

TELEPHONE 222-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COUNT HOUSE

TOWSON & MARYLAND

DATE 1/6/65

STUART R. WILSON, Esq.,
11 E. Fayette Street,
Baltimore, Maryland 21202

RECEIVED BY: Office of Planning & Zoning
110 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS OF SERVICE AND RETURN WITH YOUR REMITTANCE	COST
Cost of appeal - Ruth Rifman, Petitioner		\$70.00
No. 65-170-R	posting	\$5.00
		\$75.00

1-865 6616 * 27670 HRP = 7500

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.

Christian M. Kohl, Esq.,
22 E. Fayette St.,
Towson, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

November 13, 1964

26
11/13/64

Petition for Reclassification
From 1/1, Zone to 1/1, Zone
SUBJECT: 1/3 Munsey Lane 380' N. of
Merrill Road - 1st District

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

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 detrimental
to the health, safety, and general welfare of the community.

BUREAU OF RECORDS will review and submit any necessary comments at a later date.

March 22, 1965

Christian M. Kohl, Esquire
104 Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
R-2 to 1/1, Zone
1/3 of Munsey Lane, 380' North
of Merrill Road- 1st District
No. 65-170-R

Yours very truly,

James E. Byer
Chief of Permits and
Petition Processing

This letter is prepared as an expression of the
position of the Office of Planning and Zoning of Baltimore County
with regard to the proposed use of the above explained property
for a dry cleaning plant to be utilized as a wholesale dry
cleaning and storage facility, which it is understood will
employ no more than five persons and will utilize non-flammable
agents in cleaning processes.

It was and is the opinion of the undersigned and
the position of the office that the proposed use is a permitted
use in the Business, Local zone.

Very truly yours,

JAMES E. BYER, Chief
Petition and Permit Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner November 23, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 165-170-R. Reclassification from R-G to B-L Zoning. West
side of Munsey Lane 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 property is completely surrounded by
residentially-zoned land with no indication that any of these
properties is being used for other than residential purposes.
Creation of commercial zoning here would constitute a classic
example of spot zoning. Commercial uses here neither is in
accordance with the comprehensive plan nor would it result in
land use potentials compatible with those of adjoining properties.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner November 23, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 165-170-R. Reclassification from R-G to B-L Zoning. West
side of Munsey Lane 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 property is completely surrounded by
residentially-zoned land with no indication that any of these
properties is being used for other than residential purposes.
Creation of commercial zoning here would constitute a classic
example of spot zoning. Commercial uses here neither is in
accordance with the comprehensive plan nor would it result in
land use potentials compatible with those of adjoining properties.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner November 23, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 165-170-R. Reclassification from R-G to B-L Zoning. West
side of Munsey Lane 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 property is completely surrounded by
residentially-zoned land with no indication that any of these
properties is being used for other than residential purposes.
Creation of commercial zoning here would constitute a classic
example of spot zoning. Commercial uses here neither is in
accordance with the comprehensive plan nor would it result in
land use potentials compatible with those of adjoining properties.

GEG:bms

PETITION FOR RECLASSIFICATION

RECLASSIFICATION FROM R-G TO B-L ZONING

LOCATION: West side of Munsey Lane 380 feet North of Merrill Road

DATE & TIME: Monday, December 7, 1964 at 10:30 A.M.

PLACE: County Office Building, 110 E. W. Chesapeake Avenue, Towson 4, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County, has held a public hearing on the subject of the proposed reclassification of the above described property from R-G to B-L Zoning.

The subject property is located on the West side of Munsey Lane, 380 feet North of Merrill Road. The subject property is completely surrounded by residentially-zoned land with no indication that any of these properties is being used for other than residential purposes.

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1ST

Posted for: APPEAL

Petitioner: RUTH RIFMAN

Location of property: 1/3 of Munsey Lane, 380' N. of Merrill Rd.

Location of Sign: 1/3 of Munsey Lane, 380' N. of Merrill Rd.

Remarks: J. Byer

Posted by: J. Byer

Date of return: Jan. 28, 1965

PETITION FOR RECLASSIFICATION

RECLASSIFICATION FROM R-G TO B-L ZONING

LOCATION: West side of Munsey Lane 380 feet North of Merrill Road

DATE & TIME: MONDAY, DECEMBER 7, 1964 at 10:30 A.M.

PLACE: County Office Building, 110 E. W. Chesapeake Avenue, Towson 4, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County, has held a public hearing on the subject of the proposed reclassification of the above described property from R-G to B-L Zoning.

The subject property is located on the West side of Munsey Lane, 380 feet North of Merrill Road. The subject property is completely surrounded by residentially-zoned land with no indication that any of these properties is being used for other than residential purposes.

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

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. November 20, 1964.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Baltimore County, Md. once in each of five successive weeks before the 7th day of December, 1964, the first publication appearing on the 19th day of November 19 64.

THE JEFFERSONIAN

Manager
I. Lonsky

Cost of Advertisement \$50.00
Purchase Order # 4304
Registration No. 39943

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 22, 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. once in each of five successive weeks before the 7th day of December, 1964, the first publication appearing on the 19th day of November 19 64.

THE JEFFERSONIAN

Manager
I. Lonsky

Cost of Advertisement \$50.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1ST

Posted for: APPEAL

Petitioner: RUTH RIFMAN

Location of property: 1/3 of Munsey Lane, 380' N. of Merrill Rd.

Location of Sign: 1/3 of Munsey Lane, 380' N. of Merrill Rd.

Remarks: J. Byer

Posted by: J. Byer

Date of return: Jan. 28, 1965

A ruler with a black bar placed over it, showing measurements in inches and centimeters. The ruler has markings from 0 to 24 inches and 0 to 24 centimeters. The black bar is positioned horizontally across the ruler, starting at the 0-inch mark and ending at the 12-inch mark. The ruler is oriented vertically in the image.