TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Walley Land and Development Co., Inc. respectfully shows unto your Bonors:

1. That your Pelitioner, a body corporate, duly incorporated and existing under the laws of the State of Marylara, is the owner of a treat of land lying on the enat side of Park Heights Avenue, approximately at hundred feet morth of Slade Avenue, in the Third Election District of Baltimore County, for which said property an application for resoring has been filed previous hereto with the Zoning Commissioner of Baltimore County, the granting of which application has been reviewed by the Respondents herein; that competently your Petitioner is a party aggrieved within the meaning and provisions of Chapter 247 of the Acts of the General Assumbly of 1941 and assendments thereto and regulations promigated thoseunder, since the aforesaid decision and order of the Respondents decise to your Petitioner the most valuable use of its property.

2. The Respondents, J. Keep Bartlett, Jr., William H. Wahaney and Edward L. Martin constitute and comprise the Board of Zoning Appeals of Baltimore County, (bereinafter referred to collectively as the "Board") having been appointed to said Board by the County Commissioners of Baltimore County as provided by law.

4. That his Monorable Court reverse, set aside, annul and declare yeld and of me effect the order and decision of the Board of Scaling Appeals for Baltimore County, dated key 19, 1845, and attempting to affect the property of your Petitioner.

5. And for such other and further relief as the exigencies of the cause may require.

Attorney for Vetitioner.

STATE OF MARYLAND, CITY OF BALTIMORE, TO SIT:

I SULFI CHETTY. That on this about the subscriber, as the subscriber of burley lead and Sevelopment Co., Inc., a body scriptly, the Positioner mand in the strength position, are subscriber to subscribe the satters and rates set forth in the foregoing petition are true and correct and he further made onth in due form of law that he is the duly authorized agent of said body emporate it, when this grifficant in the bands.

Notery Public.

3. That the application for resoning of the property small by your retitioner requested a change from an 'excidential area to a C-radiontial area, an established by the Zoning regulations idepted by the County Commissioners of Bultimore County under the intherty or Changes 647 of the Asta of the General Assembly of 2013, which permit the execution of spartwood houses in a C-read-ential area; that after the filing of the application and hearings thereon, your Patitioner, after asserces discussions with the County Commissioners of Bultimore County, entered into a written agreement with said County Commissioners of Bultimore County on the 5th day of November, 1964, which said agreement was recorded on November 20th, 1964, mong the Land Records of Bultimore County in Liber Birls, 1370, folio 453.

4. That by the terms of the Von-ventioned agreement between your relationer and the County Countrainers of Bultimore Country, said County Countsioners agreed that the property absult be redusatived to permit an apartment use in consideration of your retitioner's subjecting the land removed to certain binding restrictions not otherwise required by the monlag regulations in a C residential area, and some of which could not be required, e.g. a 1/5 foots set-back, in an A residential area.

5. That acting pursuant to and in strict accordance with the aforementioned agreement between the County Commissioners of Baltimore County and your Petitioner, the Zoning Countsationer of Baltimore County, as required by the aforesaid agreement of said parties, passed an order on February 27th, 1945, reclassifying the

6. That from the order of the Zoning Commissioner, an appeal was entered to the Board which said Board, an appointive administrative body, by its order on May 10th, 10th, 10th, in the attempted exercise of an uncontrolled, unrestricted and unguided power, granted to it and exercised by it under purported regulations in violation of and contrary to the Committuition and lows of this State and the Committed to the Committed the Commitment of the Commitment

stitution of the United States, reversed the order of the Zonicz Commissioner and without any least Fight, power or authority so to do, set maids the binding agreement of the County Commissioners of Baltisors County entered into with your Fettitioner, and the agreed author of the Zoning Commissioner pursuant thereto, and introduced the County County of the County County to permanently blanking restrictions in some respects more oneses term any restrictions imposed by the Zoning regulations of Baltimore County.

That the afterementioned order and decision of the Beard of Zoning Appeals of Bultimore County, deted by 19th, 1945, and affecting the property of your Petitioner, is void, unlareful, without legal force and affect and should be reversed in whole, set aside and simulated by this University. Court for the reasons that

(a) The Board of Soning appeals was without jurisdiction or authority to enter said order of May 19th, 1945, since the order has no demonstrable, resonable or determinable relationship in fact or in less to the public health, active and welfare.

(b) The said order of the Board of Soning Appeals of May 19th, 1945, constitutes an arbitrary and capricious set and gross abuse of a ministrative discretion.

(c) There was no substantial evidence before
the Board of Zoning Appeals, in the proceedings conducted
before it to justify or support its order of May 19th, 1945.

(d) The Board of Zoning Appeals, an administrative agency, was ontirely without legal right or legal authority to see any crear respecting the premises of the Petitioner.

(e) The order of the Board of Zoning Appeals constitutes an attempted unlawful exercise of authority by said Board and deprive your Petitioner of property mithous the process of law and without just componention therefor in violation of the United States Constitution and the Constitution of the State of Maryland,

(f) There exists no valid and legal lew, rule or regulation under which the Board of Zoning appeals ould exercise the power and authority which is attempted to exercise in its order of May 19th, 1865.

(g) And for such other and further reasons as may be shown at the hearing hereof.

Wherefore, your Petitioner prays:

1. That a writ of certificate be granted by this Bhorahle Court directed against the Respondants, constituting the Board of Seeing Appeals for Baltimore County, to review the decision and order of said Board of Soning Appeals of May 19th, 1969, in the within proceedings and prescribing therein the time within which a return thereto shall be made and served upon the relator's attorney.

2. That said Board of Moning Appeals may be required to return to this Monorable Gouth the original papers seted upon by it or certified or seems copies thereof, to gether with a copy of all records in said proceedings including the agreement between the County Commissioners of Bultimers County and your Petitioner, a transcript of all testimony presented before and board in connection with said proceedings as well as copy of the order entered by said Board or Zoning Appeals and a copy of may and all rules and regulations pursuant to which said order was antered and said Board our protect to cote

5. That this Honorable Court pareit your Petitioner to take such other and further testimony as may be assessary for the proper disposition of this matter.

OTEN

AND it is further ORDERED that maid Board of Coming Appeals for Balliance County shall return to this Court all the original papers or certified or sworm copies thereof and the return shall set furth much other facts as may be pertinent to whow the grounds of the decision and order opposited from.

IND it to further DALERED that said Boars of Zoning Appeals
fir Jalkimore Coughty show cause on or before the
June, 1845, why the Fellef physical in the objection possible possible peristion about
and the gradest provided a copy of tivethis Fettion, Africante
and this Order be served on J. Kemp Eartlett, Fr., Villiam H.
Habness and Zewer L. Martie, complitating the Heart of Joning
Appeal And Baltimore County on or before the

her, of June, 1849.

Robert & Spetter

Howard Murray

VALLEY LAND AND DAYSLOPMENT :

OO., INC., a body corposets : IN THE

Vs. : OIRCUIT COUNT

OF CONSTRUCT, Jr., a of

EURADY LARRENT AND ERLILLIAGE, HERERY AND EURADY LARRENT AND EVENDED TO MANY THE COUNTY STUDIES OF THE CO

TO THE HOMORABLE, THE JUDGES OF SAID COURT:

And are some J. Keep Bartlett, Jr., Willism H. Wahanay and Edward L. Nortin, constituting the Board of Zoning appeals of Baltimore County, and in answer to the writ of certiforat directed satist them in this case, brownth submit the record of processings had in the above entitled matter, consisting of the foligating contified copies or original papers on file in the office of the Zoning Department of Baltimore County;

.

1. Patition for reclassification and Order of Zoning Comissioner and Board of Zoning Appeals thereon.

2. Letter from Safe Peposit & Trust Co., r equesting that patition for reclassification be considered as the settion of the legal owners of the property.

5. Certificate of posting of property for hearing on re-

4. Certificate of Publication of public notice of hearing on rewlessification.

5. Agreement dated, Movember 9, 1944, between Valley Land & Development Company, Incorporated, and the County Commissioners of Baltimore County,

6. Plat and list of protestants in Dumbarton.

7. Petitions of protestants.

S. Opinion of Board of Zoning Appeals.

4. Copy of ducks entries showing proceedings in Zoning Department of Baltimore County.

A transcript of the bestimony presented before the Bourd of Zoning Appeals is about to be filed herein by the stemographer who transcribed the same.

The rules and regulations pursuant to which said Order was entered and said Heard acted are permanent records of the Zoning Department of Baltimore County as are also the use district maps and your Respondents respectively suggest that it would be inconvenient and inappropriate to file the same in this proceeding, but your Respondents will produce any and all such rules and regulations together with its soming use district maps at the hearing on this positive or whenever directed to do so you this County.

Respectfully submitted,

Attorney for Board of Zoning Appeals of Baltimore County.

Upon the application filed by the Valley Land and Development Company, the Zowing Commissioner of Baltimore County, on February 27, 1945, passed an order granting the re-classification of a lot of ground on the east side of Fark Heights Avenue, adjoining and south of the development known as "DUMBARTON", and opposite the Suburban Club, from an "A" Cottage Zone to a "C" Apartment House Zone.

An appeal was taken from this order by numerous protestants residing in and owning property in the development known as "Dumbarton" adjoining the lot in question on the north, the owner of the lot of ground and residence adjoining the property on the south, and by the Suburban Club, which owns property immediately across Park Heights Avenue to the west.

Although zoning legislation in Baltimore County is of comparatively recent origin, it has for a long time been recognized that zoning legislation is valid, constitutional and beneficial to property owners as well as to the community in general. As was stated in 1925 by Judge Offutt, in what has come to be probably the leading case on the subject in Maryland -- Daniel Goldman v. J. Frank Crowther, 147 Md., 282 - 302:

Growther, 147 Ms., 2022 - 5022

* osset he right to hold, enjoy and use property is not absolute but subject to the police power of the State is azinmatic (6 Aric. 1891, assettable and unpeastionable, for a
use shich at one time may be inoffensive and harmless may at
another affect the asculty or the welfare of others were
the matin. Yil users two ut alterns non laedar. So, property
in a postboas urban community may be property subjected to
restrictions which would make the community as the property subjected to
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bear some definite relation to the protestion of the public
health, morals, safety or confort. These principles are safe
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Now, a comprehensive plan for the zoning of Baltimore County has been adopted and is in effect. It was considered necessary, from the standpoint of the public welfare, that there should be some relief from the congested conditions existing in cities which have become densely populated. There could be no assurances of such an advantage to the people if building expansion must be constantly subject to the unregulated control of private individuals. This effort to apply the limited measure of control specified in the zoning plan should be sustained if it bears a perceptible relation to any community interest for which the police power, delegated by the State to the County, can be properly invoked. See R.B. Construction Company v. Howard W. Jackson, 152 Md., 671.

Such ordinances cannot be expected to be so specific with respect to each piece of property that the specified rules and standards cover every conceivable situation and can be so measured and determined. As was pointed out by the Court of Appeals in the case of Mary G. Tighe v. Charles H. Osporue, 150 Md., 452 -

"The result has been that we have turned more and more to the plan of providing in our laws and ordinances general rules and standards, and leaving to administrative which the standards and standards to the standards to specific cases. This is not considered a delegation of legislation authority, though it probably does represent an expansion of administrative poser."

The lot in question is in a location zoned for cottage development. The adjacent property is extremely well laid out and developed with single family homes upon large, well-kept lots. The surroundings have all the aspects of a highly-developed, sparcelyoccupied supurban neighborhood. It is remote from stores, schools or other urban facilities. On this lot the applicant for reclassification proposes to erect two large spartment houses and a group of smaller spartment houses. If they were built and occupied the population would become much more dense, almost as dense as that in a purely urban neighborhood.

The owners of all of the adjacent property strenuously object to such reclassification.

Applying the legal principles above set forth to the facts involved in this case, the Board of Zoning Appeals of Baltimore County is unwilling to permit the reclassification applied for, and accordingly an order will be signed reversing the action of the Zoning Commissioner and refusing the application for reclassifiestion.

FILED MAR 8 1945 # 367

JOHN D. C. DUNGAN Towson Mp. d

FILED MAR 8 1945 # 367

MR. JOHN J. TIMANUS. ZONING COMMISSIONER, TORSON, MARYLAND,

MR. COMMISSIONER:

Re: Re-classification of property of Valley Land and Development Company, Inc. -Park Heights Avenue, Baltimore County, Maryland, from Cottage to Apartment use.

Please enter an Appeal to the Board of Zoning Appeals of paltimore County in the above entitled matter, and transmit all papers and records relative thereto to said Board.

PAED MAR 9 1945

IN THE MATTER OF: RECLASSIFICATION OF PROPERTY OF VALLEY LAND & DEVELOPMENT CO., IN PARK HEIGHIS AVE. FROM COTTAGE TO APARTMENT USE. JOHN J. TIMANUS. ESC. : ZONING COMMISSIONER OF BALTIMORE COUNTY 101

.

Mr. Commissioner:

Please enter an Appeal to the Board of Zoning Appeals in the matter of the Order of the Zoning Commissioner of Baltimore County passed on the 27th day of February, 1945, in the above captioned cause, and transmit all records and papers incident thereto to said Board.

FRED MAR 9 1945

#367 * Before: John J. Timanus, Esq. Zonning Commissioner * Baltimore County

Mr. Commissioner:

Please enter an appeal to the Board of Zouning Appeals more County passed on the 27th day of February, 1945 in the above entitled cause, and transmit all records and papers in-

FILED MAR 9 1945

1367

IN THE MATTER OF PROPERTY OF VALLEY LAND & DEVELOPMENT OO. ING., PARK HEIGHTS ATENUE, EASTERDED COUNTY, MARYLAND, FORC A' HEDIDENCE (APARTLENT) ZONE 70 °0" RESIDENCE (APARTLENT) ZONE REFORE JOHN J. TIMANUS. TONING COUNTRATONER OF RALTIMORE COUNTY

....

Mr. Commissioner:

Please enter an appeal on behalf of Suburban Club of Baltimore County, a body corporate, Park Heights and Slade Avenues. Baltimore County, Maryland, to the Board of Zoning Appeals for Baltimore County from your order dated February 27, 1945, passed in the above entitled matter.

H. Courtendy Jenifer
ATTORNEY FOR SUBURBAN CLUB OF
BALTIMORE COUNTY, APPELLANT

COPY

State of Maryland, Baltimore County, Set:

J. Keng Bartiett, Jr., William H. Mahaney and Edward L. Martin To --constituting the Board of Zoning Appeals for Baltimore County.
YOU ARE COMMANDED, that the result and precedings in a certain case of ...

Board of Soning Appeals for Saltisore County vs. Velay Land and

"Development-Go., 'Leo.

with all things touching the same, as fully and perfectly as they records before you, by whatsoever

same ar mines the pattice aforesaid, or either of them, are called in the same, you wend and extify to

the CHECUT COURT FOR INALTIMORE COUNTY, before the Homeshife. 2, "Foward Marray

Associate Julys of the Circuit Court for Hallmanne County, providing, together with this wird, immedi-

True Copy Test
Police of July Color J. Spatial

SEAL

Zonthe Commissioner.

HECE/WED of James C. L. Anderson, Esq., attorney

Kaufman, Becht, et al, being cost of appeal to the Board

of Zoning Appeals of Baltimore County from the decision

of the Losing Commissioner granting the petition for reclassification of the property on east side of Park

Heights Avenue, 3rd District.

May 7, 1947

3. That the application for remains of the property esmed by your retitioner requested a change from an A residential area to a C residential area, as established by the Eoning regulations adopted by the County Commissioners of Bultimore County under the authority of Chapter RCT of the Acts of the General Assembly of 1941, which permit the creation of apertment bouses in a C residential area; that after the filing of the application and hearings thereon, your Petitioner, offer numerous discussions with the

County Commissioners of Baltimure County, entered into a written agreement with said County Commissioners of Baltimure County on the 9th day of Evenbor, 1964, which said agreement was recorded on Evenbors 30th, 1964, among the Land Records of Baltimure County in Liber N.F.S. 1970, follo 43t.

4. That by the terms of the aforementioned agreement between

your Petitioner and the Courty Commissioners of Baltimore County, said County Commissioners agreed that the property abould be reclassified to parmit an approxematuse in consideration of your
Petitioner's subjecting the land remoned to certain binding restrictions not otherwise required by the zoning regulations in a c
residential area, and some of which could not be required, e.g.
a 185 foot set-back, in an A residential area.

5. That acting pursuant to and in strict accordance with the aforementioned agreement between the County Coesizatoars of Baltimore County and your Petitioner, the Zoning Coesisatoars of Baltimore County, as required by the aforesaid agreement of said parties, passed an order on February 27th, 1945, reclassifying the smoortry.

6. That from the order of the Zoning Commissioner, and Appeal was entered to the Board which said Board, an oppointive administrative body, by its order on May Joth, 1985, in the ettempted corrective or an uncontrolled, correstricted and unguided power, granted to it and exceeded by it under purported regulations in violation of and contrary to the Constitution and Lamb of this State and the Con-

stitution of the United States, reversed the order of the Zoning Gomerkasioner and without any legal right, power or authority so to do, ast saide the binding agreement of the County Commissioners of Baltimore County entered into with your Petitioner, and the agreed action of the Zoning Commissioner purcuant thereto, and in considerations of which your Petitioner subjected its property to permanently binding restrictions in some respects more conscius than any restrictions imposed by the Zosing regulations of Baltimore County.

That the aforementioned order and decision of the Board of Zoning Appeals of Bultimore County, dated May 19th, 1945, and affecting the property of your Petitioner, is wold, unlawful, without legal force and affect and should be reversed in whole, set aside and annualled by this Homorable Court for the reasons that:

(a) The Board of Zoning Appeals was without jurisdiction or authority to enter said order of May 19th, 1945, since the order has no demonstrable, reasonable or determinable relationship in fact or in law to the public health, safety and weifare.

(b) The said order of the Board of Zoning Appeals of May 19th, 1945, constitutes an arbitrary and capricious act and gross abuse of administrative discretion.

(c) There was no substantial syldence before the Board of Moning Appeals, in the proceedings conducted before it to justify or support its order of May 19th, 1945.

(d) The Board of Zoning Appeals, an administrative agency, was entirely without legal right or legal authority to east any order respecting the pressure of the Petitioner.

(e) The order of the Board of Zoning Appeals constitutes an attempted unlawful exercise of authority -5by said meard and deprives your Petitioner of property without due process of lew and without just compensation therefor in wiclation of the United States Constitution and the Constitution of the Date of Maryland.

CERTIORARI

(f) There exists no valid and legal law, rule or regulation under which the board of Zoning Appeals could exercise the power and authority which it attempted to exercise in its order of May 19th, 1945.

(g) And for such other and further reasons as may be shown at the hearing bereof.

Wherefore, your Petitioner prays:

1. East a writ or certifrari be granted by this Boardhle Court directed against the Respondents, constituting the Board of Zoning Appeals for Beltimore County, to review the decision and order of said Board of Zoning Appeals of May 19th, 1945, in the within proceedings and prescribing therein the time within which a return thereto shall be made and overed upon the relator's attorney.

2. That said Board of Zoning Appeals may be required to return to this Monorable Sourt the original papers seted upon by it we settlified or seven copies thereof, together with a copy of all records in said proceedings including the agreement between the County Commissioners of Raitimore Courty and your Petitioner, a transcript of all testimony presented before said Board in consection with said proceedings as well as copy of the order entered by maid Board of Zoning Appeals and a copy of any and all rules and regulations pursuant to which said order was sotered and said Board purported to note.

5. That this Monorable Court permit your Patitioner to take much other and further testimony as may be necessary for the proper disposition of this matter. TALLET LAND AND ENVELOPMENT CO., LHC., a body corporate

Ys.

T. KFM HANTLETT, JR., WILLIAM R. BARNETT and ENVELOPMENT COMPAND IN MAINTEN, COMPAND TO MAINTENE COUNTY COUNTY CALLET TO MAINTENER CALLET TO MAIN

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IN THE CHART COURT FOR

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Potition of Valley Land and Development Co., Inc. respectfully shows unto your Monore:

1. That your Petitioner, a body corporate, buly incorporated and existing under the laws of the Units of Maryland, in the owner of a treat of land lying on the cest side of Park Heights Avenue, approximately six hundred feet sorth of Chiefe Avenue, in the Third Election District of Battlander Gunty, for smich said property an application for resoning has been filed previous moreto with the Eorieg Commissioner of Battlander Gunty, the granting of high application has been reversed by the Respondents hardin that commencently your Petitioner is a party aggreed within the meaning and provisions of Chapter 247 of the Acts of the General Assembly of 1941 and amendments thereto and regulations promigned thereunder, since the aforesaid decision and order of the Respondents denies to your Petitioner the most valuable use of its property.

H. The Respondents, J. Kump Bartiett, Jr., William H. Mahanay and Bönard L. Wertin constitute and comprise the Bedre of Zening Appeals of Baltimore County, (bersinafter referred to collectively as the "Dorard") having been appointed to said Board by the County Commissioners of Baltimore County as provided by 10s.

4. That this Bonorable Court reverse, and saids, annul and declare void and of no effect the order and declares of the Board of founing Appeals for Bailinner County, dated May 19, 1945, and attempting to afront the property of your retinioner.

5. And for such other and further relief as the extremotes of the cause may require.

Atterney for retitioner.

STATE OF MARYLAND, CITY OF BALTIMORE, TO MIT:

An of Suns, 1945, personally appeared before me, the subscriber, a Motory Public in and for Baltimore City, State of Maryland, Rauard A. Myerberg, President of Valley Land and Development Go., Inc., a body corporate, the Pelitimore maned in the aforegoing petition, and made cath in due form of less that the matters and faths set forth in the foregoing petition are true and corporat and he further made cath in due form of less that the is the duly authorized agent or maid body corporate to make this artification in the behalf.

Notary Public.

OPDER

Droff the cforegoing resition and Afficient, it is obtained by the circuit court for Paitimore County this Afficient Court for Paitimore County this Afficient Court, 1845, that a Writ of Corticorer Issue directed to I. Keep Bartistt, 7r., William I. Mahanoy and Reward I. Martin, constituting the Board of Zoning Appeals for Baltimore County, to review the decision and order of male Board of Zoning Appeals dated May 19th, 1945, and requiring it to retwy to this Court all papers, records and proceedings in said matter, including the agreement between the County Commissioners of Baltimore County and the Potitioner, a transcript of all testimony presented before said Board in commetton with said proceedings, and sough of any and all rules and regulations pursuent to which said order was entered and said Board acted, to enable this Court to review said order and declation of the Burd and that a return to this position shall be made and served up a relator's attorney within Allow. Any from the date of this Order.

AND it is further ORDERED that said Board of Zoning Appeals for Baltimore County shall return to this Court all the original papers or certified or sworn copies thereof and the return shall set forth such other facts as may be pertinent to show the grounds of the decirts sab order appealed from.

for Baltimore Country show cause on or before the day of June, 1945, why the relief prayed in the aforescing petition should not be granted, provided a dopy of the witnin Petition, Affidarit and this Order be served on F. Kemp Bartlett, Jr., William H. Mahmay and Kdward L. Martin, constituting the Board of Zoning Appeals for Beltimore Country on or before the day of June, 1945.

Robert Spetter

I Howard murray

Petition for Zoning Re-Classification

Zoning
To The Maxety Commissioners of Baltimore County:-

Two we Edward & Myerberg, legal owner, of the property situate

on the east side of Park Heights Ave., near riterville, in the 3rd Haston Matriet of Dath Co. Clegithing 250' 1-5/4' south of the south aids of Overbrook Road, said beginning being at the southeast Corner of Fark Heights Ave. and surpapered road, 1901', more or less, to the west side of Traymore Road, thence southerly, on the west side of Traymore Road, thence southerly, on the west side of Traymore Road, thence southerly, on the wast side of Traymore Road, thence southerly, on the wast side of Traymore Road, thence southerly, on the wast side of Traymore Road, thence southerly, on the wast side of Traymore Road, thence southerly, on the wast side of Traymore Road, the Southerland Road, the Road Road,

Character of remover of use for which above property is to be used __Apartment Houses

Material of Construction of Building:

To be approved by Buildings Dept.

Size and height of building: front. feet; depth feet; height

LAXX, agree to pay superso of above revisabilisation, absentions, one, more filter of this position, not to extend 4600, and further agree to and set so be bound by the ricks, repulsings, principal to the set of the set

Shoul a. Logaling on Jugal Owner

X Commissioners of Baltimore County.

the granting of the designation at the start of the characters.

Znoing Ch

Petition for Zoning Re-Classification

Zoning
To The County Commissioners of Baltimore County:-

Turme Edward A. Myerberg, | leval owner, of the property situate

on the east side of Park Heights ave., near Fikesville, in the 3rd Election District of Balto.Cc. Clegiming 220' 1-3/4" south of the auth of 4e of Overbook Road, and beginning below at the act the act the control of the control of

bereby petition that the above described property or area XECONCENDED TRANSCORDED STREAM (as to zonling pursuant to Zonling dep. of 1941)

SPORTRANIBERION, be changed or reclassified A to zonling from armitations use area, districtions apartment. Dougs.

Ministry to EXECUTATION 1.

Reasons for Re-Classification:

Character of remnancing use for which above property is to be used: Apartment Houses

Material of Construction of Building:

To be approved by Buildings Dept.

Size and height of building: front.

feet, depth.

feet, bright.

feet, bright.

1.2222. Agree to pay expresse of above re-dosalifeation, aftertising, etc., mon filter of this potition, not to exceed 600, and further agree to and are to be simely by the regulating, pays exceeded and requirements beries of forth and as set forth in the resolution and orders of the 20022.

Commissioner of Hilbitary County, presents to the Zoniga Arte Hilbitary County and as proceeded by or referred to in the "Applications for Building Permits now adopted and panel in 222 Billinary County, Marcoquina, Dorinell."

Adres 302 Park Jugar Wines

XXXXXX Commissioners of Baltimore County.

citisapprayon the greating of the shows hat the distinct

(over)

Zaning Class.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location being, generally, in sa apartment area

the above re-classification should be had.

It is Ordered by the CREAN Commissions of Baltihore County this 275 day of

PETITION FOR
ZONING RE-CLASSIFICATION
PETITION NO.
PETITION NO.

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County, dated February 27, 1945, granting the reclassification petitioned for of property described therein and for the purpose sees forth in said petitig;

forth in said petition:
It is this \$600 day of May, 1946, ORDERED by the Board of Zoning
Appeals of Baltimore County, that the aforesaid Order of said Zoning Commissioner be and the same is hereby reversed and the petition for reclassifloation is hereby desied and that the land described in said petition remains in an *40 (cottage) Zone classification.

PUED MAY 21 1945

Edward L Markle

Board of Zoning Appeals of

Balt/more County