COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY

.

OPINION

The petitioner seeks reclassification of a tract of land appro 205' x 275' on the northwest side of Sudbrook Avenue at Oak Avenue in Pikesville. The land is presently improved by a frame residence and detached garage. It was testified that the house is at least 50 years old.

The property on either side is zoned "R-10" with "R-6" classificatio across the street. The nearest "R-A" land is approximately 115' to the east.

The petitioner plans to erect two garden-type apartm at buildings, one with 8 units and the other with 12 units with parking spaces in the rear. He claimed that there was no practical way of subdividing the lot into "R-10" size lots without wasting land area.

Protestants objected to the petition on the basis of traffic congestion and stated that Sudbrook Avenue is 22 feet wide at this point. It was also testified that there had been no change in the neighborhood since the adoption of the zoning map in January, 1957.

It is the unanimous opinion of the Board of Appeals that inasmuch as the petitioner presented no evidence showing that there 1 as either an error in the original zoning or a change in the neighborhood, the reclassification sought for should he denied.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this ______ day of December, 1962 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle P of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

GORDON E. SUGAR 8201 Pumokin Seed Court Pikesville 8, Maryland Appellant CIRCUIT COURT VB. FOR NATHAN H. KAUFMAN, G. MITCHELL AUSTIN, and CHARLES STLINECCK, constituting THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY BALTIMORE COUNTY County office Building Towson 4, Maryland

DROER OF APPEAL

Please enter an appeal from the Order of the County Board of Anneals of Holtimore County of December 6th 1962 in the matter of Patition for Reclassification No. 5505, denvine re-classification.

C. 005 HILLARD P. ALBERT Attorneys for Appellant 900 Reisterstown Road Skenville B. Maryland

I HEREBY CERTIFY that on this 3 CA day of December, 1963, I mailed a copy of the foregoing Order of Appeal, by regular mail, postage prepaid, to Nathan H. Kaufman, Chairman, The County Board of Appeals of Baltimore County, County Office Building, Towson 4, Maryland.

OFFICE OF LAN LOCK FOR NATHAN H. HAUFMAN, G. MITCHELL AUSTIN and CHARLES STEINBOCK constituting the COUNTY BOARD OF APPEALS BALTIMORE COUNTY Appalless

GROER OF DISMISSAL

Mr. Clerk:

Please dismiss the Appeal from the Decision of the Board of Appeals filed in the shows antitled case in the Circuit Court for Baltimore County.

> Hillen D. Wells 11-500J

HILLARD P. ALBERT Attorneys for Appellant 900 Rejuterstown Road Pikesville-6, Maryland Telephone: 484-0300

I HEFERY CERTIFY, that on this 27% day of 2mg , 1963, a copy of the foregoing Order of Diamissal was mailed by regular mail, postage propaid, to Douglas G. Bottom, Esquire, 207 Washington Avenue, Towson-4, Maryland, Attorney for the Protestants, and to E. Scott Moore, Esquire, County Solicitor, County Office Building/Touson-4, Maryland.

Hille D Hell WILLIAM D. WELLS

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CURRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date March 1, 1962

FROM Mr. George E. Gavralis, Deputy Director

SUBJECT #5505. R-10 to R-A. Northwest side of Sudbrook Avenue and Southwest side of Oak Avenue. Being property of Gordon Sugar.

3rd District

HEARING: Wednesday, March 14, 1962 (2:30 P.M.)

The staff of the Office of Planning and Zoning has sevired the subject petition for reclassification to spartners zo. .g. and has the following sevirous comment to make with respect to pert-ment planning factors:

1. The Planning staff notes that the Third District Zoning The Planning staff notes that the Third District Zoning Map oreated spartness coming eventorly rome Relaterations may be a subject to the providing state of the same time of the same properties of the same time of the same time



BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No. 10767 DATE 1/21/63

No. 10306

DATE 1/31/62

Division of Collection and Receipt COURT HOUSE TOWSON 4. MARYLAND

Cost of Cartifical Da \$8.00 NW/S Sudbrack SW/S Oak Ave 0 1-2263 4819 . . . IXL-8.00

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

19756.00 UNT COST 50.00 -上升经 358 : : : 311=

IMPORTANTI 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.

TELEPHONE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

0

No. 11508

152.00 Advertising and posting of property for Gordon E. Sugar 3-1562 1619 · · IL-5250 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.

CARL A DURKEE

#5505 Oak Ave. 3rd

RECEIVED APR 1 9 1962 BALTIMORE COUNTY OFFICE OF PLANNING

WELLS, DURKEE & ALBERT

APP 19 '62 AM

April 17, 1962

Baltimore County Office of Planning and Zoning County Office Building Touson 4, Maryland

LAW OFFICES OF

AllENTION: John G. Rose, Zoning Commissioner RE: Re-classification, R-10 to R-A Northwest Side Sudbrook Avenue Third District Gordon E. Sugar, Petitioner Petition 5505

Please enter an Appeal to the Board of Appeals on behalf of the Petitioner from your Order of Warch 21, 1962, denying the reclassification in the above Mearing.

Enclosed is my check in the amount of \$70.00 to cover the Appeal costs thereof.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MKNAM GORDON E. SUGAR legal owner of the property situate in Bastimore #3 County and which is described in the description and plat attached hereto and made a part hereof x EC. 2-C hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an A 2/27/62 zone; for the following reasons:

MAP

TO PERMIT DEVELOPMENT INTO GARDEN TYPE APARTMENTS, AS SHOWN ON THE PLANS ATTACHED HERETO.

See Attached Description

OFFICE OF PLANNING & John

MAKEN MATERIAL MATERIAL MENGEN MAKEN MAKEN MENGEN MENGEN MENGEN MAKEN MA Country to use the heroin abscribed property for Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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. Legal Owner Contract purchaser Address 8201 Pumpkin Seed Court Pikesville-8, Maryland Address 900 Reisterstown Road, Pikesville-8, Md. HU, 4-0300 OADERED By The Zoning Commissioner of Baltimore County, this 31st ____day of January 1962. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Rocan 106, County Office Building in Towson, Baltimore County, on the ______ lhth day of March ______



BEGINNING for the same at a point on the northwest side of Sudbrook Avenue. 60 feet wide, said point being situate 125 feet measured southerly along said northwest\side of RA Sudbrook Avenue from its intersection with the southwest side of Oak Avenue, said place of beginning also being at the beginning of the land which by deed dated September 20, 1948 and recorded among the Land Records of Baltimore County in T.B.S. No. 1697 folio 392 was con-

veyed by Louis Mossbauer and Alice Moss bauer, his wife, to Edward J. Macon and Margaret R. Macon, his wife, thence leaving said place of beginning and the northwest side of Sudbrook Avenue and running and binding on the first and second lines of the aforementioned deed, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, the two following courses and distances, viz: North 81 Degrees 16 minutes 35 seconds West 277.28 feet and North 11 degrees 00 minutes 35 seconds West 115.0 feet to the south side of Oak Avenue and to the end of the second line of the aforementioned deed. thence running and binding on the south side of Oak Avenue and on the third line of the aforementioned deed South 72 degrees 58 minutes 25 seconds West 16.00 feet to the end of said third line, thence leaving the south side of Oak Avenue and running and binding on the fourth, fifth and sixth lines of the aforementioned deed the three following courses and distances, viz: South 11 degrees 00 minutes 35 seconds East 256.0 feet, South 19 degrees 05 minutes 35 seconds East 53.0 feet and South 77 degrees 05 minutes 44 seconds East 204.55 feet to the end of said sixth line and to the northwest side of said Sudbrook Avenue,

thence running and binding on the northwest side of sald Sudbrook Avenue and on the seventh

the distance of 84.17 feet, the arc of which is subtended by a chord bearing North 15 degrees

and eighth lines of the aforementioned deed the two following courses and distances, viz:

by a line curving to the left in a northerly direction with the radius of 584.0 feet for

Description of No. 204 Sudbrook Avenue SEC. 2-C

29 minutes 23 seconds East 84.16 feet to the end of said curve, thence North 11 degrees 21 minutes 25 seconds East 118.0 feet to the place of beginning.

Page 2

Continued:

CONTAINING 1.17 acres of land, more or less.

2/27/62 The above description has been prepared from a survey dated July 12, 1961 by Elmer St. C. Maxwell & Associates, Pikesville, Md.

	f property, and public hearing on the above petition and
it appearing that by reason of	Corporation Consistent Management Conference
Consistent des la la la mesa de 1979 la 1989	er yangan in teleputuntuk in
	it further appearing that by reason of
	<u></u>
a Special Exception for a	should be granted.
IT IS ORDERED by the Zoning Commissi	ioner of Baltimore County this
day of, 196, that the	he herein described property or area should be and
the same is hereby reclassified; from a	zone to a
zone, and/or a Special Exception for a	should be and the same is
granted, from and after the date of this order	
granted, from and after the date of this order	
Pro-military and the second	Zoning Commissioner of Baltimore County
William Section for the Co. Co. Co.	
the product of the consequence o	of property and public hearing on the above petition
	ere was not sufficient evidence presented
of a change in the area or an error	by the County Commissioners to warrant
a change in zoning,	
Chronical Control of the Control of	
法数据发数 福度中设施的运行 [4] 1000 (10) [1] 4 30 (30)	the State State of good out to the first the California of the Cal
the above re-classification should NOT BE H.	AD, and/acctive/signmintodecopt/on/sprogressors
GRANTED.	,
IT IS ORDERED by the Zoning Commissi	ioner of Baltimore County, this 2014 day
	above re-classification be and the same is hereby
	rty or area be and the same is hereby continued as and
	zone; autoprocedure spenderoprocession of percentile
DOCOCOCCOCCOCCOCCCCCCCCCCCCCCCCCCCCCCC	COCCOCXXXXXXQQB6Canabx thaosandotsodaepsbyx 199741993.
STORY TO SERVICE STATE OF THE	W/ 96/>
	Zoning Commissioner of Baltimore County
1/1/9-7	Zonting/Commissioner of Baltimore County

PERMICHER CO FORMS AS CHARLES FOR THE

INVOICE BALTIMORE COUNTY, MARYI ND

OFFICE OF FINANCE

DATE 1/23/62

Dicision of Collection and Receipts TOWSON 4, MARYLAND

Milliam D. Wells, Esq., 900 Ressteratown Road, Pikesville 8, Mi.

BILLED Cffice of Planning & Zoning 119 County Office Bldg., Touson h, Maryland

		TOTAL AMO
EPOSIT TO A	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	cost
	Cost of appeal to County Board of Appeals	\$70.00
	No. 5505	100
	PAD - instructe Contra with - Other of Recom	
	5-2462 3297 e • • TRL	70,00
	3	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TODIVISION OF COLLECTION & RECEIPTS COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #5505 Date of Posting 5-23-62

Amen Hearing Jurdon & Sugar ion of property: M. W. S. of Sudbrook auf and S. W. S. Oak we.

Location of Signs: Marthwest rich of Sudbrokary, 211/1. S. W. of Oak avenu!

Posted by Glange Regional

nue, DATE AND TIME: Wednesday, March 14, 1962 at 2:30 P.M. UBLIC HEARING: Room, 107

5-24-62

5505

CERTIFICATE OF PUBLICATION

TOWSON, MD. Ferruary 23, ..., 160 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once an each ob. 1 size macessaye weeks before the 14th day of _____March_____, 19⁶²___, the first publication appearing on the 23rd day of February

THE JEFFERSONIAN.

PETITION FOR ZONING
RECLASSIFICATION
3RD DISTRICT
ZONING: From R-10 Zone to

ZONING: From R-10 Zone to R-A Zone. LOCATION: Northwest side of Sudbrook Avenue & Southwest side of Oak Avenue. DATE & TIME: WEDNES-DAY, MARCH 1s, 1962 at 2:30 P. M.

PUBLIC HEARING, 1802 at 2:30
PUBLIC HEARING, 180 m
108, County Office Building, 111
W. Chesspake Avenue, Towson
4, Maryland,
The Zoning Commissioner of
Baltimore County, with
the Zoning Act and Regulathe Zoning Act and RegulaConcerning all that parcel of
land in the Third District of Baltimore. County.

Concerning all that parcel of land in the Third District of Baltmore County.

Third District of Sadbrook Arenue, 60 feet wide, and point being situate 125 feet measured southerly along said of the land of the southwest side of Oak Arenue, said place of beginning along the baltmore County of the land which be beginning and the land Records of Baltmore County in T.B.S. No. 1697 follo 392-ways and Alice Mossbauer, his wife, before the Sadbrook Avenue and running and Margaret R. Macon, his wife, thence have been supported by the Baltmore County Metropolitan Borier, the two following words of the aforementionee deed, and the northwest of beginning and the northwest of the first and second land of the deed of the wor following the saddle of the sadd

81. Degrees 16 minutes 35 seconds west 277.28 feet and North 11 degrees 10 minutes 35 sech 12 degrees 15 minutes 10 degree 10 degree 10 degree 10 degree 10 degree 15 minutes 10 degree 15 minutes 10 degree 15 seconds West 1800 feet 10 degree 15 seconds West 1800 feet 10 degree 15 degrees 15 minutes 10 degree 16 degree 17 degree 16 degr

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#5505 District_ Date of Posting 2-21-62 Posted for Con B-10 zun to un B-Azare
Petitioner: Square & Junar Posted for: Con (5 Welmit ele fee fast and + 5 w. s. of Oak.
Location of Signa Morthwest factor of Sudden I

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md

THE COMMMUNITY PRESS Dundalk, Md. THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

February 26, 19 62.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, I ming Cormissioner of Pultipre Genty

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of February, 1962, that is to say

the same was inserted in the issues of

February 23, 1962.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager

