To The Zoning Commissioner of Baltimere County:-

All that parcel of land in the Eighth Elstrict of Kaltinere County SEL. 20 beginning in the center line of Parks Avenue and Piler Street; thence! remaining instearing the country of the 12/7/59

hereby petition that the zoning status of the above described property be re-classified, pursuant to the to ... R.10 Zoning Law of Baltimore County, from an .. R,20 Remons for Re-Classification: For the construction of individual homes on lots, each having an area of not less than 10,000 square feet.

Size and height of building: front feet - denth case and negat or unusually trust. ... feet seignt ... feet; height ... feet.
All setback areas to conform to the tourist requirements specified for
Figure are conformation of the second seco

I, or we, agree to pay expenses of above re-classification, 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.

--- 40V - 59 --

Mound B. Donish Norwood B. Orrick, Attorney in Fact for Petitioners and Legal Owners.

Address 1409 Mercantile Trust Building Reltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 10th. November. 1959 ... that the subject matter of this petition be advertised, as re-uired 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bidg., in Towson, Baltimore County, onday of ... Duccriser

In Hames James D. C. Downes 212 Washington Avenue Towson 4, Maryland (over) VA 5-2900

Zoning Commissioner of Baltimore County 12/16/59

Baltimore Caunty, Maryland OFFICE OF LAW Inter-Office Corresponds

FROM: James D. Nolan

SUBJECT.

County Board of Appeals Date_ Hay_5, 1960__

Reference is made to the "Petition for Separate Hearing on Katters Unrelated to the Reclassification Petition filed in the natter of Ida H. Parks, et al. It is my opinion that the Board is without jurisdiction to bear this rotter. Your attention is invited to the memorandum coinion to the Board. dated November 6, 1959; from the writer.

If you desire any additional information or assistance, please do not hesitate to contact this office.

JDN/1p

RE: RECLASSIFICATION OF PROPERTY : FROM AN "R-20" Zone to "R-10" Zone - Farks Ave, and Tyler : St., St. in the rice - Ida M. Parks, et al, Petitionra :

MAP #8 BRECES

SEC. 3-D COINTY BOLDS OF ADDUSTS Œ BALTIMORS COUNTY

No. 4821

1.17

November 6, 1959

OPINION

This is a potition for reclassification of a tract of land of approximately 142 acres situate on Parks Avenue and Tyler Street, in the 8th District of Baltimore County, from an "R-20" Zone to an "R-10" Zone, The potition is neeking a reclassification of the northermost 127.5 acres of the entire tract.

In lieu of tostimony the Board received a stipulated statement of facts clearly describing the subject tract and surrounding area; also the changes which have taken place in the immediate area since the edeption of the Lard Hee Man for the Elebth District. of Baltimore County on December 20, 1955.

facts the Board is unanimous in its opinion that sufficient changes have taken place in the immediate area of the subject tract to warrant a reclassification from an "B-20" Zore to an "R-10" Zore.

After carefully reviewing the stipulated statement of

It is, therefore, the unanimous opinion of the Board of Appeals that the reclassification from an "R-20" Zone to an "R-10" Zone should be granted.

ORDER

13m. that the aforesaid reclassification should be and the same is hereby granted from an "B-20" Zone to an "R-10" Zone.

County Board of Appeal

Mr. James D. Nola

Reference is made to the petition of the protestants owner for a hearing relative to the legality and interpretation of Section 501. 8b entitled "Appeals to the Board of Zoning Appeals."

First, in reference to the legality of said section, it is the

First, in reference to the inguity or amo secures, it is the option of this office that your Board is not vested with any analysis of the option of the office that your Board is not vested with any analysis of the control of the co

"The test of invalidity of a soning ordinance is whether

The test of invalidity of a soning or dinance is whether it is erbitrary, an examonable and discriminatory, and has no substantial relation to the policic health, ackey, morals or general welfars. Mayor and City Consoil of Baltimore we. 1997. The second of the consoil of Baltimore welfars. Mayor and City Consoil of Baltimore welfars. It is unquestioned that the City Consoil of Conso

Also your attention is invited to McQuillin on Municipal Corporations Sec. 25, 237 entitled "To Determine Constitutionality of Validity of Zoning, which reads as follows:

Ordinarily soming boards of adjustment, review or type nower to pass on the constitutionality or validity of sonihave no power to pass on the constitutionality or validity of non ordinances under which they act and which they apply to mass

#4821-MAP

Any appeal from this decision must be in accordance with Rule 1101 (b) of the Rules of Practice and Procedure of the Court of SEC.3-D Appeals of Namiland

1010 COUNTY BOARD OF APPEALS

. ...

nutter 1 Ke

IN THE MATER OF PETITION FOR RECLASSIFICATION OF Property on Parks Avenue and Tyler Street - 8th District - Ida M. Parks, et al, Petitioners

BEFORE BOARD OF APRIALS OF BA TIMOUR COUNTY Case No. 1891

ORDER

For the reasons which are fully set forth in the Board's

Memorandum Opin, m dated lith day of January, 1960 re Oxford Land Company, the petition is denied.

Diedian of Ham

Date: July 29 . 1960

For reasons set forth in the aforegoing Opinion, it is this Day of April, 1961, by the County Board of Appeals, CRDERED

In reference to the construction of the above cited regularions, it is intended in the Board has a right to construct the same considering the factor of the enther and legislative body which adopted the requisitions, as well as the general principals of law controlling interpretation. In this respect, year standam to lawfuce to the definition of the preposition from as is not forth in Webster's Dictionary, and in Gerpus 'avris Secandum, Web. 3b, which is brief states that the said properties has been used in numberious ways and with many meanings including, but not limited to "in respect of", 'on account of "because of", 'on account of "because of".

With respect to the reasonableness of the fees charged for the appeal, it could be that the authors: of the logislation and the legislatures decided to place the bull cost of soning on the parties involved its such precentings including, but not limited to the everhead, wages of employees as well as to the costs of the Utiles of Finnings and Zesing.

In view of this fact, it is our thought that it was intervied that the sees schools set forth in section 501. 8 was applicable to both property owners and protestants.

If you wish any additional discussion, please communicate with me.

JDM:mi

cc- Zoning Commissioners

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFF CE BUILDING
111 W. CHESTPEACE AVI
TORNON 4, HARTLAND
VA. 3-2000

MALCOL M. DILL 0-4000-

(2734)

NOTICE OF HEARING Norwood B. Orrick 1409 Morcantile Trust Eldg. Baltinore 2, Md.

Re: Gentorline of Parks Ave. & Tyler St. 8th District Norwood B. Orrick-Petitioner

10,00 A.H. THE Wednesday, December 16, 1959

DATE PLACE: __Boom_106a_County_Office_Building._111 W._Chesupeaks_Avenue____ Townen, Karyland

Zoning Commissioner of Baltimore County

RECEIPT

Date: 11/23/59

Bugene P.Smith, Attorney PECETUEN of

PAND - Andrews or County, Md. - Office of Finance LOCATION OF PROPERTY: --AMOUNT: \$128.00 Jones D. C. Domes, 196459 8523 • • TIL- 128.00

0/6229 12800

Zoning Commissioner of Baltimore County

Jarmary 11, 1966

0121

4821

MELSIVID OF Arreld Fleischean, Attorney for Protestants, the sun of Two Hundred and dighty Five (\$285.00) Pollars, being cost of appeal nty Board of Appeals of Bultisone County from the decision of the Deputy Zoning Commissioner granting reclassification of property of Warks, et al, on Parks Awence and Tyler Street, 6th

One check in the amount of \$255.00; one check inthe ------ of \$30.00.

Deputy Zoning Commissioner

PART - Settinger County, Mil - Office of Planes

1-11-60 073 · · · IXL- 285.00 1-11-60 073 · · · ILL- 285.00

8 NBO:je 8/28/59

POWER OF ATTORNEY

MAPY We, the undersigned, IDA M. PARKS, ESTHER J. SHRIVER, NORA #8 PARKS JESSOP, PLORENCE G. SAMMIS, PREDERICK H. PARKS, ROBERT KAPP and MARGARET BRYANT KAPP, being the owners of all that lot located in the Righth Election District of Baltimore County, State R-10 of Maryland, known as the Parks Farm, being the property conby Elisha Parks to Mary E. Kapp, et al by deed dated July 9, 1928, and recorded among the Land Records of Baltimore County in Liber W. H. M. No. 657, folio 383, and being more particularly described on the annexed Exhibit "A", made part hereof, do hereby appoint, empower and constitute NORWOOD B. DRRICK as our true and lawful attorney in fact. in our name, place and stead, to execute all documents, applications, petitions and appeals necessary or desirable in connection with an application under the Zoning Laws and Regulations of Baltimore County for a reclassification of a portion of the herein described land to an R-10 rone, including the nover in our said attorney in fact to appoint agents in his place and

AS WITNESS our hands and seals this 2 of day of Ootober , 1959. WITNESS

stead, or to act jointly with him, as he may elect in his discre-

Mon & de Bust	Ida M. Parks	(SEAL
The Cai Sour	Sil Slriver	_(SEAL
The I do Buys	Nora Parks Jessop	(SEAI
secon .	Heran G Gammes Plorence G. Sammes	(SEAI
HARRY E. FIELD	Frederick & Parks	(SEAI
Milyan Darker	- Robert Kann	(SEAI
Mey Danke	Margaret Bryant Kapp	(SEAI

· AF/nlh 4/29/60 0-6

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION OF IDA M. PARKS, ET AL



BEFORE THE BOARD OF APPEALS F BALTIMORE COUNTY Case No. 4821

PETITION FOR SEPARATE HEARING ON MATTERS

TO THE HONORABLE, THE MEMBERS OF THE COUNTY BOARD OF APPEALS:

The Petition of Protestant-Appellants respectfully shows:

- 1. That on January 8, 1960, Protestant-Appellants sought to file the appeal in this case tendering to the Zoning Commissioner an appeal fee in the sum of \$30.00. However, the Zoning Commissioner refused to permit them to note an appeal from the Deputy Zoning Commissioner's order dated January 30, 1959, unless the notice of appeal was accompanied by a check in the sum of \$255.00.
- 2. That thereupon, in order to protect their rights, Protestant-Appellants filed their notice of appeal accompanied by a check of \$30.00 which they deemed to be the proper appeal fee and a check in the sum of \$255.00 which was submitted "as appeal fce under protest" and Protestant-Appellants further asserted at the same time that the sum demanded by the Zoning Commissioner was "an improper, unconstitutional, illegal appeal fee and contrary regulations of Baltimore County." Protestant-Appelrequested a refund of all monies paid above the appeal fee legally due and claimed the benefit of any change or modification pending or to be made in the rules of zoning regulations pertaining to appeal fees.
- 3. On January 11, Protestant-Appellants received a memo from the Office of Planning and Zoning signed on bchalf of the Deputy Zoning Commissioner acknowledging the receipt of \$285.00 made up of a check in the sum of \$30.00 and a check in the sum of \$255.00. neither of which was pturned.
 - . That Protestant-Appellants believe and aver that the

STATE OF B. The services COUNTY OF Baltin

I HEREBY CERTIFY that on this and day of October , 1959, before me, the subscriber, a Notary Public in and for the and State aforesaid, personally appeared the files of the following the state of the and did certify and acknowledge the aforegoing power of attorney to be July act.

WITNESS my hand and Notarial Seal.

Badelin my Strughing

STATE OF MARGLAND , CITY OF BALTINIA I HEREBY CERTIFY that on this 1th day of 16th 1959, before me, the subscriber, a Notary Public in and 1sr the Gira, and State aforesaid, personally appeared Norm Thakk Jessof. and did certify and acknowledge the aforegoing power of attorney to

WITNESS my hand and Notarial Seal.)

Mines Mounte

STATE OF I HEREBY CERTIFY that on this day of before me, the subscriber, a Notary Public in and for the and State aforesaid, personally appeared and did certify and acknowledge the aforegoing power of attorney to

WITNESS my hand and Notarial Seal.

Notary Public

STATE OF You you , COUNTY of Suffall before me, the subscriber, a Notary Public in and for the Court and State acrossed, preparation of the Court and State acrossed, preparation specific Schremins and did certify and consideration of the Court and Court

WITNESS my hand and Notarial Seal.

Exc con NOTARY PUBLIC appeal fee assessed in this case was improper and illegal and that they are entitled to a refund for the following reasons:

- a. Section 501.8 b(1) of the Baltimore County Zoning Regulations specifically refers to "Appeals to Board of (Zoning) Appeals for a reclassification" therefore it does not apply to Protestants' appeal against this reclassification by the Zoning Commissioner
- b. Section 501.8 b(4) provides for "other appeals from an order of the Zoning Commissioner", and is therefore the proper provision for the determination of the appeal fee in this case.
- c. The Zoning Regulations (Section 500 et sea) do not require the filing of any appeal fee at the time of the notice of appeal implying that the fee may be filed within a reasonable time after notice of appeal.
- d. The exorbitant fee demanded by the Zoning Commissioner in this case creates a hardship which tends in effect to prevent an appeal and the exercise of Protestants' legal remedy,
 - e. The fee is also illegal because:

COUNTY OF Nassau

Notary Public

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Motary Fublic

Motary Fublic

Tor South Carolina

My Commission expires at pleasure of Governor

4821

- (1) It imposes a penalty on a legal right by assessing a sum above and beyond what is reasonably necessary for the administration of such an appeal;
- (2) The assessment of this exorbitant fee exceeds the power delegated under the State Snabling Act and the Baltimore County Charter; and
- (3) The assessment of this appeal fee is in violation of the due process provisions of the Bill of Rights and the Constitution of Maryland and rights guaranteed to the people under the Constitution of the United States.
- WHEREFORE the Protestant-Appellants petition this Board: 1. To set this case for a hearing on the separate legal issues unrelated to the appeal filed by them in this case which are of no interest and do not concern the Petitioner-Appellec in the reclassification matter but affect only the Protestant-Appel-

before me, the subscriber, a Notary Public in and for the Country and State aforesaid, personally appeared FREDERICK H. TORKS

WITNESS my hand and Notarial Seal. HARRY E FIELD HOTARY PUBLIC - STATE OF NEW YORK

WITHERS my hand and Notarial Seal.

Witness my hand and Notarial Seal.

STATE OF South Carolina

and did certify and acknowledge the aforegoing power of attorney to

STATE OF South Condina (COUNT OF Michael

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and did certify and acknowledge the dioregoing power of attorney to the Air act.

I ISSUENT CENTRY that on his | 2ⁿ day or 5ⁿ 1959, before me, the subscriber, a lotary ribile in and for the Court and State acrossal, personally specared falls and did certify and acknowledge the acrossoring power of attorney to be her acc.

STATE OF Now York

lants and the construction of the zoning regulations pertaining to appeal fees

2. To determine the correct appeal fee applicable to this empeal and order the Zoning Commissioner and/or Baltimore County to refund the balance to Protestant-Appellants.

Attorneys for Protestant-Appellants

I hereby certify that a copy of the above Petition for Separate Hearing on Matters unrelated to the Reclassification Petition was mailed this 29th day of April, 1960, to Johnson Bowie. Esq., County Solicitor, and to James D. C. Downes, 212 Washington Avenue, Towson 4, Maryland, attorney for Petitioner-Appellees.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

gth #4821
District 8" Date of Posting 12-2-59
Posted for: and R-20 Jan to an R-10 3 one
Politioner: Manusch B. Onuch
Detroit in Lord R. 20 Jan St. Ann R. 10 January 12-2-57. Protect for Land R. 20 January R. 10 January 12-2-57. Protectioner Manuscraft B. Darrelle Leaving of growing Contelled Lord of Machine University Content of Content of Machine University Content of Machine University Content of Content of Machine University Content of Content
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Henry All 1.

Posted by Jelly & fummed Date of return: 12-3-59

ROTICE OF EUXING PETITION FOR CERTIFICATE OF PUBLICATION

ruinal to petition filed with the Zoning missioner of haritmene County for to or rectantification from R-20 Zone R-36 Zone of the property hereignifier	
thed, the Zoning Commissioner of Bal- e Colory, by authority of the Zoning and Regulations of Ballistore County, half is result.	TOW
by Othic Boliding, 111 W. Chempenke	THIS IS TO CE
At 10.00 A. M. At 10.00 A. M. Secular whether or not the fallowing	published in THE JE
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that purcel of lend in the Eighth of of Beltimore County beginning in refer line of Perk Avenue and Tries	:ofc2_timesx
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South 5 degrees 40 micutes West	appearing on the
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ning Department, being property of	
WELSTE IL ADAMS.	
Baltimery County.	

to an desired to a desired to a

SON, MD. _____ Becumber 1 ____ 1950 ___ RTIFY, that the annexes advertisement was PFERSONIAN, a weekly newspaper printed son, Baltimore County, Md., enrectaneouts: ressive weeks before the ____16th equator, 19.52., the first publication 27th_day of November

> THE JEFFERSONIAN Frank Street

Cost of Advertisement .

DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY

DECEMBER 10, 1959 ALBERT B. KALTENBACH

Subject ... AVAILABILITY OF UTILITIES - PARKS PROPERTY

THERE IS SUBMITTED HEREWITH A REPORT ON THE AVAILABILITY OF WATER AND SANITARY FACILITIES FOR THE SUBJECT PROPERTY:

SANITARY SEWERS

THE PARKS PROPERTY CONSITS OF APPROXIMATELY 142 ACRES AND IS SOUNDED ON THE SOUTH BY THE STRATFORD SUBDIVISION, ON THE LAST BY SPRINGLAKE, AND ON THE NORTH BY A PROPOSED CEMETERY.

THE BEAVE DAY WATERSHOO. THIS POSTION OF THE AREA ARE SITUATED WITHIN THE BEAVER DAY WATERSHOO. THIS POSTION OF THE AREA CAN BE SECRETORY OF THE AREA CAN BE SECRETORY OF THE AREA CAN BE SECRETORY OF THE POSTION OF THE AREA CAN BE SECRETORY OF THE AREA CAN BE SECRETORY OF THE POSTION OF THE

THE REMAINING 62 ACRES OF THE PROPERTY ARE LOCATED IN THE SPRING BRANCH WATERSHED. THIS PORTION CAN BE SEVERED BY MEANS OF THE EXTENSION OF APPROXIMATELY 2,0001 OF SEVER FROM I INDMILUR ROAD THROUGH THE STRATFORD SUPDIVISION.

A REVIEW OF THE CAPACITY OF DOWNSTREAM SEVERS IN GETTER HEADOW DRIVE SOUTH OF THE PARKS PROPERTY INDICATES THAT SETTLES INSTRUME AGE CINCER ROUND THE EXERCISE OF THE PARKS OF THE PARKS PROPERTY OF THE PARKS PROPERTY UNLESCED (J. M.c.D.). In the EVENT THE PARKS PROPERTY SOUTH CONFIDENCE OF THE PARKS PROPERTY SOUTH CAPACITY OF THE CONFIDENCE OF THE THE CONFIDENCE OF THE THE CONFIDENCE OF THE CONFIDENCE O

THE PARKS PROPERTY IS GENERALLY ABOVE ELEVATION \$70. THIS IS THE LOWEST LIMIT WHICH CAN BE PRO IDEO FROM THE TOWSON FOURTH ZONE OF SERVICE. A STUDY HAS BEEN COMPLETED WHICH DE FEASIBLE TO FURNISH WATER SUPPLY SERV-

Exhibit 1 - Petition

DECEMBER 10, 1959 ME. WILSIE H. ADAMS -2-RE: AVAILABILITY OF UTILITIES - PARKS PROPERTY

WATER SUPPLY (CONTINUED)

ICE TO THIS PROPERTY FROM A NEW ZONE OF SERVICE, TO BE CALLED THE POT SPRING FIFTE ZONE. A ROUTE STODY HAS BEEN COMPLETED WHICH HOUGLAKES THAT THE EGST ALLEGMENT FOR A THANSHIBSION MAIL TO SERVE THE NEW AREA WILL TRAVERSE THROUGH THE PROPOSED STREETS IN THE PARKE PROPERTY.

FUNDS FOR THE CONSTRUCTION OF THE NEW ZONE OF SERVICE WERE AUTHORIZED BY THE COUNTY EXECUTIVE AND COUNTY COUNCIL IN THE 1959 AND 1960 CAPITAL BUDGETS.

albert B. Zotenback

CC: MR. DILL MR. KEYS LAND DEVELOPHENT DEVELOPERS DESIGN APPROVAL

NO PLAT THIS FOLDER #4821

RS: PETITION FOR RECLASSIFICATION :
From *BRAGO* Zone to *BrilO*Zone
Center line of Parks Avenue
and f;ler Street, Sth District
Ld M. Parks, Esther J. Shriver, :
Norm Parks Jessey, Florence G.
Sammis, Fred. H. Parks, Robert :
Kapp and Narparet Bryant Kapp,
Puttions. BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

...........

Potitioners have requested a reclassification, pursuant to the Zoning Law of Baltimore County, from an "B-20" Zone to an "R-10" zone, the purpose being to construct individual homes.

In order to obtain the reclassification it is necessary for the patitioners to meet the tests as set forth in Zinn we Board of Appeals of Baltimore County, 207 Md, at page 35%:

for reclassification of a treat of land from one sees to monther, there are considered in the constant of land from one sees to monther, there are considered in the land of land from one sees to monther, there are considered to be considered to be more or loss permanent, subject to change only when there are genuine changes in contitions, then, before a nonling board receases a preperty, there should that the character of the neighborhood had changed to such an extent that the character of the neighborhood had changed to such an extent that reclassification upult property to be saids. The burden is upon the preponents of change to justify it by proof of original stakes or substantial change in the character of the neighborhood.

Axisting zoning was never intended to be irrevocable and sent as is so aptly explained in Offutt vs Zoning Appeals of Balti-county, 20h Md. at page 557:

"It is universally recognized that zoning is not static. If is could not have any recognized that south it was that it is not that it is not the same of the norm worth of the norm worth of the norm worth, propress would be retarded. A restriction of property we which night be considered reasonable today could be so unreasonable under changed conditions as to assume to confession. Smalley difficult have the changes in conditions as to assume the confession and the changes in conditions and such alteration has a reasonable relation to the public welfare.

There is no vested or contractual relation created between the County and the property owner by land use ordinances. This is expressed clearly in Offstt ws Board of Zening Appeals of Baltisore County, 201 98. at pags 501.

We acknowledge that a property once has the right to rely upon the rate of has that a characteristic and by an erdamon will not be the characteristic and the rate of the relation of the relationship of control have no wasted rights in consequence of the enactant of a soning ordinance establishing use districts. No controlar larkitions are crossed thereby. Freprety is held subject to the while exercise of the police power of the State.

The reclassification of a tract of land from "Be70" to "R-10" does not in itself constitute a traffic hazard. The street Layout on the prelindancy plan of the petitionness' property is similar to that of adjoining developments and will not be any more conductive to traffic proclose than the street Layoute in the adjoining developments.

Land We Hap, approved Bosshow 30, 1955, break may be supported by support to "subdo". In the present case an "subdo" as in subdown as because of the subdown and to the west. An "subdown as a support to "subdown as the subdown as properly contently batthers to centry.

as property owned by Baltimore Dounty.

The Deputy Planning Director expressed some doubt that the "finger of "Balt" immediately to the east of the subject property should over have been as more. But the subject property should over have been as more to be a subject property as the subject property of the subject property as the subject property of the subject property about the subject property should not have been recommended to the function of the property should not have been recommended to the County Consistency and the subject property should not have been recommended to the County Consistency and the subject property should not have been recommended to the County Consistency and the subject property about the subject property about the subject property about the subject property and the subject property "Baltimore be subject property "Baltimore to the Sighth District Land Use Nap.

Secondly, in the matter of "genuine changes in conditions".

- Directly to the north a Special Exception for a 70.31 acre cemetery was approved September 19, 1957.
- On the east side of York Read and the north side of Alme House Road, known as the "Ealley property", 160 acres were reclassified Manufacturing Light to "R-6" and from "R-2" to "R-6" on February 25, 1958.
- A portion of the "Kelley property " was zoned as follows on October 19, 1959:

a. 11.85 acres "R-6" to "B-L" b. 1.76 acres "R-6" to "B-L" c. 8.77 acres "R-6" to "R-A"

4. The north side of Warren Road south of Sherwood Road, known as the Roberts property, 126.2 acres were re-classified from "R-20" and "R-40" to "R-5" on October

These changes came about because of a great increase in industrial development in the vicinity with the resulting need for an increase in housing.

-2-

There have been other zoning charges, but the above men-ed changes are major ones. The Eighth District Map has not been

The developer may set up a buffer some if that is desired by the developer, the maintenance of a buffer some if the magnets of one landerman for the buffer some at the magnets of one landerman for the land to the proper or main requirement. The future somers of property in the buffer some would have no buffer some, yet they would have as nuch entitlement approach property courses.

It is a basic to the law of property that a man shall be allowed the evident use of his property commonant with the protection of his meighbors. The neighbors are suffering no real harm, there is evidence of error in the original Eighth District Map and there have been sufficient changes to warrant that reclassification cought properly to be made.

Zoning Commissioner of Battimore County, CREMEND that the above described property, or area, should be and the same is hereby reclassified, from and after the date of this Order, from a "8-10" Zone.

Deputy Zoning Comissioner of Baltimore County