

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Max Rubenstein and
Bertha Rubenstein, wife
of Max Rubenstein, legal owners 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 (that the zoning status of the above described property be re-classified pursuant
to the Zoning Law of Baltimore County from the present zoning classification of R-1 to R-2C
and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for... Community Building

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... Community Building

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.

Contract purchaser: Max Rubenstein
Legal Owner

Address: 201 Church Lane
Pikesville, Md. 21218

Protestant's Attorney: William J. H. H. H.

Address: Loyola Federal Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day
of July, 1965, 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 106, County Office Building in Towson, Baltimore
County, on the 30th day of August, 1965, at 1:00 o'clock
P.M.

Re-submitted August 25, 1965
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
Date: August 10, 1965
FROM: Mr. Charles F. Horvitz, Jr.
Zoning Department

SUBJECT: Property owner - Max Rubenstein
Location - 201 Church Lane, 680' W. of Brookland Rd.
Dist. 3 present zoning - R-1
Proposed zoning - Special exception for community building.
See memo - 8/10/65

1. No water available to this site.

ADJ:ls

LAW OFFICES
Frank H. Nowell III
30 WEST PENNSYLVANIA AVE
TOWSON 4, MARYLAND
VLM: 3-6955



October 14, 1965

Mr. John G. Rose, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for
Community Building for Max Rubenstein,
located on the S/3 Green Spring Valley
Road 680' W of Brookland Road
Third District - No. 66-53-X

Dear Mr. Rose:

Under date of July 2, 1965 I filed, on behalf
of my clients, Mr. & Mrs. Max Rubenstein, a Petition for Special
Exception under the zoning laws of Baltimore County for per-
mission to erect on part of their property, situate on Valley
Road, Baltimore County, a community building. The hearing
has been set for Wednesday, October 20, 1965, this being the
second time it has been scheduled. However, this letter is
your official notice that my clients are withdrawing the
Petition for Special Exception and there will be no necessity
to have the hearing before you or your Deputy concerning
that property.

It appears that at the time the Petition was filed
my clients had an offer to sell their property, provided the
property could have erected thereon a community building, but,
as late as yesterday, they were informed the prospective pur-
chaser was no longer interested in the property. Therefore,
there is no reason to go ahead with the hearing at this time.

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On September 27, 1965
personally appeared before me, the undersigned,
a Notary Public within and for said city and State,
Mr. Schnackenberg, Chief Accountant
of the News American
a newspaper published in the City of Baltimore,
State of Maryland, who, being duly sworn, states
on oath that the advertisement of
Baltimore County, Office of Central Services

a true copy of which is hereto attached, was
published in said newspaper in its issue dated
September 27, 1965.

Subscribed and sworn to before me on
September 27, 1965
James H. H. H.
Notary Public.

NO A-18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: August 20, 1965

FROM: George E. Gavelis

SUBJECT: 66-53-X, "Special Exception for a community building. South side of
Greenspring Valley Road 580 feet west of Brookland Road. Being the
property of Max and Bertha Rubenstein".

3rd District

HEARING: Monday, August 30, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the
subject petition and offers the following comments:

The plat submitted with this petition provides us with too little
information to make a definitive recommendation at this time.
The actual use of the proposed "community building" is not stated.
The plat does not show any means of access to the subject property
from the public road. Until these - and probably other - matters
are clarified, we cannot recommend that the subject petition be
granted.

TELEPHONE
822-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 33524

DATE 1/12/65

TO: Mrs. Bertha Rubenstein
201 Church Lane
Pikesville, Md. 21208
BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	EXTEND UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-622			\$11.13
	Advertising and posting of property		\$7.13
	66-53-X		
			\$11.13

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 OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Frank H. Nowell, III, Esquire
Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Special Exception for a Community
Building for Bertha Rubenstein
et al. located S/3 Greenspring
Valley Rd 680' W of Brookland Rd
3rd District
(Item 5, July 20, 1965)

Dear Sir:

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

HEARING DEPARTMENT: The petitioners engineer should show the method of providing
utilities to the property as well as the proposed use of the building i.e. will food
be served, will there be dances, meetings, etc.

DEPARTMENT OF TRAFFIC ENGINEERING: The petitioners engineer should clarify the access
route to the property.

DEPARTMENT OF ENGINEERING:

Water and sewer are not available.
Road - Greenspring Valley Road is to be developed as a minimum 40 foot curb and gutter
road on a 60' right of way.

THIS MATTER - PLANS REVIEW: This Bureau will review and comment at a later date.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure that all parties are made aware of plans or
problems that may have a bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the re-zoned zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Industrial Development Commission
Buildings Department
Board of Education
State Roads Commission

Very truly yours,

James H. H. H.
Petitioner and Permit Processing

cc: William Greenwell-Health Department
Richard Moore-Bureau of Traffic Engineering
Carlyle Brown-Bureau of Engineering
Ed. Morris-Bureau-Plans Review

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3RD
Date of Posting: Aug 14, 1965
Posted for: Spec. Expt. Community Bldg.
Petitioner: Max Rubenstein
Location of property: 201 Church Lane, 680' W. of Brookland Rd.
Location of signs: 3/3 Greenspring Valley Rd. 680' W. of Brookland Rd.
3 East side on Brookland Rd.
Remarks: See memo 8/10/65
Posted by: J. H. H.
Signature: J. H. H.
Date of return: Aug 19, 1965

TELEPHONE
822-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 33469

DATE 10/18/65

TO: Green Spring & Washington Valley
Planning Council, Inc.
201 Taylor Holmes, Inc.
Campbell Building
Towson, Md. 21204
BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	EXTEND UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-622			\$6.57
	Advertising and posting of property for Max Rubenstein		\$6.57
	66-53-X		
			\$6.57

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.

Cost of Advertisement, \$.....

