

1 LUTHERVILLE COMMUNITY ASSOCIATION, INC., s/h/s/ IN THE
2 and CIRCUIT COURT
3 PETER J. KARNOSKI FOR
4 vs. BALTIMORE COUNTY
5 AT LAW
6 NATHAN H. KAUFMAN, ET AL., File No. 2988
7 Constituting the COUNTY BOARD OF Appeals of BALTIMORE COUNTY Docket Misc. 7
8 ROBERT A. WINGARD and Folio 369
9 ELIZABETH S. HORN and
10 (Interveners) August 4, 1964

11 Before: HONORABLE JOHN GRADEN TURNBULL, Judge.

12 (Counsel made opening statements to the Court.)

13 THE COURT: Of course, the difficulties are
14 twofold; first, that if additional evidence is permitted
15 at this level, then the Court is deciding a case which was
16 not heard by the Board of Appeals. And the Court of Appeals
17 very recently has rebuked me for deciding a case in a
18 situation where one member of the Board of Appeals dis-
19 qualified himself and the other two members divided one to
20 one and I decided it on the record. The Court of Appeals,

ELIZABETH S. HORN, ET AL. #65-78
vs. BALTIMORE COUNTY
Appeals of Circuit Court

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mrs. Elizabeth S. Horn, Earl
I, or we, Earl K. Seybert and Betty E. Seybert, owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-10 zone to an R-A zone, for the following reasons:

- (a) Error on the original Land
Use Map as exemplified by
(b) Change in neighborhood

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, 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.

Elizabeth S. Horn, 221 Lincoln Ave.
Earl K. Seybert
Betty E. Seybert
Contract purchaser
Address 3191 Lincoln Avenue
Baltimore, Maryland

John Warfield, Attorney
405 Jefferson Building
Towson 4, Maryland
Address
V. Day, Judge

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day

of July 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 101, County Office Building in Towson, Baltimore
County, on the 1st day of September 1964, at 1:00 o'clock

P. M. JUN 31 1964
Zoning Commissioner of Baltimore County.

1 very strongly, as I say, rebuked me for doing so and said
2 that it should have been decided on the record before the
3 Zoning Commissioner, although the Court of Appeals didn't
4 know there is no record made before the Zoning Commissioner.
5 The second problem is that the power to
6 remand, unquestionably, is present, but that could lead into
7 a never-ending battle of delaying tactics, because a party,
8 either the applicant or the protestant, could offer additional
9 evidence at this level, have it remanded, the Board hear
10 it again, on the basis of the additional evidence bring it
11 back up here, offer additional evidence, be remanded again.
12 So that the power to remand, in my opinion, is one which
13 should not be lightly used.

14 Under those circumstances, gentlemen, unless
15 the proffer is one which is absolutely vital to the pro-
16 testants' case, the Court will sustain the objection to
17 the proffer.

18 MR. POWER: If it please the Court, I do not
19 believe the proffer is necessary. We withdraw the proffer.

(Counsel made further argument to the Court.)

1 THE COURT: It is stipulated that the adoption
2 of the zoning map covering the area involved was November 14,
3 1955.

4 MR. ARMIGER: Your Honor, the only cause for
5 delay -- I questioned the date. It seems that Mr. Power's
6 date is the date on the map, and possibly the transcript is
7 in error. One of the witnesses testified that the 8th Dist-
8 rict map of which we are speaking was adopted April 12, 1956.
9 It is not too material, as far as the Appellants are concerned.

10 THE COURT: Well, it would have effect only
11 in the event there was any change between November '55 and
12 April '56.

13 MR. ARMIGER: It doesn't seem to be a highly
14 significant date from our standpoint.

15 MR. POWER: By way of clarification, the
16 opinion read into the record refers to the adoption of the
17 8th District map on April 12, 1956, and that is when the
18 8th District map was adopted, all but that part of the 8th
19 District lying to the south of Seminary Avenue, which was
20 adopted as a part of the 9th District map on November 14, 1955.
21 But the difference in those two dates is of no significance

1 in that there are no changes.

2 I wonder if we could also further stipulate
3 this map shows the Wingard property being zoned R10 as of
4 that date?

5 MR. ARMIGER: Certainly.
(Counsel made further argument to the Court.)
6
7
8

9 THE COURT: I don't think it is necessary to
10 file a reply brief, Mr. Power. Mr. Armiger's memorandum
11 largely simply points up what he said in his oral argument,
12 and I am confident that that is what would be done if you
13 filed a brief.

14 It has been said many times in Baltimore
15 County that the Circuit Court in a zoning case is simply
16 a whistle stop on the way to the Court of Appeals, and I
17 guess that will be the situation in this one too.

18 The Court of Appeals has many, many, many
19 times said that unless the ruling of the Board is arbitrary,
20 illegal, capricious or fraudulent, and unless there is no
21 evidence upon which a reasonably debatable decision could
22 be based, that then the Court should not interfere with the

1 ruling of the Board.

2 In this case you have a substantial change
3 of approximately three and a half acres, from R 10 to a
4 commercial classification, within a very short distance of
5 this subject property. You also have affirmative testimony
6 that if and when this property is developed, under Baltimore
7 County regulations the developer will be required to widen
8 Charles Street extended or that he will not get his building
9 permits. And there is substantial evidence that all
10 utilities are available.

11 Under the state of the record as I read it
12 I cannot come to the conclusion that the Board's action was
13 arbitrary, capricious, illegal or fraudulent, even though,
14 frankly, if I were sitting as the Zoning Board I would have
15 been inclined to deny the application. But the law is that
16 I am not permitted to substitute my judgment for the judgment
17 of the Board of Appeals.

18 For those brief reasons, gentlemen, the
19 Court will sign an order affirming the action of the Board
20 of Appeals.
21

1 Description of the Property of Earl K. Seybert
2 et ux and Calvin L. Horn et ux to be rezoned
3 from R-6 to R-A

June 26, 1964

Beginning for the same at a point on the south side of
Lincoln Avenue as widened to 50 feet, said point of beginning being
distant 254 feet more or less measured westerly along said south side
of Lincoln Avenue from the west side of Lutherville Road extended
northerly, said point of beginning being on the first or South 25°
47' West 620 foot line of the land conveyed by Matilda Pearl Thompson
to Earl K. Seybert et ux by deed dated October 11, 1949, and recorded
among the Land Records of Baltimore County in Liber T.B.S. 1779, folio
266, and running thence binding on part of said first line South 25°
47' West 429.00 feet, thence binding reversely on the third and second
lines of the land conveyed by Earl K. Seybert et ux to G. Clyde Andrew
by deed dated June 9, 1961, and recorded among the Land Records of
Baltimore County in Liber W.J.R. 3851, folio 440 the two following
courses and distances viz: first North 64° 04' West 150.00 feet and
second South 25° 47' West 165.70 feet, thence binding on the third
through the sixth and part of the seventh line of the land conveyed
by S. Edward Brillhart et ux to Calvin L. Horn et ux, by deed dated
October 6, 1950, and recorded among the Land Records of Baltimore
County in Liber T.B.S. 1888 folio 334, the five following courses and
distances viz: first North 60° 40' West 291.75 feet, second North 13°
41' East 310.21 feet, third North 22° 41' East 118.79 feet, fourth
North 13° 41' East 82.50 feet, and fifth North 31° 11' East 73.89 feet
to intersect the said south side of Lincoln Avenue as widened to 50
feet, thence binding on said south side of Lincoln Avenue South 64°
04' East 501.48 feet to the place of beginning.

1 Description of the Property of Earl K. Seybert
2 et ux and Calvin L. Horn et ux to be rezoned
3 from R-6 to R-A

June 26, 1964
Sheet 2
#65-78 R

Containing 5.99 acres of land more or less.

For title see the two following deeds:

1. Deed from Matilda Pearl Thompson to Earl K. Seybert,
et ux, dated October 11, 1949, and recorded among the Land Records
of Baltimore County in Liber T.B.S. 1779, folio 266.
2. Deed from S. Edward Brillhart et ux to Calvin L. Horn
et ux, dated October 6, 1950, and recorded among the Land Records of
Baltimore County in Liber T.B.S. 1888, folio 334.

RE: PETITION FOR RECLASSIFICATION
R-10 to R-4 Zone
SE corner of Lincoln and Front
Avenues- 5th District
Elizabeth S. Horn et al.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-78-R

The petitioner seeks a reclassification from an R-10 Zone to an R-4 Zone for property located on the southeast corner of Lincoln and Front Avenues in the Fifth Election District.

The testimony and evidence produced at the hearing failed to show an error in the original zoning or such a substantial change in the character of the neighborhood to justify the rezoning sought.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23 day of September, 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-10 Zone.

Edward D. Harding
EDWARD D. HARDING
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION
from an R-10 zone to an R-4 zone,
SE corner Lincoln and
Front Avenues,
5th District
Elizabeth S. Horn, Earl K. Seybert,
Bert E. Seybert, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-78-R

OPINION

This case involves a petition for reclassification from an R-10 zone to an R-4 zone on the south side of Lincoln Avenue in Lutherville between that street and the commercially zoned property adjoining the Baltimore County Railway. It is contiguous to and of exactly the same topography as the property which was the subject matter of the petition of Wingard, et al, which was granted by the Zoning Commissioner; this Board; and affirmed by the Circuit Court and the Court of Appeals of Maryland in the case of Lutherville Community Association vs. Wingard 296 September Term 1954. All of the facts which applied to the Wingard case also apply to the present case and at a very short hearing before the Board on August 26, 1965 the parties, petitioners and protestants, appeared and made a number of stipulations which were confirmed by several of the protestants who took the witness stand and the entire record of the Wingard case was entered as a petitioners' exhibit in the within case.

It was agreed that the Board would grant the rezoning of a portion of the property south of the 100 foot strip on the south side of Lincoln Avenue which was to remain as R-10 and to be used only for cottage development. Stipulation of counsel went directly into the record of the case and a copy of the same is attached to this Opinion and it is to be considered as a part thereof as though fully set out herein. It suffices to note that the petitioners have stipulated that they will enter into properly recorded restrictive covenants running with the land to guarantee that the 100 foot buffer strip shall remain in an R-10 category and shall be developed in single family cottage units. The Board, therefore, will grant the reclassification of such portion of this property that lies south of the 100 foot strip described in a metes and bounds description furnished to the Board by the petitioner

FROM THE OFFICE OF
GEORGE WILLIAM SEYMOUR, JR. & ASSOCIATES, INC.
303 ALLESTREE AVENUE, TOWSON, MARYLAND 21204

Description of 100 Foot Strip
to Remain in R-10 Zone
Horn - Seybert Property

September 7, 1965

Beginning for the same in the center of Lincoln Avenue 40 feet wide at the end of the last or North 31° 11' East 99.00 foot line of that parcel described in a deed dated October 6, 1950, from S. Edward Brillhart et ux to Calvin L. Horn et ux and filed among the Land Records of Baltimore County in Liber T.B.S. 1888 folio 334 and running thence South 64° 04' East in the center of said Lincoln Avenue and binding for part of the distance on the first line in said deed and binding for part of the distance on the last or South 64° 04' East 150.00 foot line of that parcel of land described in a deed dated October 11, 1949, from Matilda Pearle Thompson to Earl K. Seybert et ux and filed among the Land Records of Baltimore County in Liber T.B.S. 1779 folio 266 in all 499.12 feet thence binding on part of the second line in said last mentioned deed South 25° 47' West 100.00 feet, thence parallel to and distant 100 feet southwesterly measured at right angles to the centerline of said Lincoln Avenue North 64° 04' West 508.51 feet to intersect the sixth or North 28° 41' East 82 feet 6 inch line in the above first mentioned deed to Calvin L. Horn, thence binding on part of said sixth line North 28° 41' East 1.42 feet to the end thereof, thence binding on said last line in said first mentioned deed North 31° 11' East 99.00 feet to the place of beginning.

Containing 1.157 acres of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND

John Warfield Ardrey, Esq.
120 Jefferson Building
Towson, Maryland
21204

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING
&
BUREAU OF ZONING & REDEVELOPMENT

Access by Front Avenue and Lincoln Avenue is considered inadequate.

THE BOARD
Will submit comments at later date.

The following members had no comment to make:
Development & Rehabilitation Commission
State Road Commission
Bureau of Traffic Engineering
Fire Bureau
Industrial Development Commission
Board of Education
Building Department
Bureau of Engineering

Yours very truly,

James E. Dyer
James E. Dyer
Chief of Permit and
Petition Processing

Horn-Seybert - No. 65-78-R

and prepared by George W. Stevens Associates, Engineers and Surveyors, such strip to remain in the R-10 classification in accordance with the terms of the stipulation referred to above.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of October, 1965 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED for all of the subject property other than the 100 foot strip described in the metes and bounds description attached hereto, such portion to remain in the R-10 classification.

Any appeal from this decision must be in accordance with Chapter 1110, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: Elizabeth S. Horn
Lincoln Avenue
District 9 July 28, 1964

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of hydrants is 500 feet apart as measured along an improved road and within 300 feet from any dwelling.

Contact Capt. Paul H. Reinecke at Valley 5-7310 for assistance or information.

PHB/btr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: Elizabeth S. Horn
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PHB/btr

LAWS OFFICES
JOHN WARFIELD ARDREY
303 ALLESTREE AVENUE
TOWSON, MARYLAND 21204

September 10, 1965

Board of Appeals for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Elizabeth S. Horn, et al
File 65-78-R

Gentlemen:

As per request of the Board on the day of the Hearing, I hereby furnish a metes and bounds description of the one-hundred foot buffer strip which the petitioners propose remain in an R-10 category.

As you have already been informed, this proposal is entirely acceptable to the petitioners.

Very truly yours,

John W. Ardrey
John W. Ardrey

JWA:ag

cc: Gordon Power, Esquire
34 West Chesapeake Avenue
Towson, Maryland 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: August 28, 1964
Posted for: Reclassification from R-10 to R-4
Petitioner: Elizabeth S. Horn, et al
Location of property: SE corner of Lincoln and Front Avenues

Location of Sign: 113 S.W. corner of Lincoln and Front Avenues

Remarks: [Signature]

Posted by: [Signature] Date of return: August 28, 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner August 28, 1964
FROM: Mr. George E. Gavrilis, Director
SUBJECT: 65-78-R, R-10 to R-4, Southeast corner of Lincoln and Front Avenues. Being property of Elizabeth S. Horn et al.

8th District

HEARING: Thursday, September 10, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-4 zoning and has the following advisory comments to make with respect to pertinent planning factors:

- It is the understanding of the planning staff that the adjoining property was zoned with finality in part for apartments as the result of a decision by the Circuit Court. The Circuit Court affirmed the order of the Board of Appeals which retained R-10 zoning along the Lincoln Avenue frontage of that property and granted apartment zoning on the balance.
- From a planning viewpoint, the rezoning of the adjacent property (58-26) has little or no effect on the land use potentials of the subject property. Access to an apartment complex here would be dependent upon access from Lincoln Avenue. The action of the Board and its affirmation by the Circuit Court in effect was to state that the Lincoln Avenue frontage should remain in a single-family residential context. Turning the corner away from the proposed extension of Charles Street (Lutherville Road) results, from a planning viewpoint, in the absolute logic of retaining R-10 zoning here. The planning staff is opposed to apartment zoning here on the basis of the pattern of land usage created by the Board and by virtue of the fact that extension of such zoning to the subject property would be incongruous with other single family residential usage in the area. Access also presents a significant problem here. No timing exists for the extension of Charles Street.

RE: PETITION FOR
RECLASSIFICATION
R-10 TO R-4 ZONE
S/E Corner Lincoln and
Front Avenues - 8th Dist.
Elizabeth S. Horn, et al
Petitioner



BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-78-R

ORDER OF APPEAL

MR. CLERK:

Please enter an Appeal to the Baltimore County
Board of Appeals in the above-captioned case.

John Warfield Armiger,
Attorney for Petitioners
400 Jefferson Building
Towson, Maryland 21204
VA5-7666

RE: PETITION FOR RECLASSIFICATION
R-10 TO R-4 ZONE
S/E corner of Lincoln and Front
Avenues - 8th District
Elizabeth S. Horn et al -
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-78-R

The petitioner asks a reclassification from an R-10 Zone to an R-4 Zone for property located on the southeast corner of Lincoln and Front Avenues in the Eighth Election District.

The testimony and evidence produced at the hearing failed to show an error in the original zoning or such a substantial change in the character of the neighborhood to justify the requested change.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29 day of September, 1964, that the above reclassification be and the same be hereby DENIED and that the above described property or area be and the same be hereby continued as and to remain an R-10 Zone.

Edward D. Harberty
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR RECLASSIFICATION
FROM R-10 TO R-4 ZONE
S/E corner of Lincoln and Front Avenues
8th & 9th Districts
Elizabeth S. Horn, et al
Petitioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 21, 1964.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 21st day of September, 1964, the 19th day of the 1964th year of the Independence of the United States of America, and that the same was published in accordance with the provisions of the Charter of Baltimore County, Maryland, and the Ordinance of Baltimore County, Maryland, relating to the zoning of land.

THE JEFFERSONIAN,

W. L. Seasholtz
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: August 27, 1964
Posted for: Reclassification from R-10 to R-4
Petitioner: Elizabeth S. Horn, et al
Location of property: S/E corner of Lincoln and Front Avenues
Location of Signs: (1) S/E corner of Lincoln and Front Avenues (2) S/E corner of Lincoln and Front Avenues (3) S/E corner of Lincoln and Front Avenues
Remarks: 3 signs
Posted by: John G. Rose
Signature

5-78-R
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

APPEARANCE
Please enter the appearance of POWER and MOSNER for the following protestants:

Peter J. Karnoski
Helen D. Karnoski, His Wife
308 Lincoln Avenue
Lutherville, Maryland

Carl W. Sprague
Frances P. Sprague
325 Seminary Avenue
Lutherville, Maryland

Lutherville Community Association, Inc.
A Body Corporate

POWER and MOSNER
BY: Gordon G. Rose
GORDON G. ROSE
34 West Chesapeake Avenue
Towson, Maryland 21204
VA5-1250

LOW OFFICE
POWER and MOSNER
34 WEST CHESAPEAKE AVE.
TOWSON, MD. 21204

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: August 27, 1964
Posted for: Reclassification from R-10 to R-4
Petitioner: Elizabeth S. Horn, et al
Location of property: S/E corner of Lincoln and Front Avenues
Location of Signs: (1) S/E corner of Lincoln and Front Avenues (2) S/E corner of Lincoln and Front Avenues (3) S/E corner of Lincoln and Front Avenues
Remarks: 3 signs
Posted by: John G. Rose
Signature

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 27512
DATE 10/20/64
To: John Warfield Armiger, Esq.,
Jefferson Building
Towson 4, Md.
BILLED BY: Office of Planning & Zoning
159 County Office Bldg.
Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RESIDUE WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of - Appeal - Elizabeth S. Horn No. 65-78-R	\$70.00
1	70.00	70.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 25256
DATE 8/22/64
To: John Warfield Armiger, Esq.,
400 Jefferson Building
Towson, Md. 21204
BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILS UPPER SECTION AND RESIDUE WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for Elizabeth S. Horn, et al	\$0.00
1	0.00	0.00

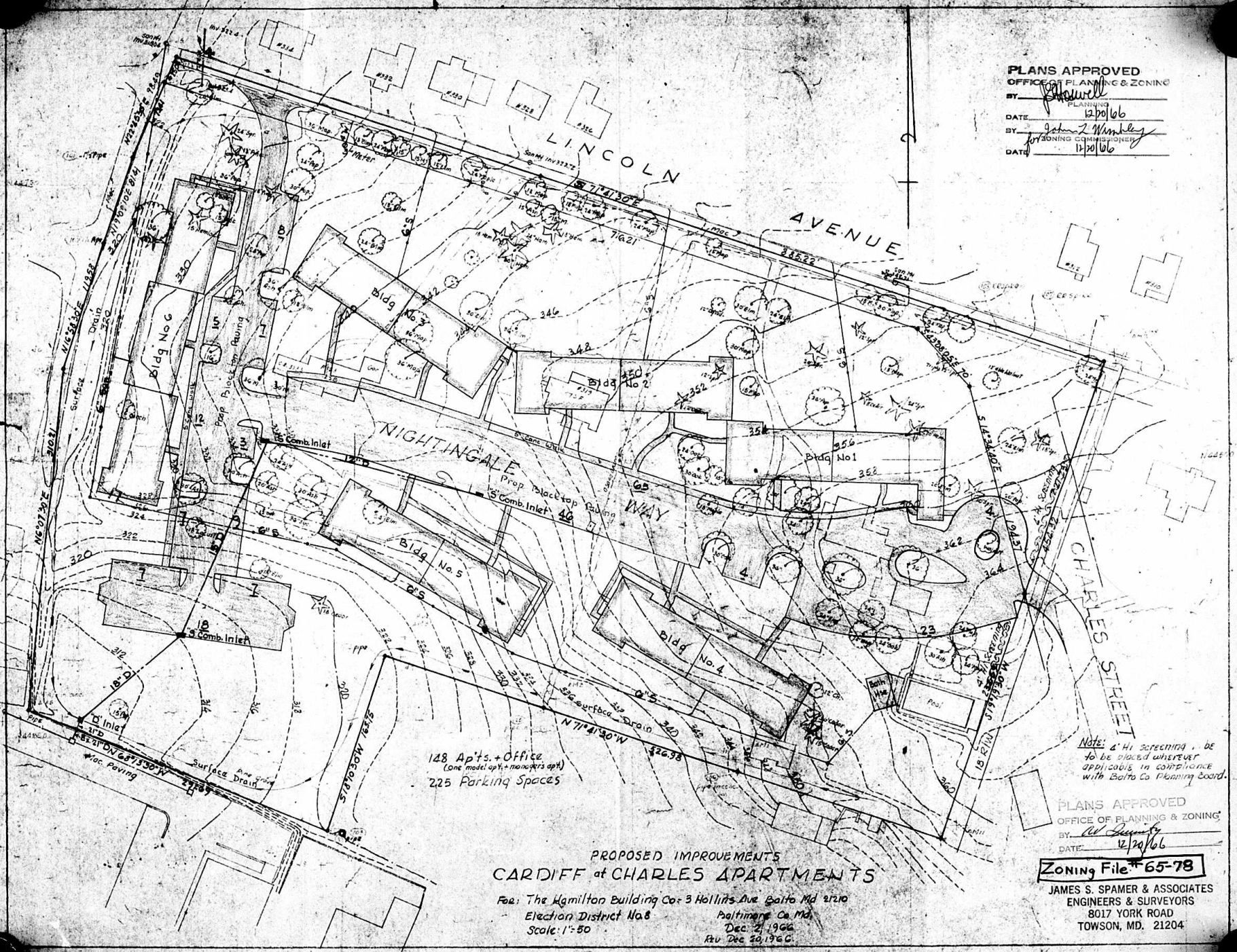
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

John Warfield Armiger, Esq.,
400 Jefferson Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
31st day of July, 1964.

John G. Rose
Zoning Commissioner

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John Z. Winkley*
DATE: 12/20/66
FOR ZONING COMMISSION REVIEW
DATE: 12/20/66



128 Apts. + Office
(One model apt. + mono. 1/3 apt.)
225 Parking Spaces

Note: 4' Hi Screening to be placed wherever appropriate in accordance with Balto Co. Planning Board.

PROPOSED IMPROVEMENTS CARDIFF at CHARLES APARTMENTS

For: The Hamilton Building Co. 3 Hollins Ave. Balto. Md. 2120
Election District No. 8
Scale: 1" = 50'
Balto. Co. Md.
Dec. 2, 1966
Rev. Dec. 20, 1966

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Ed. Spamer*
DATE: 12/20/66

Zoning File #65-78

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

