

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Max B. Furman, legal owner of 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 above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-6 zone to R-4 zone, for the following reasons:

- The change in the area and neighborhood.
- A L. zoning would provide the best economic use of the land.
- That a L. use is more reasonable and practicable than the R-6 zoning now existing.
- And for other and further reasons to be shown at the hearing.

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 the purpose of a new professional office.

Property 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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 1700 S. Caton Avenue
Petitioner's Attorney
Address: 1700 S. Caton Avenue
Protector's Attorney
Address: 1700 S. Caton Avenue

Ordered By The Zoning Commissioner of Baltimore County, this 15th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of January, 1965, at 11:00 o'clock.

By John G. Rose, Zoning Commissioner of Baltimore County.

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

The above Reclassification should be had; and it further appearing that by reason of...

A Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 196..., that the herein described property or area should be and the same is hereby reclassified, from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... failure to show new or substantial changes in...

the area...

the above reclassification should NOT BE HAD, unless the Special Exception for a... is GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 196..., 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 a... zone.

By John G. Rose, Deputy Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to a R-4 zone : COUNTY BOARD OF APPEALS
N/2 Rich Avenue 92' W. of : OF
Alexander Avenue, :
1st District : BALTIMORE COUNTY
Petitioners :
No. 65-199-R

ORDER OF DISMISSAL

Petition of Max B. Furman, et al, for reclassification from an R-6 zone to a R-4 zone of property located on the north side of Rich Avenue 92 feet west of Alexander Avenue in the First District of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 26, 1966 from the attorney representing the petitioners-appellants in the above entitled matter.

Whereas the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners, be dismissed and withdrawn as of April 26, 1966.

It is hereby ORDERED this 26th day of April, 1966 that said appeal be and same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

AREA CODE 410-
TELEPHONE 838-7000
LAW OFFICES
ADELBERG, ADELBERG & RUDOW
1235 MARYLAND NATIONAL BANK BUILDING
100 N. EIGHTH STREET
BALTIMORE, MARYLAND 21202

County Board of Appeals
Room 301, County Office Building
Towson, Maryland 21204

Re: 65-199-R Petition of Max B. Furman, et al for reclassification from an R-6 zone to a R-4 zone N/2 Rich Avenue 92' W. of Alexander Avenue 1st District

Gentlemen:

Will you please enter the captioned appeal "Dismissed."

Very truly yours,
ADELBERG, ADELBERG & RUDOW

Harry Adelberg
Attorney for Max B. Furman and Ruth Furman, his wife

Haines
cc: Mr. Max B. Furman

Adelberg, Adelberg & Rudow

Harry Adelberg
Attorney for Max B. Furman and Ruth Furman, his wife

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TELEPHONE 838-7000
LAW OFFICES
ADELBERG, ADELBERG & RUDOW
1235 MARYLAND NATIONAL BANK BUILDING
100 N. EIGHTH STREET
BALTIMORE, MARYLAND 21202

John G. Rose, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification R-6 to B-1
N/2 Rich Avenue, 92' West of Alexander Avenue -
1st District Max B. Furman, Petitioner
No. 65-199-R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from the Order of the Deputy Zoning Commissioner dated February 11th, 1965, in connection with the captioned matter.

I enclose herewith my check in the amount of \$80.00 to cover costs of appeal. If the amount of the check is not correct, please let us know.

Very truly yours,
ADELBERG, ADELBERG & RUDOW

Harry Adelberg
Attorney for the Petitioners
Max B. Furman and Ruth Furman, his wife

HA:jrg
Enclosure
cc: Mr. Max B. Furman

2/10/65 - Reminded by Hardisty
PHONE HAMILTON 6-0322
KELLER & KELLER
State Registered Land Surveyors
314 WOODLAWN AVENUE
BALTIMORE 6, MARYLAND
RECLASSIFICATION

BEGINNING for the same at a pipe driven in the ground on the North side of Rich Avenue at the distance of 90' West from the Northwest corner of Rich Avenue, 40' wide and Alexander Avenue, 40' wide, as laid out on the Plat of Douglas Park, which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book W.P.C. #7 folio 170; and running thence binding on the North side of Rich Avenue, North 82°30' West 76.10' to an iron pipe and to the division line between lots #1 and #2 on the Plat above referred to; thence running and binding on the westernmost outline of lot #2 North 07°30' East 200' to an iron pipe and North 04°20' East 145.2' to an iron pipe and to the Northern outline of lot #2 on said plat; thence running and binding on said outline, South 82°30' East 76.10' to an iron pipe; thence running for line of division the two following courses and distances, viz: South 04°20' West 145.2' to an iron pipe and South 07°30' West 200' more or less, to the place of beginning.

BEING and comprising the westernmost 76.10' of lot #2 as shown upon the Plat of Douglas Park above referred to.

BEING improved two story and attic stone dwelling known as #6100 Rich Ave.

By John G. Rose

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
To: John G. Rose, Zoning Commissioner Date: January 7, 1965
FROM: GEORGE E. GAVALLIS, Director

SUBJECT: 65-199-R... R-6 to B-1. North side of Rich Avenue, 92 feet West of Alexander Avenue. Being the property of Max B. Furman and Ruth Furman.
1st District
HEARING: Monday, January 18, 1965 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- The Western Planning Area Master Plan and the resulting Zoning Map carefully identified and affirmed the residential area west of the Beltway and north of the Baltimore National Pike. Single family zoning exists on all three (3) sides of the property and is identified on the Master Plan as being appropriate for portions of the area intervening between Rich Avenue and Baltimore National Pike. From a planning viewpoint, creation of commercial zoning here would constitute spot zoning in the sense that such zoning would not be in accord with the comprehensive plan nor would it result in land use potentials in harmony with those of adjacent properties. Furthermore, the Planning staff does not believe that the zoning map was in error with regard to commercial zoning for the subject property.

GEG:bms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Harry Adelberg, Esq.
1235 Maryland National Bank Building
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
15th day of December, 1964.

Owner Name: Max B. Furman
Reviewed by John G. Rose
John G. Rose
Zoning Commissioner

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 27649
DATE: 12/23/64

Yours, Adelberg, Adelberg & Rudow
1235 Maryland National Bank Building
10 Light St
Baltimore 2, Md.

Billed To: Zoning Department of Balto. Co.

QUANTITIES
Petition for Reclassification for Max Furman
\$50.00

65-199-R

12484 8240 * 27649 TIP = \$200

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 1, 1965.

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~~ one time ~~successive weeks before the 15th~~ the first publication day of January, 1965, the first publication appearing on the 1st day of January, 1965.

THE JEFFERSONIAN,

S. Leach Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 1, 1965.

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~~ one time ~~successive weeks before the 15th~~ the first publication day of January, 1965, the first publication appearing on the 1st day of January, 1965.

THE JEFFERSONIAN,

S. Leach Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 31, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 18th day of January, 1965, the first publication appearing on the 31st day of December, 1964.

THE TIMES,

S. Martin Manager.
John H. Martin

Cost of Advertisement, \$ 24.00

Purchase Order #5552
Requisition No. 9779

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 27693
DATE 1/15/64

TO: Messrs. Adelsburg, Adelsburg & Bader
1235 Maryland National Bank Building
Baltimore, Md. 21202

BILLED Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Max Furman #65-199-R	\$50.00
1	1-1965 4101 * 27693 TIP-	\$0.00
1	1-1965 4101 * 27693 TIP-	\$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.

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28565
DATE 2/25/65

TO: Harry Adelsburg, Esq.,
1235 Maryland National Bank
Baltimore 2, Md.

BILLED: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Maryland

REPORT TO ACCOUNT NO. 01-621

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal and posting property of Max S. Furman et al	\$50.00
1	2-2965 719 * 28565 TIP-	\$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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 127 Date of Posting: March 6, 1965

Posted for: Max S. Furman et al

Petitioner: Max S. Furman et al

Location of property: 415 R. B. Ave. 92' W. of Alexander Ave.

Location of Sign: 415 R. B. Ave. 92' W. of Alexander Ave.

Remarks: [Signature]

Posted by: [Signature] Date of return: March 11, 1965

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 127 Date of Posting: Jan. 2, 1965

Posted for: Rubens, Jan. R. & B. B.

Petitioner: Max S. Furman et al

Location of property: 415 R. B. Ave. 92' W. of Alexander Ave.

Location of Sign: 415 R. B. Ave. 92' W. of Alexander Ave.

Remarks: [Signature]

Posted by: [Signature] Date of return: Jan. 7, 1965

