

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Wellington Realty Co., Inc., legal owner, and 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 & R-10 zone to an R-A zone; for the following reason:

There has been a material change in the neighborhood since the adoption of the land use map in 1960.

and (2) for a Special Exception, under the said Zoning and Zoning Regulations of Baltimore County, to use the herein described property, for non-residential office use.

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.

Robert L. McCoy, Inc.,
By: Robert L. McCoy, Jr.
President, Contact Purchaser
Address: 514 N. Chapel Gate Lane
Baltimore 29, Maryland
Gerald H. Cooper, Petitioner's Attorney
Address: 744 Equitable Building
Baltimore 5, Maryland

Robert L. McCoy, Inc.,
By: Robert L. McCoy, Jr.
Legal Owner
Address: 1005 Frederick Avenue
Catonsville 20, Maryland
Protestant's Attorney
Address: 1005 Frederick Avenue
Catonsville 20, Maryland

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of January, 1964, 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 11th day of January, 1964, at 11:00 o'clock.

Attest:
By: [Signature]
Zoning Commissioner of Baltimore County.

PAUL CHILDS & ASSOCIATES, INC.
2129 N. Charles St., Baltimore 10, Maryland
Page Two

of said first line northwesterly 150 feet to said south side of Frederick Road and to the beginning point of said first mentioned land, thence binding on said south side of Frederick Road and reversely on a part of the fourth line of said land, northeasterly 109.62 feet to the place of beginning.

OAV:abr J. O. #63242
10/29/63



PAUL CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Soil Planners

2129 N. Charles St., Baltimore, Md. 21210

RD#104 5-2700

DESCRIPTION

REAR PART OF NO. 1101 FREDERICK ROAD, FIRST
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-10

Proposed Zoning: R-A with Special Exception

Beginning for the same at the point of intersection of the West side of

Beaumont Avenue and the seventh line of the Zoning Description 1-R-6-17 said point of beginning being 130 feet more or less as measured Southeasterly along said West side of Beaumont Avenue from the Southeast end point of the fillet curve connecting said West side of Beaumont Avenue and the South side of Frederick Road said point of beginning being also on the sixth line of the deed from W. Raymond Ehlers and wife to John H. Kerger and wife dated June 20, 1947 and recorded among the Land Records of Baltimore County in Liber J. W. B. No. 1570, Folio 214 thence binding reversely on a part of said sixth line and also binding on said West side of Beaumont Avenue Southeasterly 62 feet more or less to the end of said sixth line, thence binding reversely on the fifth line of said land Southwesterly 130 feet to a point on the first line of the deed from Joseph F. Jennison and wife to Lewis Ehlers dated May 1, 1909 and recorded among aforesaid Land Records in Liber W. P. C. No. 343, Folio 165 thence binding reversely on a part of said first line Northwesterly 62 feet more or less to a point on the seventh line of

Water Supply
Sewage
Drainage
Highways
Streets
Development
Investigation
Regulation

PAUL CHILDS & ASSOCIATES, INC.

2129 N. Charles St., Baltimore 10, Maryland

Page Two

said Zoning Description 1-R-6-17 thence binding on a part of said seventh line and running parallel to and distant 150 feet Southerly from the South side of Frederick Road Northeasterly 130 feet to the place of beginning.

OAV:abr J. O. #63242
October 30, 1963



PAUL CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Soil Planners

2129 N. Charles St., Baltimore, Maryland 21210

RD#104 5-2700

DESCRIPTION

FRONT PART OF NO. 1101 FREDERICK ROAD, FIRST
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-6
Proposed Zoning: R-A with Special Exception

Beginning for the same at the northwest end point of the fillet curve

connecting the south side of Frederick Road and the west side of Beaumont Avenue said point of beginning being also on the fourth line of the land, which by deed dated May 1, 1909 and recorded among the Land Records of Baltimore County in Liber W. P. C. No. 343, Folio 165 was conveyed by Joseph F. Jennison and wife to Lewis Ehlers, running, thence and binding on said fillet curve, southeasterly by a curve to the right with a radius of 20.0 feet the distance of 31.79 feet to the west side of Beaumont Avenue and to a point on the sixth line of the deed from W. Raymond Ehlers and wife to John H. Kerger and wife dated June 20, 1947 and recorded among aforesaid Land Records in Liber J. W. B. No. 1570, Folio 214, thence binding reversely on a part of said sixth line and also binding on said west side of Beaumont Avenue southeasterly 130 feet, more or less, to a point on the seventh line of the Zoning Description 1-R-6-17, thence binding reversely on a part of said seventh line and running parallel to and distant 150 feet southerly from the south side of Frederick Road, southeasterly 130 feet to a point on the first line of the land first herein referred to, thence binding reversely on a part

MAP #1 SEC-2-A RA 1/2/64

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 21542

DATE 1/24/64

To: Robert L. McCoy, Inc.
1005 Frederick Avenue
Catonsville 20, Md.

By: [Signature]
Selling Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01/02		Advertising and posting of property for Ridgway Realty Co. 64-15-61	\$6.00
			\$2.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: January 3, 1964

FROM: Mr. George E. Garver, Deputy Director

SUBJECT: 64-15-61, R-6 and R-10 to R-A South side of Frederick Road and the West side of Beaumont Avenue. Being property of Ridgway Realty Company, Inc.

1st District

HEARING: Monday, January 13, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-10 to R-A zoning together with a Special Exception for office use. It notes that the 3 properties to the east of Beaumont Avenue are being used and have been zoned in part for office use. If granted, the granting should be conditioned upon conversion of the present structures only and placement of parking only in the rear of the property. Possible granting should be conditioned also upon final approval of site plans by the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 24744

DATE 1/14/64

To: Robert L. McCoy, Inc.
1005 Frederick Avenue
Catonsville 20, Md.

By: [Signature]
County Board of Appeals (Zoning)

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01/02		Cost of Certified Documents - No. 64-15-61 Ridgway Realty Co., Inc. 5/5 Frederick Road & W/S Beaumont Avenue 1st District	\$9.00
			9.00

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 20236

DATE 12/9/63

To: Robert L. McCoy, Inc.
1005 Frederick Avenue
Catonsville 20, Md.

By: [Signature]
Selling Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01/02		Petition for Reclassification for Joseph H. Ridgway Realty Company, Inc. 11-743 6-24	\$6.00
			\$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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 22079

DATE 1/12/64

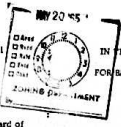
To: Gerald H. Cooper, Esq.
744 Equitable Building
Baltimore 5, Md.

By: [Signature]
Office of Planning & Zoning 310 County Office Building Towson 4, Md.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01/02		Appl. costs - Property of Ridgway Realty Co. No. 64-15-61	\$70.00
			\$75.00

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.

HARRY O. THOMMEN, et al.
vs
G. MITCHELL AUSTIN,
J. GILL PARKER and
WILLIAM S. BALDWIN,
County Board of
Appeals of Baltimore County



RIDGEWAY REALTY CO.
FILE NO. 64-15-RX

MEMORANDUM OPINION

Ridgeway Realty Company, Inc., legal owner and Robert L. McGov, Inc., contract purchaser, filed a petition for reclassification of the subject property on November 7, 1963, with the Zoning Commission of Baltimore County. By a written opinion dated January 20, 1964, the Deputy Zoning Commissioner denied petition to reclassify the property from R-4 and R-10 zoning to R-A zoning, with a special exception for the use of the property as an office building. The Applicant appealed the denial of the reclassification by the Deputy Zoning Commissioner to the County Board of Appeals. On December 3, 1964, the Board of Appeals reversed the action of the Zoning Commission and granted the petition. From the Board's decision, the protestants, who are residents of the neighborhood, appeal to this Court.

The subject property is known as 1001 Frederick Road and lies in the Catonsville area of Baltimore County. It is located on the southwest corner formed by the intersection of Frederick Road and Beaumont Avenue. East of the subject property, the 1000 block of Frederick Road includes three properties, two of which are being used in part for offices, under non-conforming uses, and the third, 1007 Frederick Road, having been reclassified from R-4 zoning to R-A, with a special exception to use same for offices; however, counsel agree that west of Beaumont Avenue, from the 1000 block, which includes the subject property, and for a number of

While the Board, after the adoption of the Comprehensive Zoning Map, reclassified the property at 1007 Frederick Road from R-4 to R-A zoning. It must be considered that this was in accordance with the original recommendation of the Department of Planning and Zoning, that is, that R-A zoning be extended up to the easterly side of Beaumont Avenue, which was subsequently not adopted by the County Council. There is testimony before the Board that several other properties in the 1000 block of Frederick Road were then being used as doctor's offices at the time of this reclassification. However, the County Council, the Department of Planning and Zoning, nor any zoning authority has recommended or adopted any reclassification of the strictly residential area, both as to zoning and usage, beginning with the subject property and then extending a number of blocks westerly. As was stated in Fahl, supra, Page 238 - "We have held in the past and repeat that in zoning a line of demarcation must be drawn somewhere." In the instant case this line seems, at most, to be the east side of the intersection of Frederick Road and Beaumont Avenue.

The Board of Appeals, by its opinion, apparently found no substantial change in the neighborhood for the opinion stated: "There was testimony as to some changes in the area, however, none of these appear to be major. The Board feels that the proposed office use is a good use for this property." The fact that it would be "a good use" or a more profitable use, if reclassified, is certainly not controlling if the property can be reasonably used for the purposes for which it is presently classified. There is no evidence in this case that the subject property cannot be reasonably used under existing zoning. Finkel v City of Baltimore, 233 Md. 97.

The Board in its opinion also held that "Mr. Gervais stated that, in his personal opinion, this petition is a 'kind of an adjustment' and

blocks westerly thereof, R-4 and R-10 zoning are in effect and all of the lots are improved by fine residential homes. On the northeast corner of the intersection is the Knights of Columbus Hall, which, according to the record, is a non-conforming use and was in existence many years prior to the adoption of the Comprehensive Zoning Map in April 1960. On the northwest corner is the Catonsville Public Library which was established since the adoption of the zoning map. Finally, on the southeast corner is a doctor's office building which though now in an R-4 zone is being used as a non-conforming use.

In order for the Applicant to be successful, he must show (a) error in original zoning (the Comprehensive Zoning Map, which was adopted by the County Council in 1960), or, (b) a substantial change in the neighborhood of the subject property since adoption of the map. The Applicant did not offer to prove that the denial of reclassification of zoning would deprive him of all beneficial use of the property, and, indeed, the record discloses that there are definite economic and beneficial uses for this property under its present zoning. The subject property is now being used as three or four apartments under a non-conforming use.

In attempting to show error in the Comprehensive Zoning Map, the proponent produced as a witness Mr. George E. Gervais, Director of Planning and Zoning in Baltimore County. Mr. Gervais testified: (R-103) "When the planning staff made its recommendations for comprehensive zoning, and subsequently the Planning Board held the public hearing on those recommendations and adopted finally a master plan and submitted in that plan recommendations for rezoning in this area, the Master Plan did indicate a band of apartment zoning that would extend on the south side of Frederick Road generally from Beaumont Avenue to the commercial zoning, which was existing in the Old Catonsville Center. . . . That line enclosed the subject

does not consider it a basic departure from the zoning map." However, this is not accurate. What Mr. Gervais did say (R-107) is "From a planning viewpoint, if the Council had established firm apartment zoning that existed east of Beaumont Avenue, which has been affirmed by petition since the map was adopted, in part, - I would look upon this petition somewhat as an adjustment zone. I would not look upon it as a basic departure from the map." As was heretofore stated, the Council did not establish firm apartment zoning east of Beaumont Avenue.

Finally, the applicant presented no evidence of a need for offices in this particular area, but, in fact, the record shows a lack of need for offices in the Catonsville area. Jobar v Rodgers Forge, supra.

The Court is mindful of the fact that it may not substitute its discretion for that of the Board of Appeals, that it may not reason, and that if the evidence supporting the opinion of the Board is substantial, and presents a reasonably debatable question, the Board must be affirmed.

However, I am of the opinion that the decision of the Board is not supported by substantial evidence, that a reasonably debatable question is not presented by the evidence, and that the Board has acted arbitrarily in granting the application for reclassification of zoning in this case.

The Order of the Board of Appeals, dated December 3, 1964, is therefore reversed, and the action of the Zoning Commissioner which denied the application for reclassification of zoning as to the subject property, is reinstated.

May 17, 1965

LESTER L. BARRITT
Judge

property, which was left in it, principally in its present R-4 zoning classification." So it will be seen that the Department of Planning and Zoning in its recommendation for R-A zoning adopted its cut-off point of such zoning on the east side of Beaumont Avenue. The inference is clear that to recommend a reclassification to R-A zoning of the southwest and northwest corners of the intersection would have been an opening wedge for declassification of the entire 1000 block of Frederick Road and adjoining blocks to the west thereof, all of which are zoned R-4 or R-10 and improved with substantial residential homes, as heretofore stated. In addition, this recommendation of the Board of Planning and Zoning was, in fact, not accepted by the County Council, the legislative body which adopted the map, which, after public hearings rejected the recommendation to extend R-A zoning as far as the 1000 block of Frederick Road.

Mr. W. Burton Gray, Jr., a real estate expert, produced by the Applicant, testified that in his opinion the Comprehensive Map was in error but gave no constructive reasons for his opinion. He testified on Page 27:

"My opinion is that the property was not zoned properly when the land use map was adopted. It seems to me that this property should have been zoned as to permit office use down to the subject property and including all four corners of Frederick and Beaumont."

I base my opinion partly on what was already there in the way of offices when the map was adopted in 1960, and what has happened since. I feel that while the library itself didn't necessitate any zoning changes, the mere fact that it went in this location, which I think is well adapted to its use, proves that the zoning of our subject property was in error."

It is obvious that Mr. Gray was considering the several non-conforming uses in the 1000 block of Frederick Avenue. It might be noted that Mr. Gervais refused to say that there was error in original zoning (R-103). It is well settled that non-conforming uses are not looked upon with favor in planning and zoning.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from "R-4" and "R-10" Zones to an : COUNTY BOARD OF APPEALS
"R-A" Zone, SPECIAL EXCEPTION : OF
for Offices, :
S/S Frederick Road & W/S :
Beaumont Avenue, :
In District : BALTIMORE COUNTY
Ridgeway Realty Co., Inc., :
Petitioners : No. 64-15-RX

OPINION

The petitioner in the instant case requests a reclassification from "R-4" and "R-10" Zones to an "R-A" Zone and a special exception for offices. The property is located on the southwest corner of Frederick Road and Beaumont Avenue, fronting approximately 130 feet on Frederick Road and 212 feet along the west side of Beaumont Avenue. It is presently improved by a rather old frame house. The petitioner proposes to renovate and enlarge the existing structure and convert same to offices with a parking lot in the rear large enough to accommodate twenty-two (22) cars.

The subject property is on the southwest corner of Frederick Road and Beaumont Avenue. On the northwest corner is the Baltimore County Library which was constructed since 1960, the year of the adoption of the zoning map in question. On the northeast corner is a large building which has been used for a number of years as a Knights of Columbus Hall. On the southeast corner is the office of Dr. James G. Howell which was granted a reclassification to "R-A" and a special exception for the doctor's office in 1959. All of the property on the south side of Frederick Road, in the block east of the subject property, is presently being used for offices. The subject property is presently being used as a three or four family apartment house (apparently non-conforming).

There was testimony by W. Burton Gray, Jr., a real estate expert, that he believed the map to be in error, that all four corners should be zoned for offices, and that the library directly across the street supports his theory stating that, in his belief, the library has changed the character of the neighborhood in that it is not a use akin to a residential use.

Mr. George E. Gervais, Director of Planning for Baltimore County, testified that all three properties to the east were used for offices with parking in the rear, and that the Master Plan recommended to the County Council by the Planning staff recommended "R-A" on the south side of Frederick Road easterly to the commercial area in the center of Catonsville. In recommending this they considered two factors: the number of existing office and apartment uses along Frederick Road, and the use of apartment zoning as a transitional zone between commercial and single family residential uses. He further testified that in 1960 at the time of the adoption of the map, the location of the public library was not fixed but it was thought that the proper location would be in the Catonsville center.

The law is well settled that the zoning classification established by the Comprehensive Zoning Map, adopted by the legislative authority, is presumed to be correct, well planned and intended to be permanent and a heavy burden rests upon the owners of property to show that such classification was erroneous. Fahl v County Board of Appeals, 237 Md. 294; Shady Nook Inn, Assn. v Malloy, 232 Md. 265; Greenblatt v Toney Schlosser, 235 Md. 9; Montgomery County v Ertter, 233 Md. 414.

As the Applicant has not offered any substantial evidence to overcome the presumption of the correctness of the Comprehensive Zoning Map, the contention of substantial change in the neighborhood since the adoption of the map will be considered. The Applicant, in oral argument before the Court, abandoned all contentions of change except two, the construction of the Baltimore County Library on the northwest corner of Beaumont Avenue and Frederick Road, and the reclassification of 1007 Frederick Road from R-4 to R-A zoning.

The County Public Library is a permissive use under R-4 zoning. Judge Hammond in a dissenting opinion in Jobar Corp. v Rodgers Forge stated:

"Hospitals are permitted uses in residential districts in Baltimore County and we have held that a use permitted by the legislature is such a diversion, even though it might be not a residential use in the common thought of many, (in one case an armory and in the other a power house adjacent to a church) did not change the character of the neighborhood within the meaning of the zoning law sufficiently to support a rezoning."

See also Montgomery County v Ertter, supra; Levy v Seven Slade, Inc., 234 Md. 125. In Levy v Seven Slade, Inc., supra, the Court stated on Page 155:

"The weakness in the applicant's claim that the building of the parking lot and small power house by the Chesapeake Congregation after the zoning map was put into effect in 1937 is that under Section 300.3 and 300.9 of the Baltimore County Zoning Regulations, churches and other buildings for religious worship together with their necessary buildings and uses are permitted uses in a residential zone."

Mr. Gervais stated that, in his personal opinion, this petition is a "kind of an adjustment" and does not consider it a basic departure from the zoning map.

There was testimony as to some changes in the area, however, none of these appeared to be major. The Board feels that the proposed office use is a good use for this property. It is interesting to note that in the testimony of one of the protestants, Mr. James L. Holden, Jr., he stated that the only house recently sold in the neighborhood was sold to a dentist for his residence and dental office.

There was ample testimony produced by the petitioner that the granting of the special exception would in no way violate Section 502.1 of the Zoning Regulations. It is the opinion of this Board that the use sought by the petitioner will not be detrimental to the public health, safety, and general welfare of the community and, therefore, orders this special exception be granted subject, however, to the following restrictions:

1. That the building shall be no larger than that shown on the architect's plan introduced as petitioners' exhibit #3
2. That the appearance of the building shall be substantially in accordance with the architect's plan submitted by the petitioner as petitioners' exhibit #2-A and #2-B
3. That there shall not be more than seven (7) tenants in the building
4. That there be no more than one sign on the premises, and said sign shall be limited to listing the tenants of the building

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of December, 1964 by the County Board of Appeals, ORDERED that the reclassification from "R-4" and "R-10" Zones to an "R-A" Zone, and the special exception for offices petitioned for, be and the same is hereby granted, subject to five aforementioned restrictions and subject to plan approval by the Department of Planning and Zoning.

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

William S. Baldwin, Acting Chairman

W. Otis Parker

Note: Mr. Austin did not sit at this hearing.

GERALD H. COOPER
ATTORNEY AT LAW
748 EQUITABLE BUILDING
BALTIMORE 2, MD.
DIAL 938-0300



Mr. John G. Rose
Zoning Commissioner
County Office Building
11 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification
and Special Exception
South Side of Frederick Road
West side of Beaumont Avenue
First District
Ridgeway Realty Inc. - Petitioner
No. 64-15-RX

Dear Mr. Rose:

Please enter an appeal in the above-captioned case
from the decision of Edward D. Hardisty, Deputy Zoning
Commissioner, dated January 20, 1964.

A check in the amount of \$75.00 is enclosed to
cover costs.

Very truly yours,

Gerald H. Cooper
Gerald H. Cooper

GHC:cmf

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
S/S of Frederick Road and the
W/S of Beaumont Avenue-1st Dist.
Ridgeway Realty Inc.-Petitioner
BALTIMORE COUNTY
No. 64-15-RX

The petitioner herein seeks to rezone his property and
seek a Special Exception for construction of an office building.
There was insufficient evidence produced to show either
an error in the original zoning or substantial changes in the immediate
neighborhood justifying the rezoning sought.

For the foregoing reasons, it is ORDERED by the Deputy
Zoning Commissioner of Baltimore County, this 30 day of January,
1964, 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 an R-6 and R-10 Zone; and the Special Exception
for an Office Building be and the same is hereby DENIED.

Edward D. Hardisty
Deputy Zoning Commissioner of
Baltimore County

#64-11 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....5th..... Date of Posting.....Feb. 29, 1964.
Posted for.....Appeal.....
Petitioner.....Ridgeway Realty, Inc.....
Location of property.....S/S Frederick Rd. & W/S Beaumont Ave.....
Location of Sign.....S/S Frederick Rd. & W/S Beaumont Ave. on area on lawn of 1101
Frederick Ave.
Remarks.....
Posted by.....*J. L. Brown*..... Date of return.....March 5, 1964.
Signature

#64-15-RX CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....1st..... Date of Posting.....Dec. 28, 1963.....
Posted for.....PETITION FOR RECLASSIFICATION FROM R-6 & R-10 TO R-6 & R-10
Petitioner.....Ridgeway Realty Co., Inc.....
Location of property.....S/S of Frederick Rd. & W/S of Beaumont Ave.....
Location of Sign.....S/S of Frederick Rd. & W/S of Beaumont Ave.....1 south
Remarks.....
Posted by.....*J. L. Brown*..... Date of return.....Jan. 2, 1964.
Signature

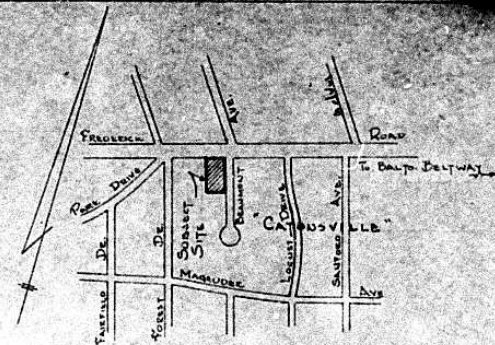
PETITION FOR
RECLASSIFICATION AND
A SPECIAL EXCEPTION
IN DISTRICT
ZONING FROM R-6 & R-10 TO
R-6 & R-10 Zone Petition for Reclassification
Exception for Office.
LOCATION: West side of Frederick
Road and the West side of
Beaumont Avenue.
DATE: 1/20/64, 1/21/64, 1/22/64, 1/23/64, 1/24/64, 1/25/64, 1/26/64, 1/27/64, 1/28/64, 1/29/64, 1/30/64, 1/31/64, 2/1/64, 2/2/64, 2/3/64, 2/4/64, 2/5/64, 2/6/64, 2/7/64, 2/8/64, 2/9/64, 2/10/64, 2/11/64, 2/12/64, 2/13/64, 2/14/64, 2/15/64, 2/16/64, 2/17/64, 2/18/64, 2/19/64, 2/20/64, 2/21/64, 2/22/64, 2/23/64, 2/24/64, 2/25/64, 2/26/64, 2/27/64, 2/28/64, 2/29/64, 2/30/64, 3/1/64, 3/2/64, 3/3/64, 3/4/64, 3/5/64, 3/6/64, 3/7/64, 3/8/64, 3/9/64, 3/10/64, 3/11/64, 3/12/64, 3/13/64, 3/14/64, 3/15/64, 3/16/64, 3/17/64, 3/18/64, 3/19/64, 3/20/64, 3/21/64, 3/22/64, 3/23/64, 3/24/64, 3/25/64, 3/26/64, 3/27/64, 3/28/64, 3/29/64, 3/30/64, 3/31/64, 4/1/64, 4/2/64, 4/3/64, 4/4/64, 4/5/64, 4/6/64, 4/7/64, 4/8/64, 4/9/64, 4/10/64, 4/11/64, 4/12/64, 4/13/64, 4/14/64, 4/15/64, 4/16/64, 4/17/64, 4/18/64, 4/19/64, 4/20/64, 4/21/64, 4/22/64, 4/23/64, 4/24/64, 4/25/64, 4/26/64, 4/27/64, 4/28/64, 4/29/64, 4/30/64, 5/1/64, 5/2/64, 5/3/64, 5/4/64, 5/5/64, 5/6/64, 5/7/64, 5/8/64, 5/9/64, 5/10/64, 5/11/64, 5/12/64, 5/13/64, 5/14/64, 5/15/64, 5/16/64, 5/17/64, 5/18/64, 5/19/64, 5/20/64, 5/21/64, 5/22/64, 5/23/64, 5/24/64, 5/25/64, 5/26/64, 5/27/64, 5/28/64, 5/29/64, 5/30/64, 5/31/64, 6/1/64, 6/2/64, 6/3/64, 6/4/64, 6/5/64, 6/6/64, 6/7/64, 6/8/64, 6/9/64, 6/10/64, 6/11/64, 6/12/64, 6/13/64, 6/14/64, 6/15/64, 6/16/64, 6/17/64, 6/18/64, 6/19/64, 6/20/64, 6/21/64, 6/22/64, 6/23/64, 6/24/64, 6/25/64, 6/26/64, 6/27/64, 6/28/64, 6/29/64, 6/30/64, 7/1/64, 7/2/64, 7/3/64, 7/4/64, 7/5/64, 7/6/64, 7/7/64, 7/8/64, 7/9/64, 7/10/64, 7/11/64, 7/12/64, 7/13/64, 7/14/64, 7/15/64, 7/16/64, 7/17/64, 7/18/64, 7/19/64, 7/20/64, 7/21/64, 7/22/64, 7/23/64, 7/24/64, 7/25/64, 7/26/64, 7/27/64, 7/28/64, 7/29/64, 7/30/64, 7/31/64, 8/1/64, 8/2/64, 8/3/64, 8/4/64, 8/5/64, 8/6/64, 8/7/64, 8/8/64, 8/9/64, 8/10/64, 8/11/64, 8/12/64, 8/13/64, 8/14/64, 8/15/64, 8/16/64, 8/17/64, 8/18/64, 8/19/64, 8/20/64, 8/21/64, 8/22/64, 8/23/64, 8/24/64, 8/25/64, 8/26/64, 8/27/64, 8/28/64, 8/29/64, 8/30/64, 8/31/64, 9/1/64, 9/2/64, 9/3/64, 9/4/64, 9/5/64, 9/6/64, 9/7/64, 9/8/64, 9/9/64, 9/10/64, 9/11/64, 9/12/64, 9/13/64, 9/14/64, 9/15/64, 9/16/64, 9/17/64, 9/18/64, 9/19/64, 9/20/64, 9/21/64, 9/22/64, 9/23/64, 9/24/64, 9/25/64, 9/26/64, 9/27/64, 9/28/64, 9/29/64, 9/30/64, 10/1/64, 10/2/64, 10/3/64, 10/4/64, 10/5/64, 10/6/64, 10/7/64, 10/8/64, 10/9/64, 10/10/64, 10/11/64, 10/12/64, 10/13/64, 10/14/64, 10/15/64, 10/16/64, 10/17/64, 10/18/64, 10/19/64, 10/20/64, 10/21/64, 10/22/64, 10/23/64, 10/24/64, 10/25/64, 10/26/64, 10/27/64, 10/28/64, 10/29/64, 10/30/64, 10/31/64, 11/1/64, 11/2/64, 11/3/64, 11/4/64, 11/5/64, 11/6/64, 11/7/64, 11/8/64, 11/9/64, 11/10/64, 11/11/64, 11/12/64, 11/13/64, 11/14/64, 11/15/64, 11/16/64, 11/17/64, 11/18/64, 11/19/64, 11/20/64, 11/21/64, 11/22/64, 11/23/64, 11/24/64, 11/25/64, 11/26/64, 11/27/64, 11/28/64, 11/29/64, 11/30/64, 12/1/64, 12/2/64, 12/3/64, 12/4/64, 12/5/64, 12/6/64, 12/7/64, 12/8/64, 12/9/64, 12/10/64, 12/11/64, 12/12/64, 12/13/64, 12/14/64, 12/15/64, 12/16/64, 12/17/64, 12/18/64, 12/19/64, 12/20/64, 12/21/64, 12/22/64, 12/23/64, 12/24/64, 12/25/64, 12/26/64, 12/27/64, 12/28/64, 12/29/64, 12/30/64, 12/31/64.

OFFICE
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARDIS
Crownsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

December 30, 1963
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COUNTY, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week
the 30th day of December, 1963, that is to say
the same was inserted in the issues of
December 27, 1963.
THE BALTIMORE COUNTY

By *Paul J. Morgan*
Editor and Manager
J.P.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
DEC 27,



#64-15RX

MAP
#1
SEC. 2-A

1. PRESENT ZONING OF PROPERTY "RG & "R10"
2. PRESENT USE OF PROPERTY "RESIDENTIAL"
3. PROPOSED ZONING OF PROPERTY "RA" WITH SPECIAL EXCEPTION
4. PROPOSED USE OF PROPERTY "OFFICE USE"
5. AREA OF PROPERTY EQUALS 0.034 ACRES
6. PRESENT BUILDING TO BE RETAINED & RENOVATED
7. OFF-STREET PARKING:
AREA OF 1ST FLOOR = 1552 SQ. FT. REQUIRING 5 SPACES (0.150)
AREA OF 2ND FLOOR = 1040 SQ. FT. REQUIRING 2 SPACES (0.120)
TOTAL PARKING REQUIRED = 7 SPACES
PROPOSED PARKING (0.20) = 22 SPACES

1101 FREDERICK ROAD
ELECTION DISTRICT 1 - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' OCT. 30, 1962

BALTIMORE COUNTY, MARYLAND
OCT. 30, 1962
REVISED: DEC. 5, 1962



MATZ, CHILDS & ASSOCIATES
2122 N. CHARLES STREET
BALTIMORE 18, MARYLAND

Q. NO.	LEARN BY	TRAINED BY	CHECKED BY
G3242	RLS		

1	REVISION OFF-STEEL PARKING	12-5-66
Nº	REVISION	DATE

