

CAMPBELL V. HELFRICH
1016 Frederick Road
Catonsville 28, Maryland

RANDOLPH RIDGELY
2 Dutton Avenue
Catonsville 28, Maryland

CHRISTIAN P. SORENSON
1801 Frederick Road
Catonsville 28, Maryland

NATHAN H. KAUFMAN, JR.
G. MITCHELL AUSTIN, and
CHARLES STEINACK, et al.
Constituting the County
Board of Appeals of
Baltimore County.



IN THE
CIRCUIT COURT
for
BALTIMORE COUNTY

ORDER FOR APPEAL

MR. CLERK:

Please note an appeal on behalf of Campbell V. Helfrich, Randolph Ridgely and Christian P. Sorenson from the County Board of Appeals of Baltimore County to the Circuit Court for Baltimore County in the matter of the Petition for a reclassification from R-6 residential zone to a B-1 business zone of the tract of land located on Frederick Road east of Hilltop Road in the First Election District of Baltimore County which said tract of land is owned by The Allan Company and contains thereon the Five Oaks Swimming Pool and luncheon. This appeal is from the decision in Petition No. 5099 of the County Board of Appeals of Baltimore County dated August 31, 1961

in which the application for reclassification, as above set forth, was granted by a majority of said Board. This appeal is filed pursuant to the provisions of Maryland Rules 1101b.

W. Lee Thomas
Attorney for Petestants,
Campbell V. Helfrich
Randolph Ridgely and
Christian P. Sorenson

I hereby certify that a copy of the foregoing Order for Appeal was mailed by me this 5 day of September, 1961 to the County Board of Appeals of Baltimore County, County Office Building, Towson 4, Maryland.

W. Lee Thomas

True copy-test

Zoning Commissioner of Baltimore County

PROCTOR, REYNOLDS
AND
MULLER
CANNON, BALTIMORE
TOWSON 4, MD.
TOLLEY 5-1000

CAMPBELL V. HELFRICH, et al.
V.
NECON LAND LEASING CORPORATION
THE ALLAN COMPANY
NATHAN H. KAUFMAN, JR., et al.
Constituting the County Board
of Appeals of Baltimore County

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket 7
Folio 109
Case No. 2459

OPINION

This appeal challenges the correctness of the action of the County Board of Appeals of Baltimore County in granting (by a two to one decision) a reclassification from R-6 to B. 1. (Business, Local) of a several acre tract on the south side of Frederick road west of Montrose Avenue in Catonsville, which since 1934 has been operated as the Five Oaks Swimming Pool and Restaurant via a non-conforming use.

The Zoning Commissioner denied the application and the applicants appealed to the Board of Appeals. The first question before me is presented by a motion to dismiss the appeal from the Board on the ground that the appeal to the Board was not taken in time. A hearing was held before the Commissioner on October 10, 1960, during which no intervenors present that he proposed to deny the request for change. On October 13, a letter bearing that date was mailed to counsel for all parties advising them that the application had been denied that day. The appeal to the Board was taken on November 10, 1960. Section 21-26 of the Baltimore County Code (1961 Code, Supp.) provides that any person who feels aggrieved by a decision of the Zoning Commissioner may appeal to the Board and

that "Notice of such appeal shall be filed, in writing, with the zoning commissioner within thirty days from the date of any final order appealed from . . ."

Whether the appeal was timely depends on whether the Zoning Commissioner's announcement of his intention on October 10 was a "final order" or whether the date of the final order was October 13. The Zoning Commissioner testified that the official record of each proceeding before him is kept in a "Docket of Zoning Commissioner of Baltimore County," in which is regularly entered a record of each step taken. A certified copy of the docket entries in the case before us, taken from the Zoning Commissioner's official docket shows these entries:

"October 10 At 11:00 A. M. hearing held on petition by Zoning Commissioner. Case held sub curia"

"Oct. 13, 1960 Order of Zoning Commissioner denying the reclassification"

I find that the date of the final order of the Zoning Commissioner appealed from was October 13, 1960, and that the appeal was taken in due time.

In considering the case on the merits I have read the record before the Board, heard oral argument, considered written briefs, and, with the approval of counsel, revisited that part of the Frederick road now involved (having been familiar with it for more than thirty years). I am persuaded that the action of the Board was in a legal sense arbitrary, capricious and unwarranted.

Both the north and south sides of Frederick Road for more than 2,000 feet to the east and to the west of Five Oaks was zoned residential in the original zoning of the County in 1945, as was the Five Oaks lot and the areas to the north and south of Frederick Road.

At that time Five Oaks had been operated as a public swimming pool and restaurant for some eleven years, and it has since continued to operate as a non-conforming use. There are other

non-conforming uses along the pertinent part of Frederick Road, such as Candlelight Lodge, a restaurant just to the west of Five Oaks, the Ridgely Inn, and a small candy store across the road. Some of these have been there for as long as one hundred years (such as the Ridgely Inn). A lawyer and a veterinarian practice in their homes, and an insurance business is conducted in a residence. There are no commercial uses within 2,000 feet of Five Oaks. Baltimore County has a storage area on the south side of Frederick Road to the east of Five Oaks. There is an attractive white building on the front of this lot facing Frederick Avenue, which looks like a residence.

When the County Council was considering comprehensive rezoning of this part of the County in 1950 the present applicant attempted to have the property zoned B. 1. After full consideration the Council continued the residential classification. Less than six months after the adoption of the new comprehensive map, the applicants sought from the Zoning Commissioner and the Board the rezoning the County Council had denied it.

Before the Board it was stipulated that there had been no change in the lot since the 1950 Zoning map was adopted. Applicant's arguments were that there had been no change on the part of the Council in the original zoning, and that because the privilege of essentially as a non-conforming use right is lost in the various cases the law recognizes, the investment in Five Oaks was threatened and the future of the lot as a residential status of the lot was made permanent.

The majority of the Board found that although the area surrounding the property was rural and residential, the Council acted in classifying Five Oaks as residential because Candlelight Lodge, the dining establishment, also a non-conforming use, was on its west side and the Baltimore County storage area (because owned by the County, this land carries no zoning classification) was on its east side. In its decision, the majority of the Board stated, "It is difficult to believe that anyone would want to place a residential

development on the subject property, considering the use that now exist to adjacent properties to the East and West," and found that the "evidence in this case leaves . . . no other conclusion except that the present R-6 classification places the property owner in a position where he may not expect a reasonable use of his property."

The record, as I read it, gives no support to either the Board's findings or its conclusion and therefore falls completely short of overcoming the strong presumption of the correctness of the original zoning in 1945 and the comprehensive rezoning of 1950.

Not only has there been no commercial change in the pertinent area since early 1960, there has been but one such significant change since 1945. This was the use of the residential building for insurance offices - apparently by way of special exception. Almost all of the non-residential uses that existed in 1945 and that now exist (actually there are fewer now since several have been discontinued) are such as the zoning law recognizes as proper in a residential zone, as, for example, by way of a Manufacturing Restricted classification, or by a special exception. These uses have proved compatible in fact, as is shown by the record; in the words of one witness, - a real estate man who built his own home across from and near Five Oaks - there has been "a continuous growth of residential properties" in the neighborhood in the past twenty years. Four or five of these were on Frederick Road within 2,000 feet east and 2,000 feet west of Five Oaks. Others are on streets running off Frederick Road within those distances.

This case is an almost precise rural counterpart of the case of Baltimore v. N. A. A. C. P., 221 Md. 329, in which the applicant's property was used commercially as a non-conforming use in a residential area in which there were many other non-conforming uses and in which a special exception for commercial use had been granted

across the street. It was held that no evidence of original error was present and the legalizing of the non-conforming use was not aside as not having been fairly deductible. The present case is even stronger on the facts in favor of maintenance of the zoning status quo.

There was no probative evidence that the owners of Five Oaks - who bought it in 1954 with full knowledge of its status - cannot continue to operate it profitably as it apparently has been operated since 1934, or that if they discontinued its use as a swimming pool that they could not develop it reasonably for residences. The most that the applicant showed was a lay opinion that it would be more expensive and more difficult to develop the tract of land in question for residential use than it would be to develop the average tract of R-6 land. The fact that land is potentially more profitable if zoned as the owner desires does not of itself show that its existing zoning is wrong and that it should be changed. Boyd v. Bonfield Holding Co., 221 Md. 34, 43, and cases cited.

There was expert testimony that the Five Oaks tract could be developed profitably and reasonably for residences and that the presence of Candlelight Lodge and the Baltimore County property would not be real deterrents. The record shows that in fact they have not deterred residential construction near them. City of Baltimore v. City of Baltimore, 208 Md. 545. A residence stands between Five Oaks and the Baltimore County lot. Candlelight Lodge is residential in appearance, is well operated and its parking facilities are well screened. Some witnesses regard it as an attraction to the neighborhood.

The applicant's theory that it is entitled to commercial zoning for its lot because if it does not receive it, it might lose its privilege of non-conforming use is completely untenable. As was pointed out in Grant v. City of Baltimore, 212 Md. 301, the policy and aim of zoning is the gradual elimination of non-conforming uses - as fast as the legitimate interests of all concerned will permit.

If the applicant's property were to be made commercial because it might otherwise lose a privilege of doing business under a non-conforming use - and it loses much of its investment, as it claims it would - the purpose of the zoning laws to eliminate such uses would be frustrated since almost every non-conforming use would, on the same theory, be entitled to have its commercial status made permanent.

For the reasons stated, I can find no justification for the Board's action, and its order reclassifying the Five Oaks property will be reversed and the order of the Zoning Commissioner denying the reclassification will be reinstated.

June 5, 1962

WILLIAM H. JONES
(Specially assigned)

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Re: THE ALLAN COMPANY
LARRY W. & ANNA MAE CALK

Legal owners, of the property situated

#5099

MAP #1

SEC. 2-A

PL

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

1/1/60

Re: PETITION FOR RECLASSIFICATION

FROM AN R-4-ZONE TO A B-4-ZONE

2000 - Int. of Frederick Road and Hilltop Road, 1st Dist.

The Allan Company, Lloyd M. & Anna Mae Calk, Jr. and Mrs. Leo A. Lally, Petitioners

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

OF

BAITHEORE COUNTY

NO. 5099

The petitioner in the above case seeks the reclassification of property at the southernmost side of Frederick Road and the easternmost side of Hilltop Road in the First District of Baltimore County. The petitioner requested the change from an R-4-Zone to a B-4-Zone on the alleged fact that the area was commercial in nature and that this indicated change by the County Council had been in error in not zoning the property "Business Local".

All the commercial type properties except the property known as the Lorton property, are nonconforming uses and have been so in excess of 50 years, therefore, there has been no change in the area. The general character of the neighborhood is residential and the County Council was not in error in zoning the subject properties R-4-Zone.

For the above reasons the reclassification should be denied.

It is this 12th day of October, 1960, by the Deputy Zoning Commissioner of Baltimore County, RESOLVED that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as to remain an R-4-Zone (Business Local).

Deputy Zoning Commissioner of Baltimore County

Re: PETITION FOR RECLASSIFICATION

OF PROPERTY OF THE ALLAN COMPANY, Frederick Road, East of Hilltop Road, 1st District, from an R-4-Zone to a B-4-Zone

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

OF

BAITHEORE COUNTY

No. 5099

This is a Petition for the Reclassification from R-4-Zone to B-4-Zone for a tract of approximately three acres on the South side of Frederick Road, near Hilltop Road, in the Catonsville area. Approximately 2-3/4 acres of this property are now being used by the Five Oaks

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 9-23-66
 Posted for: Mr. R. C. Jones to give S. to Zone
 Petitioner: The Allan Co., Subd. & Buld. of
 Location of property: S. S. Franklin St. & E. S. Hilltop Road etc.
 Location of Signs: At S. S. Franklin St. & E. S. Hilltop Road etc.
 Posted by: George R. Heimerl Date of return: 9-24-66
 True copy-test
 Zoning Commissioner of Baltimore County

NOTICE OF ZONING PETITION
 1st DISTRICT
 Pursuant to section 10-101 of the Baltimore County Zoning Ordinance, the following property is being petitioned for a change in its zoning classification from R-1 to R-2. The property is located in the 1st District of Baltimore County, Maryland, and is owned by the Baltimore County Department of Public Works. The property is located at the intersection of Hilltop Road and S. S. Franklin St. The property is currently zoned R-1 and is being petitioned for a change to R-2. The petition is being filed with the Zoning Department of Baltimore County, Maryland, on September 23, 1966. The petition is being filed by the Baltimore County Department of Public Works. The petition is being filed for the purpose of changing the zoning classification of the property from R-1 to R-2. The petition is being filed in accordance with the provisions of the Baltimore County Zoning Ordinance. The petition is being filed with the Zoning Department of Baltimore County, Maryland, on September 23, 1966. The petition is being filed by the Baltimore County Department of Public Works. The petition is being filed for the purpose of changing the zoning classification of the property from R-1 to R-2. The petition is being filed in accordance with the provisions of the Baltimore County Zoning Ordinance.

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Rustertown, Md THE HERALD-ARGUS Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.
 September 26, 1960

THIS IS TO CERTIFY, that the annexed advertisement of
 Wilkie H. Adams, Zoning Commissioner of
 Baltimore County
 was inserted in THE BALTIMORE COUNTIAN, a group of
 three weekly newspapers published in Baltimore County, Mary-
 land, once a week for One week before
 the 26th day of September 1960, that is to say
 the same was inserted in the issues of
 September 23, 1960.
 THE BALTIMORE COUNTIAN

By Frank J. Murphy
 True copy-test Editor and Manager
 Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 8058 DATE 9/19/61
 To: Messrs. Proctor, Neysen & Haller, Campell Building, Towson 4, Md.
 BILLED BY: Zoning Department of Baltimore County, 113 County Office Bldg., Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of certified documents filed in the matter of rezoning of property of The Allan Company, Frank Hill Road east of Hilltop Road	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 3725 DATE 10/21/60
 To: Messrs. H. Carter, The Allan Company, 595 Berkeley Ave., Baltimore 9, Md.
 BILLED BY: Zoning

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising & Posting for The Allan Company	\$5.00
1	Advertising & Posting for The Allan Company	\$5.00
1	Advertising & Posting for The Allan Company	\$5.00
1	Advertising & Posting for The Allan Company	\$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 9-23-66
 Posted for: Mr. R. C. Jones to give S. to Zone
 Petitioner: The Allan Co., Subd. & Buld. of
 Location of property: S. S. Franklin St. & E. S. Hilltop Road etc.
 Location of Signs: At S. S. Franklin St. & E. S. Hilltop Road etc.
 Posted by: George R. Heimerl Date of return: 9-24-66
 True copy-test
 Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 8058 DATE 9/19/61
 To: Messrs. Proctor, Neysen & Haller, Campell Building, Towson 4, Md.
 BILLED BY: Zoning Department of Baltimore County, 113 County Office Bldg., Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of certified documents filed in the matter of rezoning of property of The Allan Company, Frank Hill Road east of Hilltop Road	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00
1	Cost of appeal to Board of Appeals	\$11.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 4050 DATE 12/1/60
 To: Messrs. G. Starnberg, Inc., Money Building, Baltimore 2, Md.
 BILLED BY: Zoning Department of Baltimore County, 113 County Office Bldg., Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal to Board of Appeals	\$70.00
1	Cost of appeal to Board of Appeals	\$70.00
1	Cost of appeal to Board of Appeals	\$70.00
1	Cost of appeal to Board of Appeals	\$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 3659 DATE 7/1/60
 To: The Allan Company, 595 Berkeley Ave., Baltimore 9, Md.
 BILLED BY: Zoning

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification - The Allan Company	\$50.00
1	Petition for Reclassification - The Allan Company	\$50.00
1	Petition for Reclassification - The Allan Company	\$50.00
1	Petition for Reclassification - The Allan Company	\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 7464 DATE 8/26/61
 To: Mr. Nathaniel Garber, 595 Berkeley Avenue, Baltimore 9, Md.
 BILLED BY: Baltimore County Maryland, Zoning Department, 113 County Office Bldg., Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 7464 DATE 8/26/61
 To: Mr. Nathaniel Garber, 595 Berkeley Avenue, Baltimore 9, Md.
 BILLED BY: Baltimore County Maryland, Zoning Department, 113 County Office Bldg., Towson 4, Md.

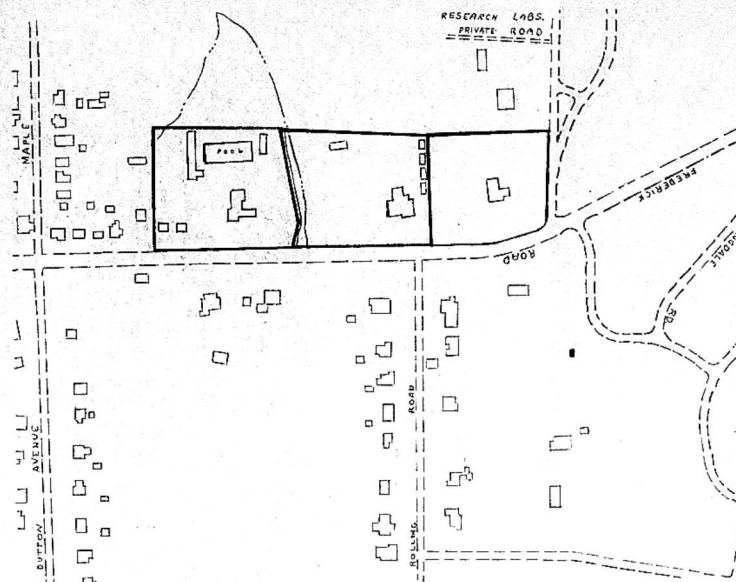
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00
1	Cost of posting property for appeal hearing	\$11.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PRESENT USAGE:

- AREA 9.3 ACRES + or -

REZONING - FROM NON CONFORMING USE R6 TO BUSINESS LOCAL



VINCINITY SKETCH 1" = 200'

