

Mr. Wilsie H. Adams,
Zoning Commissioner of Baltimore County
County Office Building
Towson 4, Maryland

Re: Zoning Petition No. 4345 -
Reclassification "R-6" to "B-1",
Northwest corner of York Road and
Ramp to Beltway - 9th Election District

Dear Mr. Adams:

It has come to my attention that a purported appeal from the decision of the Deputy Zoning Commissioner, John G. Rose, was delivered to your office by the attorney for the Petitioners on February 21st, 1958.

Because of the fact that this appeal was filed on the eleventh day following the decision of Mr. Rose, I request that it not be accepted by you. Mr. Rose heard initial zoning reclassification request on Monday, February 10th, 1958. Immediately following that hearing and on the same day, Mr. Rose delivered a lengthy, verbal Opinion and Order denying completely the requested reclassification. This denial was made in the presence of at least two of the attorneys for the Petitioners and in the presence of the Petitioners themselves. Mr. Rose's Order was reduced to a typewritten document on the following day, February 11th, 1958.

I call your attention to Section 300.10 of the Baltimore County Zoning Regulations (1955), wherein it is stated in part "Notice of such appeal shall be filed, in writing, with the Zoning Commissioner within ten days from the date of any final Order appealed from." In addition, I call your attention to the case of State Housing Inc. vs. Mayor and City Council of Baltimore, et al., No. 100, September Term, 1957, reported in the Daily Record of February 13, 1958, wherein the Court of Appeals of Maryland, when encountered with a problem similar to the one here present, determined that the appeal in that case was one day late and thus not effective.

Because of the above cited provision in the Zoning

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February 21, 1958

Mr. Wilsie H. Adams,
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Regulations, and the clear mandate of the Court of Appeals of Maryland as evidenced by the State Housing Inc. case, I ask that you do not accept the offered appeal because it was not filed within the proper appeal period.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

WLT/meh

cot W. Lee Harrison, Esq.
212 Washington Avenue
Towson 4, Maryland

James H. Whitney, Esq.
1406 Fidelity Bldg.
Baltimore 1, Maryland

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, RUDIGER & HILL, legal owner(s) of the property situate

All that parcel of land in the Ninth District of Baltimore County on the Northwest corner of York Road and ramp to Beltway; thence running Northwesterly and binding on the West side of York Road 123.79 feet; thence South 57 degrees 53 minutes West 150.44 feet; thence South 32 degrees 07 minutes East 126.07 feet; thence South 31 degrees 31 minutes East 15 feet; thence North 55 degrees 09 minutes East 84.03 feet to the West side of said ramp; thence Northwesterly and binding on the West side of said ramp 96.95 feet to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: branch office for bank

Size and height of building: front, 100 feet; depth, 40 feet; height, 24 feet.
Front and side set backs of building from street lines: front, 25 feet; side, 50 feet.
Property be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

W. Lee Harrison, Esq.
Carl C. Hill, Esq.
Legal Owner

Address 4140 Garrison Ave.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of January, 1958, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Rockwell Bldg., in Towson, Baltimore County, on the 10th day of February, 1958, at 11 o'clock, A. M.

Zoning Commissioner of Baltimore County

(over)

JAN 10 1958

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Posted for R-6 to B-1 Zone
Petitioner: Rudiger & Hill
Location of property: W. Lee Harrison of York Road and ramp to Beltway
Location of Signs: Marshall Court, corner of York Road and ramp to Beltway
Remarks: None
Posted by: George A. Harrison Date of return: 1-28-58

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 31, 1958.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., beginning with Feb. 2, 1958 and continuing before the 10th day of February, 1958, the first publication appearing on the 24th day of January, 1958.

THE JEFFERSONIAN

Frank Strickland
Manager

Cost of Advertisement, \$

RE: PETITION FOR RECLASSIFICATION
FROM AN R-6 Zone to a B-1 Zone
Zone - NW cor. of York Rd. &
Ramp to Beltway - 9th Dist.
Rudiger & Hill, Petitioners
OF BALTIMORE COUNTY
#344

Pursuant to advertisement, posting of property and public hearing on the above petition for reclassification of the property therein from an R-6 Zone to a B-1 Zone, from the facts and testimony presented at the hearing the property above mentioned is presently zone R-6 (Residential).

The Petitioner's request to change the classification on the Land Use Map of June 1955 from R-6 to B-1 Zone is for the purpose of conveying the property to the Union Trust Company of Maryland so that a Branch Bank might be constructed.

The majority of residents of the area most closely affected by the proposed change, reaffirmed the zoning of June 1955. The Baltimore County Planning Department reported no error in the zoning, no changes sufficient to warrant change in zoning; and recommended that the property remain residential.

No evidence or testimony indicated a change in conditions or an error which would warrant a reclassification.

It is this 11th day of February, 1958, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and that the above property or area be and the same is hereby continued as and to remain an R-6 Zone.

John G. Rose
Deputy Zoning Commissioner
of Baltimore County

February 24, 1958

890.00

RECEIVED OF W. Lee Harrison, Attorney for Rudiger and Hill, petitioners, the sum of Ninety (\$90.00) Dollars being cost of appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner denying the reclassification of property at the northwest corner of York Road and Ramp to the Beltway, 9th District.

Zoning Commissioner of
Baltimore County

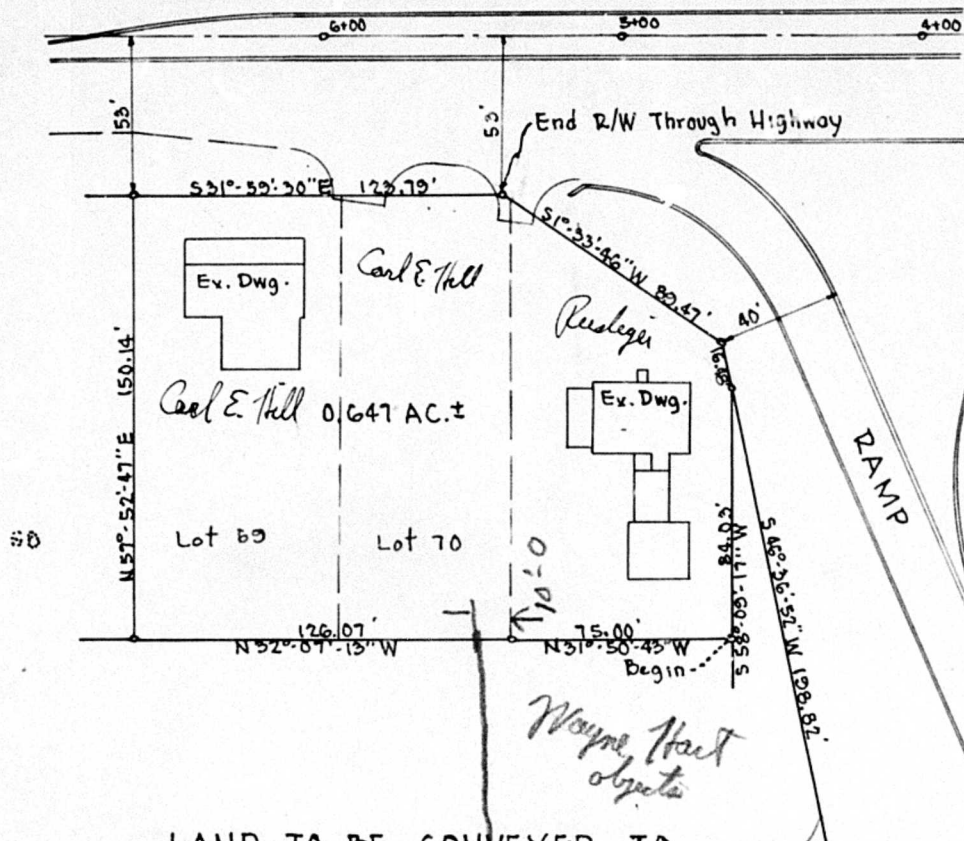
RECEIVED
FEB 24 1958

COMPTROLLER'S OFFICE

#4345
MAP #9

YORK

RD.



MULLER, RAPHEL & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

LAND TO BE CONVEYED TO
THE UNION TRUST COMPANY OF MARYLAND
9TH ELECT. DIST. BALTO. CO., MD.
SCALE = 1" = 50'

NOV. 26, 1957

7 Dublin Print

