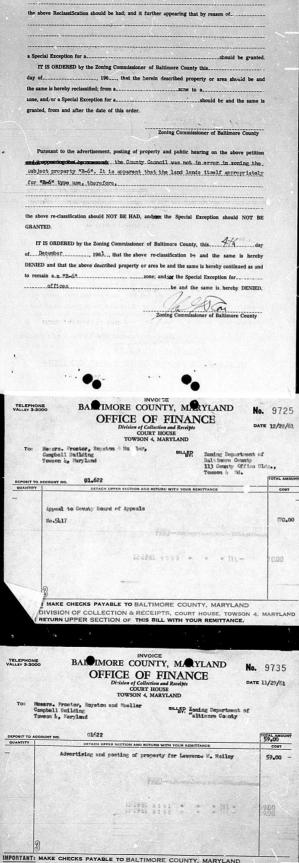
	the above Reclassification should be had; and it further appearing that by reason of
AND/OR SPECIAL EXCEPTION	AP V
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	
I. MANNEL Lawrence W. Molloylegal owner of the property situate is Baltimol. County and which is described in the description and plat attached hereto and made apart here.	a Special Exception for ashould be granted.
the basel described property be re-classified pursua	nt and a state of balance county this
to the Zoning Law of Baltimore County, from an R-6 zone to	an RA-X day of
to the Zoning Law of Baltimore County, from an R.5. zone to a with a Special Exception for Professional Office R.A. zone/ for the following reasons:	the same is hereby reclassified; from a
 Because of substantial changes in the immediate vicinity of this propertiand 	
2. Because of an error in the zoning map.	Zoning Commissioner of Baltimore County
2. Decide vi il construction de la construction de	
See Attached Description	Pursuant to the advertisement, posting of property and public hearing on the above petition
	tenditopperiograms the County Council was not in error in soning the public t property "R-6". It is apparent that the land londs itself appropriately
MRGORTOGA Specimorniesh Hampunder Charactel - Zoning-Law conduction of Conjugation access Battleso	for "Bed" type use, therefore,
Countyx to any the description of the county	The state of the s
Property is to be posted and advertised as prescribed by Zoning Regulations.	
I ar we agree to pay expenses of above re-classification and/or Special Exception advertising	the above re-classification should NOT BE HAD, and the Special Exception should NOT BE
posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoni regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore	granted.
County.	IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
Lawrence W. Molloy	of December 1961, that the above re-classification be and the same is hereby
Lowrence w. Money	DENIED and that the above described property or area be and the same is hereby continued as and
Contract purchasee Legal Owner Address Ellicott. City, M.A.	to remain a.n. "R-G" zone; and for the Special Exception for
Address Cette-Cetty 1032	be and the same is hereby DENIED.
1100+	(// 247)
Cernel Protor	Zoning Commissioner of Baltimore County
Address Campbell Bldg., Towson 4, Md.	THE REPORT OF THE PROPERTY OF THE PARTY OF T
ORDERED By The Zoning Commissioner of Baltimore County, this 15th	lay
of October 1961, that the subject matter of this petition be advertised,	
required by the Zoning Law of Baltimore County, in a newspaper of general circulation through	
Baltimore County, that property be posted, and that the public hearing be had before the Zon Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore	ore
County, on the day of November 1961, at 3:00 o'cle	
173	Division of Collection and Recipts Division of Collection and Recipts COURT HOUSE TOWSON 4, MARYLAND
BITEL OF PARISHES & COMMAND	To: Heners. Freeter, Regular & Na Lar, BLAND Zoning Department of Townson is, Maryland Balt freeze County
BIGG to Rubble 4 com	To: Memore. Proctor, Regular & Na Lar, Campbell Bullding Towner h, Maryland Towner h, Maryland Towner of Towner h %4.
BIGG to Pauline Community	To: Hearts, Proctor, Regutes & Na. Ler, and Comptent Building County Touren is, Navy Land 110 County Office Mids.
BIGG to Pauline Com-	To: Neugra. Froster, Regular & Na Lar, Campbell Building Town is Naryland Town is Naryland Deposit to Account No. 01-622
BIES to Pauline Com-	To: Neugra. Proctor, Reguton & No. Lar, Campbell Bullding Townell is Fary Lind Townell is County Townell is T
HIEL to Parallel Company	To: Neurre Proctor, Reputent No. Lur, Campbell Bullding. Toursen in Mary Lund 113 County Office Blds. Street County Office Blds. Toursen in 76. DEPOSIT TO ACCOUNT NO. 01-692 DEPOSIT TO ACCOUNT NO. 01-692 OMARTTY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
INVOICE INVOICE COLLUTY MADE AND LAND	To: Neugra. Proctor, Reguton & Na Lar, Campbell Bullding Townen is, Hary Lind Townen is, Hary Lind Townen is, Hary Lind Townen is County 113 County of file Bidds. Townen is 'M'. DEFORIT TO ACCOUNT NO. OL-622 OUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Appeal to County Board of Appeals 10.5217
LEPHONE INVOICE BALT ORE COUNTY, MAR AND OFFICE OF FINANCE Divisios of Cultulus and Receipts DAY	To: Neurra Proctor, Reputent No. Lar, Campbell Bullding. Townen is Bullding. Townen is Bullding. Townen is Bullding. Townen is Mary Land DEFORM TO ACCOUNT NO.
Dirition of Culturium and Recipis OFFICE OF FINANCE Dirition of Culturium and Recipis TOWSON 4, MARYLAND	To: Neurra Proctor, Reguton Na Lur, Camboll Bullding Townson in Mary Lund 11 Sending Department of Balt Shree County Townson in Mary Lund 113 County Office Bilds. DEFORM TO ACCOUNT NO. 01.622 OMETRY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Appeal to County Board of Appeals Ho.Sal7
DEPHONE BALT ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Collection and Recipits COURT HOUSE TOWSON 4, MARYLAND TO: John H. Hessey, IV Hessey & BILLED. Courty Received of Assessing A. Hessey	To: Neurra Proctor, Reguton & Na Lar, Config Constraint of Ballings Tourner is, Nary Land 19 14 14 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
DATE ORE COUNTY, MAR AND OFFICE OF FINANCE Dirinion of Collection and Recipit COUNT HOUSE TOWSON 4, MARYLAND	To: Search: Proctor, Reputen & Ma Ler, Cantage Department of Baltimore County Criscs Index, Townen is, Staryland Townen is, Staryland 110763 10763 10763 107663 107663 107663 107663 107663 107663 107663 107663
DEPHONE BALT ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Calefornia and Receipts COURT HOUSE TOWSON 4, MARYLAND TOWSON 4, MARYLAND OWN TOWN TOWN TOWN TOWN TOWN TOWN TOWN	To: Measures, Proceed, Registers & No. Lery, Conspect Department of Baltimers Country Delicities Diddies, Tousen is, Stary Land 10 Country Office Diddes, Tousen is 3d, T
DEPHONE BALT ORE COUNTY, MAR AND NO OFFICE OF FINANCE DATE OF FINANCE DATE OF TOWNON 4, MARYLAND TOWNON 4, MARYLAND OWN TOWNON 5, Maryland OWN TO ACCOUNT HOUSE DATE OF TOWNON 6, MARYLAND OWN TO ACCOUNT NO. 01.712	To: Search : Processor, Registers & No. Lear, Consequent Consequen
DALTS ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Cellection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Flidelity Building Chitimore I, Maryland OI.712 STEACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE. Cost of Certified Decuments for - No. \$417-8X	To: Secreta, Proctor, Reputent Mix Ler, Cantage Department of Baltimore County Crisco Blads, Townen is, Staryland 10 Department of Baltimore County Crisco Blads, Townen is id. 10 Department of Baltimore County Crisco
DEFINITE ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Callettine and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fidelity Building Chillinger Office of Callettine and Recipits COUNTY County Board of Appear Fidelity Building Chillinger I, Maryland County Board of Appear County Board of Appear Fidelity Building Chillinger I, Maryland County Board of Appear County Bo	To: Search: Processer, Registers & No. Lear, Conspicing Tousies is intrapalant Tousies is intrapalant 1914 in the Processer is interested in the Processer is intrapalant 1914 in the Processer is interested in the Process
DEPHONE BALTS ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Culturium and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey Fidelity Building Stiffunce 1, Maryland ORIT TO ACCOUNT NO. 01.712 COST OF CETACH UPPER SECTION AND RETURN WITH YAUR REMITTANCE Cost of Certified Decursants for - No. 5417-2X Lawrence W. Molley	To: Maurice, Proceed, Registers & Na Lary Completed Building Tousine is, Stary Land 10 Journey Office Building, Tousine is Stary Land 10 Journey Office Building, Tousine is Stary 10 Journey Office Building, 10 Journey
DEPHONE BALTS ORE COUNTY, MAR AND OFFICE OF FINANCE Division of Celebration and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey Fidelity Building Stiffmere 1, Maryland ORIT TO ACCOUNT NO. 01.712 Cost of Certified Decusions for - No. 5417-2X Lawrence W. Molloy S. S. Moldon Choles Laws, 112°E. Tengievond Road	To: Secret, Proctor, Reputent Mix Lery, Control Department of Baltimore Country and State of
DATES ORE COUNTY, MARNAND OFFICE OF FINANCE Dirinion of Calletine and Recipit COUNTY HOUSE TOWSON 4, MARYLAND TO: John H. Hessey, IV Heasey A Hessey Fidelity Building County To Accounty no. 01,712 ANTYY COST TO COUNTY NO. 01,712 COST TO ACCOUNT NO. 01,712 COST TO	TO: Maurita, Proctor, Registers & Na Ler, Congress Constitution of Collection and Record County of Collection and Recipit Collection
DEPHONE BALTS ORE COUNTY, MAR AND OFFICE OF FINANCE Division of Culturium and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey State of County Board of Appear Fidelity Building Stiffmere 1, Maryland ORIT TO ACCOUNT NO. 01,712 COST of Certified Decurrents for - No. 5417-2X Lummy Maryland Style of Certified Decurrents for - No. 5417-2X Lummy Maryland Style of Certified Decurrents for - No. 5417-2X Lummare W. Molloy S./S Moldon Choice Lane, 112°E. Tengievoor Board	TO: Heavers, Proster, Register & No. Ler, Control Department of Balt-there Couper is, they land 10 control of the Balt-there Couper is they land 11 County of fries Bldg., Townen is id. 10 control of the Balt-there County is they land of Appeals 10 county to account no. 91.622 00 DEFORM TO ACCOUNT NO. 91.622 01 DEFORM TO ACCOUNT NO. 10 COUNTY NO
DEPLOY BOALTS ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Culturium and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey Fidelity Building Stiffmer 1, Maryland ORIT TO ACCOUNT NO. 01.712 Cost of Certified Decusions for - No. 5417-2X Lawrence W. Molloy \$5.75 Moldon Choice Laws, 112*E. Tengiewood Road First District	To: Search : Processor, Registers & Mar Lear, Canada Copperation of Canada Consequent Co
DEPLOY BALTS ORE COUNTY, MAR AND OFFICE OF FINANCE Division of Celebration and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey Fidelity Building Chilmore 1, Maryland ONIT TO ACCOUNT NO. OI.712 Cost of Certified Decurrents for - No. 5417-8X Lummace W. Molicy S/S Molidon Choice Laws, 112*E. Tengiewood Road First District	To: Search Proctor, Register & No. 1917 To: Search Department of Company and States of
DEFINITION OF COUNTY, MARWAND NO OFFICE OF FINANCE Division of Callentine and Recipts COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Statement of Maryland County Board of Appear History Philippe Townon I, Maryland OUT TO ACCOUNT NO. 01,712 Cost of Certified Decuments for - No. \$417-RX Lawrence W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District Townone W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District Townone W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District Townone W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District Townone W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District Townone W. Molley Sy Sy Maldam Choice Lame, 112° E. Tengiermood Road First District	To: Search Process, Registers to the lar, Gamphell Building Gamphell Building Gamphell Building Toward is there country to account no. 91.622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Appeal to Covaty Beard of Appeals 10.53,17 MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND COURT HOUSE, TOWSON 4, MARYLAND COURT HOUSE TOWSON 5, MARYLAND COURT HOUSE TOWSON 6, MARYLAND COURT HOUSE
DEFINITE ORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fliddlip Studien Charles Decount no. 01.712 Cost of Certified Decourants for - No. 5417-8X Lowence W. Molloy S. Noldon Choice Lane, 112° E. Templewood Road First Dis rich RIANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TO THE COURT HOUSE, AN	TO: Search : Processor, Registers & Na Lery Gengbell Butlefing Gengbell Butlefing Teasen is, Stary Land 10 Jounn's Office Bild: Special Double of State Stary Land 10 Jounn's Office Bilds., Tousen is 31, 20
DEFINITE ORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fliddlip Studien Charles Decount no. 01.712 Cost of Certified Decourants for - No. 5417-8X Lowence W. Molloy S. Noldon Choice Lane, 112° E. Templewood Road First Dis rich RIANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TO THE COURT HOUSE, AN	To: Search Process, Registers to the lar, Gamphell Building Gamphell Building Gamphell Building Toward is there country to account no. 91.622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Appeal to Covaty Beard of Appeals 10.53,17 MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND COURT HOUSE, TOWSON 4, MARYLAND COURT HOUSE TOWSON 5, MARYLAND COURT HOUSE TOWSON 6, MARYLAND COURT HOUSE
DEFINITE ORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fliddlip Studien Charles Decount no. 01.712 Cost of Certified Decourants for - No. 5417-8X Lowence W. Molloy S. Noldon Choice Lane, 112° E. Templewood Road First Dis rich RIANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TO THE COURT HOUSE, AN	TO: Search : Processor, Registers & Na Lery Gengbell Butlefing Gengbell Butlefing Teasen is, Stary Land 10 Jounn's Office Bild: Special Double of State Stary Land 10 Jounn's Office Bilds., Tousen is 31, 20
DEFINITE ORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fliddlip Studien Charles Decount no. 01.712 Cost of Certified Decourants for - No. 5417-8X Lowence W. Molloy S. Noldon Choice Lane, 112° E. Templewood Road First Dis rich RIANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TO THE COURT HOUSE, AN	TO: Search : Processor, Registers & Na Lery Gengbell Butlefing Gengbell Butlefing Teasen is, Stary Land 10 Jounn's Office Bild: Special Double of State Stary Land 10 Jounn's Office Bilds., Tousen is 31, 20
DEFINITE ORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Recipits COUNTY HOUSE TOWNON 4, MARYLAND TO: John H. Hessey, IV Hessey A Hessey Fliddlip Studien Charles Decount no. 01.712 Cost of Certified Decourants for - No. 5417-8X Lowence W. Molloy S. Noldon Choice Lane, 112° E. Templewood Road First Dis rich RIANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, AND LINE TO THE COURT HOUSE, AN	TO: Heavers, Proctor, Register & No. 1987, Control Control Control of Balt Shore Country and Sharp Control Country of Control India, Towner is 14. DEFORM TO ACCOUNT NO. 91.622 DEFORM TO ACCOUNT NO. 97.3 DEFORM TO ACCOUNT NO. 97.3 DEFORM TO ACCOUNT NO. 97.3 DEFORM TO ACCOUNT NO. 91.622 DEFORM TO ACCO
DEPLOY BOALTS ORE COUNTY, MAR AND NO OFFICE OF FINANCE Division of Culturium and Receipts COURT HOUSE TOWSON 4, MARYLAND TO: John H. Heasey, IV Heasey A Heasey Fidelity Building Stiffmer 1, Maryland ORIT TO ACCOUNT NO. 01.712 Cost of Certified Decusions for - No. 5417-2X Lawrence W. Molloy \$5.75 Moldon Choice Laws, 112*E. Tengiewood Road First District	TO: Search : Processor, Registers & Na Lery Gengbell Butlefing Gengbell Butlefing Teasen is, Stary Land 10 Jounn's Office Bild: Special Double of State Stary Land 10 Jounn's Office Bilds., Tousen is 31, 20



MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PROCTOR, ROYSTON & MUELLER

#5417

No. 8181

DATE 10/17/61

\$50.00

50.00

888

Zoning Department of Baltimore County

December 18, 1961

Mr. John G. Rose Zoning Commissioner County Office Building Towson 4. Maryland

> Re: Petition for Reclassification from "R-6" Zone to an "R-A" Zone and a Special Exception for Professional Offices - 112.14' E. of corner Maiden Choice Land and Tanglewood Road, 1st District. Lawrence W. Molloy, Petitioner.

Please note an Appeal to the County Board of Appeals

in the above entitled matter, from your Order dated Decem-

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District. I - Date of Posting. 11-8-61

Posted for UNIN-6364 to and A Jan & Office.

Petitioner Favorery W. Modery.

Location of property Sand by Marchy, Charles Sand 11291.

Earl of Tenrylmed of the suffer Charles and 11291.

Logation to sign 34th report 215 to Earl of Penglewese Rep on Mr.

Romarks.

Remarks.

BALLIMORE COUNTY, MANYLAND

OFFICE OF FINANCE

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Petition for Reclassification & Special Exception for Lawrence Molley

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.

rision of Collection and Receipts COURT HOUSE

BILLED

Wile Sit : : : III

ber 4, 1961.

KCP/lg

Posted by Mary Al Harry

To: Proctor, Royston & Mueller Attorneys-at-Law Campbell Building Towson h, Ed.

DEPOSIT TO ACCOUNT NO. 01622

TELEPHONE

cc: Mr. Lawrence W. Molloy

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5417 RX

TO John G. Rose, Zoning Consissioner. Date Hovember 17, 1961

FROM George E. Gavrelis, Deputy Director

SURJECT FillT-Riv. Red to Net and Special Exception for Professional Officer. Southwide of Maiden Choice Lame 112.11 feet east of Tamplewood Rd. Being the property of Laurence Holloy.

1st District

HEARING: Wednesday, November 29, 1961 (3:00 P.M.)

The staff of the Office of Flanning and Zoning ass reviewed the subject pelition for special exception and has the following advisory comments to make:

- 1. Remainstin of soring and lend are data indicates that the speak, on the southwesterly side of Maidem Choice Lane, is devoted scalinityly maidential uses. The area, immediately adjacement mortheast side of fasion Choice Lane, is coupled by much mortheast side of fasion move as nonconforming uses. However, the speak rearrow of these units is a more closely weithed to the permitted uses in the R-6 some than apartments.
- 2. The location of the subject property 1 such that it is not at the confluence of more major roads, is not related to convenient access to public transportation, nor is at related conveniently to shopping facilities. No transitional or buffering function would source to apartner: buting here. The subject tract does not meet the locational policy adopted for apartners anding by the Flaming Board.
- The petition request also a special exception for professional offices. In the petition filing process, it was pointed out that the openial exception for offices sould be pressure and improper unless detailed plans indicating the extent and location for the offices, together with an overall plan for the entire spartment development, were submitted. The Planning staff, still believes that a fair hearing, based on the proofs required by Section 502.1 of the Zoning Regulations, cannot be held and that the request for the special exception is pressure.

PETITION FOR SING SPECIAL EXCEPTION 1st District

LOCATION: Southersmos side of Maiden Choice Lan-112, 14 feet Easterly 'rom the Southeasternmost corner of Maiden Choice Lane and Tanglewood Road.

day of November

of Institutore County.
Beginning for the same on the southernoord side of Maddon Choice Justice and the southernoord country of the southernoord country of Madden Choice Lance and Tanglewood Rood and running these southernoord country of Madden c

appearing on the 9th day of November THE TIMES John M. Martin John M. Martin

.19 61, the first publication

5417-KX

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. November 16, 19 63. THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one sucessive weeks before the 29th

Cost of Advertisement, \$24.00 Furchase order- Q 8326 Requisition no. L 8389

Laurence W. Malloy - Petitioner

Na 5417-0

.

OPINION

This is a petition for reclassification from on "R-6" Zone to an "R-A" Zone of a tract of land approximately 4.7 acres in size. The subject property is located on the and side of Maiden Chaice Lane immediately south of an "R-6" development known as Tangle vood. Improvements on the land include two residences and a stable. The land assers Maiden Chaice Lane is zoned "R-6" as is the land to the south of the subject property. The frontage along Maiden Choice Lane is approximately 213 feet and the only access to the property is from Maiden Choice Lane as the triangular shaped land is bordered on one side by the above mentioned Tanglewood and on the other side by a spur railroad

The petitioner had also originally requested a special exception for offices. The special exception request was withdrawn and the petitioner asked only for reclassification from "P_A" to "P_A"

1's petitioner contends that there was an error in the original zoning of this property because no consideration was given to the Mt. Ridge Apartments, occupying an 18 acre tract to the east of the "R-6" zone along Maiden Choice Lane. It must be asisted out however, that the land on which the grantment buildings are located is zoned "R-G" on the Land Use Map and is separated from the subject tract by a stric of "R-6" zoning along Maiden Choice Lane.

The petitioner also stated that the Jailroad track should be considered as a factor in reclassifying this property. In the opinion of the Board, this single-track, privately owned, freight spur line had no bearing on the case. It was testified that the track is used only once or twice a week by a slow moving switch engine and cars. It traven is through residential property from its juncture with the Pennsylvania Railroad main line in Baltimore City to its terminus in Catonsville, Mr. Campbell V. Helfrich, realtor, testified that the rail oad track would not preclude the use of the property for "R-6" use. He also stated that Baltimore County is erecting an elementary school on the other side of

apartments with cottages and stressed the need for apartment construction to Build County. He stated that the apartment building which is presently situate on the subject property apparently was not considered in the records when the Land Use Map was adopted. Further, that a serious error was committed when the proper identity was not given to the partment development on the east side of Maiden Choice Lane. He testified that when the map was presented to the Council for adoption, the Mount Ridge Apartments were labeled as "R-G" or group houses and, therefore, the Council was unable to give proper consideration to the subject tract. Mr. Willemain noted that there was an institutional area which was labeled "R-6", instead of the usual institutional color which denotes a public use. It might well be noted at this time that the Battimore County Land Use Maps have identified their land classifications in various colors for quick identification. The Highwood School has no further identification as as institutional use on the map other than its land use designation as "R-6".

Mr. P. T. Lemmon, one of the prime protestants in the instant case, said in essence that he would have been satisfied if the County Council had seen fit to classify the subject tract for apurtments. However, his greatest fear seemed to be that in the event the subject petition was granted, it would open the door to other petitions in the general neighborhood.

Questions #1 and #2 as stated above can be answered in this fashion. The writer feels that the Baltimore County Council erred in classifying the subject property as "R-6" when it failed to take note and cognizance of the Mount Ridge Apartment development. These 608 Type apartments were built in 1948 and were unquestionably built before the most recent Land Use Map was adopted. Photographs introduced into evidence leave no question in the writer's mind that those dwellings are outwardly and inwardly apartment buildings, and could not be ignored while the Land Use Map was under consideration. We must take into consideration that the neighborhood is characterized by those typed of dwellings which do exist and the existing developments or dwellings unquestionably affect the mode of the subsequant development of the surrounding areas in general. The writer feels that this general area is attuned to apartment construction and apartments would be best suited on the subject tract. Further, the great use of institutional type land in the arrounding area best characterizes this neighborhood as those of apartments and not of cottages. The writer believes that if proper identification is given to the Highwood School, nd proper consideration given to Saint Charles College and the National Cemetery, the highest and best use would, unquestionably, be that for apartment use.

The Catonsville Short Line Railroad, although infrequently used, has a trastic affect upon the subject property and certainly would be a detriment to the same for construction of cottage type units. The very idea that a railroad exists bordering on

Mr. George E. Gayrelis, Deputy Director of Planning for Raltimore County, stated that the subject property is at a higher elevation than the railroad line which is well screened by trees. He further stated that the freight line would have no adverse effect on "R-6" use and that the reclassification of this property might lead to subsequent requests for further zoning changes in the area. He said the subject tract was specifically studied in 1958 by the Planning Staff and knew of no reason why it could not be used as "R-6" property

M. P. T. Lammon, register, said that the subject property could be 1 -11 --- I f-- 110 -611 -day-alanmont

Several residents of Tanglewood testified that they objected to the sed reclassification on the grounds that the value of their homes would be obversely affected by the construction of apartment units in close proximity.

It is the opinion of this member of the Board of Appeals that the petitioner has failed to prove an error in the original zoning of this property. The subject property is bounded on all sides by "R-6" property and, in fact, the highest density zoning in the entire area is "R-G". The reclassification of this relatively small tract of land would, in my oninion, be "spot zoning".

For the reasons set forth above, it is the aninion of this member of the Board of Appeals that the reclassification petitioned for should be denied.

the subject property would certainly have a negative effect upon many prospective home buyers. The fact that some homes have been built and sold adjacent to railroads is not a determining factor in the writer's aninian. The effect of the now opened Baltimore County Beltway would tend to alleviate any traffic hazards which, in the writer's opinion, existed only in the minds of the Protestants

The question of need is one of wide latitude and, by itself, could not be sidered a determining factor in the subject case. However, the question of need when taken in conjunction with the other factors considered serves only to lead the writer to conclude that the subject property, zoned "R-A", would fill a need which apparently now exists without having a detrimental effect on other residences in the general neighborhood.

The writer is of the opinion that the instant neighborhood lends itself truly apartment zoning as a whole, and the subject property as an individual tract should be considered as a part of the whole neighborhood. The general area is conducive to apartments and the said apartments, if erected, would certainly be compatible with the other type uses in the neighborhood. The apprehensions of the protestants in the instant case are ili founded on the basis that each individual petition must stand or fall on its own and one is not necessarily dependent upon the other. There is no question that prime error was committed when proper recognition was not given to the existing apartments and the Catorsville Short Line Railroad, as well as other factors hereinbefore stated, when the subject property was classified by the Baltimore County Council, and that those factors are sufficient to overcome the presumption as stated in question #2.

This Board member is of the opinion that in the subject case the Board cannot shut its eyes to the surrounding uses of other properties in this area. One cannot solely rely upon those uses indicated on the Land Use Map and not take into consideration the actual uses which presently characterize this neighborhood. To do otherwise would be folly and ultimately result in a chaotic and confused community, defeating the original purpose of the Land Use Mans

For the above reasons this Board Member feels that the petition should be

& mitchell austi

DATE: 8/16/62

RE- PETITION FOR RECLASSIFICATION om "R-A" Zone to "R-A" Zone s/S Maiden Choice Lane, 1\2' east of Tanglewood Road - 1st District Lacrence W. Molloy - Petitioner

DEECORE COUNTY BOARD OF ABBEAUG

OF

BALTIMORE COUNTY

No. 5417-PX

GPINION

The instant notition is for a reclassification of a triangular shaped tract of and comprising 4.7 acres in the First District of Baltimore County, and located on the outh side of Maiden Choice Lane 112 feet anst of Tanglewood Road

The property is bounded on the south by the Catonsville Short Line Railroad. the northeast bounded generally by Maiden Choice Lane, and on the northwest by Tanalewood Road. The general character of the neighborhood is best described by stating that to the partheast lies the National Cemetery and an apartment dwelling known as Moun Ridge Apartments. To the southeast lies Saint Charles College and an "R-A" area better crown as the Wilton Farms or Zaiser tract. Directly south lies the Southtowns Elementary and Junior High School, which swings ground generally towards the west. To the north lies an "R-4" development known as Tapalewood. An institutional use known as the Highwood School lies generally to the east of the subject property. There is an "R-G" strip of ground bounding on the northeast side of Maiden Choice Lane which separates the Mount Ridge Anastment from the subject tract. The Baltimore County Beltway, at its closest point, is renerally to the southwest of the subject amperty and is bordered by the southwest boundary of the Southtowne Elementary and Junior High School. The two closest interchanges of the Baltimore County Beltway would be Frederick Road to the north and Wilkens Avenue to the

The questions raised in the instant case are as follows:

- 1. Did the Baltimore County Council fail to take cognizance of the apartment development known as Mount Ridge Apartments when the Land Use Map was adopted?
- 2. If the County Council failed to take notice of the said If the County Council failed to take notice of the said apartments, would that be sufficient to warrant a re-classification of the subject property and to overcome the presumption that the Map, when adopted, was a well planned man and each area taken into considera-
- 3. Did the Council fail to give proper consideration to the Catonsville Short Line Railway in its relation to the

9

REFORE

OF

BALTIMORE COUNTY

No. 5/17-PV

a mile from the subject tract.

1. If no nonconforming use exists today on the subject property, the coartments would then be in violation of the zoning regulations ingsmuch as apartments are not allowed in an "R-G" Zone. This would be complete confiscation of the owner's property and would obviously have been an error

- 2 -

4. Do the institutional uses of the neighborhood have

5. Does the advent or opening of the Baltimore County
Beltway have an effect upon the subject property?

instant experty hereinafter referred to as "tract". Said tract was acquired by him in the

improved by a large breaky (20) man house, which is notifiedly being used at the assessed

April . 1960. He stated that across Maiden Choice Lane, to the northeast of his property.

is the Mount Ridge Apartments and amun homes. The apartments are of the 608 Carden

Type which were so prevalent in those postwar years when housing of any nature was at a

premium. He stated that since the advent of the Baltimore County Beltway and its recent

quanting straffic conditions in the anichborhood but taken on a new lock since most of the

app viser of thirty-one years, testified that the Catonsville Short Line Railroad located to

and the said right of way was generally below the grade of the tract in question. He also

testified that the Mount Pides Apartment and aroun homes which consist of approximately

265 units situate on 18, 186 acres of around. Mr. Helfrich felt that apartment units of this

ceneral type were needed in this great at the present time. He wated that the Catoosville

cottages adjacent to the railroad was not desirable. It was his opinion that the highest and

that they were generally apposed to the subject reclassification. Primarily their opposition

was on the basis that it did not adhere to their idea of where apartments should be situated,

i e close to shanning centers and major mads. However, it may be noted that an emis-

examination, it was admitted that there is a shopping center approximately four-tenths of

oninion that the Catonsville Short Line Railroad had a drastic effect upon the subject

property and should have been given further consideration by the Baitimore County Counci when the most recent map was adopted. He cited the compatible use of Garden Type

Testimony by the Planning Department of Baltimore County was to the effect

Bernard J. Willemain, a consultant in Planning and Zoning, was of the

Short Line Railroad has a limited effect on the subject property in that the building of

best use of the subject truct would be for apartment type housing.

he south of the subject tract, operates on a restricted basis approximately two times a week

The next witness being Mr. Campbell B. Helfrich, an expert realter and

vehicles apparently preferred to use the Reltway

time and was situate on the said tract when the present Land Use Map was adopted in

first part of 1962, prior to the opening of the Baltimore County Baltway. The tract is

The first witness was Lawrence W. Mollov, the owner and petitioner of the

6. What role does the question of need bear in its relation to the subject petition?

an adverse effect upon the subject property, and

2. If the council has the power to establish in this instance a conconforming use, then the rights of the property owner have been seriously damaged. In case of a fire or of a desire to expand. the petitioner would be restricted if a nonconforming use exists. where such would not have been the case if the property had been zoned "R-A"

There are also other uses allowed under "R-A", with or without special exceptions, that are not allowed under "R-G", and it does not seem proper to deprive the property owner of these uses. In a review of the Land Use Mans adopted by the County Commissioners and the later maps adopted by the County Council it is quite obvious that it was not the desire of either bodies to downgrade zoning of existing properties.

The question as to whether this property is a ponconforming use or not arise with this member of the Board of Appeals when one considers the definition of a nonconforming use as defined in the 1955 Zoning Regulations of Baltimore County, and I quote:

> "Nonconforming Use: A legal use of a building or of land that antedates the adoption of these regulations and does not conform to the use regulations in which it is located."

This leaves doubt in the writer's mind as to whether the date referred to is the date of the adoption of the Regulations, or the date of the adoption of the Land Use Map for the particular area in which the property is located. The answer to this question would, of course, determine whether a nonconforming use actually exists.

When one considers the mammoth task involved in the adoption of a Land Use Map, it is guite reasonable to expect that errors will be made. It is the opinion of the writer that an error was made in placing these apartments in "R-G". As was pointed out in Grant vs City of Baltimore, 212 Md. 301, the policy and aim of zoning is the gradual elimination of nonconforming uses as fast as the legitimate interests of all concerned will permit. Certainly, one could not possibly visualize the desire of the County Council to eliminate the existence of these apartments

This member of the Board of Appeals is of the opinion that it is proper to consider this patition viewing the Mount Ridge Apartments even though they are zoned "R-G", as having the same effect on the subject property as though they had been zoned "R-A".

The property which is the subject of this petition was zoned "R-6" by the County Council on the Land Use Map adopted April 5, 1960. It carries that zoning

DE. PETITION FOR PECLASSIFICATION COUNTY ROARD OF APPEALS S/S Maiden Choice Lane, 112' east of Tanalewood Road - 1st District nce W. Mollov - Petitions

.

OPINION

This is a patition for reclassification from an "R-6" Zone to an "R-A" Zone with a special exception for professional offices on the south side of Maiden Choice Lane, 112.14 feet east of Tanglewood Road in the First District of Baltimore County.

At the outset of the hearing, the lawyers for the petitioner withdrew the netition for a special exception.

On April 5, 1960 the Baltimore County Council adopted the Land Use Map for portion of the First District including the property which is the subject of this petition. The petitioner, being barred by law from seeking a reclassification due to change until eighteen months have expired from the date of the adoption of the Land Use Map, basis his alala for realestification on arms in the zoning man

Directly across Maiden Choice Lane from the subject property are twenty-nine duplex homes, one lot in depth, zoned on the Land Use Map "R-6". Adjacent to these duplexes and east of these duplexes are some two hundred and eight apartment units locate on approximately eighteen acres zoned "R-G" on the Land Use Map. These are the apartments known as the Mount Ridge Apartments. It is the contention of the petitioner that the presence of the Mount Ridge Apartments, even though they are zoned "R-G", give a strong presumption that the subject property should be developed as "R-A". He further cites the existence of the Short Line Railroad, a privately owned railroad serving Spring Grove Hospital, pointing out the effect that this railroad has on the Mount Ridge Apartments, and also pointing out the similar effect it has on the subject property.

It is the opinion of this member of the Board of Appeals that before considering the property that is the subject of this petition, that first consideration must be given to the property known as the Mount Ridge Apartments.

The Mount Ridge Apartments contain two hundred and eight substantially built, well maintained, and attractively landscaped apartment units built in 1948 under the then existing ¿08 Government program. Personal inspection of the property substantiates these facts and one cannot consider these apartments as anything other than a most desirable place in which to live-

In placing these apartments in an "R-G" zoning classification the Council has done one of two things:

designation at the present time. The Tanglewood Development, a single family residential Council it could have resulted in "R-A" zoning for both properties. group of homes, is located to the north of the subject property. The Short Line Railroad, It is, therefore, the decision of this member of the Board of Appeals that this the small privately owned industrial railroad, tends to pen in the subject property between petition from "R-6" Zone to as "R-A" Zone should be granted. the Tanglewood Development and the railroad. Most of the land to the south of the subject roperty has been developed into institutional uses. In attempting to decide whether an error was made on the 4,7 acres that are William Maglian the subject of this petition, it is necessary to try to develop the thinking of the County Council in their deliberations. As has been stated before, it is quite obvious to the writer that the County Council completely overlooked the existence of the Mount Ridge Apartments. Therefore, it seems proper to assume that the subject property was not considered by the County Council as a parcel of land located in an area where there existed two hundred DATE: august 16,1962 and eight apartment units. Had the Council recognized the Mount Ridge Apartments as "R-A", as this writer believes they should have, then the property which is the subject of this petition may have received more careful attention. The fact that the Short Line Railroad effects the subject property in a manner similar to the effect it has on the Mount Ridge Apartments might well have influenced the thinking of the County Council. Certainly, considerable doubt exists as to the propriety of the present zoning of the subject property. It is difficult to see where apartments on this land would have any adverse effect on the surrounding properties. The Tanglewood Development backs up to the property and certainly apartments would have no effect on these homes. The size of the property, 4.7 acres, would not allow for sufficient apartments to cause a great increase in automobiles to cause any traffic problems. Sewer and water facilities are both available and would cause no problems. It seems that the fears of most of the protestants is that the granting of this petition would be the opening wedge to many additional petitions for reclassification in the First District, and would open the way for wholesale changes in the Comprehensive Map adopted for this District. This member of the Board of Appeals is well aware of the importance of recognizing the correctness of Land Use Maps and the presumption that these maps are correct unless there is an abundance of proof to the contrary. He has so held in previous cases Involving Land Use Maps that have seen before this Board. In this position, however, one cannot averlook the obvious error in the zoning of the Mount Ridge Apartments. In addition, other properties located in the general area that should have been zoned for Public Use on the First District Map were zoned for residential development. The similarity of the characteristics of the subject property and that of the Mount Ridge Apartment property, brought about by the Short Line Railroad, seems sufficient to the writer that it both had been properly considered by the County the exhibits which I have studied and the three separate burden shifts to the protestants, and it is incumbent upon THE SHALVINGOK IMPROVEMENT IN THE opinions which I have read, I cannot find that the Board them to show, from the record, that the Board acted in an ASSOCIATION, INCORPORATED. ET AL CIRCUIT COURT did not have before it substantial cvidence which it found arbitrary, capricious or illegal way. FOR to be sufficient to draw the conclusion that the Council It is generally the policy of zoning as much as NATHAN B. KAUPMAN, JR., ET AL, Constituting the County Fourd of Appeals of Baltimore County BALTIMORE COUNTY had erred in the adoption of this map, and from which the possible to eliminate nonconforming uses. The Court of AT LAW Board could draw the conclusion that the Patitioner was Appeals has so held, in the adoption of a land use map, No. 2639 entitled to the change in classification prayed for. that being the policy of zoning, it was certainly incumbent LAWRENCE W. MOLLOY The testimony of Mr. Helfrich, Mr. Willemain, to upon the Council to make every reasonable attempt in the adoption of the map to eliminate a nonconforming use. cite one portion of it -- indeed, part of Mr. Gavrelists testimony if accepted by the Board, in my opinion, was I agree with Judge Hammond that simply because December 5, 1962 substantial testimony from which the Board could draw the there is nonconforming use doesn't mean that, ipso facto, conclusion that there was error and the petition should be the zoning should be changed. But where you rind in such Before: HONORABLE JOHN GRASON TUPNBULL, Judge granted. And, as everyone here knows, I am absolutely a small area and practically adjacent to the subject 13 **** limited - I cannot reverse the Board because of what my propert; and actually, indeed, included in the subject THE COURT: Centlemen, it is, of course, conceded personal reactions might be - I am limited to finding by all that there is a strong presumption in favor of the property nonconforming uses to which the Council apparently whether or not there was evidence from which the Board gave no heed, and where you see by the map itself that correctness of a land use map. It is also true and concede might reasonably have drawn the conclusions which it did. certain public properties - I am not sure of institutional by all that there is a presumption in favor of the correct-In my opinion, there is evidence in the record sufficient ness of a decision of the Board of Appeals. The burden is but cartain public properties at least are not shown on for the Board's action, and the Court will pass the proper on the Petitioner to establish error in the land use map. the map, that it is inescapable that there were errors made order sustaining the action of the Board. in this immediate ares. If the Petitioner, before the Board, establishes to the

I carnot, from the record which I have read and

satisfaction of the Board that there was error in the land use map, then, in the proceeding before this Court the

ZONED 26 PERSENT USE APARTMENTS LANE MAIDEN CHOICE Cas, Serva RESIDENTIALUSE Source S65" 30 E 245 ROAD 7 PESSIDENTIAL N 56- 30 E Ac. BIRCHWOOD ROAD PROPERTY LOCATED 1 DISTRICT BALTO.CO.MD. 5ch60~ 4. 7 ACREST PRESENT ZONING CATOMANILE PROPOSED ZONING+ APARTMENTS POOLIC APPROVED FOR FILING
Reviewed By Date_10/11/16 SCALETI'S 50' DECTOBER 9,761
DOLLENDERS BROTHERS
SUR IBYOZSACIVIL ENSINEERS
TOT WASHINGTON AVE. TOW SON ME PILED FROM PLATS AND DEEDS 2 4 6 8 10 2 14 16 18 20 22 24 26 28 26 24 22 20 18 16 14 12 10 8 6 4