

BLLED Zoning Department of Salto.Co. BAL MORE COUNTY, MAN LAND No. 27614 OFFICE OF FINANCE DAT 12/3/64 COURT HOUSE
TOWSON 4, MARYLAND #65-170-I PAID - Sulfaces Courts NA - Office of Res 12:1764 0 6 2 0 . 27573 TEP-50,00 IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HO 12-364 7420 . 27614 TIP-PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

> IMPORTANTIMAKE 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.

11/16/64

OFFICE OF FINANCE

STUART R. WILCOX



Mr. John G. Rose Mr. Jonn G. Kose
Zoning Commissioner
Baitimore County Office of Planning and Zoning
County Office Building
III Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification R-G to B.L. Zone W/S of Numery Lane, 380' North of Merrill Road - 1st District Ruth Rifman - Petitioner No. 65-170-R

of the apartment building on the west side of Bonnery Lane, abuting the subject property on the horizontal to request that an Appeal on noted to the Baltimore Commission on the appeal of the Appeal from the decision of the Pepty Found Commissioning the above matter, which decision is aired December 9, 1964.

I am enclosing berevith check of Hillside Ridge Corporation, in the amount of \$75.00, pepable to the order of Baltimore Country, Maryland, in pepament of the cost of this Appeal and to cover the cost of posting fees.

Please request that the Board of Zoning Appeals advise me of the date and time of the bearing on the Appeal.

Very truly yours, Sum R. wing Stuart R. Wilcox

Mr. Isador Kaufman, Vice President, Hillside Ridge Corporation Christian M. Kahl, Esq.

302 ALLES Description of the Property Baltimore Transit Company t Rezoned from R-G to B-L Beginning for the same at a point on the West Side of Nunnery Las

the intersection of said west side of Nunnery Lane and the north side of Merril Road extended westerly, and running thence binding reversely on the last line of the 2nd parcel of said deed South 81° 20' 00" West 232.54 feet, thence North 23° 19' 40" East 131.50 feet to the end of the 2nd line of the 1st parcel of said dee , thence binding reversely on said second line North 81° 20' 00" East 167.02 feet to intersect the said west side of Nunnery Lane, thence binding on said west side of Nunnery Lane South 6° 45' 20" East 110.85 feet to the

Containing 0.508 acres of land, more or less.

Date of return Nov 25 1964

PETITION FOR ZONING RE-CLASSIFICATION 2170 R AND/OR SPECIAL EXCEPTION

| or management country | 179 |
|--|-----|
| I. or weRITU.RIJSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS | XP |
| he Zoning Law of Baltimore County, from an 8 - 9 zone to anget | 2-A |

| and (2) for a Special Exception, under the said Zoning Law and Zoni | ng 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

Marion J. Myaward James Address 6525 Loch Hill Court Address 3412 Websah Avenue Battimore, Maryland 21213

Baltimore, Maryland 21212 Chart D. Keel

Christian M. Kahl
Address 22 Mest Propositionia Ave., Tosson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 6th 196. 4... 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 7th day of December A.M. WILL-SUM -

> Pursuant to the advertisement, posting of preperty, and public bearing on the above petition and it appearing that by reason of error in the original zoning

the above Reclassification should be had, ENDOCCERNO

TV IS ORDERED by the Zoning Commissioner of Baltimore County this

day of _____ December _____, 1964 ..., that the herein described property or area should be an were to a B.L. the same is hereby reclassified: from a ... R=0

grazzed from and after the date of this order, subject to approval of the site plan by
the Bureau of Public Services and the Office of Planning and Zoning.

Bureau Zoning Commissioner of Bulliance Constr.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE

BARTOORE COUNTY, MORELAND OFFICE OF FINANCE

No. 27670 DATE 1/6/65

Oxision of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

To: Stuart R. Wilcox, Esq., 11 E. Fayette Street, Saltimore, Maryland 21202

BILLED Office of Planning & Zoning

| ACCOUNT NO. 01- 622 | | | |
|-----------------------|-----------|-------------|---------|
| Cost of appeal - Nuth | | \$70.00 | \$75.00 |
| | 1667 66.0 | 27670 HP= | 75,00 |
| | | | |

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

Confession is, Subby Colo 22 He Permis Ave. Tougon, 26, 25109

MALTIPORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

TOWSON L. MARYLAND

November 13, 1964 PL 11/23/6

165-170F PAP V

3E(1.2.1

Petition for Reclassificati From R.O. Zone to B.L. Zene SUBJECT: W/S Numnery Lane 380° %, of Merrill Road - let District

The Zoning Advisory Committee has reviewed the subject pathtion and makes the following commonts:

The Committee in general feels that the subject property is located within a residential area and that any use other than a residential use would be detrinental to the health, safety, and general welfare of the community.

BUREAU OF MGDMCRDMG: Will review and submit any necessary comments at a later date.

Yours very truly.

Janes E. Dyer hief of Permit and Petition Processin

BALTIMORE COUNTY, MARYPAND

INTER-OFFICE CORRESPONDENCE

John G. Ross, Zoning Commissione Bate ... November 23, 1964

FROM .. George B. Gayrelis, Director

SUBJECT. #85-170-R. Bellssification from R-G to B-L Toning. West side of Nunnery Lane 380 feet North of Merrill Road. Being property of Wath Rirman.

1st District

HEARING: Monday, December 7, 1964 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-G to B-L Zoning. The subject property is completely surrounded by REAL STATE OF THE STATE O

Creation of commercial soning here would constitute a classic example of spot zoning. Commercial uses here neither is in accordance with the commensate plan nor would it result in land use potentials compatible with those of adjoining properties.

March 22, 1965

Christian M. Mahl, Esquire 101 Loyola Federal Building 22 Mest Fennsylvania Avenue Tosson, Naryland 2120k

RE: Polition for Reclassification R.O. to B.L. Zone W/S of Munnery lame, 380° North of Merrill Road- 1st District No. 65-170-R

Dear Mr. Kable

position of the Office of Hamilton and Senior of the Office of Hamilton and Senior of Balton Goodly with report to the proposed use of the slowe optioned providy for a dry classing plant to be utilized as a windows to window the window of t

It was and is the opinion of the undersigned and the position of the office that the proposed use is a possitted use in the Susiness, Local zons.

Very truly yours.

JAMES E. DYER, Chief Potition and Permit Processing

BACTIMORE COUNTY, MARYLAND

INTER OFFICE COPPESSONDENCE

TO John G. Rose, Zoning Commissionsmie Movember 21, 1964

PROM. George E. Gayrelia, Director

7. 465-170-R. Raclassification from R-G to B-L Zoning. West side of Nunnery Lame 380 feet North of Merrill Road. Being property of Ruth Rifman.

1st District

HEARING:

Monday, December 7, 1964 (10:30 A-M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-G to B-L zoning. The subject proparty is completely surrounded by residentially-round land with no indication that any of these properties is being used for other than residential purposes.

Creation of commercial moning here would constitute a classic example of spot moning. Comme tial uses here neither is in accordance with the comprehensive plan nor would it result in land use potentials compatible with those or adjoining properties.

GEG : brus

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 25, ... 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., 20000 in such

day of ____ December _____ 19 % __ the ### publication appearing on the 20th day of S. Wester

THE JEFFERSONIAN

65-170-R CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Posted for APPEAL

Date of Posting Dan 28 1965

Petitioner: RUTI+ RIFMAN

Location of property w/2 of I numbery Lane 350' N of Merrill Rd Location of Signer W/S of Numbery Some 385 N of Merrill Rd

Remarks Posted by Jezze

Date of return Jan 28 1965

CONTROL From Wag to B L. OC ATION: West side of Nam

nery Lone 380 feet North or DATE & TIME. MONDAY.
DECEMBER 7, 1984 at 10:30
A.M.
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County Office Building. 111
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Prepared Zoning R-G Proposed Zoning: B.L.

PETITION FOR

1st DISTRICT

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD, November 20 . 19 64 THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and pub-

lished in Bultimore County, Md. once in each of one successive weeks before the ... 7th day of December .1964 , the first publication

appearing on the 19th day of November 19 64

THE TIMES

Manager

Cost of Advertisement, \$20.00 Purchase Order A 4304 Requisition No. N9943

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EXISTING LONING

TABULATION : TABLICATION TOWNS R.S.

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Burgan Pareton Land and Brederick and and

Bushamar Zamarasa V ...

#65-170R

map SEC, 2-A

SITE

PLANS APPROVED

OFFICE OF PLANNING & ZONING BY DATE 5/14/8

PLAT TO ACCOMPANY DESCRIPT UN OF THE PROPERTY OF THE

BALTIMORE TRANSIT CO. TO BE REZONED FROM R.G TO B.L

SCALE: 1":40" OCT ET 104 REVISED: 5-1-65

GEORGE WILLIAM STEPHENS, JH AND ASSOCIATES. INC. ENGINEERS SOS ALLEGHENY AVE. TOWSON & MARYLAND