

Opinion of the Court

THE COURT: This is a petition for a variance filed by the American Legion Rosedale Post No. 180. The variance sought is the variance in the front yard setback from the 65 feet from the center line of the street to 55 feet; and from 40 feet at the front property line to 30 feet.

After the petition was filed with the Department of Planning and Zoning, certain suggested changes in the plans and development were made by Mr. Dyer of that Department and adopted by the Petitioner. They were to eliminate any parking in front of the building; to plant that area in grass, and to change the entrance of the building from the front to the side, to the east side of the building, it being felt that placing it at the east side would result in people pulling into the parking area to discharge and take on passengers rather than doing so in the street or possibly just off the street onto the Legion property.

The protest in this case was filed, I believe, by three or four families who live either directly across Selling Avenue or across Selling Avenue, and not too far

removed from the American Legion Hall property. Were it not for a proposed widening of Selling Avenue, the American Legion would not require a variance for the reason that the addition to this property in the front of the building would still have the necessary setback from the existing road. However, when the application was filed, they were advised that the County did have plans to widen and improve Selling Avenue; and that with that widening and improvement they would require the variance from the Zoning Regulations.

The testimony of Mr. Martin Denasio, Commander of the Post, demonstrates in the opinion of the Court that the Legion did consider several possibilities as far as the improvement was concerned. The west side cannot form the basis for the addition because of first, quite narrow setback there from the property line; and also it would appear that part of it is in a flood control area. The addition cannot be put at the rear because of the fact that several years ago the Legion added to the rear by putting on a kitchen at a fairly substantial expense, and this kitchen extends almost the entire width of the property at the rear. Besides, once the entrance was changed

from the front to the side, it became impractical for the reason that part of the parking is provided on the side, and to provide a drive-in and a drive-out would eliminate for practical purposes the side as a place for the addition.

Mr. Denasio in his testimony stated that the front is the only place left, the most feasible, money-wise and construction-wise. By construction-wise he meant improving the appearance of the front, and would add substantially to the cost to put it on the side; whereas, if they put the addition on at the front, then the cost of improving the appearance of the front will be quite minor.

I can't put my finger on it, but some place in his testimony Mr. Denasio also referred to the fact that the architect, after considering various other possibilities, said that the front was the place to make the improvement. Be that as it may, the only thing under the law that I can be governed by is whether or not there is any reasonable evidence to support the decision of the Board. If there is, then it is my responsibility to affirm the decision of the Board. I can only interfere if I find the action of the Board to be arbitrary, capricious or illegal.

63-107-V

HENRY MYERS : IN THE
AND : CIRCUIT COURT
ADA MYERS, : FOR
PLAINTIFFS : BALTIMORE COUNTY
VS. : MISCELLANEOUS DOCKET #7
C. MITCHELL AUSTIN, : FOLIO 394
WILLIAM BALDWIN, : CASE NO. 3038
W. GILES PARKER, :
AMERICAN LEGION : JULY 12th, 1965
ROSEDALE POST #180, :
DEFENDANTS :

BEFORE HONORABLE KENNETH C. PROCTOR, JUDGE

APPEARANCES:

Robert Rudy, Esquire
for the Plaintiffs.

Maurice W. Baldwin, Esquire
for the Defendants

REPORTED BY
PAUL A. MC NIKIE
OFFICIAL REPORTER
CIRCUIT COURT FOR BALTIMORE COUNTY

The Loyola Federal Case, 227 Md. 243, at 246 involved a similar problem. There, economically the building had to be a certain height in order to warrant the substantial construction cost involved. They wanted to put up a 95-foot high office building, six stories, and could not do that under the height regulations then in effect. The zoning authorities granted the variance. The Circuit Court reversed the zoning authorities, and then the Court of Appeals reversed this Court. The Court there found that the evidence was more than sufficient to meet the test, that it should make the Board's findings thereon at least fairly debatable. The evidence, according to the summation set forth in the opinion, would appear to be in effect highly comparable to the evidence in this case, that the economics dictated a building 95 feet high, as against the height that could be built under the Regulations. The economics here dictates the addition on the front, rather than anywhere else.

So I find that the decision of the Board is at least fairly debatable, and it is not arbitrary, capricious and illegal. And so, I will affirm the Board's decision.

(CONCLUSION OF OPINION)

HENRY J. MYERS and
ADA MYERS, his wife
Appellants
vs.
C. MITCHELL AUSTIN,
WILLIAM S. BALDWIN and
W. GILES PARKER, being
and constituting the
County Board of Appeals,
Appellees

ORDER FOR APPEAL

Re: Cause

The Appellants, Appellants of Baltimore County, being aggrieved at the decision of the County Board of Appeals of Baltimore County, hereby make an appeal from said decision to the Circuit Court for Baltimore County, the said decision being designated as No. 63-107-V.

Appellants

Robert S. Rudy
7711 Springdale Building
Baltimore, Maryland 21209
747-4533
Attorney for Appellants

I HEREBY CERTIFY, that on this 30th day of June, 1965, I caused to be mailed, postage prepaid, a copy of the foregoing Order for Appeal to Hon. T. Cleveland Sweeney, County Board of Appeals, County Office Building, Towson, Maryland 21204, and to Paul S. Rudy, Esquire, The Penny Building, Baltimore, Maryland 21201, Attorney for American Legion Rosedale Post No. 180.

Robert S. Rudy



ROBERT S. RUDY
ATTORNEY AT LAW
7711 SPRINGDALE BUILDING
CALVERT AND FAFFETTS STREETS
BALTIMORE 2, MARYLAND

Filed 6/29/65

Noted by S. Rudy,
Zoning Commissioner
111 - Jonesboro Ave.
Towson, Maryland 21204

Re: Application for Variance to Section 311.2 of Ordinance No. 11-1-1, 1964, to allow a 95-foot high office building on the 134th Street side of the 180th Street side of the American Legion Post #180, Rosedale, Maryland.

Order of

Each of the Appellants has received a copy of the order of the Circuit Court for Baltimore County, Maryland, dated February 10, 1965, affirming the decision of the County Board of Appeals, dated February 10, 1965. Also enclosed is a copy of the order of the Circuit Court for Baltimore County, dated February 10, 1965.

Very truly yours,

Robert S. Rudy

10/1/65

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 14, 1965

FROM: George W. Garveris, Deputy Director

SUBJECT: 63-107-V. Variance to permit a front yard of 55 feet instead of the required 65 feet from the center line of the street and to permit 30 feet from the front property line instead of the required 40 feet. Southwest side of Selling Avenue opposite Pine-croft Avenue. Being property of Rosedale American Legion Post #180.

11th District

REMARKS: Wednesday, October 16, 1965 (2:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Variances and offers no adverse comment thereon.

00/line

REPORT
HIND CONSTITUTIONAL
OF
BALTIMORE COUNTY
No. 43-107-4

1. To permit their organization and other organizations to hold meetings in a smaller room thereby saving the American Legion the expense of heating and remodeling.
2. The American Legion performs a public service for the community.
3. The existing construction of the building would have made it very expensive to put the addition elsewhere.
4. The changing of an entrance from the front to the side would alleviate a traffic problem which has been difficult to be sure of in the past.
5. The Seating Commission assumes justification of all use in order to recieve better parking facilities approved by the Office of Planning and Zoning.
6. A plan was approved by the Office of Planning and Zoning on December 9, 1963 and was serviced by the architect at the time of the hearing.

zoning Commissioner of
 Baltimore County

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Prior to the recent relocation of Selig Avenue through the development of Camelot, our building was located far enough from the avenue for this proposed expansion. This relocation of Selig Avenue now creates a hardship on the American Legion, Rosedale Post #180 and the expansion of our necessary facilities.

Mary G. Jones
Albert G. Jones
Contract purchaser
Address _____
_____ #6 md
_____ Selling are

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this, 19th day of September, 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 19th day of October, 1963 at 2:30 o'clock.

OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County, Maryland, that the above application be and the same is hereby

day of December 190 3, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a front yard of 55' instead of the required 65' from the center line of the street and 30' from the front property line instead of the required 40', subject to compliance with plan approved on the 20th day of Planning on Dec. 4, 1969, which is marked Exhibit A*.

Zoning Commission Baltimore Council

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

No. 20192
DATE 10/15/63

WILLIAMSON, Department of
Baltimore County

139.50	
COST	
39.50	
950	

No. 20125
DATE 9/19/63

BILLED BY: Zoning Department of
Baltimore County

TOTAL AMOUNT	125.00
COST	25.00

No. 23205
DATE 3/5/64

BILLED
BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md.

TOTAL AMOUNT
COST
\$10.00

No. 2472.
DATE

BILLED BY: **County Board of Appeals**
(Zoning)

TOTAL AMOUNT	\$7.00
COST	\$7.00

**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.**

#63-47-V

CERTIFICATE OF POSTERS
SHIRAZ SHAWBART OF BALTIMORE COUNTY
Theresa, Maryland

Delated <u>14th</u>	Date of Filing <u>9/29/63</u>
Period for <u>HEARING Wd. Oct 16-63</u>	<u>7:30 PM</u>
Petitioner <u>MISSISSAUGA L. J. 1970 71st St RD</u>	
Location of property <u>SW side of Selma Ave. off of 71st St. 1/4 Sec 18</u>	
<u>Par. 20000 Kanner. no. 1321 Selma Ave.</u>	
Location of object <u>Q. 1/4 Sec 5.000 WALKWAY TO DIST. 1/4 Sec</u>	
<u>100.000 1st. 2nd. 3rd. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th. 101st. 102nd. 103rd. 104th. 105th. 106th. 107th. 108th. 109th. 110th. 111th. 112th. 113th. 114th. 115th. 116th. 117th. 118th. 119th. 120th. 121st. 122nd. 123rd. 124th. 125th. 126th. 127th. 128th. 129th. 130th. 131st. 132nd. 133rd. 134th. 135th. 136th. 137th. 138th. 139th. 140th. 141st. 142nd. 143rd. 144th. 145th. 146th. 147th. 148th. 149th. 150th. 151st. 152nd. 153rd. 154th. 155th. 156th. 157th. 158th. 159th. 160th. 161st. 162nd. 163rd. 164th. 165th. 166th. 167th. 168th. 169th. 170th. 171st. 172nd. 173rd. 174th. 175th. 176th. 177th. 178th. 179th. 180th. 181st. 182nd. 183rd. 184th. 185th. 186th. 187th. 188th. 189th. 190th. 191st. 192nd. 193rd. 194th. 195th. 196th. 197th. 198th. 199th. 200th. 201st. 202nd. 203rd. 204th. 205th. 206th. 207th. 208th. 209th. 210th. 211th. 212th. 213th. 214th. 215th. 216th. 217th. 218th. 219th. 220th. 221st. 222nd. 223rd. 224th. 225th. 226th. 227th. 228th. 229th. 230th. 231st. 232nd. 233rd. 234th. 235th. 236th. 237th. 238th. 239th. 240th. 241st. 242nd. 243rd. 244th. 245th. 246th. 247th. 248th. 249th. 250th. 251st. 252nd. 253rd. 254th. 255th. 256th. 257th. 258th. 259th. 260th. 261st. 262nd. 263rd. 264th. 265th. 266th. 267th. 268th. 269th. 270th. 271st. 272nd. 273rd. 274th. 275th. 276th. 277th. 278th. 279th. 280th. 281st. 282nd. 283rd. 284th. 285th. 286th. 287th. 288th. 289th. 290th. 291st. 292nd. 293rd. 294th. 295th. 296th. 297th. 298th. 299th. 300th. 301st. 302nd. 303rd. 304th. 305th. 306th. 307th. 308th. 309th. 310th. 311th. 312th. 313th. 314th. 315th. 316th. 317th. 318th. 319th. 320th. 321st. 322nd. 323rd. 324th. 325th. 326th. 327th. 328th. 329th. 330th. 331st. 332nd. 333rd. 334th. 335th. 336th. 337th. 338th. 339th. 340th. 341st. 342nd. 343rd. 344th. 345th. 346th. 347th. 348th. 349th. 350th. 351st. 352nd. 353rd. 354th. 355th. 356th. 357th. 358th. 359th. 360th. 361st. 362nd. 363rd. 364th. 365th. 366th. 367th. 368th. 369th. 370th. 371st. 372nd. 373rd. 374th. 375th. 376th. 377th. 378th. 379th. 380th. 381st. 382nd. 383rd. 384th. 385th. 386th. 387th. 388th. 389th. 390th. 391st. 392nd. 393rd. 394th. 395th. 396th. 397th. 398th. 399th. 400th. 401st. 402nd. 403rd. 404th. 405th. 406th. 407th. 408th. 409th. 410th. 411th. 412th. 413th. 414th. 415th. 416th. 417th. 418th. 419th. 420th. 421st. 422nd. 423rd. 424th. 425th. 426th. 427th. 428th. 429th. 430th. 431st. 432nd. 433rd. 434th. 435th. 436th. 437th. 438th. 439th. 440th. 441st. 442nd. 443rd. 444th. 445th. 446th. 447th. 448th. 449th. 450th. 451st. 452nd. 453rd. 454th. 455th. 456th. 457th. 458th. 459th. 460th. 461st. 462nd. 463rd. 464th. 465th. 466th. 467th. 468th. 469th. 470th. 471st. 472nd. 473rd. 474th. 475th. 476th. 477th. 478th. 479th. 480th. 481st. 482nd. 483rd. 484th. 485th. 486th. 487th. 488th. 489th. 490th. 491st. 492nd. 493rd. 494th. 495th. 496th. 497th. 498th. 499th. 500th. 501st. 502nd. 503rd. 504th. 505th. 506th. 507th. 508th. 509th. 510th. 511th. 512th. 513th. 514th. 515th. 516th. 517th. 518th. 519th. 520th. 521st. 522nd. 523rd. 524th. 525th. 526th. 527th. 528th. 529th. 530th. 531st. 532nd. 533rd. 534th. 535th. 536th. 537th. 538th. 539th. 540th. 541st. 542nd. 543rd. 544th. 545th. 546th. 547th. 548th. 549th. 550th. 551st. 552nd. 553rd. 554th. 555th. 556th. 557th. 558th. 559th. 560th. 561st. 562nd. 563rd. 564th. 565th. 566th. 567th. 568th. 569th. 570th. 571st. 572nd. 573rd. 574th. 575th. 576th. 577th. 578th. 579th. 580th. 581st. 582nd. 583rd. 584th. 585th. 586th. 587th. 588th. 589th. 590th. 591st. 592nd. 593rd. 594th. 595th. 596th. 597th. 598th. 599th. 600th. 601st. 602nd. 603rd. 604th. 605th. 606th. 607th. 608th. 609th. 610th. 611th. 612th. 613th. 614th. 615th. 616th. 617th. 618th. 619th. 620th. 621st. 622nd. 623rd. 624th. 625th. 626th. 627th. 628th. 629th. 630th. 631st. 632nd. 633rd. 634th. 635th. 636th. 637th. 638th. 639th. 640th. 641st. 642nd. 643rd. 644th. 645th. 646th. </u>	

PETITION FOR A ZONING VARIANCE

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Baltimore, Md.

THE HERALD-ARGUS
Columbia, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

October 1, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Hese, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 1st day of October, 1963, that is to say the same was inserted in the issues of September 27, 1963.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

Beginning for the name on the southeast side of Seling Avenue at the intersection of the East side of Red House Road and plain thereon running and building on the Southeast side of said Red House Road in a Southwest direction 120' more or less thereon in a Northwest direction 500' more or less to a point, thence parallel to and 200' more or less from the Southeast side of Seling Avenue in a Northwest direction 124.30 feet to a point on the Southeast side of Seling Avenue, thence building on the Southeast side of said avenue in a Northwest direction 225.41' to the P.O.B.

Being the property of American Legion Rosedale Post #180, as shown on plat filed with the Zoning Department.

BY ORDER OF
JOHN G. HESE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 27.

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date May 28, 1964

To: Mr. G. Mitchell Austin, Chairman
Baltimore County Board of Appeals

From: James E. Dyer
Office of Planning and Zoning

Subject: Petition #63-107-V

Approval of an alteration permit for the construction of an addition to the front of the American Legion Post #180 is being withheld because of insufficient front yard setback from the future widening of Seling Avenue.

The widening of Seling Avenue as it relates to the subject property is based on the future extension of the present Improvements of Seling Avenue as indicated on Highway Construction drawing number C-1265.

It should be noted that the above mentioned construction drawing, limited the Improvements for contract work to a point north of the subject property. However, for design purposes, the alignment is extended across part of the subject property. The front yard setback was based on this alignment.

A review of all the information available to this office regarding the location of the existing and proposed structure as related to the existing property or right-of-way line indicates that the proper setback could be maintained if the future widening were not taken into consideration.

It is the policy of this office to require that all new construction and/or additions be set back the required distance from future road widening. It also is the policy of the Bureau of Engineering to require that the widening strips be dedicated to the County by deed or Public Works Agreement prior to issuing permits.

If you have any questions concerning the above information please do not hesitate to contact me.

JED/h

James E. Dyer, Chief
Petition and Permit Processing
Office of Planning and Zoning

RE: PETITION FOR VARIANCE
to Section 211.2 of the
Zoning Regulations,
SW/S Seling Avenue opposite
Pincrest Avenue
14th District
American Legion Rosedale
Post #180, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-107-V

OPINION

This is an appeal from the order of the Zoning Commissioner granting a variance from Section 211.2 of the Zoning Regulations, to the American Legion Rosedale Post #180 to permit a front yard setback of fifty-five (55) feet instead of the required sixty-five (65) feet from the centerline of the street, and thirty (30) feet from the property line instead of the required forty (40) feet.

There was testimony from Mr. Martin Dinkis, Commander of the Post, that they had in mind for some years putting a small extension on the front of the building due to the community need for a small meeting room catering to community groups, etc. He also testified that it would be too expensive to construct the addition elsewhere on the existing building and that the variance was needed because of a proposed widening, and relocation of Seling Avenue by the County.

The testimony of Mr. James E. Dyer, Chief of Petition and Permit Processing, Office of Planning and Zoning of Baltimore County, was that no variance from Section 211.2 would be needed if the proposed widening or relocation of Seling Avenue is not accomplished, but that it is the policy of his office on all new construction or additions that they be setback the required distance from a street widening. Further, that it is the policy of the County to require that widening strips be dedicated to the County by deed or by Public Works Agreement prior to the issuing of building permits and that the County had held up the Post's building permit for this reason. He also testified that he had gone over the petitioners' exhibit No. 1 in great detail with the zoning authorities of Baltimore County, File No. 794, to use the property as a community hall, a lawful use in an "R-6" Zone. Therefore, it would seem to the Board that any neighborhood complaints about noise and

The protestants' witnesses admitted that the plan as approved by the Office of Planning would tend to alleviate a bad traffic congestion and a parking problem in front of the existing building. The testimony of the protestants was principally directed to what they termed as objectionable noise and disturbance emanating from the existing Legion hall. The Post was granted a special exception by the zoning authorities of Baltimore County, File No. 794, to use the property as a community hall, a lawful use in an "R-6" Zone. Therefore, it would seem to the Board that any neighborhood complaints about noise and

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 3/16/64

Posted for: AMERICAN LEGION ROSDALE POST #180

Petitioner: AMERICAN LEGION ROSDALE POST #180

Location of property: SW/S SELING AVE. OPPOSITE PINCREST AVE.

Location of Sign: O.C. AMERICAN LEGION PROPERTY NORTH 12th FROM MARIL BO. AND NORTH FROM W. MARSHMAN

Remarks:

Posted by: *Robert E. Smith* Date of return: 3/16/64

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 9/29/63

Posted for: HARRING WED OCT 16 63 7T 230 P.M.

Petitioner: AMERICAN LEGION POST #180

Location of property: SW/S SELING AVE. OPPOSITE PINCREST AVE.

Location of Sign: O.C. AMERICAN LEGION PROPERTY NORTH 12th FROM MARIL BO. AND NORTH FROM W. MARSHMAN

Remarks:

Posted by: *Robert E. Smith* Date of return: 9/29/63

disturbance would be more properly in the jurisdiction of an Equity Court than of this Board.

It is the feeling of the Board that the proposed widening and/or relocation of Seling Avenue is so vague and indefinite that the petitioner is entitled to a permit without seeking a variance and could have appealed to this Board the County's refusal to issue the permit, however that is not the issue before the Board.

Since the petitioner is forced into the position of seeking a setback variance by Baltimore County policy, it is apparent to the Board that it is an unreasonable hardship imposed on the petitioner to deny him the use of a portion of his property. Further, it is apparent, for the reasons cited above, that the addition to the building with its side entrance and changed parking areas would tend to alleviate congestion in the streets rather than cause it, therefore, the Board affirms the decision of the Zoning Commissioner.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 4th day of June, 1964 by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby granted.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin
CHAIRMAN

Notes: Mr. Parker did not sit at this hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 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. ~~successive weeks~~ before the 1st day of October, 1963, the ~~next~~ publication appearing on the 2nd day of September, 1963.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

PETITION FOR A ZONING VARIANCE
14TH DISTRICT

THE JEFFERSONIAN

Being the property of American Legion Rosedale Post #180, as shown on plat filed with the Zoning Department.

BY ORDER OF
JOHN G. HESE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 27.

