BY

WILLARD M. LEE BALTIMORE 14. MARYLAND Phone:- HA 6-2813

#66-176 CA

5E1.3-D Nevusber 22.1965 NW-ISA

Ne 2333 York Road

"BR" East side of Yerk Road 100,88 feet southeast of Talk Sth District Balcimore County, Maryland Histor

Beginning for the same on the east size of York Road at distance of 100.88 seet measured along the east side of York Road from distance of Autoc test measured giong the east olde of for an at the south side of Talbott Avenue and thence running and binding on the east side of Yorg Road South 12 degrees 04 minutes East 211.63 feet thence leaving York Road for three lines of division as follows:- North 85 degrees 31 minutes East 271.41 feet, North 4 degrees 28 minutes West 210 feet and South 85 degrees 31 minutes West 290.69 feet to the place of beginning.

Containing 3.36 acres of land.

BALTIMORE COUNTY 66-176-RA

MENOR THE

DEPUTY ZONING COMMISSIONER

02

York Rd

The subject tract, consisting of 1 1/3 acres of land, is the subject of a Petition for re-soning from \$-10 to ER. Several satuck variances are size requested, the Petitioner desires to use the said property as an animal hospital.

TE: PETITION FOR RECLASSIFICATION

PETITION FOR RECLASSIVE AND VARIANCES
E/S of York Road 100.88: 3 of
Talb tt Avenue, 8th District
Donald King

The space is improved with a rather large home currently converted into six sparteents. If re-soning is granted, the spartment house would not six spartments. If re-soning is granted, the spartment remain which concrete block garages which would remain and which will be converted into examination rooms and housing for annuals, which will be converted into examination rooms and housing for annuals. The aforestiment block garages well be air-conditioned and all animals would be kept on the inside.

The Petitioner is a veterinarian and geemed to be most sincere
in his desire to establish a first-class animal hospital at this location,
is evan such that the operation would be such as the van such a
memory of the such that the operation would neighboring properties,
examine there would be no adverse of the entitled inapplied properties.

This on britain avoins in larviewed on both sides by gradien a such all the such as the such as

In conclusion, the Densty Zening Commissioner is of the opinion

Bunkt the neighborhood has undergone a steady change in character and that
an animal hospital at this location would not be detrimental to the general

Fractical difficulty having been shown, the variances should be

For the aforegoing reasons, IT IS DEDUCED by the Deputy Zoning Consissioner of Baltimore County this The State of States, 1966.

Consissioner of Baltimore County this The State of States, 1966, and the State of States of State

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Mr. George E. Gavrelis, Director FROM. Office of Planning and Zoning. Date..... January 18, 1966

SUBJECT. "Petition 66-176-RA, E/S York Road 100.88' 5 of Talbott Avenue. Petition or yards. Petition for Reclassification from R-10 to B.R. Donald King - Petitioner"

8th District

HEARING: Monday, January 31, 1966. (11:00)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- The subject property and property surrounding it are zoned R-10. It would appear
 that the petition requests a reclassification to a BR zone only because that zone
 hoppens to allow, under certain conditions, the use which the petitioner desires
 to establish. In view of the fact that we can see no other reason whatsoever for
 the reclassification respected, designation of the subject property as a BR zone would, n our view, constitute improper spot zoning.
- 2. The petition also requests variances that would appear to subvert the very purposes of those regulations authorizing the intended use. If the distance requirements for an The pertition also requests variances that would appear to subvert the very purposes those regulations authorizing the intended use. If the distance requirements for a animal hospital in a wall dR zone are assumed to be prop. 1, we strongly question that lessaving of these requirements - particularly to the degree requested - could be at all appropriate in this residential area.
- 3. We note that Section 307 of the Zoning Regulations would appear to prohibit greating one of the requested variances. The 100-foot outfer requirement is a "use" regulation (Sections 233 and 236 of the Zoning Regulation) rather than an "area" regulation. We must question, therefore, the validity of the petition.

SMALKIN & HESSIAN



April 18, 1966

Mr. John G. Rose Zooing Commissioner of Baltimore County County Office Building

Re Petition for Reclassification and Variances E/S of York Road 100.88' S of Talbott Avanue, 8th District Donald King

Dear Mr. Rosa:

On March 22, 1966, Edward D. Hardesty, Eq., Deputy Zoring Commissioner of Battimore County, passed its Order approving the reclassification and the variaties sought in the above entitial Petition. I represent Benjamin F. Perry, et al., one of the protestants.

Please note an appeal on behalf of said protestants to the Board of Appeals for Balt'sors County and forward all papers in connection therewith to said Board for its action. A check payable to Baltimore County, Maryland, in the amount of 707.00 is enclosed herewith.

Very truly yours.



Enclosur

cc. Johnson Bowie, Esq.

entA

RE: PETITION FOR RECLASSIFICATION from an R-10 Zone to a B-R Zone, and VARIANCES from Sections 236.1, 236 3 m 1 238 2 236.3 and 238.2, E/S of York Road 100.88* South of

REFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY

1 : 1 : 1 : 1 : 1 OPIN:ON

This was a series before the Board of Annuals on the patition of Donald O. King, et al., for the reclassification from an R-10 zone to a B-R zone, on property located on the East Side of York Road approximately 100 feet South of Talbott Avenue, in the Eighth Election District of Baltimore County. Mr. King also seeks Variances from certain Sections of the Baltimore County Zonina Regulations to permit side and rear vard setbacks of 2 feet. To the South of the subject property, approximately one quarter of a mile, and on the opposite side of York Road, exists a large tract of land which is one of the most well-known locations in the State of Maryland - the site of the general Manuford State Foir. The property itself fronts glong the East side of York Road, and is trounded on the North, East and South by residential zonina.

The petitioner based his case for reclassification on the grounds of "change in the character of the neighborhood", since the adortion of the Land Use Map. The produced testimony to show changes in roads, such as the Padacta Read as proximately 1750 feet to the North of the subject property, which as improved and relegated since the eduction of the Land Lie Man, and which provides as interchange for access to the Baltimore-Harrisburg Expressway to the West of the York Road. The Butter of the Very Road and relied heavily on case No. 44-26-RX, which involved a reclassification and special exception not far to the South of the subject property.

Donald O. King, et al - No. 66-176-RA

It is, however, the feeling of the Board that the Petitionar did not meet his buiden of proving sufficient change to affect the creater of the neighborhood and we garee with the comments of Mr. George E. Gavrelis. Director of Planning and Zoning for Baltimore County, that the proposed reclassification would constitute in proper spot zoning, in view of the fact that the subject property and all properties surrounding it are presently zoned R-10. It is, therefore, our feeling that the requested estavillenting should not be amounted

- 2 -

Although our denial of the reclassification alleviates the necessity for any ruling on the requested Variances, we would like to point out that it is the feeling of the Board that, even if the proposed reclassification were granted, the petition too variance could not possibly be granted. Section 233.2 of the Baltimore County Zoning Regulations, which is incorporated by reference into Section 236.1 of the Use Re for B-R zones, contains (as a permitted use in a B-R zone) the following: "Animal located, when 100 feet from a residential zone." The Board feels that the 100 foot buffer requirement is a "use" regulation rather than an "crea" regulation, and further feels that Section 307 of the Zoning Regulations specifically prohibits the granting of a ariance from a "use" regulation

For the reason set forth in the afore oing Opinion, it is this A day of January, 1967, by the County Board of Appeals ORDERED, that the Reclassification petitioned for be and the same is hereby DENIED; and that the Variances petitioned for be and the same are hereby DENIED.

Donald O. King, et al - No. 66-176-FA

white B of the Maryland Rules of Procedure, 1961 edition.

Any appeal from this decision must be in accordance with Chapter 1100,

PETITION FOR ZONING RE-CLASSIFICATION #66-176R AND/OR SPECIAL TICEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
King, his wife,
I, or we, Donald O., King and Giordic Legal owner of the property situate in Pallituder § MAP County and which is described in the description and plat attached hereto and made a part herbof, aereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an....R-10

-zone; for the following reasons:
- 1. That there was an error in the original zoning, 2. That there have been changes in conditions in the area from the original zoning.

See attached description

and ANNION MANAGEMENT EXHAUST Under the said Zoning Law and Zoning Regulations of Baltimore	2
county, to use the herein described property, for.	
Property is to be posted and advertised as prescribed by Zoning Regulations.	
! or we, agree to pay expenses of above re-classification and/or Special Exception advertising osting, etc., upon filing of this petition, and further agree to and are to be bound by the zonin	

regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

John H. Keil M. Keil Contract purchasers

Johnson Bowie Address 22 West Penna, Avenue Towson, Maryland 21204

Donastante Attor 113 anymy arme

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

..... 196 ... 5 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 in had before the Zodir, a Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 31st ph day of denuery 196 6 at 11:00 o'clock ...A.M.

ore County.

W. Other Parke

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin Chairman

The scree communication are not interested to indicate the appropriaterous of the collection requested, but he secure that all parties are made asset of plant or while the parties of the case. The Director sadjor the graph of the Office of Planting and County will admit preferred which me as the supportations as the support of the requested scaling 10 days below the Sening Constantance's between

he following nembers had no comment to offers

Seath Jesusteen Countria See Joseph Commission was of succetton Bull Inca Reportment

ir. Jan myero-take constanton ir. G. Etchart socro-turent of Tre it meintering ir. Sartyla brown-burent of britancing ir. Sartyla brown-buren of britancing ir. Same S. Pyry-Coning Madiniouresica Physician

OFFICE OF THE BALTIMORE COUNTIAN

January 17.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Agge, Zoning Commissioner of Bullimpre County

was inserted in THE BALTIMORE COUNTIAN, a group of throw weekly newspapers published in Baltimore County, Mary

the 17th day of Jamery, 1960, that is to say

CATONSVILLE, MD.

19 66.

successives weeks before

By Paul I Morgan

Editor and Managery N.

No. I Newburg Avenue

iani, once a week for One

the same was inserted in the issues of

January 13, 1968. THE BALTIMORE COUNTIAN

PETITION FOR RECLASSIFICATION AND VARIANCE: SUBSTRICT ZONING: From R.10 to B.R. one, Petition for Variance for LOCATION: Exat side of Yurk load 100,85 feet South of Taibott corne. DATE & TIME: MONDAY, JAN-ARY 31, 1966 at 11:00 A.M. PUBLIC HEARING: Rown 108, county office Building, 111 W. besapeake Avenue, Towson,

one. tion 236,3 - 50 feet from ntage. ection 238,2 - Side and Rezr rds - 30 feet. All that parcel of land in the fith District of Baltimore

Fetition for Special Exception & Variance for Donald King ery truly yours, 12-15-65 6 0 2 4 + 33592 11 H-

> THE BALTIMORE COUNTIAN THE HERALD - ARGUS

...

County.

Beginning for the same in the east side of York Road at the distance of 100.88 feet m.saured, along the east side of York Road from the south side of Taibott

No.33592 DATE 12/15/65 BILLED Zoning Dept. of Baito. Co.

CATONSVILLE, MD.

Yebrusry 21, 1966.

By Paul J. Morgan Manage & M.

No.37689

DATE 1/27/66

10.00

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

THIS IS TO CERTIFY, that the annexed advertisement of

John C. Ruse, Loning Commissioner of Enlithers County

was inserted in THE BALTIMORE COUNTIAN, a group of

was inserted in the pactimone Countries, a group of

land, once a week for the the that day of Fabruary, 1916, that is to say

February 17, 1986. THE BALTIMORE COUNTIAN

the same was inserted in the issues of

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE TOWSON, MARYLAND 2'204

4-2766 2121 * 37689 NP-

Cost of appeal - property of Donaté O. King

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE METURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTMORE COUNTY, MARYLAND

OFFICE OF FINANCE

No. 66-176-RX

No. 1 Newburg Avenue

Tables Asserts South of Tables Asserts Tables Tables Asserts Tables T

noned frontage.
Section 238.2 - Side and Rear
Yards - 30 feet.
All that parcel of land a the
Eighth District of Baltimore

PALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

BALLMORE COUNTY, MANULAND No.37602 OFFICE OF FINANCE DATE 3/20/66 COURT HOUSE
TOWSON, MARYLAND 21294 BY Zoning Dapit, of Salto, Co. CH UPPER SECTION AND RETURN WITH YOUR TANCE 52.12 #65-176-RA 3-1066 9179 * 37603 TIP-5212 MPURTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYJAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Your petition has been received and accepted for filling this

Chairman of Advisory Committee

day of December

Petitioner's Attorney Johnson Bowie Reviewed by

Petitioner Donald O. Kirk

ZONING: From R-10 to B.R. Zone. Petition for Variance tor side and rear yards. LOCATION; East side of York Road 100.35 feet South of Talbott Ave-Chesispaka Armon, Yeron, Mc.
The Zoolin Commissioner of the Control of the Contro cepted as follows:
Section 231.2 & 236.1—Animal Hospital 100 feet from a residential
zone.
Section 124.4—10 feet from residential
zone to the commercially zoned
frontage.

can of the concerning most feeture 172—268 and Rear Yeals of the Content of the C

ZONING: From R-10 to R.R. Zone. Petition for Variance for side and rest yards. LOCATION: East side of York Road 193.13 feet South of Talbett Ave.

the control of the co

DUPINGATE

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly Lewspaper printed and published in Towson, Baltimore County, Md., once in each of___1_Non_______neconsider weeks before the____3lst__ day of _______ danuary ______, 19.56, the first publication appearing on the 1350 day of danuary 19.66

L. Leanh Struffer

CERTIFICATE OF PUBLICATION

TOWSON, MD..... February 17., 19.66. THIS IS TO CERTIFY, that the ansexed advertisement was

published in THE JEFFERSONIAN, 3 weekly newspaper printed and published in Towson, Baltimore County, Md., 9859 39: 585h

THE JEFFERSONIAN,



PETITION FOR ZONING RE-CLASSIFICATION #66-176 RA AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
King, his wife

MAP I, or we Donald O. King and Gloria/ 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 herein described property be re-classified, pursuant to the Zoning Law at Baltimore County, from en R-10

zone; for the following reasons:

- 1. That there was an error in the original zoning.
- 2. That there have been changes in conditions in the area from the

and A Bricon to Special Website Name 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 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

John H. Keil A Keil Contract purchasers

Dohald O. King Gloria King Legal Owner S

John Born

Address 22 West Penna. Avenue Towson, Maryland 21204

Journey Openiestant's Attorney 113 awyan anne Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of December, 196 ... 5, 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 f at the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Carry Building in Towson, Baltimore

County, on the 31st pl day of bnuery 1965, at Live o'clock A.M.

Zoning Commissioner of Baltimore County.

MICROFILMED

VALLEY S-6014

RA

JOHNSON BOWIE ATTORNEY AT LAW

December 28, 1966

County Board of Appeals County Office Building Towson, Maryland 21204

Re: Petition #66-176-RA - Donald King Petitioner

At the hearing before the County Board of Appeals on December 1, At the hearing before the County Board of Appears on December 1966, John W. Icessian, III, Esquire, made a motion to dismiss the petition for reclassification on the grounds set forth in the memorandum from the Director of Planning, dated January 18, 1966, which said:

"3 We note that Section 307 of the Zoning Regulations would "3. we note that section 30 of the Zoning neglations. The appear to prohibit granting one of the requested variances. The 100 foot buffer requirement is a 'use' regulation (Sections 233 and 236 of the Zoning Regulations) rather than an 'area' regulation."

In Rathkopf, The Law of Zoning and Planning, Chapter 45, Section 1,

"The two types of variance with which the cases customarily concern "The two types of variances and 'non-use variances'. The latter consist mostly of variances of bulk restrictions and restrictions covering miscellaneous subjects including the right to enlarge non-conforming uses or to alter non-conforming structures.

As the name indicates, a 'use' variance is one which permits a use other than that prescribed by the Zoning ordinance in a particular district, it permits a use which the ordinance prohibits.

An area variance, on the other hand, has no relation to a change of use; it is primarily a grant to erect, alter or use a structure for a permitted use in a manner other than that prescribed by the restriction of the Zoning ordinance. "

PETTION FOR ZONING PARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
King, his wife,

I. or we. Donald O. King and Gloria/legal owner s of the property situate in Baltimore and which is described in the description and plat attached hereto and made a part hereof,

nereby petition for a Variance from Section 8 236.3 and 238.2 qnd 236,1(23),2 6 236.1) to permit side and rear yards of 2 feet instead of the required 100 feet, 236,3 - To permit a rear yard of 2 feet instead of the required 50 feet, 238,2 - To permit side and rear

yards of 2 feet instead of the required 30 feets

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date

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

That there is an existing concrete garage on the property which is adaptable to be used at too at most interest parameters of the proposed animal hospital, and it would be a hardship and practical difficulty unto the contract purchasers if they were not allowed to utilize this substantial building and had to tear same down because of the side and rear yard setbacks and distance from a

son Bowie

Address 22 W. Penna, Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 5 196___, that the subject matter of this petition be advertised, as of required by the Zoning Law 1903... in at the subject master of the Petanol we are required by the Zoning Law 1903... in the 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 166, County Olice Building in Tewson, Baltimore

JOHNSON BOWIE

ATTORNEY AT LAW 101 LOYOLA BUILDING WEST PENNS/LVANIA AV

-2-

This appears to be the law of Maryland as in Loyola Fed. S. & L. v. Baschman, 227 Md. 243, 176 A. 2d. 355, 358, it is said:

"*****It is firmly settled in this State that the mere fact that some

v. Board of County Commissioners of Talbott County, 208 Md. 72, 94, 116 A. 2d. 393 ****."

"The terms of Section 307 are applicable only to variances as to height and area. We see no occasion to construct hat section otherwise than it reads - in the disjunctive - 'practical difficulty or

In Alumni Control Board v. Lincoln, 137 N.W. 2d, 309, 302, 179 Neb, 194 (1965), the Court said:

wase man a reass - in the disjunctive - presents utilitiely or unreasonable and ship, I and we see no reason to construe 'practical difficulty' here as the equivalent of a taking in the constitutional sense. In our estimation, the Board had at least sufficient evidence before it to make the question of practical difficulty a debatable one***s."

"Use variances are customarily concerned with hardship! while area variances are customarily concerned with 'practical difficulty'. A use variance is one which permits a use other than that prescribed by

the Zoning ordinance in a particular district. An area variance has to the Zoning ordinance in a change such a lit is primarially a grant to erect, a leter, or use a structure for a permitted use in a manner other than that prescribed by the restrictions of the Zoning ordinance. Area variances are principally involved in this Zoning ordinance. Area was a constructive for the restrictions of the Zoning ordinance.

"The purposes of variances in the broadest sense is the rendering of

justice in unique and individual cases of practical difficulties or unnecessary hardship arising from literal application of Zoning ordinances; Zoning statutes and ordinances commonly provide in effect that the grant of variances should be to the end of doing

substantial justice. 8 McQuillin Municipal Corporation (3rd. Ed. Rev.) S. 25,172 p. 408."

"sweet is firmly scitled in this State that the mere use one some use other than that permitted under an applicable zoning ordinance would be more profitable than any use which is permitted thereunder is not enough to invalidate a use restriction if the property can reasonably be used for some purpose for which it is adapted. Walker

December 28, 1966

County, on the 31st Zoning Commissioner of Baltimore County

COUNTY WEST TRANSPORT

Page 359:

au

DONALD O. KING and GLORIA KING, his wife

ON REMAND FROM THE

CIRCUIT COURT

JOHN H. KEIL and JO ANN KEIL, his wife

BALTIMORE COUNTY AT LAW

0

WILLIAM 5, BALDWIN,
R. BRUCE ALDERMAN and
W. GILES PARKER, committeding
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Zoning File No. 66-176-PA

TO THE HONORABLE, THE JUDGE OF SAID COURT!

And now comes the County Board of Aspeals of Baltimore County, and in to the Order to Remand directed against them in this case, herewith return the court file and additional record of proceedings had in the above entitled matter:

No. 66-176-RA

July 23, 1974

Nov. 26, 1968

Order of Remand by Judge Barrettz "... remanded to the County Board of Approla for further proceedings, and that the Petitioners be allowed to file a new petition for reclassification and/or special exception as they deem appropriate." Letter from Walter A. Reiter, Jr., Chairman of the County Board of

Sept. 26 Order of Disnissal passed by the County Board of Appeal

Record of proceedings filed in the Circuit Court for Baltimore County (Copy of Letter, Booki's Order, and Court File) Oct. 9

Respectfully submitted

Edith T. Elsenhart, Administrative Secretary County Board of Appeals of Baltimore County

cc: Johnson Bowie, Esa. John W. Hessian, III, Esq. RE: PETITION FOR RECLASSIFICATION : BEFORE from R-10 t C B.R, and VARI ANCE from Sections 236.1, 236.3 and 238.2 of the Zonina COUNTY BOARD OF APPEALS Regulations of Bultimore County E/S of York Road, 100.881 OF S. of Talbott Avenue BALTIMORE COUNTY 8th District Donald O. King, et al, No. 65- 76-RA 8/166/3677 (ON MAND) John H. Keil, Contract Purchaser

dis

ORDER OF DISMISSAL

Petition of Donald O. King, et al, for reclassification from R-10 to B.R., and variance from Sections 236.1, 236.3 and 238.2 of the Baltimore County Zoning Regulations on property located on the east side of York Road, 100.88 feet south of Talbott Avenue, in the Eighth Election District of Baltimore County.

WHEREAS, by letter dated July 23, 1974, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 26th day of September, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chair

Walter C. Horn, Jr.

John A. Miller

JOHNSON BOWIE ATTORNEY AT LAW 22 WEST PENNSY, VANIA AVENU TOWSON, MARYLAND 21204

-3-

December 28 1366

It is respectfully submitted that the 100 feet in Sectic:. 233, 2 of the ming Regulations and the 50 feet in Section 236, 3 of the Zoning

Very truly yours. John Bomi Johnson Bowie, Attorne

JB/mb CC- John W. Hessian, III, Esq.

SMALKIN & HESSIAN

April 18, 1966

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

Petition for Reclassification and Veriances E/S of York Road 100.88' S of Yalbott Avenue, 8th District Donald King

On March 22, 1966, Edward D. Hardesty, Esq., Deputy Zoning Commissioner of Baltimore County, passed is Order approving the reclassification and the variances sought in the above entitled Petition. I represent Benjamin F. Perry, et al, use of the protestate.

Please note an appeal on behalf of said protestants to the Board of Appeals for Baltimore County and forward all papers in connection therewith to said Board for its action. A check payable to Baltimore County, Maryland, in the amount of \$70.00 is enclosed herewith.

JWHash

Enclosure

CC: Johnson Bowie, Esq.

: MICROFILMED

Rec 1. 12-21-60

JAN. 30, 1975

Re: Petition for Reclassification

Very truly yours.

APR 18 'RE 14 -

DONALD O. KING and GLORIA KING, his wife, and JOHN H. KEIL and JO ANN KEIL, his wife

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
Misc. Docket No. 8, folio 166
Case No. 3677

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY and ALFRED LARSEN, ET AL.

#1.6-176-RA

.

ORDER OF COURT

The above case was originally before this Court on appeal from the County Board of Appeals, an appeal having been taken by the Applicants, and it was ordered on October 19, 1967, that the case be remanded to the County Board of Appeals for further proceedings.

Further testimony was taken before the County Board of Appeals on December 5, 1967, and on June 19, 1967, the County Board of Appeals, without decision or comment, returns d the Court file and additional record of proceedings to the Circuit Court for Baltimore County; and at the hearing on December 5, 1967, the Petitioners filed a copy of Bill No. 85 of the County Council of Baltimore County, Maryland, which act amended The Baltimore County Zoning Regulations in regard to new regulations and revised existing regulations for animal facilities including a "veterinarium"

The Court heard argument of counsel and the Petitioners' attorney requested that the matter re-remanded to the County Board of Appeals so that the Petitioners could file a new application in accordance with the aforesaid still No. 85.

It is therefore this Octobary of November, 1988, by the Circuit Court for Baltimore County, ORDERED that this case be remanded to the County

(6)

IN THE CIRCUIT COURT

FOR BALTIMORE COUNT!

At Law #3677 Docket 80; Folio 166

#66-176-84

Board of Appeals for further proceedings, and that the Petitioners be allowed to file a new petition for reclassification and/or special exception as they deem appropriate.

Judge

DONALD O. KING and GLORIA KING, his wife

and
JOHN H. KEIL and
JOANN KEIL, his wife

WILLIAM S. BALDWIN,
R. BRUCE ALDERMAN and
W. GILES PARKER
constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY

Miscellaneous Docket No. 8 Folio 166, Case No. 3677

PETITION

Donald O. King and Gloria King, his wife, and John H. Keil and John Keil, his wife, Petitioners, by Johnson Bowle, their attorney, respectfully

 Chat on January 18, 1987, your Petitioners, through Johnson Howle, their attorney, filed an order of appeal to the Circuit Court for Baltimore County from the order of the County Board of Appeals dated January 3, 1987, denying the reclassification of the property, the subject of these proceedings, and also denying the variances petitioned for.

2. The County Board of Appeals committed an error in its action as follows:

a. That the County Board of Appeals in its opinion recites that testimony was produced to show changes in roads, such as Padonia Road, which has improved and relocated since the adoption of the Land Use Map and also provided an interchange for access to the Baltimore-Harrisburg Expressway, and also commercial development on the York Road, but said the Board felt that the Petitioner did not meet the burden of proving sufficient change to affect the character of the neighborhood, which is against the evidence produced.

b. That the Board 'a its opinion stated they agreed with the communis
of Mr. George E. Gavrelis, Director of Planning and Zoning for Baltimore
County, that the proposed reclassification would constitute improper spot
soning, but it is respectfully submitted that the comments were not proved
hefore the Board for its consideration in view of the fact that, under the
provisions of Section 23-22 (d), Baltimore County Code, 1965 Supplement,
provides that the report of the Director of Planning should not be used for an
purpose either before the Zoning Commissioner or in any subsequent proceedings unless summoned by one of the parties to the care, which was not
done in this case.

c. That the opinion of the Board said that its denial of the reclassification alleviated the necessity for any ruling on the requested variances, but in fact its order denies the variances; and it is respectfully submitted that the Board's statement in its opinion that the 100 foot buffer requirement is a "use" regulation rather than an "area" regulation is not in accordance with

> Johnson Bowie Attorney for Peritioners

I HEREBY CERTIFY that copy of the aforegoing was mailed this 27 day of 1867, to the County Board of Appeals, County Office Building, Towen, Maryland 21204, and John W. Hessian, III, Esq., 117 Allejanny Avenue, Towson, Maryland 21204.

Johnson Bowie Attorney for Petitioners

6

TOWNER, ME ATEL

DONALD O. KING and GLORIA KING, his wife, and JOHN H. KEIL and JOANN KEIL, his wife

vs

COUNTY BOARD OF APPEALS and A LFRED LARSEN, ET AL

FRED LARSEN, ET AL

100

MEMORANDUM OPINION AID ORDER

The above case is on appeal to this Court, the appeal having been taken by the Applicants. The Opinion of the Board of Appeals, which denied the continuo for reclassification, stated in part:

"It is, however, the feeling of the Board that the Petitioner did not meet his burden of proving sufficient change to affect the character of the neighborhood, and we agree with the comments of Mr. George B. Gavrells, Director of Planning and Zoning for Bailtimor County, that the proposed rec sufficiation would constitute improper spot zoning, in view of the fact that the "thefer property and all properties surrounding it are presently zoned R-10. It is, therefore, our feeling that the requested reclassification should not be granted:

However, the record of the proceedings, which was forwarded to this Court, does not contain the report of the Director of Planning and Zoning for Baltimore County and it is conceded by counsel that it was not introduced in evidence in the hearing before the Board.

It is, therefore, this 19th day of October, 1967, ORDERED by the Ctroutt Court for Baltimore County that this case be remanded to the Board of Appeals for further proceedings.

LESTER L. BARRETT

Judge

DONALD O, KING and	GLORAL KING, his wife	IN THE
JOHN M. KEIL and	FOR	
JOHN M. KEIL and	FOR	
JO ANN KEIL, his wife	BALTIMORE COUNTY	
WILLIAM S. BALDWIN,	AT LAW	
WILLIAM S. BALDEWAN and	Misc. Docket No.	8
W. GLES PARES	Folio No.	166
COUNTY BOAGBO OF APPEALS	Folio No.	166
COUNTY BOAGBO OF APPEALS	File No.	3207
OF BALTIMORE COUNTY	File No.	3207

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ANSWER TO ORDER OF APPEAL TO
CIRCUIT COURT FOR BALTIMORE COUNTY
AND CERTIFIED COPIES OF PROCEEDINGS
BEFORE THE ZONING COMMISSIONER AND
BOARD OF APPEALS OF BALTIMORE COUNTY

.

MR. CLERK:

Please file, &c.

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Murial E. Briddemeier
County Board of Appeals of Baltimore County

DONALD O. KING and			:		IN THE	ŀ
GLORIA KING, his wife					CIRCUIT COURT	
a d			•		CIRCUIT COURT	
The second second			1		FOR	
JOHN H. KEIL and JO ANN KEIL, his wife					BALTIMORE COUNTY	
JO ANN KEIL, HIS WIFE			•		BALTIMORE COUNTY	
vs.			:		AT LAW	
WILLIAM S. BALDWIN,					Misc. Dacket No. 8	
R. BRUCE ALDERMAN and						
W. GILES PARKER, constituting the COUNTY BOARD OF APPEALS			1		Follo No. 166	
OF BALTIMORE COUNTY					File No. 3677	
or bretimone court?					7116 1.6. 3077	
	:	1	1	:		

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come William 5. Boldwin, R. Bruch Alderman and W. Gilles Parker, constituting the County Board of Appeals of Baltimore County, and in answer to the Order for Appeal directed against them in this case, herewith return the record of proceedings had in the above entitled matter, consisting of the following certified copies or original papers on till in the office of the Zoning Department of Baltimore County:

ZONING ENTRIES FROM DICKET OF ZONING LONG USSIONER OF BALTIMORE COUNTY

No. 66-176-RA

Dec. 28, 1965 Petition of Donald O. King and Gloria King for reclassification from an R-10 sens to a 8-R zone, and variance from Sections 236, 1, 230, 3 and 238, 2 of the Zoning Repulations of Boltinore County, on property located on the cost side of Yori: Road 100, 88' south of Talboth Avenue, 8th District - filled

" Order of Zoning Commissioner directing advertisement and posting of property - date at hearing set for January 31, 1966 at 11.00 am.

Jan. 13, 1966 Certificate of posting of property - filed

" Certificate of publication in newspaper - files

" 31 Hearing before Zoning Commissioner postponed because of snow storm

Feb. 17 Certificate of posting of properly - filled

" Certificate of publication in newspaper - filed

Deputy

Mar. 7 At 2.00 pm hearing before/Zoning Commissioner - case held sub curio

No. 66-176-RA

(

Mar. 22, 1966 Order of Deputy Zoning Commissioner granting reclassification and variances, subject to approval of the sits plan by the Office of Planning and Zoning, Bureau of Public Services and the State Roads Commission).

Apr. 18 Order of Appent to County Board of Appeals from Order of Deputy
Zoning Commissioner

Dec. 1 Hearing on appeal before County Board of Appeals - case held sub-

Jun. 3, 1967 Order of County Board of Appeals denying reclassification and variances petitioned for.

"
18 Order for Appeal filed in the Circuit Court for Baltimore County by
Johnson Bowle, Esq., Attorney for Plaintiffs (Peristoners)

24 Certificate of Notice sent to all interested parties
30 Petition to recommend of the following sent to all interested parties.

* 30 Petition to accompany Order for *posal filled in Circuit Court for Baltimore County

Feb. 9 Transcript of Testimony filled - 1 volume

Petitioners' Exhibit No. 1 - Photos of existing animal hospital of putitioner on Erdman Ave. (a thru i)

" 2 - Plat showing proposed facilities

Protestants' Exhibit "A" - Photos (1, 2 and 3)

Feb. 17 Record of proceedings filled in the Circuit Court for Baltimore County.

Record of proceedings pursuant to which said Order was entered and sold Soord acted are permanent records of the Zoning Department of Baltimore County, as are also the use district maps, and your Respondants respectively suggest their it would be inconversed and inappropriate to file the same in this proceeding, but your Respondents will produce any ard all such rules as a regulations, together with the zoning use district maps, at the hearing on this petition, or whenever directed to do so by this Court.

Respectfully submitted,

Muriel E. Buddemaier
County Board of Appeals of Baltimore County

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

DONALD O. KING and

COUNTY BOARD OF APPEALS

County Office Building Bultimore, Maryland 21204

.

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal to the Circuit Court for Baltimore County on behalf of DONALD O. KING and GLORIA KING, his wife, and JOHN H. KEIL and JO ANN KEIL, his wife, from the Order of the County Board of Appeals dated January 3, 1967, said Plaintiffs having been parties to the proceedings and are aggrieved thereby.

John Bowie Attorney for Plaintiffs 22 West Penna, Avenue Tow.on, Maryland 21204 Phone: 825-6014

I HEREBY CERTIFY that on January 19 1967, copy of the aforegoing was mailed to John W. Heastan, Esq., 117 Alleghany Avenue, Towson, Maryland 21204, Attorney for Protestants, and County Board of of Appeals Copyly Ogice Bulledge, Towson, Maryland 21204, page 19 January 2007, page 1975, p

FILING

FOR

RECEIVED

ORDER

DATE

RE: PETITION FOR HECLASSIFICATION : AND VARIANCES
E/S of York Road 100.88' S of
Talbott Avenue, 8th District
Donald King

BEFORE TIL DEFUTY ZOWENG COMMUSSIONER OF BALTIMORE COUNTY 66-176-RA

.

The subject tract, consisting of 1 1/3 acres of land, is the subject of a Petition for re-coning from R-10 to BR. Several setback variances are also requested. The Petitioner desires to use the said property as an anisal hospital.

The tract is improved with a rather large home currently converted into aix partment. If re-toning is granted, the spartment home would remain.

The afformation of the converted into examination recommends the well remain and which wall be converted into examination recommends the converted into examination recommends. The afformationed block garages would be sure-conditioned and all animals would be even to the inside.

The area is described as one undergoing change. Just 3 are two homes and 3 of those is an industrial park. On the E is a firm and just to the N are several homes. To the W on the opposite side of York Head is a liquer store and service station. The coming may war introduced into evidence for the purpose of showing various sceing changes in the immediate area.

The Petitioner is a veterinarian and seemed to be most sincere in his desire to establish a first-class animal hospital at this location he was most insistent that the operation would be condicated in such a second seemed to be seen as the seemed to be seemed to be seen as the seemed to be seen as operation for a number of years has yet to recove a composite from the seemed to be seemed to be seen as the seemed to be seemed to be seen as the seemed to be seemed to be seen as the seemed to be seemed to be seemed to be seen as the seemed to be be treated by him.

In conclusion, the Deputy Zoning Commissioner is of the opinion nat the neighborhood has undergone a steady change in character and that a animal hospital at this location would not be detrimental to the general

Practical difficulty having been shown, the variances should be 84 granted.

For the aforegoing reasons, IT IS GREECO by the Deputy Zoning Commissioner of Baltimere County this 22 of March, 1966, that the hearin described property or area should be and the same is hereby reclassified from an R-10 some to a SR some and the variances to permit aside and rear yards of 2 feet thinstead of the required 30 feet, to permit a side and rear yards of 2 feet instead of the required 30 feet should be and and rear yards of 2 feet instead of the required 30 feet should be and the same of the sa

· MICROFILMED

RE: PETITION FOR RECLASSIFICATION from an R-10 Zone to a B-R Zone, and VARIANCES from Sections 236.1, 230.3 and 238.2, E/S of York Road 100.88' South of Talbott Avenue 8th District Donald O. King, et al, Petitioners

COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY No. 66-176-RA

. OPINION

This matter comes before the Board of Appeals on the petition of Donald O. King, et al, for the reclassification from an R-10 zone to a B-R zone, on property located on the East Side of York Road approximately 100 feet South of Talbott Avenue, in the Eighth Election District of Baltimore County. Mr. King also seeks Variances from certain Sections of the Baltimore County Zoning Regulations to permit side and rear yard setbacks of 2 feet. To the South of the subject property, approximately one parter of a mile, and on the opposite side of York Road, exists a large tract of land which is one of the most well-known locations in the State of Maryland - the site of the annual Maryland State Fair. The property itself fronts along the East side of York Road, and is bounded on the North, East and South by residential zoning.

The petitioner based his case for reclassification on the grounds of "change in the character of the neighborhood", since the adoption of the Land Use Map. The Petitioner produced testimony to show changes in roads, such as the Padonia Road, approximately 1750 feet to the North of the subject property, which was improved and relocated since the adoption of the Land Use Nap, and which provides an interchange for access to the Baltimore-Harrisburg Expressway to the West of the York Road. The Petitioners' witnesses also cited scattered commercial development along the York Road, and relied heavily on case No. 44–26–KX, which involved a reclassification and special exception not far to the South of the subject property.

Jecember 29, 1005

SALES AND CAUSEY OFFICE OF PLANSFOR AND TORING COUNTY OFFICE DETERMINE TORONS, REFELOW 21204

Johnson Besis, Require 22 Fest Pennsylvanad An Tomson, Maryland 21204

MOPACETS Feelsestfication From Nail to Wednesdfiention From While to Be, Bide and New York Yerlence For Bonald C. King, located My York Bond SP of Telbot Symme Oth Bittiet (Item h, December 25, 1965)

The Coming divisory Constitue has reviewed the subject petition and wakes

TAIR BOADS COMMISSION: The entransmidil be subject to state Seads Consistion approvalat a later date.

197 - Albing Tab.

for - Albing Tar and 30" water in York Road

dequate of exteting utilities to be determined by developer on his sugmeer.

d - ork Road is a State Road.

it is the principe. If the petitioner plans to continue the use of the lot read or initiation on the planting resident and the obtaining peak as a non-conforming use, but read or initiated on the plan together with the nables of appreciate and appropriate partial with a

- - - contented in accordance with Section 509 a Paragraph 1 of the The slove currents on the country of the line of the long Considerance

the score community are not interact to the two contratment of the problem that my have a bearing on this case. The training term of two or problem that my have a bearing on this case. The training the contract that only involve of the Office of Planning and Londay Will assent recommendations of the order to be contracted to the contract of the requested souther 10 days before the coding continuously hearing.

The following methers had no comment to offers

Pire Suresu-Plane Review Health Department Todustrial Development Coemission Heart of Education Publisher Department

Very truly yours,

SERVID

out Nr. John Newers-State News Communical Nr. S. Hobard Score-Guren of Ten Le Ompionering Nr. Saryle Brown-Buren of Distriction of Section 18, News Nr. Section 18, New York Control Intelligence of Vivision

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Donald O. King, et al - No. 66-176-RA

It is, however, the feeling of the Board that the Petitioner did not meet his burden of proving sufficient charge to affect the character of the neighborhood, and we agree with the comments of Mr. George E. Gavrelis, Director of Planning and Zoning for Baltimore County, that the proposed reclassification would constitute improper spot zoning, in view of the fact that the subject property and all properties surrounding it are presently zoned R-10. It is, therefore, our feeling that the requested reclassification should not be granted.

- 2 -

Although our denial of the reclassification alleviates the necessity for any ruling on the requested Variances, we would like to point out that it is the feeling of the Board that, even if the proposed reclassification were granted, the petition for variance could not possibly be granted. Section 233.2 of the Baltimore County Zoning Regulations, which is incorporated by reference into Section 236.1 of the Use Regulations for B-R zones, contains (as a permitted use in a B-R zone) the following: "Animal hospital, when 100 feet from a residential zone." The Board feels that the 100 foot buffer requirement is a "use" regulation rather than an "area" regulation, and further feels that Section 307 of the Zoning Regulations specifically prohibits the granting of

ORDER

For the reasons set forth in the aforegoing Opinior, it is this _____day of January, 1967, by the County Board of Appeals ORDERED, that the Reclassification petitioned for be and the sc ne is hereby DENIED; and that the Variances petitioned for be and the same are hereby DENIED.

> WILLARD M. LEE WILLARD M. LEE

8th District Balcimore County, Maryland

Containing 1.36 acres of land.

No. 2331 York Road

of beginning.

PALTIMORE 14, MARYLAND

East side of York Road 100,88 feet southeast of Talbout Avenue

Beginning for the same on the east sile of York Road at the

distance of 100.28 reet measured along the east side of York Road from the south side of Talbott Avenue and thence running and binding on the

thence leaving York Road for three lines of division as follows: - North

85 degrees 31 minutes East 271.41 feet, North 4 degrees 28 minutes West

210 feet and South 85 degrees 31 minutes West 290.69 feet to the place

MICROFILMED

east side of Yo. & Road South 12 degrees 04 minutes East 211.63 feet

Any appeal from this decision must be in accordance with Chapter 1100,

680

-3-

COUNTY TO ARD OF APPEALS

William S. Baldwin, Chairman

R. Bruce Alderno

W. Giles Parker

Donald O. King, et al - No. 66-176-RA

subtitle B of the Maryland Rules of Procedure, 1961 edistr

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. January 18, 1966 Mr. George E. Gavrelis, Director FROM. Office of Planning and Zoning

SUBJECT: "Petition *66-176-RA. E/S Yo. ik Road 100.88* S of Talbott Avenue. Petition for Variances for side and rear yards. Petition for Reclassification from R-10 to 8.R. Donald King - Petition.*

8th District

HEARING: Monday, January 31, 1966 - (11:00)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- The subject property and property surrounding it are zoned R-10. It would appear
 that the petition recoests are classification to a RR zone only because that zone
 hoppens to allow, under certain conditions, the use which the petitioner desires
 to establish. In view of the fact that we can see no other reason whatscever for
 the reclosalification requested, assignation of the subject property as a RR zone would,
 in our view, constitute improper spot zoning.
- The petition also requests variances that would appear to subvert the very purposes of those regulations authorizing the in-ended use. If the distance requirements for an animal hospital in a valid BZ zone are essumed to be proper, we strongly question that lessening of these requirements particularly to the degree requested could be a real appropriate in this residential energy.
- We note that Section 307 of the Zoning Regulations would appear to urchibit granting one of the requested variances. The 100-foot buffer requirement is a "use" regulation (Sections 323 and 236 of the Zoning Regulation) rather than an "area" regulation.
 We must question, therefore, the validity of the petition.

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#66-176FA

Nevember 22,1965

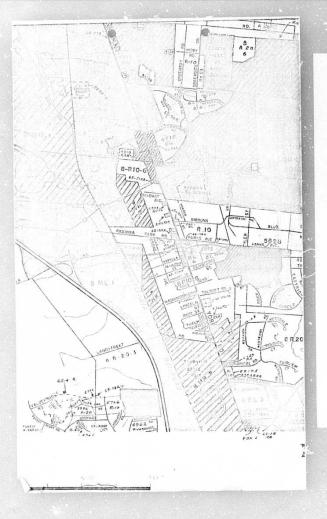
MAP

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tions of Baldmore County, will hold a public service. When the bald is public service. The bald is public service. The proposed Zonling B.R. Pretition for Yarance from the Zoning Republicans of Baldmore County to premis side and rear gard of 2 feet insisted of the required 30 feet; to permit a rear yard of 2 feet insisted of the required 30 feet; to permit a rear yard of 2 feet insisted of 12 feet in the proposed of the propos

All that parcel of land in the ighth District of daltimore

OFFICE OF

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

January 17, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Hose, Zoning Commissioner of Bultimore County

was inserted in THE BALTIMORE COUNTIAN, a group of thouse weekly newspapers published in Baltimore County, Maryland, once a week for One successing weeks before the 17th day of January, 1956 , that is to say the same was inserted in the issues of

> Jennry 13, 1966. THE BALTIMORE COUNTIAN

MICROFILMED Editor and Managers's:

No. I Newburg Avenue CATONSVILLE, MD.

OFFICE OF

THE BALTIMORE COUNTIAN

February 21, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of there weekly newspapers published in Baltimore County, Maryland, once a week for the same weeks before the first day of February, 19,0 , that is to say the same was inserted in the issues of

February 17, 1966.

THE BALTIMORE COUNTIAN

OFILMED Editor and Managery N.



CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., open in cesh

THE JEFFERSONIAN,

Cost of Advertisement, \$..... OFILMED

appeal # 66-176RA CERTIFICATE OF POSTING ONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 5 - 12 - 65Textumer Desired D. Krang.
Lexition of property 55. Jane 60. 13 2.8 6. S. of Tarloott Over. form of signs D Main the outself is brooking for 2351 gal Rd. Posted by Robert See Bell . Date at return

\$ #66-176- RE CERTIFICATE OF POSTING 2 signs ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting / 3-66 Petitioner: Donald Ling Location of property: 4/2 York Rd. 100.88 5/4 Tallottlive Icration of Signs: 2. Address States and G. Monders and Jorganian States and Joseph Sta

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 2-17-66 Posted for 1224 11 11 1000 march 766 47 200 P. 20 Petitioner: Nana W. H. ices Location of property 6/3 Lak Rev. 100.88 Sty Tolled 4 Location of Signs & South Control of Marine State of Sta Posted by Co. brust Law County Av. Dale of return 2-24-66

10:323	OFFICE OF FINANCE	10.3 7603 DATE 3/10/66	OFFICE OF FINANCE Division of Collection and Recipts COURT HOUSE TOWNOR, MARYLAND 21204 To: Juba V. Bassion, III. East.	Me.37689
	control, Ad. 21213		117 County Office Bldg., BY: Office of I	Tanning & Zoning Office Bidg
	CCOUNT NO. 01-522	TOTAL AMOUNT	Tourson, Mai	yland 21204
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$52.12 CORT	DEPOSIT TO ACCOUNT NO. 01-622 OUANTITY DETACH UPPER SECTION AND FETURE WITH YOUR REMITTANCE	TOTAL AMOU
	Advertising and posting of property for Donald Co King	52.12 -	- CONTRACTOR SEMITTANCE	COST
	#66-176-RA		Cost of appeal - property of Donald O. King	
1/2	FRO-Months Market Store	Pones.	No. 66-175-XX	\$70.00
	5-1466 8119 · 37603 TIP-	5212	PAID-November 14	All auto.
	· Ag			
	· MICROFILMED		**27t6 2121 * 37689 1;	
	" LIMED			- 7000
	4		4	
TELEPHON 823-3000	BALT MORE COUNTY, MATYLAND OFFICE OF FINANCE Division of Collections and Percipic COURT HOUSE TOWSON, MARYLAND 21046	No.33592 DATE 12/15/65	PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANG Junta Beria, Empire 22 New Pennsylvenia Avenue Torons, Naryland 21204	E,
3	Ichn IV, Keil CILLED, Zoming Dapt, of Ba 233 Erdman Ava. n/timora, Md. 21213	Ito, Co,	BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING	
DEPOSIT TO	ACCOUNT NO. 01-622	SSO, OO	County Office Building	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR RENITTANCE	COST 50-00	111 W. Chesupeake Avenue Towson, Maryland 21204	
7	Petition for Special Exception & Variance for Donald (ing	3000		
			Your petition has been received and accepted for fili	ng this
	\sim '		day of December , 1965.	
	MO-10-aces ne-con-	Hoorx	JUNG.	a.

No.37603

TELEPHONE 823-3000

BALI MORE COUNTY, MAI LAND

12-15-65 6 0 2 4 * 335-92 10 %-

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

ELEPHON 823-3000 EXT. 387	BALT IORE COUNTY, MARY AND	57817
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 RULED	3/69
То:	William Janson, Eq. County Search 172 E. Lexington Street 8-Itimore, Md. 21202	of Appeals
DEPOSIT TO	ACCOUNT NO. 01.712 BETURN THE PORTION WITH YOUR REMITTANCE	\$5.00
¥	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	CCST
15	Copies of documents - Case No. 66-176-RA	3.00
	Domald C. King, at al E/5 Yark M. 100,88° s, of Telbott Ave. 8th District	: 1
15.00 mil		
0	4	

Zoning Commissioner Petitioner Donald O. King

Reviewed by

Petitioner's Attorney Johnson Powie

BALTIMORE COUNTY, MARYLAND

