \_\_\_\_\_

Legal Owner(s):  
Chesapeake Park, Inc.  
(Type or Print Name)  
By: *William L. Lambdin*  
Signature: \_\_\_\_\_, President  
Street or Box: \_\_\_\_\_  
City and State: \_\_\_\_\_

Attorney for Petitioner:  
Robert J. Romadka/Charles E. Foss  
(Type or Print Name)  
*Robert J. Romadka*  
Signature: \_\_\_\_\_  
809 Eastern Boulevard  
Street or Box: \_\_\_\_\_  
Baltimore, Maryland 21221  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: 686-8274  
Telephone No.: \_\_\_\_\_

BABC Form 1

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

April 24, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Robert J. Romadka and  
Charles E. Foss, Esquires  
809 Eastern Blvd.  
Baltimore, Maryland 21221

Re: Item No. 4 (Cycle I - April -  
Oct. 1981)  
Petitioner: Chesapeake Park, Inc.  
Reclassification Petition

Gentlemen:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the 1st 1980-81 zoning cycle.

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 29, 1981. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

This currently vacant site, zoned M.H.-I.M., and proposed to be rezoned B.M.-I.M., is located on the southwest corner of Eastern Blvd. and Wilson Point Road in the 15th Election District. This property was the subject of two previous zoning hearings (Case Nos. 73-197 and 78-41-R) in which a similar proposal to rezone this property was requested.

As indicated in my conversation with Mr. Foss, the site plans must be sealed and the descriptions revised. In addition, the briefs should be revised to delete the proposed use of the property or the site plans revised to comply with the requirements of Bill No. 46-79.

Item No. 4 - Chesapeake Park, Inc.  
Page Two - April 24, 1981

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

Very truly yours,  
*Nicholas B. Conzolari*  
NICHOLAS B. CONZOLARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Chesapeake Park, Inc.  
P.O. Box 5061  
Baltimore, Md. 21220

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 31, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #4 (Cycle I - April-October 1981)  
Property Owner: Chesapeake Park, Inc.  
S/W corner Eastern Blvd. & Wilson Point Rd.  
Existing Zoning: M-I-M  
Proposed Zoning: B-M-I-M  
Acres: 18.480 District: 15th

Dear Mr. Reiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Block "B" of the plat "Chesapeake Park Re-Subdivision", recorded E.H.K., Jr. 41, Folio 49.

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item #19 Cycle II (October 1971-April 1972), Item #3 Cycle IV (October 1972-April 1973), and Item #23 Cycle I (April-October 1977) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #4 Zoning Cycle I (April-October 1981).

Very truly yours,  
*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:as

cc: Jack Wimbley

1-NE Key Sheet  
13 & 14 NE 35 & 36 Pos. Sheets  
NE 4 I Topo  
90 Tax Map

Attachments

May 2, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #23 (Cycle I April-October 1977)  
Property Owner: Chesapeake Park, Inc.  
S/W cor. of Wilson Point Rd. & Eastern Blvd.  
Existing Zoning: M.H.-I.M. District  
Proposed Zoning: B.M.  
District: 15th No. of Acres: 18.480

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #19 Cycle II (October 1971-April 1972) and Item #3 Cycle IV (October 1972-April 1973).

Those comments are referred to for your consideration.

Additional fire hydrant protection will be required in the vicinity.

Very truly yours,  
*Donald W. Tucker*  
DONALD W. TUCKER, P.E.  
Acting Chief, Bureau of Engineering

DWT:EAM:FWR:as

cc: W. Manchel

1-NE Key Sheet  
14 NE 35 & 36 Pos. Sheets  
NE 4 I Topo  
90 Tax Map

Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
October 20, 1972

Bureau of Engineering  
ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #3 (Cycle Zoning IV Oct. 1972 - April 1973)  
Property Owner: Chesapeake Park, Inc.  
S/W cor. of Wilson Point Rd. & Eastern Avenue  
Present Zoning: "M"  
Proposed Zoning: Reclass. from "M" to P.P.  
District: 15th No. Acres: 18.480 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highway Comments:

Eastern Boulevard (Md. Rte. 150) and Wilson Point Road (Md. Rte. 527) are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

Storm Drain Comments:

Eastern Boulevard and Wilson Point Road are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the State Highway Administration.

The Petitioner shall be responsible for the relocation of any public storm drains associated with the development of this site. An existing 48-inch pipe is shown crossing under a future storm drain which will not be allowed providing that drain is maintained by Baltimore County.

If the existing storm drain system is inadequate, the Petitioner will be responsible to supplement or replace the system as required for adequacy.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or hazard to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control Comments:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item #3 (Cycle Zoning IV Oct. 1972 - April 1973)  
Property Owner: Chesapeake Park, Inc.  
Page 2  
October 20, 1972

Water Comments:

Public water is available from the existing 12-inch water main in Wilson Point Road.

Sanitary Sewer Comments:

Public sanitary sewers can be made available by the construction of a private onsite sewer which will have to be pumped via a force main through the property westerly to the existing 15-inch sewer at Eastern Boulevard and Martin Boulevard. The Petitioner will be responsible for obtaining the necessary easements or rights-of-way required for the construction and maintenance of his sewer facilities.

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:RAM:as

1-NE Key Sheet  
14 NE 35 & 36 Position Sheet  
NE 4 I Topo



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 19, 1981

Mr. William Hammond cc: Walter Reiter  
Zoning Commissioner Chairman of Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Chesapeake Park, Inc.

Location: SW/Corner Eastern Blvd. & Wilson Point Road

Item No.: 4 Zoning Agenda Meeting of March 16, 1981

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrants at 300 foot intervals

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Nagand* Noted and Approved: *George M. Nagand*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*Withdrawn*

TO: SA Eric DiMenna Date: November 8, 1971  
AT: Oliver L. Myers

FROM: Ellsworth M. Diver, P.E.

SUBJECT: Item #19 (Cycle October 1971 - April 1972)  
Property Owner: Chesapeake Park, Inc.  
Location: S/W corner Eastern Blvd. and Wilson Point Rd.  
Present Zoning: M.H.  
Proposed Zoning: Reclass. to P.R.  
District: 15th Sector: Eastern  
No. Acres: 18.48

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Access may be obtained from Eastern Boulevard and Wilson Point Road which are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

The 100-foot and 150-foot right-of-ways indicated for Wilson Point Road and Eastern Boulevard respectively appear to be satisfactory.

Storm Drains:

Eastern Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

This site drains away from Eastern Boulevard toward the southern boundary of the property. Although no provisions for the accommodation of storm water have been indicated on the plan, storm drain facilities will be required to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #19 (Cycle October 1971 - April 1972)  
Property Owner: Chesapeake Park, Inc.  
Page 2  
November 9, 1971

Sediment Control: (Cont'd)

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Water:

Public water is available from the existing 12-inch water main in Wilson Point Road.

Sanitary Sewer:

Public sanitary sewerage can be made available by the construction of a private onsite sewer which will have to be pumped via a force main through the property westward to the existing 15-inch sanitary sewer at Eastern Avenue and Martin Boulevard. The Petitioner will be responsible for obtaining the necessary easements or rights-of-ways required for the construction and maintenance of his sewer facilities.

*Ellsworth M. Diver*  
ELLSWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END:ZAM:MK:iss

I-2E Key Sheet  
1E & 1 Topo  
13 NE 35... Position Sheets



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

March 24, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
County Office Bldg.  
Towson, Md. 21204

Re: Cycle I - 1981  
Meeting of 3-16-81  
ITEM: #4  
Property Owner: Chesapeake Park, Inc.  
Location: S/W corner Eastern Blvd. (Route 150) & Wilson Point Rd. (Route 587)  
Existing Zoning: MH-IM  
Proposed Zoning: RM-IM  
Acres: 18.480  
District: 15th

Attention: Mr. N. Commodari

Dear Mr. Reiter:

Upon inspection of the site on March 17, 1981 comments are as follows.

Any development at this site will require improvements to Eastern Blvd. (Route 150) and Wilson Point Road (Route 587) frontage along with left turn lanes and deceleration lanes.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*George Wittman*  
By: George Wittman

CL:GW:vrd

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

RECEIVED  
BALTIMORE COUNTY  
MAY 27 1 58 PM '81  
OFFICE OF PLANNING AND ZONING



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

April 14, 1981

Mr. Walter A. Reiter, Jr., Chairman  
Board of Appeals  
Room 219 - Court House  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #4, Zoning Cycle I, April, 1981, are as follows:

Property Owner: Chesapeake Park, Inc.  
Location: SW/Corner Eastern Blvd and Wilson Point Road  
Existing Zoning: MH-IM  
Proposed Zoning: BM-IM  
Acres: 18.480  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted, a detailed site plan must be approved before any proposed development may commence.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Office of Law  
Court House  
Towson, Maryland 21204

Item No. 4 - ZAC - Meeting of March 16, 1981  
Property Owner: Chesapeake Park, Inc.  
Location: SW/Corner Eastern Blvd. & Wilson Point Road  
Existing Zoning: MH-IM  
Proposed Zoning: RM-IM  
Acres: 18.480  
District: 15th

Dear Mr. Reiter:

The present MH zoning can be expected to generate approximately 1,850 trips per day and the proposed RM zoning can be expected to generate 9,200 trips per day.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

April 2, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #4, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Chesapeake Park, Inc.  
Location: S/W Corner Eastern Blvd. & Wilson Point Rd.  
Existing Zoning: MH-IM  
Proposed Zoning: RM-IM  
Acres: 18.480  
District: 15th

The proposed development must be served by metropolitan water and sewer.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ngt

April 2, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #4, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Chesapeake Park, Inc.  
Location: S/W Corner Eastern Blvd. & Wilson Point Rd.  
Existing Zoning: MH-IM  
Proposed Zoning: RM-IM  
Acres: 18.480  
District: 15th

The proposed development must be served by metropolitan water and sewer.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ngt:JEP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter Reiter Board of Appeals Chairman Date: March 27, 1981
Mr. Charles E. Burnham Plans Review Chief - Permits and Licenses
FROM: Cycle I - 1981
RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Chesapeake Park Inc.
LOCATION: S/W Corner Eastern Blvd. and Wilson Point Road
EXISTING ZONING: MH-IM
PROPOSED ZONING: BM-IM
ACRES: 18.180
DISTRICT: 15th

ITEM NO. 4

No comment at this time except that permits are required for site improvements.

NOTE: All comments are based on data provided on site plan and data provided by the Zoning Advisory Committee.

Charles E. Burnham Plans Review Chief

CEB:rrj

CC: Nick Commodari

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Walter A. Reiter, Jr., Chairman Board of Appeals Date: April 6, 1981
FROM: Sharon Caplan Economic Development Commission
SUBJECT: Zoning Advisory Committee Reclassification Petitions

Item No. 3-- Property Owner: William Black
Location: SW/S Conrail R. R. on S/S Windlass Freeway & N/E end of Philadelphia Avenue
Existing Zoning: R. C. 2
Proposed Zoning: D. R. 5. 5

Item No. 4-- Property Owner: Chesapeake Park, Inc.
Location: SW/Corner Eastern Blvd. & Wilson Point Road
Existing Zoning: MH-IM
Proposed Zoning: BM-IM

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above requests in the best interest of industrial expansion.

Sharon Caplan SHARON CAPLAN

SC:pk

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204
Date: March 23, 1981

Mr. Walter Reiter Chairman, Board of Appeals Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 4
Property Owner: Chesapeake Park, Inc.
Location: SW Corner Eastern Blvd. & Wilson Pt. Rd.
Present Zoning: MH-IM
Proposed Zoning: BM-IM

School Situation Septe. 1980

School Enrollment Capacity Over/Under

Comment: No bearing on student population

Student Yield With: Existing Zoning And Proposed Zoning
Elementary
Junior High
Senior High

Very truly yours,
Nick Petrovich, Assistant Department of Planning

WNP/bp

RE: PETITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF APPEALS
from M.H.-I.M. to B.M.-I.M. OF BALTIMORE COUNTY
SW corner of Eastern Blvd. and Wilson Point Rd., 15th District
CHESAPEAKE PARK, INC., Case No. R-82-64 (Item 4, Cycle I)
Petitioner

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the foregoing Order was mailed to Robert J. Romadka/Charles E. Foss, Esquires, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioner.

John W. Hession, III



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
March 18, 1985

Robert J. Romadka, Esquire
Charles E. Foss, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

Re: Case No. R-82-64
Chesapeake Parks, Inc.

Gentlemen:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl:

cc: William L. Lambdin
Joseph P. Alcarese
Charles F. Bittman
Ms. Lillian M. Valis
Mrs. James Brummelen
Phyllis Cole Friedman
Mr. Arnold Jablon
Mr. James E. Dyer
Mr. Norman E. Gerber
Mr. James G. Hoswell
Board of Education
Jean M. H. Jung

IN THE MATTER OF THE APPLICATION OF CHESAPEAKE PARK, INC. FOR RECLASSIFICATION OF PROPERTY LOCATED SW CORNER EASTERN BLVD. AND WILSON POINT ROAD 15th DISTRICT
BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
NO. R-82-64

ORDER OF DISMISSAL

Petition of Chesapeake Park, Inc. for reclassification from MH-IM to BM-IM of property located on the southwest corner of Eastern Boulevard and Wilson Point Road, in the Fifteenth Election District of Baltimore County.

WHEREAS, by letter dated January 24, 1985, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County Attorney's office stating that any zoning case requesting reclassification of property pending before the Board on the date the new zoning maps are adopted is moot; and

WHEREAS, the Board has not received a reply from its letter of January 24, 1985, within thirty (30) days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within petition.

IT IS HEREBY ORDERED, this 18th day of March, 1985, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman

William R. Evans

Keith S. Franz



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
February 19, 1985

Mr. Charles F. Bittman, President
Wilson Point Civic Improvement Assn., Inc.
1525 Shore Road
Baltimore, MD 21220

Re: Case No. R-82-64
Chesapeake Park, Inc.

Dear Mr. Bittman:

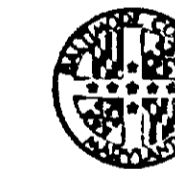
Replying to your letter of January 30, 1985, please be advised that the above referenced case and Issue 5-48 before the Baltimore County Council pertain to the same property.

As stated in your letter, this issue was retired on September 4, 1984, but later, on November 13, 1984, the County Council, by Bill No. 137-86 zoned Issue 5-48, both actions resulting in the property remaining M.H.-I.M.

We trust this is the information you requested.

Very truly yours,

William T. Hackett, Chairman



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
January 24, 1985

Robert J. Romadka, Esquire
Charles E. Foss, Esquire
809 Eastern Boulevard
Baltimore MD 21221

Re: Case No. R-82-64
Chesapeake Park, Inc.

Gentlemen:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

William T. Hackett, Chairman

WTH:e

cc: William L. Lambdin
Joseph P. Alcarese
Charles F. Bittman
Ms. Lillian M. Valis
Mrs. James Brummelen
Phyllis Cole Friedman
Mr. Arnold Jablon
Mr. James E. Dyer
Mr. Norman E. Gerber
Mr. James G. Hoswell
Boa. d of Education
Jean M. H. Jung

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
March 11, 1982

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Md. 21221

Re: Case No. R-82-64  
Chesapeake Park, Inc.

Dear Mr. Romadka:

On August 18, 1981, we notified you that there were pending in the Circuit Court three cases that could possibly have serious impact on the petition for rezoning in the above entitled case which was pending before the Board of Appeals.

At that time it appeared that we could get a final judgment on these three cases in a matter of months. Since then the request for settlement of these cases by Summary Judgment has been denied, and there appears to be no movement toward a full trial or any final judgment.

In view of these developments, the Board wishes to advise you that we will entertain your request for rescheduling of this case if you so desire.

Very truly yours,

William T. Hackett  
William T. Hackett, Chairman

WTH:s

cc: Charles E. Foes, Esq.  
William L. Lambdin

PETITION FOR RE-CLASSIFICATION  
15th DISTRICT  
ZONING: Petition for Re-Classification  
LOCATION: Southwest corner of Wilson Point Rd. & Eastern Blvd.  
DATE & TIME: Tuesday, September 15, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: M.H. (I.M. District)  
Proposed Zoning: B.M. (I.M. District)  
All that parcel of land in the Fifteenth District of Baltimore County  
DESCRIPTION OF TRACT OF LAND S.W. COR. OF WILSON POINT ROAD AND EASTERN BLVD., FOR CHESAPEAKE PARK, INC.  
Beginning for the same at a Concrete Monument on South Side Eastern Blvd., known as S.R.C. Monument #1 A., said monument being at the beginning of the Right-of-Way "Sight-Flare" to Wilson Point Road; thence leaving the said point of beginning and running and binding on said "Sight-Flare" courses referred to True Meridian, S 67° 27' 26" E, 130.76 feet to S.R.C. Monument #2 on the West Right-of-Way Line of Wilson Point Road; thence running and binding on the West Right-of-Way Line of Wilson Point Road by a curve to the right having a radius of 1,382.40 feet Southeastery 186.23 feet, said curve having a chord bearing and distance of S 17° 41' 34" E, 186.09 feet to a nail and Cap thereat; thence leaving the West Right-of-Way Line of Wilson Point Road and running for 3 New-Lines-of-Divisor, (1) S 68° 40' 41" W, 1153.75 feet to a pipe thereat, (2) N 66° 28' 49" W, 141.65 feet, (3) N 21° 35' 29" W, 543.44 feet to a P.K. nail set on the South Right-of-Way of Eastern Blvd., thence running and binding on the South Right-of-Way Line of Eastern Blvd. N 68° 37' 46" E, 1172.77 feet to the place of beginning.  
Containing 18.489 acres.  
Being a part of the lands described in a deed recorded in Baltimore County in Liber 4953 Folio 235.  
Subject to Easements for an underground telephone conduit belonging to the Chesapeake & Potomac Telephone Company and to Easements for underground gas lines belonging to the Baltimore Gas & Electric Company, said lines being shown on the accompanying plat and lying within the area Northernly 30 feet of the above described parcel.  
Also being subject to a Baltimore County Sanitary force main which runs parallel to and 25 feet North of South Line of the above described parcel.  
Being the property of Chesapeake Park, Inc., as shown on plat filed with the Zoning Department Hearing Date: Tuesday, September 15, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.  
By order,  
WILLIAM T. HACKETT,  
Chairman  
County Board of Appeals  
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 1981  
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 each of one time \_\_\_\_\_ weeks before the \_\_\_\_\_ 15th \_\_\_\_\_ day of \_\_\_\_\_ September \_\_\_\_\_, 1981, the next publication appearing on the \_\_\_\_\_ 27th \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 1981.

THE JEFFERSONIAN,  
B. Leask, Manager.

Cost of Advertisement, \$ \_\_\_\_\_

Petition for Re-Classification  
15th DISTRICT  
ZONING: Petition for Re-Classification  
LOCATION: South west corner of Wilson Point Rd. & Eastern Blvd.  
DATE & TIME: Tuesday, September 15, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: M.H. (I.M. District)  
Proposed Zoning: B.M. (I.M. District)  
ALL THAT PARCEL OF LAND in the Fifteenth District of Baltimore County  
Description of Tract of Land  
S.W. Cor. of Wilson Point Road and Eastern Blvd. for Chesapeake Park, Inc.  
BEGINNING for the same at a Concrete Monument on South Side Eastern Blvd., known as S.R.C. Monument #1 A., said monument being at the beginning of the Right-of-Way "Sight-Flare" to Wilson Point Road; thence leaving the said point of beginning and running and binding on said "Sight-Flare" courses referred to True Meridian, S 67° 27' 26" E, 130.76 feet to S.R.C. Monument #2 on the West Right-of-Way Line of Wilson Point Road; thence running and binding on the West Right-of-Way Line of Wilson Point Road by a curve to the right having a radius of 1,382.40 feet Southeastery 186.23 feet, said curve having a chord bearing and distance of S 17° 41' 34" E, 186.09 feet to a nail and Cap thereat; thence leaving the West Right-of-Way Line of Wilson Point Road and running for 3 New-Lines-of-Divisor, (1) S 68° 40' 41" W, 1153.75 feet to a pipe thereat, (2) N 66° 28' 49" W, 141.65 feet, (3) N 21° 35' 29" W, 543.44 feet to a P.K. nail set on the South Right-of-Way of Eastern Blvd., thence running and binding on the South Right-of-Way Line of Eastern Blvd. N 68° 37' 46" E, 1172.77 feet to the place of beginning.  
Containing 18.489 acres.  
Being a part of the lands described in a deed recorded in Baltimore County in Liber 4953 Folio 235.  
Subject to Easements for an underground telephone conduit belonging to the Chesapeake & Potomac Telephone Company and to Easements for underground gas lines belonging to the Baltimore Gas & Electric Company, said lines being shown on the accompanying plat and lying within the area Northernly 30 feet of the above described parcel.  
Also being subject to a Baltimore County Sanitary force main which runs parallel to and 25 feet North of South Line of the above described parcel.  
Being the property of Chesapeake Park, Inc., as shown on plat filed with the Zoning Department Hearing Date: Tuesday, September 15, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.  
By order,  
WILLIAM T. HACKETT,  
Chairman  
County Board of Appeals  
of Baltimore County

The Times  
Middle River, Md., Aug 27 1981  
This is to Certify, That the annexed  
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 1981.  
S. D. W. J. Publisher.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
September 10, 1981  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221  
RE: Petition for Re-classification  
SW/cor. of Wilson Point Rd., & Eastern Blvd.  
Chesapeake Park, Inc. - Petitioner  
Case #R-82-64

Dear Mr. Romadka:  
This is to advise you that \$84.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 101638  
DATE: 9/28/81  
ACCOUNT: 01-662  
AMOUNT: \$84.00  
RECEIVED: Chesapeake Park, Inc.  
FROM: Posting & Advertising of Case #R-82-64  
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR RE-CLASSIFICATION

15th DISTRICT

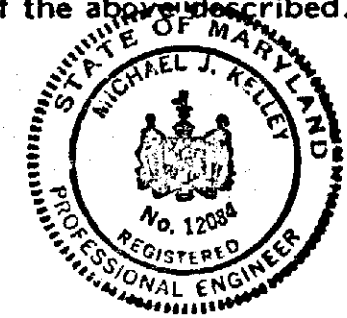
ZONING: Petition for Re-Classification  
LOCATION: South west corner of Wilson Point Rd. & Eastern Blvd.  
DATE & TIME: Tuesday, September 15, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: M.H. (I.M. District)  
Proposed Zoning: B.M. (I.M. District)

All that parcel of land in the Fifteenth District of Baltimore County

DESCRIPTION OF TRACT OF LAND  
S.W. COR. OF WILSON POINT ROAD  
AND EASTERN BLVD.  
FOR  
CHESAPEAKE PARK, INC.

Beginning for the same at a Concrete Monument on South Side Eastern Blvd., known as S.R.C. Monument #1 A., said monument being at the beginning of the Right-of-Way "Sight-Flare" to Wilson Point Road; thence leaving the said point of beginning and running and binding on said "Sight-Flare" courses referred to True Meridian, S 67° 27' 26" E, 130.76 feet to S.R.C. Monument #2 on the West Right-of-Way Line of Wilson Point Road; thence running and binding on the West Right-of-Way Line of Wilson Point Road by a curve to the right having a radius of 1,382.40 feet Southeastery 186.23 feet, said curve having a chord bearing and distance of S 17° 41' 34" E, 186.09 feet to a nail and Cap thereat; thence leaving the West Right-of-Way Line of Wilson Point Road and running for 3 New-Lines-of-Divisor, (1) S 68° 40' 41" W, 1153.75 feet to a pipe thereat, (2) N 66° 28' 49" W, 141.65 feet, (3) N 21° 35' 29" W, 543.44 feet to a P.K. nail set on the South Right-of-Way of Eastern Blvd., thence running and binding on the South Right-of-Way Line of Eastern Blvd. N 68° 37' 46" E, 1172.77 feet to the place of beginning.  
Containing 18.489 acres.  
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Subject to Easements for an underground telephone conduit belonging to the Chesapeake & Potomac Telephone Company and to Easements for underground gas lines belonging to the Baltimore Gas & Electric Company, said lines being shown on the accompanying plat and lying within the area Northernly 30 feet of the above described parcel.  
Also being subject to a Baltimore County Sanitary force main which runs parallel to and 25 feet North of South Line of the above described parcel.  
Being the property of Chesapeake Park, Inc., as shown on plat filed with the Zoning Department Hearing Date: Tuesday, September 15, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.  
By order,  
WILLIAM T. HACKETT,  
Chairman  
County Board of Appeals  
of Baltimore County



APR 24 1982 Signed This 23rd day April 1981  
MICHAEL J. KELLY  
ITEM #4 CYCLE I

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(Baltimore Federal Building)  
ESSEX, MARYLAND 21221  
686-8274  
August 19, 1981

County Board of Appeals  
Room 219 Court House  
Towson, Maryland 21204  
Re: Case No. R-82-64, Item #4 (9.15-81)  
Chesapeake Park, Inc.

Gentlemen:  
In view of the contents of a letter dated August 18, 1981 from your Chairman, William T. Hackett, a postponement of the case presently set for September 15, 1981 at 10:00 A.M. is requested.  
I shall await your notice as to a new hearing date.  
Your cooperation is appreciated.

Very truly yours,  
Robert J. Romadka

cc: Joseph P. Alcaresse, Esquire  
103 Chesapeake Park Plaza  
21220

RECEIVED  
BALTIMORE COUNTY  
COUNTY BOARD  
OF APPEALS  
Aug 20 12 58 PM '81  
BY: [Signature]

Being the property of Chesapeake Park, Inc., as shown on plat plan filed with the Zoning Department  
Hearing Date: Tuesday, September 15, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

494-3180  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
August 25, 1981

Robert J. Romadka, Esquire  
Charles E. Foes, Esquire  
809 Eastern Boulevard  
Baltimore, Md. 21221  
Re: Item #4 - #R-82-64  
Chesapeake Park, Inc.

Dear Messrs. Romadka and Foes:  
Your request for postponement of this case will be granted by the County Board of Appeals. However, since the applicable provisions of the Charter require that the case and the assigned hearing date be advertised, both in the newspaper and by posting, it will be necessary that all requirements are met, it will be necessary that on the morning of the day upon which the case is assigned, the record be opened and the fact of the postponement and the grounds therefore be read into the record, and the postponement be formally granted.  
Accordingly, it is requested that you, or someone representing you, appear on the morning of the scheduled date so that we can complete this formality, which is necessary for the Petitioner's protection. You need not, of course, be accompanied by either parties or witnesses for this purpose. In addition to making certain that all legal requirements with regard to the scheduling, advertising, notification, and opening the record of the case, this procedure will also give the Board the opportunity to explain the facts concerning the postponement and the reasons therefore to any interested parties who appear on the scheduled day pursuant to the advertisement.

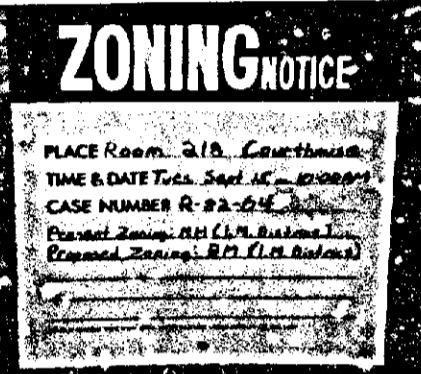
Very truly yours,  
William T. Hackett  
William T. Hackett, Chairman

cc: Mr. William L. Lambdin  
Mr. Joseph P. Alcaresse  
John W. Hession, III, Esq.  
Mr. J. E. Dyer  
Mr. Charles F. Bittman  
Ms. Lillian M. Valis

R-82-64

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 8/30/81  
Posted for: Petition for Reclassification  
Petitioner: Chesapeake Park, Inc.  
Location of property: 3111 E. Wilson Point Rd. & Eastern Blvd.  
Location of Signs: Facing intersection of Wilson Point Rd. & Eastern Blvd.  
Remarks: None  
Posted by: Alan J. Colman Date of return: 9/31/81  
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 100455  
DATE: 8/19/81 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED FROM: Robert J. Romada, Esquire  
FOR: Filing Fee for Case #R-82-64, Item 4, Cycle 1  
VALIDATION OR SIGNATURE OF CASHIER



**Baltimore County, Maryland**  
PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21220

JOHN W. HESSIAN, III  
People's Counsel  
PETER MAX ZIMMERMAN  
Deputy People's Counsel

TEL. 494-2188

August 28, 1981

Mrs. Alberta Pugh  
President, Essex-Middle River Civic Council  
P. O. Box 5031  
Baltimore, Maryland 21220  
RE: CHESAPEAKE PARK, INC., Petitioner  
Case #R-82-64 (Item 4, Cycle 1 - 1981)

Dear Mrs. Pugh:  
I need your assistance with regard to a problem that has arisen in connection with the reclassification cases that have been filed in the present cycle and must under the provisions of the law be advertised and at least called for hearing during the fall. The above-captioned case pertains to a parcel of land which is in or near your community and, although you might not be personally interested in this specific case, you may be aware of individual residents or community groups who are concerned and would be likely to appear at the hearing as protestants. It is my hope that you would take the opportunity to pass along to them this information.

There are presently pending and being litigated in the Circuit Court for Baltimore County three separate suits brought by landowners who are basically contesting the validity of the enactment of the 1980 Comprehensive Zoning Map. We do not anticipate that there will be a definitive ruling with regard to these suits before next spring at the earliest. This brings about the possibility that petitioners and protestants will spend time and sustain monetary loss participating in the trial of a reclassification petition based on a map which might be found invalid. The County Board of Appeals has therefore given each petitioner the option to either proceed with his case at this time on the assumption that the validity of the map will be upheld by the Circuit Court, or, to request a postponement of his case until such time as there has been a definitive judicial ruling.

The petitioner in this case has filed his election in writing with the County Board of Appeals to opt for the postponement. To comply with the law, however, the Board must continue to advertise the petition, both in the newspapers and by posting on the property, giving the date upon which the petition has been assigned for hearing. Additionally, again in order to comply with the law, the Board must actually open the record of proceedings in public session on the day that has been duly advertised. With regard to this case, and such others for which an election for postponement might be made, the formal proceeding before the Board on the advertised date will consist merely of a reiteration of the election for postponement and the granting thereof by the Board. There will be no testimony taken.

My purpose in circulating this letter is not to dissuade or attempt to divert any resident from exercising his legal privilege of attending the formal session of the Board on the date and at the time duly advertised. To the contrary, it is vitally necessary that at least one, and preferably several protestants do appear at the formal hearing so that they can be listed in the case for notification as to the rescheduled date. However, the thought which prompts this letter is that it will permit the protestants to elect from among themselves representatives to attend who need not arrange for absences from work, or for babysitters, or otherwise incur financial penalty when their presence is not necessary as long as others who can conveniently attend do so.

Please remember that all petitioners were given the opportunity to make the selection and some will certainly elect to proceed despite the pendency of the Circuit Court cases. It is therefore important to understand that even within the same community, certain reclassification petitions will proceed to trial while others may not, a circumstance which can certainly cause confusion absent the explanation that I have attempted to give.

We will be happy to hear from anyone having questions concerning the truncated procedure that will be undertaken in this case, and should you have suggestions as to additional addresses for this letter, I would appreciate your calling my office to let us have those suggestions.

Very truly yours,  
*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel for Baltimore County

JWH:sh  
cc: County Board of Appeals

Mrs. James Brummelen  
1524 Wilson Point Road  
Baltimore, Maryland 21220

Sept. 14, 1981

Mrs. Edith J. Eisenhart  
Adm. Sec'y  
County Board of Appeals  
Room 19  
Court House  
Towson, Md. 21204

Re: Case R-82-64  
Item 4 Cycle 1  
Chesapeake Park, Inc.

Dear Mrs. Eisenhart:  
I understand there will be no public notice when this case was heard. The Sept. 15 hearing has been postponed.

Please notify me by letter when this case will be rescheduled. Thank you for your attention and courtesy.

Respectfully,  
James Brummelen

RECEIVED  
BALTIMORE COUNTY  
SEP 15 9 57 AM '81  
COUNTY BOARD OF APPEALS

September 10, 1981

Mrs. Lillian M. Valis, Zoning Chairman  
Wilson Point Civic Improvement Assn.  
1914 Wilson Point Road  
Baltimore, Md. 21220

Re: Case No. R-82-64  
Item #4, Cycle 1  
Chesapeake Park, Inc.

Dear Ms. Valis:  
Replying to your letter of September 5, 1981, this case is presently scheduled to open before the Board on Tuesday, September 15, 1981. However, the attorney for the Petitioner will request that the case be continued to a later date due to cases now pending in the Circuit Court for Baltimore County regarding the validity of the zoning maps.

For your information, enclosed is a copy of the Chairman's letter regarding these three cases and also a copy of his reply regarding the request for postponement.

If any further advice is needed, please do not hesitate to call this office.

Very truly yours,  
*Edith J. Eisenhart*  
Edith J. Eisenhart, Adm. Secretary

Lillian M. Valis  
1914 Wilson Point Road, Baltimore, Maryland 21220

To: Mrs. Edith Eisenhart  
Board of Appeals  
Towson, Md.

RE: Chesapeake Park Inc (Petitioner)  
Case # R-82-64  
Item 4 - Cycle 1 - 1981

Please advise me of the opening hearing date of the above mentioned case.

Thank You  
(Ms) Lillian M. Valis  
Zoning Chairman - Wilson Point Civic Improvement Assn.

RECEIVED  
BALTIMORE COUNTY  
SEP 10 9 13 PM '81  
COUNTY BOARD OF APPEALS

September 8, 1981

Mr. Charles F. Blittman, President  
Wilson Point Civic Improvement Assn.  
1525 Shore Road  
Baltimore, Md. 21220

Re: Case No. R-82-64 (Item #4, Cycle 1)  
Chesapeake Park, Inc.

Dear Mr. Blittman:  
Replying to your letter of September 4, 1981, this case is presently scheduled to open before the Board on Tuesday, September 15, 1981. However, the attorney for the Petitioner will request that the case be continued to a later date due to cases now pending in the Circuit Court for Baltimore County regarding the validity of the zoning maps.

For your information, enclosed is a copy of the Chairman's letter regarding these three cases and also a copy of his reply regarding the request for postponement.

If any further advice is needed, please do not hesitate to call this office.

Very truly yours,  
*Edith J. Eisenhart*  
Edith J. Eisenhart, Adm. Secretary

Encl.

**Wilson Point Civic Improvement Association**  
BALTIMORE, MARYLAND 21220

September 4, 1981

Mrs. Edith Eisenhart  
Secretary Board of Appeals for Zoning  
Court House  
Baltimore County, Maryland 21204

Dear Mrs. Eisenhart, Re: Chesapeake Park Inc Petitioner  
R-82-64 (Item 4, Cycle 1 - 1981)

Our Association wishes to be informed of any zoning in our area.

Please be kind enough to advise us of the date and place of the opening hearing in the above case. We will be deeply appreciative of your cooperation.

Sincerely,  
Charles F. Blittman, President  
Wilson Point Civic Improvement Assn.

1525 Shore Rd  
Baltimore Md 21220  
Phone: 391-1061

RECEIVED  
BALTIMORE COUNTY  
SEP 9 2 24 PM '81  
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 101669

DATE: 10/15/81 ACCOUNT: 01-662

AMOUNT: \$51.31

RECEIVED FROM: Chesapeake Park, Inc.  
FOR: 2nd full page advertisement of Case #R-82-64

33340116 5131

October 13, 1981

OFFICE BOX 501  
408E MARYLAND 21204  
PHONE (301) 886-4532

VALIDATION OR SIGNATURE OF CASHIER  
MS. KAREN RIEGEL  
County Office Building  
Room 113  
Towson, Maryland 21204

Re: Petition for Re-classification  
Case #R-82-4

Dear Ms. Riegel:  
Attached please find our check number 2954 dated October 13, 1981  
in the amount of \$51.31 which is due for the advertising and posting of  
the property located on the SW/corner of Wilson Point Road and Eastern Blvd.

Very truly yours,

*K. to. Kozak*  
RECEIVED  
BALTIMORE COUNTY  
OCT 20 1 41 PM '81

Encl.  
cc: Robert J. Romadka

KGR/jgd

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

August 20, 1981

NOTICE OF HEARING

RE: Petition for Re-Classification  
SW/corner of Wilson Point Rd. & Eastern Blvd.  
Chesapeake Park, Inc. - Petitioner  
Case #R-82-64, Item 4, Cycle 1

TIME: 10:00 A.M.

DATE: Tuesday, September 15, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

*9-14-81 granted continuance per WTH.*

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(BERNARD FEDERAL BUILDING)  
BALTIMORE, MARYLAND 21221

March 18, 1982

Mr. William T. Hackett, Chairman  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

RE: Case No. R-82-64  
Chesapeake Park, Inc.

Dear Mr. Hackett:

Thank you for your letter of March 11, 1982. I have  
reviewed your letter with my client's and therefore do not wish  
the Board to schedule our case for hearing at this time. Pending  
the outcome of the three cases you have cited, we would prefer  
our case being scheduled for hearing after the outcome of these  
cases.

Very truly yours,  
*Robert J. Romadka*

RJR/msw  
cc. Mr. William L. Lambdin

RECEIVED  
BALTIMORE COUNTY  
MAR 22 10 21 AM '82  
COUNTY CLERK'S  
OFFICE



Wilson Point Civic Improvement Association

BALTIMORE, MARYLAND 21220

January 30, 1985  
William T. Hackett, Chairman  
County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204

Re: Case No. R-82-64  
Chesapeake Park Inc.

Dear Mr. Hackett,  
Pursuant to your letter of January 24, 1985, we would  
like to be advised whether case R-82-64 is the same  
as case 5-48 which the Baltimore County Council shelved  
for the new Comprehensive Map.

We shall await your reply so that we can  
determine what action to take.

We would also request, after the 30 day period, that  
we promptly be advised of the outcome.

We are sorry to advise that Mrs. James Brumwell  
is deceased. She was a valuable asset to our organization and  
is included in your correspondence list.

Very truly yours,  
Charles F. Bittman, President  
Wilson Point Civic Improvement Assn. Inc.  
1525 Shore Rd - 21220

RECEIVED  
COUNTY BOARD OF APPEALS  
MRS. KAREN RIEGEL  
MAR 22 4 11 PM '85

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 5, 1981

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Re-classification  
SW/corner Wilson Point Rd. & Eastern Blvd.  
Case #R-82-4 - Item #4  
Chesapeake Park, Inc. - Petitioner

Dear Mr. Romadka:

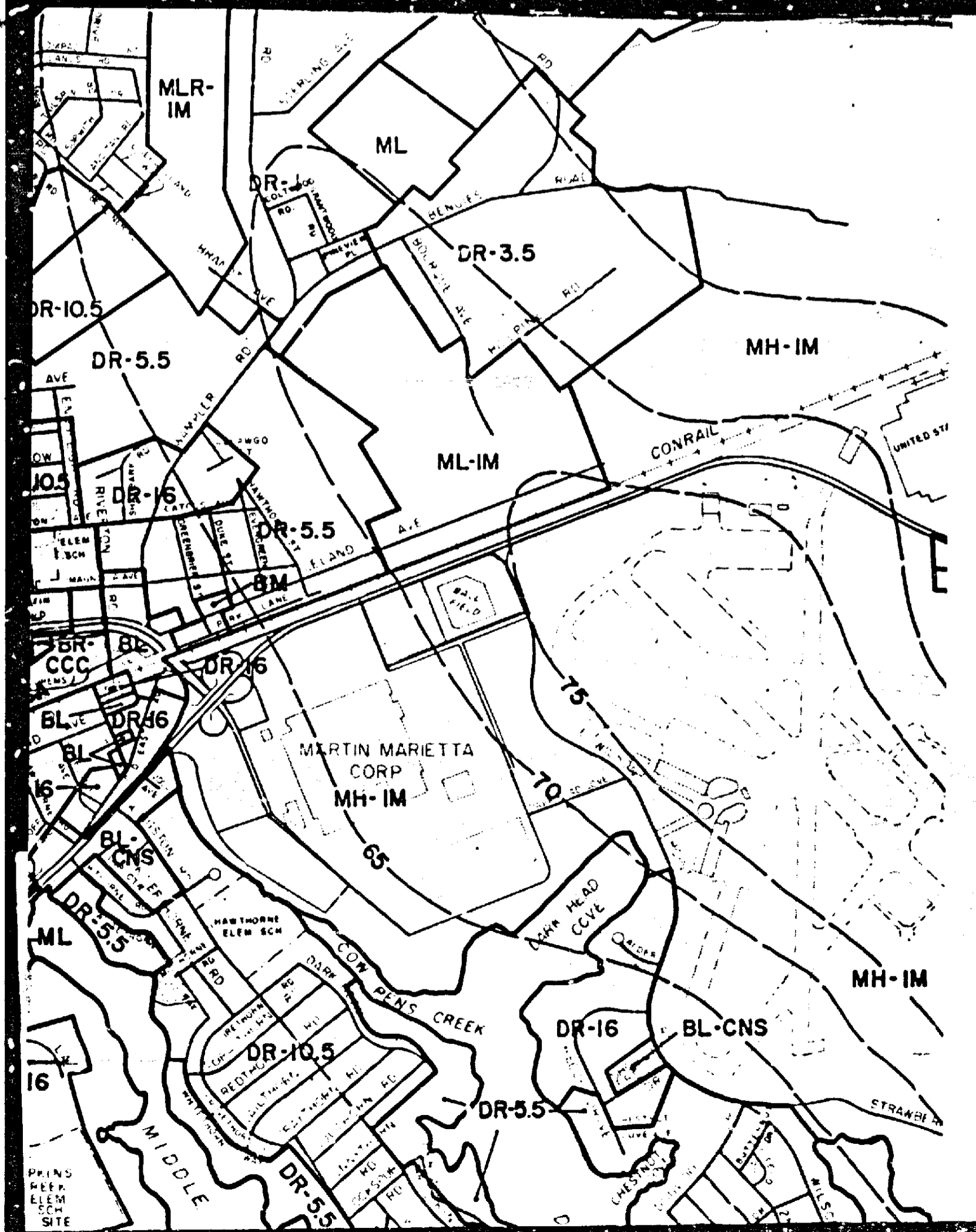
This is to advise that \$51.31 is due for the 2nd full page add of  
the cycle 1 billing. You have already been billed for the 1st full page add as well  
as for the individual posting and advertising of this property. All bills must be paid  
before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to  
Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as  
soon as possible.

Very truly yours,

William E. Hammond  
Zoning Commissioner

WEH:klr



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 30, 1981

Robert J. Romadka and  
Charles E. Foss, Esquire  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Item 4 - Cycle No 1  
Petitioner - Chesapeake Park, Inc.  
Reclassification Petition

Gentlemen:

This is to advise you that \$77.15 is due for the first advertising  
of the above property. No additional bills will be forwarded to you in the near future.  
All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel,  
Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:klr

CHESAPEAKE PARK, INC., Petitioner #R-82-64 (Item 4, Cycle 1-1981) RECLASSIFICATION  
ATTY: Robert J. Romadka, Esq. & Charles E. Foss, Esq.  
809 Eastern Blvd., 21221  
SW corner Eastern Blvd. & Wilson Point Rd., 15th Dist. (18.480 acres)

PRESENT ZONING: MH-IM; PROPOSED ZONING: BM-IM

CBA Hearing Jan, Sep 25, 81, 20am

8-19-81 - CBA letter to all residents, Petitioners  
8-26-81 - letter to Romadka, Esq. from CBA re postponement  
NOTE: on morning of day upon which case is argued  
appeal will be read & if of postponement is granted  
appeal will be read after record is postponed & granted  
9-1-81 - County Council held session 5-48  
11-23-81 - County Council  
Bill 0137-84 passed  
Issue 5-48 at MH-IM

SEE: Issue 5-48 on 1984  
Comp. zoning map  
Petitioner: MH-IM  
Request: BM-IM  
Rule: Staff Review: MH-IM

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 100407

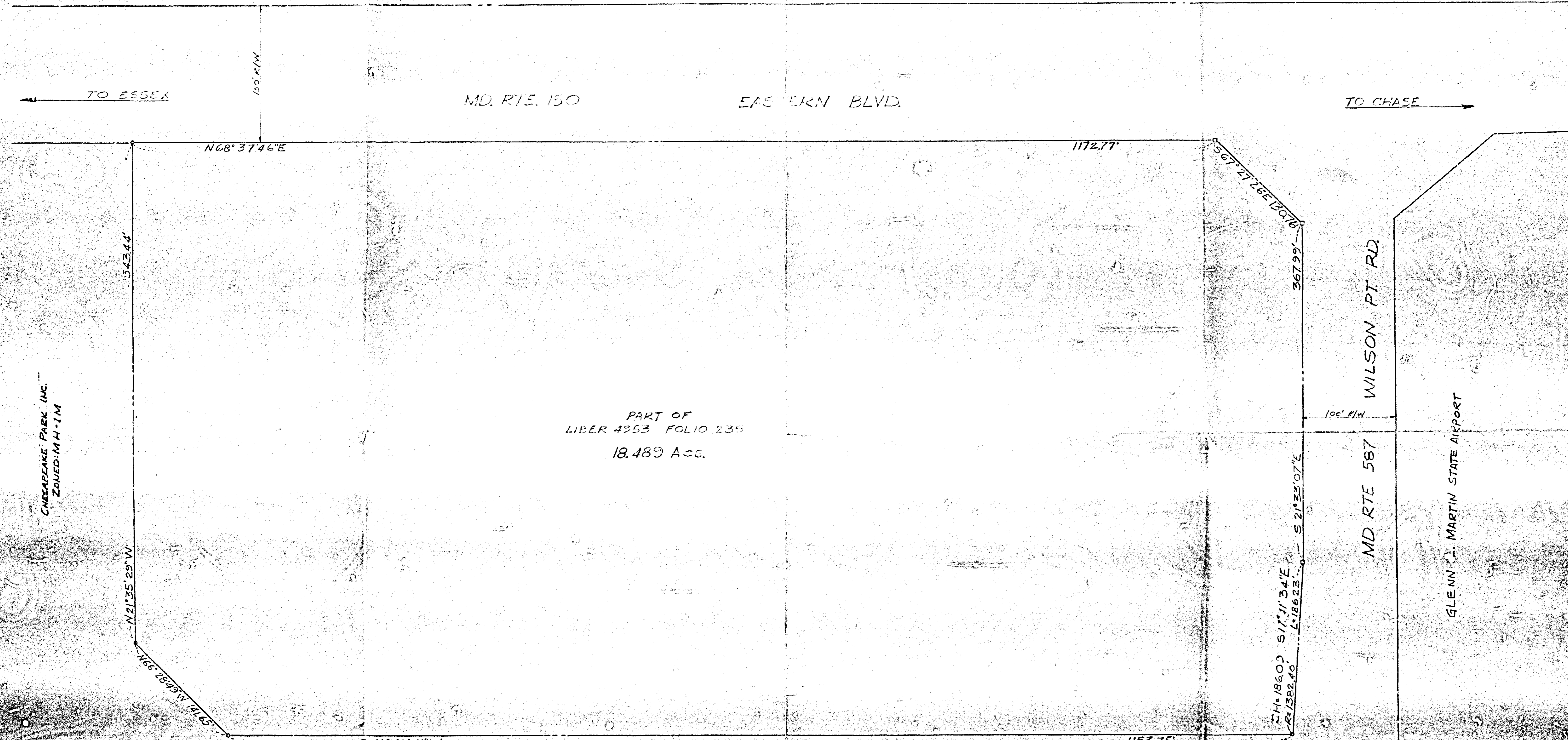
DATE: 7/27/81 ACCOUNT: 01-662

AMOUNT: \$77.15

RECEIVED FROM: Chesapeake Park, Inc.  
FOR: 1st Advertisement of Cycle #1, Item #4

345752248 7715

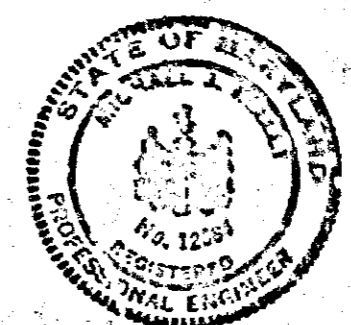
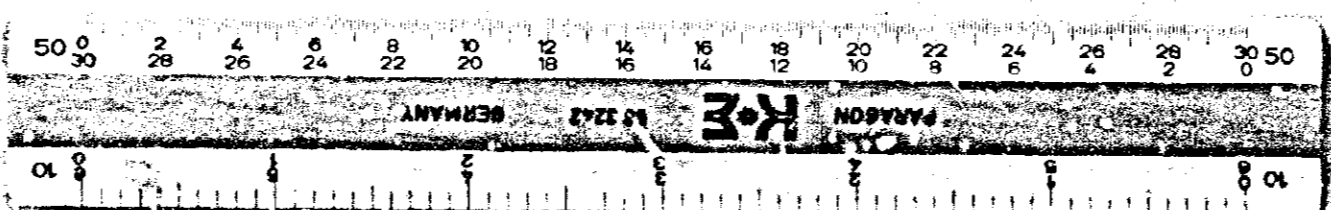
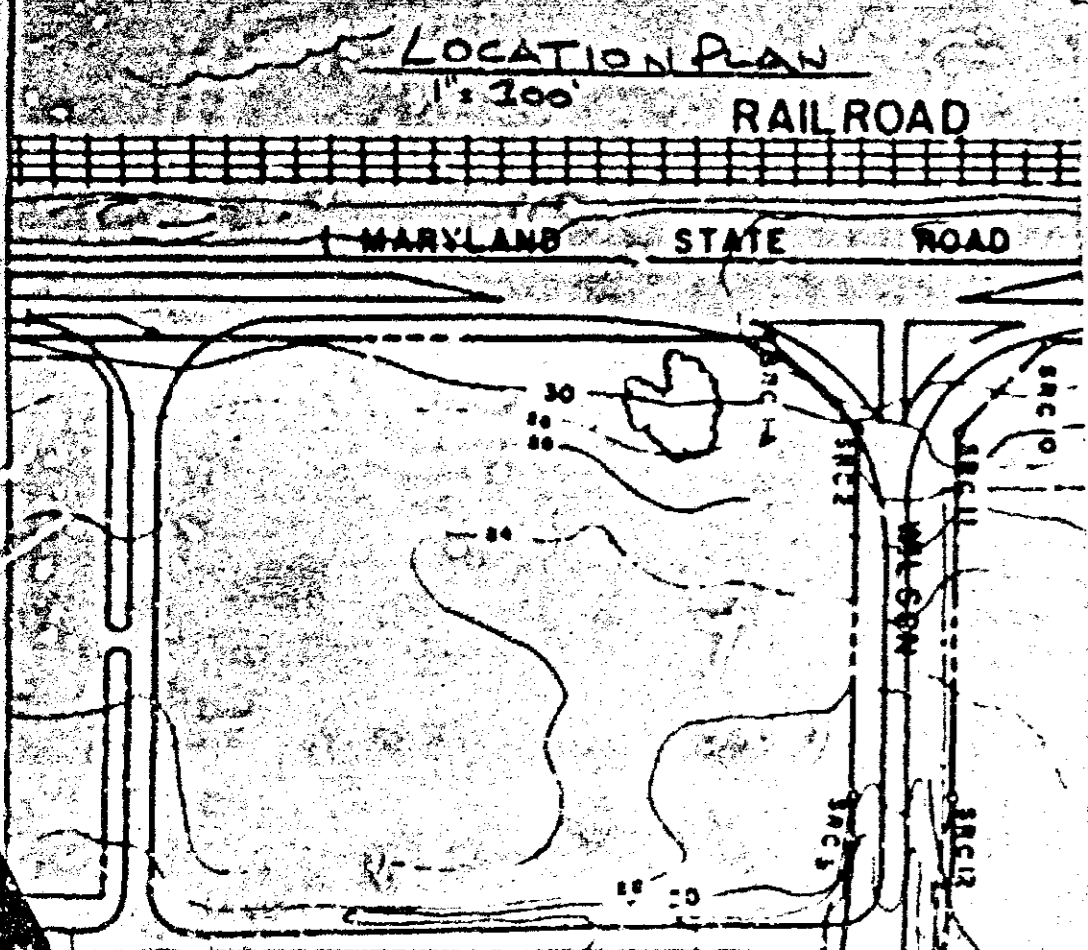
VALIDATION OR SIGNATURE OF CASHIER



PART OF  
LIBER 4953 FOLIO 235  
18.489 Acc.

CHESAPEAKE PARK, INC.  
ZONED: M.H.-1M

CHESAPEAKE PARK, INC.  
ZONED: M.H.-1M



*Michael J. Kelly*

**ZONING PLAT**  
FOR  
CHESAPEAKE PARK, INC.  
P.O. BOX 5061  
BALTIMORE, 21220 MARYLAND  
EASTERN BLVD @ WILSON POINT RD.  
SECTION 11 & 12, BALTO. CO. MD.  
PLAN P-15010  
REVISED PLANS  
APR 21, 1960 OFFICE COPY  
ITEM # 11 4462