

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Joyce Ruth Flesher
Petitioner, Eugene E. Flesher, 1963, legal owner of the property situate in Baltimore County, Maryland, and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R6 zone to an R4 zone; for the following reasons:
Change in immediate area justifies type of reclassification with Special Exception requested. Error in original zoning. Need in community for professional dental offices. For other reasons to be shown at the Hearing.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. We, the undersigned, agree to pay expenses of above reclassification 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.

Address: 1502 Clermont Court, Lutherville, Maryland

Protestant's Attorney: Austin W. Flesher, 210 W. Pennsylvania Avenue, Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of May, 1963, 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 Room 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1963, at 2:00 o'clock.

By Joyce Ruth Flesher, Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: June 27, 1963
FROM: Mr. George E. Garrelis, Deputy Director
SUBJECT: R6M-111, R-6 to R-4 and Special Exception for Offices.
North side of Seminary Avenue 169.74 feet East of York Road. Being property of Eugene Flesher.

5th District
HEARING: Wednesday, July 10, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 together with a Special Exception for offices. It has the following advisory comment to make with respect to pertinent planning factors:
1. In light of the commercial zoning immediately to the west and the shopping center on the south side of Seminary Avenue, the Planning staff feels that the proposed rezoning with Special Exception for offices provides relief to the property in question, and allows it to serve as a transitional device.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the character which this petition bears in the immediate community warrant the requested action, therefore:

the above reclassification should be had; and it further appearing that by reason of location:

a Special Exception from offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of July, 1963, that the herein described property or area should be and the same is hereby reclassified, from an R6 zone to an R4 zone, and/or a Special Exception for offices should be and the same is granted, from and after the date of this order, subject to approval of the plat plan by the Bureau of Public Services and the Office of Planning and Zoning.

It is this 14th day of March, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted on July 11, 1963, be and the same is extended for a period of one year beginning July 11, 1964 and expiring July 11, 1965.

GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of July, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for offices be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

FROM THE OFFICE OF
GEORGE E. GARRELIS, JR. & ASSOCIATES, INC.
ENGINEERS
8 MCDONALD AVENUE TOWSON 4, MARYLAND

Location of Property 88 E. York Avenue, Lutherville, Maryland

May 17, 1963

Beginning for the same at a point on the North side of Seminary Avenue as shown on Right of Way Plat Recorded in Highways Liber 13A, folio 130, said point of beginning being distant 179 feet more or less, measured easterly along said north side of Seminary Avenue from the east side of York Road, said point of beginning being in the last or South 16° 15' East 169.74 foot line of the land conveyed by Raymond A. Vienger, et ux to Eugene E. Flesher et ux, by deed dated September 17, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4048, folio 424, at a point distant 138.78 feet from the beginning of said last line, and running thence binding on said North side of Seminary Avenue North 88° 05' 00" East 100.68 feet to intersect the second line of said deed, thence binding on part of the second, all of the third and part of the last line of said deed the three following courses and distances viz: first North 15° 02' 00" West 163.88 feet, second South 73° 40' 30" West 101.02 feet, and third South 16° 15' 00" East 138.78 feet to the place of beginning.

Containing 0.35 acres of land more or less.

Being part of the land conveyed by Raymond A. Vienger et ux to Eugene E. Flesher et ux by deed dated September 17, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4048, folio 424.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8C Date of Posting: 6/2/63
Posted for: Heard on July 10, 63 at 2:00 pm
Petitioner: EUGENE E. FLESHER
Location of property: N/S Seminary Ave. 169.74 E of York Rd.
Location of Sign: 88 E. YORK AVENUE, LUTHERVILLE, MD. 21093
Remarks: As per sign on property
Posted by: Robert J. Smith Date of return: 6/2/63

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

Dr. Eugene E. Flesher
To: 1502 Clermont Court
Lutherville, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	0152	TOTAL DUE	\$30.16
QUANTITY	DETAILED OFFER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Advertising and posting of your property	30.16	
	PAID - Baltimore County, Md. - Official Finance		
	1-503 1053 * * * T1P-		38.6

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

To: Austin W. Flesher, Esq.
210 W. Penn. Ave.
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	0152	TOTAL DUE	\$30.16
QUANTITY	DETAILED OFFER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Petition for Reclassification & Special Exception for Eugene Flesher	30.00	
	PAID - Baltimore County, Md. - Official Finance		
	1-503 1053 * * * T1P-		38.6

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 PUBLICATION

TOWSON, MD. June 27, 1963
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 each week before the 10th day of July, 1963, the said publication appearing on the 27th day of June, 1963.

THE JEFFERSONIAN,
Towson, Maryland
Manager

Cost of Advertisement, \$

[illegible]



RE: PETITION FOR SPECIAL EXCEPTION
N/E Side Paradise Ave., 1042'
N. Wilkins Ave., 1st District -
B.Z.M. Corporation, Petitioner
No. 5895-A, 63-12-X

It is this 17th day of May, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted July 12, 1963, in the above entitled matter, be and the same is hereby extended for a period of two (2) years beginning July 12, 1965 and expiring July 12, 1967.

[Signature]
Zoning Commissioner of
Baltimore County

It is this 1st day of June, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception in the above matter, be and the same is hereby extended from July 12, 1967 to July 12, 1968.

[Signature]
Zoning Commissioner of
Baltimore County

FRED E. WALDROP
ATTORNEY AT LAW
MARINE BUILDING
TOWSON, MARYLAND 21204
VALLEY 8-8878

May 14, 1965

Mr. John G. Rose,
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: B.Z.M. Corporation for reclassification from
R-10 to R-A Zone NE/5 Paradise Avenue SW of
Baltimore County Beltway 1st District -64-155-8

Dear Mr. Rose:

Please extend the special exception that was granted to the B.Z.M. Corporation for a nursing home at the above location.

Sincerely,

[Signature]
Fred E. Waldrop

FEW:bc

RE: PETITION FOR SPECIAL EXCEPTION
FOR CONVALESCENT HOME AND
PRIVATE COLLEGE (The Institute
for Medical & Scientific Research)
N.E. Side Paradise Ave., 1042'
N. Wilkins Avenue,
First District B.Z.M. Corp.
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5895-A
63-12-X

AMENDED ORDER

The original petition requesting change from "R-10" Zone to "R-A" Zone specified Research Laboratory in "R-10" Zone, Nursing Home and Staff House in "R-A" Zone. This was amended and approved July 12, 1963 by John G. Rose, Zoning Commissioner. Through inadvertence or oversight the Staff House in the "R-10" Zone was omitted. This amended Order is now to read:

* A Special Exception for Convalescent Home, Private College and Staff House.

Date: June 14, 1964

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date: June 27, 1965
Mr. George E. Gavrilis, Deputy Director

SUBJECT: #5895-A, R-10 to R-A and Special Exception for
Research Laboratory on R-10 zone and a Nursing Home
and Staff House on the R-A zone, Northeast side of
Paradise Avenue 1042 feet Northwest of Wilkins Avenue.
Being property of the Monument Realty Corporation.

33rd District
HEADING: Wednesday, July 10, 1965 (1:00 P.M.)

The Planning staff has reviewed the subject petition for Zoning Reclassification from R-10 to R-A together with Special Exceptions. The proximity of the subject property to the Spring Grove facilities makes it apparently logical for the uses requested. If granted, the granting should be conditioned upon approval of site plans and access by the appropriate County agencies.

RE: PETITION FOR SPECIAL EXCEPTION
FOR CONVALESCENT HOME AND
PRIVATE COLLEGE (The Institute
for Medical & Scientific Research)
N.E. Side Paradise Ave., 1042'
N. Wilkins Avenue,
First District of Baltimore
County - B.Z.M. Corporation,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5895

The petitioner in the above entitled matter requested a special exception for a Convalescent Home and Private College (The Institute for Medical and Scientific Research), on property located on the northeast side of Paradise Avenue 1042 feet north of Wilkins Avenue, in the First District of Baltimore County.

Testimony presented at the hearing on July 10, 1963, indicated that the petitioner has met all the requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore, the special exception should be granted.

The request for the change in zoning from an "R-10" Zone to an "R-A" Zone was withdrawn.

It is this 1st day of July, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that a Special Exception for a Convalescent Home and Private College (The Institute for Medical and Scientific Research) should be and the same is hereby granted from and after the date of this Order, subject to approval of the site plan for the development of the subject property by the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner

TELEPHONE 5-3000

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

To: Ira A. Steger, Inc.
Cockeysville, Maryland

BILLED Zoning Department of
Baltimore County

No. 17745
DATE 5/7/65

QUANTITY	REPORT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	01622	Petition for Reclassification & Special Exception for The Monument Realty Corp.	50.00
			50.00

PLEASE RETURN TO BALTIMORE COUNTY, MARYLAND
COURT HOUSE, TOWSON 4, MARYLAND
WITH YOUR REMITTANCE.

MICROFILMED

TO BALTIMORE COUNTY, MARYLAND
COURT HOUSE, TOWSON 4, MARYLAND
WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1352 Date of Posting: June 21, 1965
Posted for: Petition for Reclassification from R-10 to R-A
Petitioner: Monument Realty Corp.
Location of property: NE/5 Paradise Ave. 1042' NW of Wilkins Ave.
Location of Signs: 1 sign at NE/5 Paradise Ave. 1042' NW of Wilkins Ave.
Remarks: 1 sign at NE/5 Paradise Ave. 1042' NW of Wilkins Ave.
Posted by: *[Signature]* Date of return: June 21, 1965

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

X or we, B.Z.M. Corporation, as Petitioner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

To amend Petition No. 5895 heretofore filed by the Petitioner on May 3, 1963 to eliminate the request for re-classification of the described property from R-10 to R-A and to further eliminate from said Petition the request for a Special Exception for a private college as provided for in Section 502.2 of the Zoning Regulations of Baltimore County, said college to be known as The Institute for Medical and Scientific Research, and to further amend the said Petition to eliminate the request for a Special Exception for a nursing home and in lieu thereof substitute a request for a Special Exception for a convalescent home as provided in Section 502.2 of the Zoning Regulations of Baltimore County.

and/or Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described 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.

B.Z.M. Corporation
Oscar Zerewski, President
Address: 1301 Marnat Road, Balto., Md.
Maurice W. Baldwin
Duncan Ridge, Towson 4, Md.
Petitioner's Attorney

Legal Owner
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1965, at _____ o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE 5-3000

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

To: Maurice W. Baldwin, Esq.
Maurice Baldwin
Towson 4, Maryland

BILLED Zoning Department of
Baltimore County

No. 21694
DATE 6/7/65

QUANTITY	REPORT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	01622	Advertising and posting of property for The Monument Realty Corp.	125.00
			125.00

PLEASE RETURN TO BALTIMORE COUNTY, MARYLAND
COURT HOUSE, TOWSON 4, MARYLAND
WITH YOUR REMITTANCE.

MICROFILMED

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.