John SIRANA, ET AL. CINCUIT COURT OF BALTIMORE OCCUTY COUNTY BOARD OF AFFRALS
SP BALTTHOSE COUNTY
SP BALTTHOSE COUNTY
BOTTOR OF AFFRAL

ER. CLERKI

enter an appeal in the above case on behalf of the Protestants to the Gircuit Sourt of Baltimore County from the Order of the world dated Hovember 22, 1967, and inolving the regoning of the property of Christopher J. Carlson, et al. from an R-6 some to an R-A some, and 5 Marriotts Lane 1090' mare or less SW of Old Court Road, 2nd District, Paltimore Tounty.

SINLION A. RUSHISTAIN 121 Equitable Building Payette and Calvert Streets Beltimore, Haryland 21202 Flass 2-655 Attorney for Frotestants

I have with that a copy to the afazor's noted of appeal are motel the All don't Durly 1967 to Patrem Donal age, humy Beds, acting of letters Conty Break of appeals, Tare 4, had

Shelin a Ritist

IN THE JOHN BIRAGE, ot al CIMULT COURT OP BALTIMORE COUNTY

AUSTREE TO PETITION ACCOMPANYING

ORDER FOR APPEAL

TO THE HONORANCE, THE JUDGE OF SAID COURTS

Now comes Christopher J. Carlson and Max Goodman, Informate, by Delverne used, their attorney, and in answer to the Petition Accompanying Order for

- 1. That they admit the allegation contained in Paragraph 1 of the said
- 2. In enewering Paragraph 2 of the Potition, that they admit that the Append was taken by certain persons who appeared at the hearing before the heard of Appeals but dray that the said persons are clothed with a legal interest in them
- 3. That they admit the allegation contained in Paragraph 3 of the said
- 4. That they admit the allegation contained in Paragraph 4 of the said Petition.
- 5. That they demy the allegations contained in Paragraph 3(a) through (d) and, or the centrary, state they the said Order of the County Board of Appeal of Neverber 22, 1967 was proper and leg-1 and based on the evidence.

MERCEPORE, having fully enewered the said Potition Accompanying Order for Appeal, respectfully pray that the said appeal be dismissed with seets and that the Order of the County Board of Appeals be upheld.

Delverne A. Bressel Court Square Building Baltimere, Maryland 21202 Attorney for Intervenors

IN THE JOHN SIBAGA, ET AL CIRCUIT COURT BALTIMONS COUNTY AT LAW JOHN A. SLOWIK, WALTER A. REITER, JR. and JOHN A. MILLER, Mise Docket No. constituting the Felle No. 269 OF BALTIMORE COUNTY File No. _____3884

.

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come John A. Slowik, Walter A. Reiter, Jr. and John A. Miller, onstituting the County Board of Appeals of Boltimore 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 copins or original papers on file in the office of the Zoning Department of Baltimore County:

ZONING ENTRIE: FROM DOCKET OF ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 66-A-180-R

Patition of Christopher J. Carlson, et al for reclassification from or. R-6 zone in an R-A zone on property located on the northwest side Marrioth Lane 1090' more or less southwest of Old Court Road, "2nd Olstrict - Till

Order of Zoning Commissioner directing advertisement and posting a property – date of hearing set for March 14, 1966 at 11:00 a.m.

Certificate of Publication is newspaper - filed Feb. 24 " Posting of property - filed

26 At 11:00 e.m. hearing held on petition by Caputy Zening Comm Mar. 14

Order of Appent to County Board of Appents from Order of Zonling

Hearing on appeal before County Board of Appeals July 13 Featinged harring *

- case held sub curla

Nov. 22, 1967 Order of County Board of Appeals granting reclassification Order for Appeal filled in the Circuit Court for Saltimore County

Certificate of Notice sent to all interested parties 11 Petition to the Court requesting thirty days Extension of Time for filling of the record, and Order of the Court granting same

Transcript of testimony filed - 1 volume

Petitioners' Exhibit No. 1 - Plot of subject property showing layout, roads, property line, etc.

File No. 66-277-R, Marriotts'etc. File No. 5747, Leon Crane File No. 65-289-RX, Uhler File No. 63-148-R, R. Pierpont File No. 65-127-XA, A. Feeney

existing and proposed by R. Czaban

Sheet NW 6-G - Pikesville area Sheet :4W 7-G - Pikesville area (Returned to files)

No. 5a - Photo - Dead end of Byron Road

Record of proceedings filed in the Circuit Court for Baltimora County

Record of proceedings pursuant to which seld Order was enter sold Board acted are permanent records of the Zoning Department of Baltimore County, as are also the use district maps, and your Respondents respectively suggest that it would be nien; and inappropriate to file the same in this proceeding, but your Respondents will produce any and all such rules and regulations, together with the raning use district maps, at the hearing on this petition, or whenever directed to do so by this Court.

Respectfully submitted,

Mariel E. Buddemeler County Board of Appeal of Baltimore County

I BEARDY CHRYLFY that a copy of the aforegoing Arrest was malled this /2 day much , 1968, to Sheldon A. Subenstein, Esquire, 494 Equitable g, Baltimere, Maryland 21202, attorney for Protestants, and the County Board of Appeals of Baltimore County, County Office Building, Towson, Maryland 21894.

JOHN SIBAGA, et al IN THE Protestant CINCUIT COMP JOHN A. SLOWIK WALTE: A. BRITTIN, JR. OF and
JOHN A. MILLER
in their capacity as the
COUNTY POAND OF APPRAIS BALTIMOPE COURTS Mise. 8 Telie 269

PERITION TO INCREMENT and

ONDERS OF COURT

TO THE HONORABLE, THE JUDGE OF SAID COURTS

The Petition of Christopher J. Carlson and Max Goodson, Intervences, by Delverne A. Dressel, their atterney, respectfully represents

- 1. That they were Petitioners before the Zoning Commissioner and the Board of Appeals for Baltimore County.
- 2. That the County Board of Appeals for Baltimore County did on November 22, 1967, grant the potition for reclassification.
- 3. That on December 4, 1967, an Order for Aspeal and en December 28, 1967, a petition accompanying an Order for Appeal was filed by John Sibaga, et al.
- 4. That your potitioners-interveners have winable rights and property interests that will be jeopardized unless they be permitted to intervene in this

WHINEFORM, your laterymore pray an Order

- a. Greating them leave to intervers in these proceedings as additional
- b. Granting them leave to file such appropriate pleadings as may be

Muriel E. Buddemeler
County Board of Appeals of Baltimore County

CIRCUIT COURT

FOR

BALTIMORE COUNTY AT LAW

Misc. Docket No. 8

Folio No. 269

File No. 3884

File No. 66-A-180-R - Christopher J. Carlson, at al - Appealed 12/4/37

1 1 1 1

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

JOHN SIBAGA, ET AL

JOHN A. SLOWIN, WALTER A. REITER, JR. and JOHN A. MILLER,

COUNTY BOARD OF APPLALS
OF BALTIMORE COUNTY

Mr. Clerk

Fleore file. &c.

ORDER OF COURT

Leave granted as prayed this " day of Grand , 1968.

I HERRIT Charley, that on this /2 day of granch , 1968, a ctpy of the aforegoing Petition to Intervene and Order of Court were mailed to Sheldon A. Bubenstein, Esquire, 434 Equitable Building, Baltimore, Meryland 21202, attorney for Protestarts, and the County Noard of Appeals of Bultimore County, County Office Building, Towson, Maryland 21204.

Belverne A. Dressel Court Square Building Beltimore, Maryland 21202

JOHN SIRAGA, ET AL

IN THE CIRCUIT COURT

COUNTY POARD OF APPEALS OF

FOR SALTIMORE COUNTY

COUNTY POARD OF APPEALS OF BALTIMORE COUNTY

AT LAN
Docket - Misc. 8, Fol. 269

CHRISTOPHER J. CARLSON, and MAX GOODMAN (Intervenors)

Case No. 3884

HEMORANDUM OPINION AND ORDER OF COURT

This case involves an appeal from the County Board of Appeals of Baltimore County, which by its Order dated Nov. 22, 1967, granted a reclassification of the property described in this proceeding, from an R-6 Zone (Residence, 1 and 2 Femily) to on R-A Zone (Residence-Apartments). The Deputy Zoning Commissioner of Baltimore County, by his Order dated December 12, 1966, had denied the reclassification requested because, in his opinion, there was no error in the original zoning map or such substantial changes in the character of the neighborhood to warrant granting the rezoning sought. The County Board of Appeals found that the evidence produced before it showed substantial changes in the neighborhood since the adoption of the Lend Use Map, which was adopted Nov. 15, 1962. Whe Board further found from the testimony of an appert witches that there was error in the original zoning of this property.

The Petitioners in the Application for Reclassification are Christopher J. Carlson, et al., legal owners, and Max Goodman, contract purchaser of the parcel of land in question. The property contains approximately thirty-two (32) acres and is

original moning sufficient to justify the reclassification (its other findings clearly meet the test of being
fairly debatable, so it will be unnecessary to discuss
them further). We have stated time after time that
it is not the function of the court: to zome or remone,
and the courts will not substitute their judgments
for that of the expertise of the zoning officials.
It is only where there is no room for remonable debate
or where the record is deved of substantial, supporting
feats that the courts are justified in reversing a fecision of the Board, or declaring its actions arbitrary
or capricious, See Myntromery County Council v.,
grainwood, 21 Md. 307, fargainky v. Board, 212 Md. 6,
and Mest Ridge, Inc. v. McHamara, 222 Md. 448, for
three of the many Maryland cases so holding. Therefore,
we must apply these tests to the evidence produced
before the Board in order to determine the case at ber."

It is not the province c. this Court, moreover, to resolve the various conflicts in the evidence before the Board if there was, in fact, any evidence of a substantial natura supporting and justifying the Board's action. In Mathershead v. Bd. of Countra, 240 Md. 365 (decided November 18, 1965), the Court in quoting from Judge Hammond's opinion in Board v. Oak Hill Farms, 232 Md. 274 p. 283 stated at pages 371-372 as follows:

""seths courts have exercised restraint so as not to substitute their judgments for that of the agency and not to choose between equally permissible inferences or make independent determinations of faut; because to do so would be exercising a non-gladded role. Rather, they have attempted to decide whether a reasoning and could reasonably have reached far resouthe agency teached upon a fair consideration of the fact picture painted by the entire record.

"In the cases dealing with consideration of the veight of the evidence, the natter seems to have come down to whether, all that was before the agency considered, its action was clearly errensous, or to use the phrase which has because stundered in Maryland soning cases, not fairly debatchle."

See also the following cases: Finney v. Helle, 241 Md. 224 (decided Peb. 2, 1966); Bill v. The John Corp., 242 Md. 16 (decided March 15, 1966); Bennie View Club v. Glass, 242 Md. 46 (decided March 22, 1966); Bath Tfiloh v. Blus, 242 Md. 84 (decided March 29, 1966); Board v. Farn 212 Md. 351 (decided April 26, 1966); and Vogel v. McChich, 242 Md. 371 (decided

located in the Second Election District about 1,700 feet northeast of Liberty Road and approximately 1,100 feet southwest of Old Court Road. The proposed intersection of the new Rolling Road with Church Lene will be within the subject property. The Petitioner proposes to construct 499 garden type apartments on the parcel of land which is semswhat rectangular but divided by a large flood plain area.

The Court is cognizant of the general proposition that there is a strong presumption of correctness of original zoning, or compresensive resoning, and that to sustain a piecesseal change therefroe, there must be proof of mistake or a substantial change in the churacter of the meighborhood. (See Tammink Y. Rd. of Ecoling Appella, 205 Nd. 489; Rresn v. Board of Zoning Appella, 205 Nd. 489; Rresn v. Board of Zoning Appella, 205 Nd. 489; Rresn v. Board of Zoning Appella, 205 Nd. 489; Respect v. Harvel, 224 Nd. 121; Yohn Corr. v. Bodder Forms, 250 Nd. 106; ManDonald v. County Board, 238 Nd. 549; and Milley v. Abrahams, 239 Nd. 263. This general rules does not mean, however, that moning, once established, is static and eternal. This was observed in the case of Missouri Bealty. Inc. V. Rank, 216 Nd. 442, wherein Judge Prescott, speaking for the Court, at page 44, said:

"It is a principle of universal recognition that soming, orce imposed, is not static. If it could not be altered with changing conditions that surround us in the would today, progress would be retarded, and many of the afrantiscopically expected from soming, would be lost. Restrictions where the property that are reasonable today may be so unreasonable under different conditions in the future as to amount to suffer different conditions in the future as to amount to a suffer that the suffer condition in the future as to amount to the future as to amount to be future as to amount to be future as to amount to be future as substantial changing conditions and such alteration has a substantial changing conditions and such alteration has a reasonable relation to the public welfare. Offutt v. Board of Scalage Dupesia.

123

Testimony from both a real estate expert for the Protestante, namely Harry R. Bellman, and a real estate expert for the Applicants, namely Frederick P. Klaus, indicates that a considerable number of changes have taken place in this area since the adoption of the Land Use Map.

These changes are as follows:

- A. Application 8574" from an R-6 to R-A zone in 1963. This property is within two to three blocks of the subject property.
- 8. Application 065289 from an R-5 to R-A zone in March 1966. This property is contiguous to the above property but closer to the subject property.
- C. Application 066277 from an R-6 to R-A zone in June 1966. This property is across the street from the subject property.

Furthermore, Prederick P. Klaus, the recognised real estate expect for the Applicants, testified that there was original error in the adoption of the Lend Use Map when this property was not classified for use other than residential, and that the highest and best use would be Re-A. His opinion is well founded in the light of the numerous changes in reclassification in this area, some of which adjoin the subject property, since the adoption of the Map in 1962.

It was pointed out, with respect to traffic, that the property is served by Liberty Road, a 60-foot paved surface highway, via Milford Mill Road, a 40-foot road, Church Road and

(3)

Relling Road, a 42-foot road on a 60-foot right-of-way. Further, there is alternate access by way of Rolling Road and Old Court Road, which would permit traffic to flow either to Liberty Road or Reisterstown Road, with appropriate access to the Balvimore County Beltway. All of the referred to roads, with respect to extension or construction, would be completed by the time the processed spartment construction was completed.

It was shown by the testimony that public lands, namely Scott's Eranch Elementary School immediately to the south, and Old Court Jr. High School, immediately to the northwest of the subject property, signify other changes in the area, also. Expert testimony indicates that public utilities are readily available to the subject property.

The Court is of the opinion that there has been a substantial change in the neighborhood, nessely the hereinabove referred to reclassifications; and further, with respect to error, obviously with these changes since 1962, there was need for this type of reclassification in the general neighborhood, which was completely overlocked at the adoption of the Land Use Map. In the case of Johns Corp. v. Nodgers Forgs, 236 Md. 106, this case set forth the rule by which the Court is to be governed in a decision in the instant case, and it was clearly stated on Pages 120-121:

"It is obvious that the Board could have been more specific and definite in its findings of fact; however, it is certain that the Board found that there had been change in the neighborhood and error in the

(4)

April 28, 1966).

1

This Court is constrained to hold that a reasoning mind could reasonably have reached, upon a fair consideration of the entire record, the same covaiusion as that of the Board, and hence its action was not arbitrary or capricious or illegal, but, on the other hand, was fairly debatable. Having determined this, the Court has fulfilled and exhausted its limited judicial function in reviewing a zoning appeal.

For the remains stated and in conformity with the foregoing Opinion, it is this 23rd day of April, 1968, by the Circuit Court for Baltimore County ORDERED that the Order of the County Board of Appeals of Baltimore County dated Movember 22, 1967, be and the same is hereby affirmed.

John N. Maguire

PETITION FOR RECLASSIFICATION #66-A-180 R

"you Rub to R.A. Zone.

ZONING

LOCATION

"You Rud to R.A. Zone.

Horthwest side of Marriotts Lane 1090 feet, more or less continues of 01d Cosyt Road.

DATE 5 TIME: MONDAY, EMERICAN 14, 1966 at BOADE A.R.
PUBLIC HEARING: Room 109, County Office Building, 111 V. Ch

he Zoning Commissioner of Baltimore County, by authority of the Zoning Act and egulations of Baltimore County, will hold a public hearing

> Present Zoning: R-6 Proceed Zoning: R-A.

All that percel of land in the Second District of Baltimore County

Soing the property of Caristopher J. Carison and Cacalia Carison, as shown on plat plan filed with the Zoning Department.

Hearing Dates Hondoy, Markey 14, 1966 at 1980 A.M.,
Public Hearing: Room 109, County Office Building, 111 t. Chesaponke Avenue, Torson, Hd.

BY ORDER OF JOHN G. ROSE ZONING COMMICSIONER OF BALTIMORE COUNTY

> ZØNING COMMISSIONER OF BALTIMORE COUNTY

cc: Max Goodhan 2821 Strathmore Avenue Baltimore, Md. 21209

(5)

Cec & 4/19/68

(5)

RE: PETITION FOR RECLASSIFICATION : from an R-6 zone to an R-A zone NW/S Marriotts Lane 1090' more or NW/S Marriotts Lane 1070 Holless SW of Old Court Road, 2nd District Christopher J. Carlson, et al., Petitioners Max. Goodman, Contract Purchaser

REFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 66-A-180-F

OPINION

This case comes to the Board on an appeal by the petitioner from an order of the Deputy Zoning Commissioner which denied a reclassification from R-6 to R-A for the subject property. Same contains approximately thirty two acres and is located in the Second Election District, about 1700 feet northeast of Liberty Road and approximately 1100 feet southwest of Old Court Road. The proposed intersection of the new Rolling Road with Church Lane will be within the subject property. The petitioner proposes to 499 garden type apartments on this tract, which is somewhat rectangular but divided by a rather large flood plain area. The zoning and usages contiguous with the subject property are three; namely, R-6, R-A, and public lands (i.e., school property).

The petitioner alleges that the original use map was in error, as it contained but two percent R-A zoning; and furthermore, the petitioner claims that there has been sufficient change since the adoption of this may to warrant the reclassification sought in this case. Frederick P. Klaus, a recognized real estate expert, approiser and consultant testified for the petitioner and cited both original error and a series of changes tending to establish the petitioner's position. This testimony was impressive to the Board, as at least three of the changes cited bore a direct relationship to the subject property. In case #5747-RA, a property just northeast of the subject property was reclassified from R-6 to R-A in 1963 by the Zoning Commissioner. This order was affirmed by this Board in 1964. and by the Maryland Court of Appeals in 1965.

In case \$65-289-RX a tract immediately east of the subject property was reclassified to R-A. This property is separated from the subject property by just a small slice of public land. Still another rec'assification to R-A was ordered in case \$66-277-4.

A+80

MM/S Marriotts Old Court Rd.

PETITION FOR RECLASSIFICATION N/W SIDE HARRIOTTS LANE 10931 SECOND DISTRICT

REPORE THE BALTIMORE COUNTY BOARD OF APPEALS

Case No. 66-A-180k

SUBPOENA DUCES TECUM

MR. CLERK:

P383 Kitur

Smith

BEFORE THE

BALTIMORE COUNTY

BOARD OF APPEALS

Case No. 66-A-180R

Bull

SUBPOENA DUCES TECUM

Please issue a subpoena duces tecum to the Supervisor of

Pikesville, Maryland, to be and appear before the Zoning Foard of

Appeals of Baltimore County, County Office Building, W. Chesapeake

Maintenance, The C. & P. Telephone Company, Reisterstown Road,

Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at

9:45 a.m., with any and all records of maintenance calls and

complaints for the area bounded by Milford Mill Road, Liberty

Road, Old Court Road, and Reisterstown Road.

Please issue a subpoena duces tecum to the Supervisor of Maintenance, The C. & P. Telephone Company, Reisterstown Road, Pikesville, Maryland, to be and appear before the Zoning Board of Appeals of Baltimore County, County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 9:45 a.r., with any and all reports of maintenance calls and complaints for the area bounded by Milford Mill Road, Liberty Road, Old Court Road, and Reisterstown Road.

SHELDON A. RUBENSTEIN 424 Equitable Building Baltimore, Maryland 21202 752-6655

Rec'd 7/17/67 2.10 p.m.

Murici E. Buddemele rd of Appeals of Baltimore Cours

Christopher J. Carlson, et al - #66-A-180-R

This property is immediately southwest of the subject property and contiguous with same. Testimony pointed out that Rolling Road would be extended from Liberty Road northwest to join Old Court Road. Same would be a 42 foot road on a 60 foot right of way and is intended to be a major thoroughfare. Construction from Liberty Road has already commenced. Church Lane is proposed to intersect Rolling Road and be extended to Milford Mill Road.

It was shown that public lands (i.e., school properties) were immediately south and northwest of the subject tract. A realtor testifying for the protestants stated that in his opinion, there had been considerable change in the area. This Board agrees with

The principal arguments made by the protestants seemed to be with regard to traffic and utilities. Without going into detail there arguments were answered to the Board's satisfaction by the traffic expert and engineer who testified on behalf of the petitione. Therefore, it is the judgment of this Board that there has been sufficient evidence presented to us to grant the reclassification sought in this petition.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this ______ day of November, 1967 by the County Board of Apraals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slowik, Acting Chair 1 Mille

PETITION FOR RECLASSIFICATION N/W SIDE MARRIOTTS LANE 10901 SECOND DISTRICT

P3, Retu BEFORE THE Augus BALTIMORE COUNTY BOARD OF APPEALS

Case No. 56-A-180R

SUBPOENA DUCES TECUM

Please issue a subpoena duces tecum to the Supervisor of Maintenance, Gas and Electric Company, Cockeysville, Maryland, to be and appear before the Zoning Board of Appeals of Baltimore County, County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 9:45 a.m., with any and all records of power failures for the year 1966-67, in the area bounded by Milford Mill Road, Liberty Road, Old Court Road, and Reisterstown Road.

SHELDON A. RUBENSTEIN 424 Equitable Building Baltimore, Maryland 2202 752-6655

rec'd 7/17/67

Please issue summons in accordance with above.

Muriel F. Budderwier County Board of Appeals of Baltimore County

Enclosed herewith is a capy of the Opinion and

sed today by the County Board of Appeals in the above en-

Very truly yours,

Muriel E. Buddemeler

PETITION FOR RECLASSIFICATION.
N/W SIDE MARRIOTTS LANE
10901 SECOND DISTRICT BEFORE THE BALTIMORE COUNTY BOARD OF APPEALS Case No. 66-A-180R

SUBPOENA DUCES TECUM

MR. CLERK.

Please issue a subpoens duces tecum to the Supervisor of Maintenance, Gas and Electric Company, Cockeysville, Maryland, to be and appear before the Zoning Board of Appeals of Baltimore County, County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 3:45 a.m., with any and all records of power failures for the year 1966-6?, in the area bounded by Milford Mill Road, Liberty Road, Old Court Road and Reisterstown Road.

rec'd 7/17/67 3.10 p.m.

Muriel E. Buddemo County Board of Appeals of Baltimore Cou

COST \$ 4.00 7-19-19 7 SUMMONED NON EST 196 NON SUNT 196

PETITION FOR RECLASSIFICATION N/W SIDE MARRIOTTS LANE 10901 SECOND DISTRICT

MR CIERR.

Rec'd 7/17/67 2,10 p.m. . Mr. Sheriff:

Muriel E. Buddemeier
County Board of Appeals of Baltimore County GREET L DEVLE, SHERIFF OF BALTIMONE COUNTY

PETITION FOR RECLASSIFICATION N/W SIDE MARRIOTTS LANE 10901 SECOND DISTRICT

BEFORE THE Smith BALTIMORE COUNTY BOARD OF APPEALS

Case No. 66-A-180R SUBPOENA DUCES TECUM NE - Vication

MR. CLERK:

Please issue a subpoena duces tecum to the Principal of Scotts Lovel Elementary School, Pikesville, Maryland, to be and appear before the Zoning Board of Appeals of Baltimore County, County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 9:45 a.m., with any and all records pertaining to school population from 1960 to present with any projection in his possession.

cost \$.ee NON SUNT196 COPY LEFT ... DE YEE, SHERIFF OF BALTIMORE COUNTY

SHELDON A. RUBENSTEIN 424 Equitable Building Baltimore, Maryland 21202 752-6655 752-6655 Attorney for Protestants

Recd.7/17/67 2.10 p.m.

Mr. Sheriff:

Please issue summons in accordance with above.

Muriel E. Buddemeier County Board of Appeals of Baltimore County

PETITION FOR RECLASSIFICATION

N/W Side Marriotts Lane S/W of Old Court Road 2nd District BALTIMORE COUNTY BOARD OF APPEALS

Christopher Carlson, Petitioner Case No. 66-180-R

> REQUEST FOR SUMMONS

please issue summons for the following person to be and appear before the Baltimore County Board of Appeals on Thursday, July 13, 1967, at 10:00 a.m., in room 301 of the County Office Building, Towson, Maryland, to testify for the Fetitioner in the above-entitled cas

Custodian of Records Zoning Department County office Building Towson, Maryland, 21204

to be and appear as above ordered and to bring with him the following files: No. 66-277; No. 5747RA; No. 65-289RX; No. 63-148; No. 65-374; and No. 65-127XA.

DELUCENE A. DERSELL 1708 Mansey Building Baltimore, Maryland, 21202 727-0931 Attorney for Petitioner

Rec'd 7/11/67

Mr. Sheriff:

Muriel E. Buddemeier
County Board of Appeals of Baltimore County

BOARD OF APPEALS

SUBPOENA DUCES TECUM

MP. CLERK

Scotts Level Elementary School, Pikesville, Maryland, to be and County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 9:45 a.m., with any and all records pertaining to school population from 1960 to present with any projection in his possession.

Recd.7/17/67 2.10 p.m.

#66-A. 180R.

MAPSV

WISTERH

NW - 6-6.

PA

MCA DOD CONSULTING

DESCRIPTION

CARLSON PROPERTY - SOUTH OF OLD COURT ROAD - SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

> PRESENT ZONING R6 PROPOSED ZONING RA

3/3/66 Beginning for the same at a point on the northwest side of Marriott Lane, 15 feet wide, at the distance of 1090 feet, more or less, as measured Christopher J. Carlson, which deed is recorded among the Land Records of Baltimore County in Liber RJS 1335, page 179, running thence and binding on the outlines of said parcel, S 41"57' W - 307, 18 feet. N 38"03' W - 318 98 feet S 52°17' W - 700.25 feet, thence to and along the northeast outline of the property belonging to the Board of Education of Baltimore County, S 35*42' E -1224.73 feet, thence N 51*50' E - 675.16 feet, S 35*30' E - 272.75 feet, N 52*38'30" E - 580,07 feet and N 46*48'30" W - 1246.66 feet to the place of

Containing 32.0 acres of land, more or less.

RS:mpl

1.0 63016

11-16-65

Petition for our copy at full COURT HOUSE, BALTIMORE COUNTY REPORT TO -CENTRAL ISSUMMENT ORDING, FIRST Chicatopthe Culson Petethonismon Control Supple Strong 39/
You are hereby summoned to appear before the Et Circuit Court Supple Strong 39/
You are hereby summoned to appear before the Et Circuit Court Supple Strong 39/
There start the Atta day of Jeely 1967 990 of the Att to testify for petethonism in the above alamed case and to attend and of months.

Issued July 12, 1967

GILBERT L. DEYLE, Sheriff of Baltimore County Be punctual in attendance or you will be attached. Bring this summons with you.

PETITION FOR RECLASSIFICATION N/W SIDE MARRIOITS LANE 10901 SECOND DISTRICT

BEFORE THE Smith BALTIMORE COUNTY BOARD OF APPEALS * Case No. 66-A-180R

SUBPOENA DUCES TECUM

MR. CLERK: Mr. Merenbloom - Send - 7-19-6

Please issue a subpoena duces tecum to the Principal of Old Count Junion High School Pikesuille Mamuland to be and appear before the Zoning Board of Appeals of Baltimore County, County Office Building, W. Chesapeake Avenue, Towson, Maryland, on Thursday, July 20th, 1967, at 9:45 a.m., with any and all records pertaining to school population from 1960 to present with any projection in his possession.

HON EST NON SUN! MALTIMORE COUNTY Sheyn a Julta SHELDON A. RUBENSTEIN 424 Equitable Building Baltimore, Maryland 21202 752-6655 752-6655 Attorney for Protestarts

Recd. 7/17/67

Mr. Sheriff:

Please issue summons in accordance with above

Muriel E. Buddemeier County Board of Appeals of Baltimore County

art Junior High School, Pikesville, Maryland, to / before the Zoning Board of Appeals of Baltimore tounty. raday, July 20th, 1967, at 9:45 a.m., with any and all de pertaining to achool population from 1960 to present with any projection in his possession.

Recd. 7/17/67 2.10 p.m.

Mulai & Buldanalar

PETITION FOR RECLASE FICATION N/W Side Marriotts Lane 1090' S/W of Old Court Road 2nd District

Paters

REQUEST FOR SUMMON

.

Mr. Clerks

Please issue summons for the following person to be and July 12, 1967, at 10:00 a.m., in room 301 of the County Office Building, Towson, Maryland, to testify for the Petitioner in the

> Custodian of Records Zoning Department County Office Building Towson, Maryland, 212

to ' and appear as shows ordered and to bring with him the following files: No. 66-277; No. 5747RA; No. 65-289RX; No. (3-148; No. 65-374; and No. 65-127XA.

Miser Colvered
DELVERNE A. DRESSEE,
1708 Minsey Sulling
Baltimore, Maryland, 21202

Rac'd 7/12/67 3.30 a.m. TO S 14 8 3.40 a.m. TO S 14 8

PETITION FOR ZONING RE-CLASSIFICATION #16-A-180R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TO THE ZONING COMMISSIONER OF BALTMORE COUNTY.

It of the first bother y. Carlson, and
Legal owners of the property situate in Baltmore Nap's
County and which is described in the description and plat attaches the retto and made a partnereet, 2—6
hereity pellition (1) that the roning status of the herein de-cribed property be re-classified, pursuant
to the Zoning Law of Baltimore County, from at: 2—6.

Zon to the Zoning Law of Baltimore County, from at: 2—6.

Zon to the Zoning Law of Baltimore County, from at: 2—6. __zone: for the following reasons NW-6-9 NW-7-6

Error in comprehensive re-moning.
 Change in the character of the neighborhood.
 Such other and further reasons as may be urged at the hearing hereof.

and Er for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.

Stroperty is to be posted and advertised as prescribed by Zoning Regulations.

You 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

May Golden Contrary Address 2021 Strathmore Avenue Reltimore, Maryland

Address Old Court Read Rendal lateur, Haryland RA

3/3/66

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this.

County, on the day of Fat Merch

--- M. -- 3N 4 - 165 PM

This is a Petrion to reclassify approximately 32 acres of land from R to some to RA zoning. Plans call for the construction of $49^{\rm o}$ apartment units.

Without reviewing the testimony in detail, it is the opinion of the Deputy Zoning Commissioner that the Politiconer has failed to prove error in the original rout 2 map or such substantial changes in the character of the reighborhood to warrant graning the revoning rough!

For the aforegoing reasons, IT 'S ORDERED by the Depaty Zoning Commissioner at Baltimore County, this $\frac{1}{\sqrt{2}}$ day of Tecember, 1966, that the above reclassification be and the same is breely DENED and that the above described property or area be and the same is berely continued as and to remain and R-6 across.

Lawed their To DEPUTY LONING COMMISSIONER

III THE JOHN STRACA, et al o CINCUIT COURT V8. OF JOHN A. SLOWIK WALTER A. REITER, JR. O BALTI.ORE COUNTY and
JOHN A. FILLER
in their capacity as the 0 Hisc. 8 Polic 269 0 Case No. 3884

The Petition of John Sibngs, et al., Protestants, by Sheldon A. Arbenstein, their attorney, respectfully

1. That the transcript of the proceedings before the County Pourd of Appenin in this came to due to be filed in this Honorable Court early in January, 1968.

2. That the stenographer and reporter for the said Board has informed the Petitioners that he must have more time in order to complete the said transcript.

3. That the attorney for the letitioner and contract purchaser has been notified of this request by the attorney for the Protestants and has no objection thereto.

WHENEFORE, Your Petitioners pray that an extension of thirty days be granted for the filling of the trenscript of the proceedings in this case.

BIADON A. ROBERTERN 42h Equitable Indiding Payette and Colvert Streets Haltimore, Paryland 21202 Flows 2-6655 Attorney for Protestants

and Cherry that a copy of the within Petition and Cyder was mailed this day of 1967, to Dalverne Drossel, Edg., Attorney for Fetitioner and Contract hurchaser, 1708 Dunsey Building, Baltimore, 1879, and 21202.

RE: Petition for Reclassification : NW/side Marriotts Lane 1090' SW of Old Court Road Christopher Carison, Pet.

John Simana, et mi

JOHE A. SLOWER WALKER A. MUTTER, IR. OLD A. FILLES In their connective on the COUNTY BOARD OF ATTEALS

Baltimore County, this

vn.

BEFORE THE DEPUTY ZONING COMMIS ONER

NO. 66-A-180-R

This is a Petition to reclassify approximately 32 acres of land from R-6 zone to RA zoning. Plans call for the construction of

Without reviewing the testimony in detail, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has failed to prove error in the original zoning map or such substantial changes in the character of the neighborhood to warrant granting the rezoning sought.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12 day of December 1966, 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 co as and to remain an R-6 zone.

Eduard D. Hardisty DEPUTY ZONING COMMISSIONER

IN 221E

CIRCUIT COURT

OP

BULTHORE CURRY

ORDER

day of

It is hereby ORDERED by the Circuit Court of

proceedings before the County Board of Appeals in this

that the time for filling of the transcript of the

case, be, and the same is hereby extended until the

166-A-180R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION,

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Christopher J. Carlson, and
X or we Cacelia Carlson legal owners of the property situate in Baltin 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-cla to the Zoning Law of Baltimore County, from an ... R-6.

> .zope; for the following reasons: NW-6-9

Error in comprehensive re-zoning.

Change in the character of the neighborhood.

Such other and further reasons as may be urged at the hearing hereof.

See attached description

FILING

FOR

RECEIVED 1

ORDER

a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

rty 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, e'c., upon filing of this petition, and further agree to and are to be bound by the zoning

Christopher of Earlson Mac Goodman her Greeke of Callon Address 2821 Strathmore Avenue

Baltimore, Maryland 358-6749-655.5422 Address 1908 Munsey Bldg 21202

Randallstown, Maryland Stewart of the Late -

ORDERED By The Zoning Commissioner of Baltimore County, this 4th ..., 1966, 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, as I 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 14th day of To Herch 196.6, at #100 o'clock

aled 12/4/67 - 46-A-180-R - Christopher J. Carlson

IN THE CIRCUIT COURT FOR

JOHN A. SLOWIK, WALTECA. REITER, JR. and JOHN A. MILLER, JR. and JOHN A. MILLER, constituting the COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BALTIMORE COUNTY AT LAW

1 1 1 1 CERTIFICATE OF NOTICE

Solicito

orisions of Rule 1101-5(4) of the Maryland Rules Maryland, 21208, Attorneys for the Pre had herote and proyed that It may be made a part thereof.

ms A. Dressel, Esq., 1708 Marsey Sullding, Belti

nore, Maryland, 21202, and Stewart A. Davis, Esq.

DESCRIPTION CARLSON PROPERTY - SOUTH OF OLD COURT ROAD - SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND PRESENT ZONING R6

PROPOSED ZONING RA

Beginning for the same at a point on the northwest side of h

MAPS

3/3/60

Lane, 15 feet wide, at the distance of 1090 feet, more or less, as measured erly along said northwest side of Marriotts Lane from its intersection center line of Old Court Road, said point of beginning being located at the beginning of the second line of that parcel of land described in a deed to erty belonging to the Board of Education of Baltimore County, S 35*42' E -1224.73 feet, thence N 51*50' $\rm E$ = 675.16 feet, S 35*30' $\rm E$ = 272.75 feet, N 52*38'30" E - 580.07 feet and N 46*48'30' W - 1246.66 feet to the price of Containing 32.0 acres of land, more or less.

MCA TOD

J. O. 63016

WER DESIGNATION OF A STATE OF THE STATE OF T



Lester Matz, P. E. John C. Childs, L. S.

Associates

George W. Bushby, L. S. Robert W. Czaban, P. E. Leonard M. Glass, P. E. Norman F. Herrmann, L. S. Paul Lee, P. E.

Paul S. Smeton

#66-A-180R

WESTERN AREA

NW-6-6 RA

3/3/66

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

CARLSON PROPERTY - SOUTH OF OLD COURT ROAD - SECOND

ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

PRESENT ZONING R6

PROPOSED ZONING RA

Beginning for the same at a point on the northwest side of Marriotts.

Lane, 15 feet wide, at the distance of 1090 feet, more or less, as measured southwesterly along said northwest side of Marriotts Lane from its intersection with the center line of Old Court Road, said point of beginning being located at the beginning of the second line of that parcel of land described in a deed to Christopher J. Carlson, which deed is recorded among the Land Records of Baltimore County in Liber RJS 1335, page 179, running thence and binding on the outlines of said parcel, S 41°57' W - 307.18 feet, N 38°03' W - 318.98 feet, S 52°17' W - 700.25 feet, thence to and along the northeast outline of the property belonging to the Board of Education of Baltimore County, S 35°42' E -1224.73 feet, thence N 51°50' E - 675.16 feet, S 35°30' E - 272.75 feet, N 52°38'30" E - 580.07 feet and N 46°48'30" W - 1246.66 feet to the place of

Containing 32.0 acres of land, more or less.

RS:mpl

beginning.

J.O. 63016

11-16-65

2-6

WESTERH

NW-6-8

DA

Mr. Christopher J. Carlson Old Court Road Randallstown, Maryland

Dear Mr. Carlson:

RE: Reclassification From B-6 to RA For Christopher J. Carlson Located Ne/S of Marriotts La S Old Court Nd, 2nd District

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and the which will be held not less than 30 days nor sore tamn 90 days after the date on the filing certificate will be forwarded to you in the near future. If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3 NO. Extension 353.

January 12, 1966

JAMES E. DYKE, Principal

JED:ylb

+6-A-180R

MAPS

2-C

RA

NOTICE OF HEARING

Res Petition for Auclassification (Continued Hearing)

2:00 P. donday, July 23, 1966 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND.

621 Hrs. Ids C. Kiefer 4214 Kenshaw Ave. Seltimore, Hd. 21215

Mesors. Rubenstein and Cavis 424 Equitable Sidg. Beltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Harch 7, 1966

Mr. Christopher J. Carlson @jd Court Road Randalistown, Maryland

Dave Stee

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

Yours very ruly,

ICP/ha

Enclar.

JOHN G. ROSE ZONING COHM'SSIONER

GEG: bras

The Circuit Court for Baltimore County

THISD JUDICIAL CIRCUIT OF MARYLAND

TOWBON, MARYLAND 21204

April 26, 1968

thelden A. Rubenstein, Est. 424 Equitable Building Faye'te and Calvert Street's Baltimore, Maryland 21202

Dear Mr. Bubenstein:

Re: John Sibaga, et al vs. County Poard of Appeals of Baltimore County Christopher J. Carlson and Max Goodman (Intervenors)

Enclosed herewith is my Opinion and Order of Court in the above entitled matter.

Very truly yours,

John Maguin

John N, Maguire

Cource
Lelverne A. Dressel, Esq.
Hon. R. Bruce Alderman, County Solicitor
John Slowik, Acting Chairman of County Bd. of Appeals
EGWARD D. Hardesty, Deputy Eoning Commissioner

March 12, 1968

Sheldon A. Rubenstin, Esquire 424 Equitable Building Baltimore, Karyland 21202

County Board of Appeals of Baltimore County County Office Building Towson, Maryland 21234

Re: John Sibaga, et al vs.
John A. Slowik, Walter A.
Reiter, Jr. and John A. Miller
in their capacity as the County Board of Appeals

I exclose and Answer To Petition Accompanying Order For Appeal and a Petition To Intervene and Order of Court

LALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Pattion 565-A-180-R. No rithwast side of Marriott Lane 1070 feet from the southness side of Claf Court Tood. Pattition for Rociosoffication from 8-6 to R.A. Zone. Christopher J. Carlson, et al. Puttitioners

Mr. John 9 Rose, Zoning Commissioner Date July 15, 1966

HEARING: Moncy, July 25, 1966. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reciosalfication from R=6 to R.A. zoning and has the Sallowing advisory comments to offer

The planning stoff is disneyed to form that reclosalification has been granted for an ediplating parcel. Nevertheless, the planning stoff days not believe or recommend that yet odditional operaturant reclosalification are manufact, are justified, or are distributions. The curge of exposition's acolog in the conventional control of the product exposits on a see, need within the County is provide for conventional control of the providence of the conventional control of the current of the current control of the county to the control of the current of the operator at only would do exceptiblely contrary to the control of this.

The planning stoff relieues the comments that it needs regarding this petition in forcet of this year.

George E. Govrells, Director of Figuring

2nd District

Yours very truly,

Delverne A. Dressel

DADIDIE

" " Bureau of Traffic Engineering Letters and petitions of protest Plat filed with petition Delvane A. Bressel, Esq., 1708 Munsey Building Caltimore, Maryland 21202 Harry S. Swertzwelder, Jr., Esq., 1709 Munsey Building Baltimore, Maryland 21202 " protestant Sheldon A. Rubenstein, 2aq. 424 Equitable Building Baltimore, Maryland 21202

January 12, 1967

No. 66-A-180-R - Christopher J. Corison, et al

WESTERH Patition, description of property and Order of Deputy Zoning Commissioner AREA NW-7-6 Certificate of posting

2 signs Certificates of advertisement

Notice of appearance of Rubenstein and Davis Comments of Office of Planning dated March 4 1966

y " " " July 15, 1966

Stewart A. Davis, Esq., 3701 Parkfield Road, Baltimore, Maryland 21208

Mr. Samuel Grodnitsky 4714 Old Court Road Baltimore, Maryland 21208

M's. Jeanette Feldman, 4722 Old Court Road Sall/opre. Heryland 212

January 12, 1967

Marry 5.Suartzunider, Jr., Esq., 1709 Humsay Building Baltimore, Raryland 21202

Re: Patition for Reclassification N/W Side Marriotts Lame 1090° S/W Old Court Road, 2nd Dist., Curistephor Carison, Patitioner No. 66-8-180-8

Please be advised that an appeal has been files ... on the decision rendered in the above matter.

You will be duly notified of the date and time of appeal hearing when scheduled by the Seard of

Very truly yours

Loning Come saleour

ccs Geldon A. Rubanstein, Esq., 424 Equitable Bullding Bultimore, Haryland 21202

Stowert A. Davis, Esq., 3701 Parkfield Road, Baltimore, Haryland 21208

Hr. Samuel Gradeltaky, 4714 Old Court Road Saltimore, Maryland 21205 N's. Jeasette Feldman, 4722 Gld Court Road, Baltimore, Haryland 21208

Dec 1 4/29/64

08



us 16 '88 701

r. John G. Rose

Deer Mr. Roses

I would like to protest the soning petition change in case number 66180, Christopher Carlson, Narriots Lane and Old Court Road.

I would like to be notified of the date $\boldsymbol{\alpha}$ of the hearing.

Thanking you I am,

Sincerely jours,

Samuel Grodnitzky

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rom, Zoning Commissioner Date.

Date..... Ware

SURJECT Patition #66A-180-k. "Northwest side of Marriotte Laws 1090 feet Sentiment of Old Contribute." Publishes for Reclassification from R-6 to R.A. Zone." Christopher Carloon - Publishess.

2nd District

HEARING: Monday, Merch 14, 1966. (11:00 A.M.)

The planning stuff of the Office of Planning and Zoning has reviewed the subject

1. The subject property does not made the orderin employed by the Planning Start for Innesting quantum random. As present, there is no reasonable means to the property, and the source Copinel Propum anderdone no feath for the constitution of the contract of the source that property. As ented by the County Treffic Engineer, descriptions of the contract of the source of the property. The proof of the property of the proof of the property of the proof of t

This property is located in the middle, rather than at the edge, of a nelgisterhead. It is not contiguous with any RA zoning, nor can any subting RA zoning builty the raclassification as a legical increment in operators development potentials.

 The or one factors alone indicate that the proposed reclassification is not in executions with the Comprehensive Plan. But other factors lead to the same conclusion.

Apartment anding jare would reach in an inhabates of lead ste in the core. It must be legit in milli state, while AA anoing would passels continue deviluance, it would be for some likely - to understan the mantier - to statisty most development. Yet, the master plan for the Winters Fleaning Area provided for public leadings experience to the lateral development that would be expected on a result of the another plan in little of development that would be expected on a result of the another plan of the stating would be expected on a result of the another would be expected on a result of the another would be expected on a result of the another plan of the stating would be expected on a result of the stating would be expected on a result of the stating would be expected on a result of the stating would be expected on the stating would be another would be expected on the stating would be an accommission. For public leadings will be not be an early in the late, and we considered the stating would be on the stating will be seen to be an early. The state of the stating would be an accommission.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Ross

Petition #66A-180-R

We are all too aware of the fact that planning must adjust to changing needs. But the need for single-healty heating is still very much with us. And we do not believe that placement reclassifications groundly changing the entire concept and emphasis of a matter plan constitute an adjustment to changing needs, they except on the planning process.

3. For the reasons stated above, we must oppose the subject patition.

INTER-OFFICE CORRESPONDENCE

BUREAU OF IRAFFIC ENGINEERING

Baltimare County, Maryland

Towson, Maryland, 21204

Date January 18, 1966

Mr. George Gavrelis 3: Attn: Mr. James E. Dyer

FROM: Bugene J, Clifford

SUBJECT: Item 2 ZAC January 4, 1966 Northwest side of Marriotts Lane

Review of the subject plat dated December 13, 1965 results in the following comments.

Both Rolling Road and Church Road are develop r's roads, therefore, the date of construction can not be determined.

The only access at this time to the subject property is a 8 dirt road, 1100' long, known as Marriotts Lane. This can not be expected to handle nore than 500 - 1000 vehicles/dzy.

The subject property can be expected to generate 3250 trips/day.

Eugale S. Clistord

BJC:CRM:nr

cc: Mr. James B. Dyer James P. S. Deverdix

Sewerage Projects - Con.'d

Marlyn Avenue Sewers

Germantown Force Main

30-Inch and 42-Inch Gunpowder Interceptor

Chapel Hills Sewage Pumping Station

Valley Village Pumping Station and Force Main

Carroll County Standard Specifications

Cedar Branch Pumping Station

and Details

MCA ONSULTING

Associates
Honald W. Broyles,
George W. Bishby,
Robert W. Crabin,
Leonard M. Glass,
Norman P. Herman
Paul Lee, P. E.
Paul S. Smeton

romwell Bridge Rd , Baltimore, Md. 21204, Tel. 301, 823-0900

PROFESSIONAL RESUME

Alfred E. Robinson, Jr.

Mr. Robinson is a lifelong resident of Baltimore, Maryland.
Upon completion of the Engineering Preparatory course at Baltimore
Polytechnic Institute, he enrolled at the University of Maryland at
Coilege Park, graduating in 1954 with a B.S. degree in Civil
Engineering.

Mr. Robinson served in the United States Army from 1954 to 1956.

Upon discharge from the Army, he joined the firm of Whitman, Requardt and Associates. As a design engineer in their Sanitary Engineering Department, he was instrumental in the design of numero s water supply and sewage disposal projects for municials and governmental agencies and private industry.

Mr. Robinson affiliated with Green Associates, Inc., in 1958. As an engineer with that \$1..., he was involved in the design of both sanitary sewerage facilities and highways.

Since 1962, Mr. Robinron has served in the capacity of assistant to the Associate in charge of Sanitary Engineering of Matz, Childs & Associates, Inc. This firm is presently retailed as design engineers by many agencies, including the Allegany County Sanitary Commission, the Baltimore County Darater County Of Engineering, the Baltimore City Bureau of Sewers, the Department of Public Improvements of the State of Maryland, the Washington Suburban Sanitary Commission and the Carreli County Sanitary Commission

Mr. Robinson's duties with this firm include the design of water distribution systems, sewage collection systems, umping stations and water and sewage treatment plants, investigations and submission of reports determing the adequacy of existing water and sewerage systems and the future needs of -2-

Mr. Robinson is a Registered Professional Engineer in the State of Maryland. He is a member of the American Water Works Association and the Maryland. Delaware Water and Pollution Control Association. Attached hereto is a roroe detailed enumeration of projects with which Mr. Robinson has been associated. TYPICAL DESIGN EXPERIENCE

Alfred E. Robinson, Jr., P.E.

WATER PROJECTS

Water Distribution System Water Distribution System Water Feasibility Study - Bedford Rd.

42-Inch Water Transmission Main

30-Inch Water Transmission Main 1,000,000 Gallon Elevated Storage Reservoir Fox Chapel Water Treatment Plant Chesapeake Ranch Dam Towson Reservoir Water Pumping Station Lennings Lane Water Mains Bethany Beach - Water Report

Distribution Syst Treatment Plant Marlyn Avenue Water 48-Inch Water Transmission Main

SEWERAGE PROJECTS

Sewage Collection System Patauxent Force Main and Intercepting Sewers Sewage Collection System 48-Inch Relief Sewer

Bowling Green, Md. - Collecting Sewers Interceptors Treatment Plant

Pumping Station
Cresaptown, Maryland-Collecting Sewers
Interceptors
Treatment Plant
Pumping Station

Feasibility Study
120-Inch Outfall Relief Sewer
Lodge Forest Gravity Sewer
Bedford Road Feasibility Study
Collecting Sewers
Interceptor

Pumping Stations

CLIENT

Annapolis, Maryland Princess Anne, Maryland Allegany County Sanitary Commission Washington Suburban Sanitary Commission Falitimore County, Md. Ealtimore County, Md. Private Private Baltimore County

Bethany Beach, Delaware Baltimore County, Maryland Baltimore County, Maryland

CLIENT

Annapolis, Maryland

Baltimore County

Anne Arundel County Princess Anne, Maryland Washington Suburban Sanitary Commission Allegany County Sanitary Commission

Allegacy County Sanitary Commission

Crisfield, Maryland City of Baltimore Baltimore County Allegany County Sanitary Commission Client

-2-

Baltimore County Baltimore County Baltimore County

Private Baltimore County Washington Suburban Sanitary Commission Carr Il County Sanitary Commission

Water Supply ■ Sewerage ● Drainage ➤ Highways ■ Structures ● Developments ➤ Planning ■ Reports

TYPICAL HIGHWAY PROJECTS

U.S. Rt. 340 Timonium Road Sulphur Spring Road Edmondson Avenue

Hammon's Ferry Road

TYPICAL DRAINAGE PROJECTS

Dead Run Hydraulic Study Meadows-Box Culvert Sulphur Spring Road Drainage 1-95 Drainage

Hammonds Ferry Road Drainage Landsdowne Elementary School Dulaney Senior High School Canton Industrial Center

DEVELOPMENTS

Meadows Industrial Park Bellview Meadows Shopping Center Giant Food - Timonium Giant Food - Glen Burnie Canton Industrial Center Maiden Choice Village

aryland State Roads

Baltimore County Baltimore County Baltimore County Maryland State Roads Baltimore Courty

Baltimore County Baltimore County Baltimore County Maryland State Roads Connmission Baltimore County Baltimore County Baltimore County



Worten Pa 196 ZONING DEPAKIMENT

Mr. John G. Rose Baltimore County Zoning Commission Towson, 21204, Md.

Dear Mr. Rose,

I am writing to you in protest of the zoning petition change in #66380, Christopher Carlson, Marriott's Lane and Old Court Rd.

It is my undorstending that within a redigue of one mile, petitions have been made that will mean construction of at least 2000 apartments. Just two years ago, this area was zoned R-6. Heedless to say, this area of Old Court R6. Is extremely overburdened now with the traffic and the high school now under construction will increase it even more. I also understood that this school was being built to help overgrounded constituents not other schools and is expected to have full empolant with the present residents.

Heny of my neighbor and friends moved to the county to escape overcrowded city conditions and to enjoy suburban living. Now it has become a nightnear of petitions for changing residential areas into overcrowded areas of apartments and shopping centers. What is the righe or reason to this seturations

I would appreciate your letting me know of the date of the hearing on the above as many of my friends will wish to attend along with me. Thank you for your attention.

Very truly yoprs, Jellman Wrs. Jennette Feldman 472 Old CoureRd. Pikesville, 21208, Md.

We, the undersigned, as taxpayers and homestners in Baltimore County and an the protestants closest to the property in question, hear typerously protest the resoning of the property and the to the southeast boundary of Kimberleigh, known and the action property, to apartment use, and we urge the Zoning Constantoner to reject any such resoning.

Sovied a Felick 2712 Geneles Eint. 2 Labouret None 3708 PINELEA PO Rose Falgh 37/2 Purslen Pd 21 Carol Gener 3910 Punchen Fol 21 2 Burge Levres 3910 Punchen Fol 22 2 Burge Levres 3910 Punchen Pd 22 Kathey Dave 3708 Piniten Idd 2008 Heeples Claymon 3722 Pinilea Rd 21208 maron Blows 3720 Pinelse Re 21208 Lows & Blever 3720 Pinelea Rd 21308 Lenou Siaman 3718 Pinelea Rd. 21208 Kappel Seamon 3718 Piniles Rd. 21208 marine O' sien 3711 Pinisher Rd. 21308 agentle Weefore 3 10 Sinche Rd. 21212 Marche Stal 3712 Paules port 21208 Thomas Steel 314 Phalast 212.5 Lillian & Minkove 3711 Parella H 21208 Jamuel Mickeye 3717 Buelon X 21208

low # 66 A- 180 R Exhibits 7/13/67 14) Oat & SP - Newing Lyou trook, propline the a File 5747 - Len creace
a File 45-289 - RX - Utle
4 " 63-148 - Rob 4 Pelisent
2 " 65-127 - XA - Comin transport
3 Traffic pettern, plat & spoods - winting a proposably Right
40 Sheet NW 6 G - Orbanille area faitured to file

1 M. T. - Child R. R. and A V50 Ohats - dead sad of Byrow A -

We, the undersigned, as taxpayers and homeomore in Baltimore County and as the protestants classes to the property in question, hereby vigorously protest the reasoning of the property adjacent to the southmost boundary of Kinowledge, known presently as the Carlact property, to apartemnt use, and we urge the Zening Countsioner to reject any such reasoning. Mr. Isaac Litt 3707 Parkfuld Road Mrs Glorence Litt 3707 Parkfield 12 Mrs. Vilna Michelson 4705 Parefile Ct Melvin Michelson 4705 Perkfield Court Mrs. Street C. Badoff 4701 Parfiel Ct. Mr. St. Badff 1701 Parkfield cr. Mrs Frank Kenhman 3712 Parkfill Rd Mr Frank Kurhman 3712 Parkfield Rd Mr. Kennetto Brum 47/16 Byron Rel. 4729 BYKUN Rd Mr JOVAN JOLE Hur DNA JOLE Mrs. Shirley Resuch 4727 Byron Kd Mr. Frigg Receick 4727 Byron Xd. Melhe Ladam DMI 472% Brece Lo Rosale Lenbourg 4723 Bym Rd Mr. Michael Remich 4714 Japon Koud In Betty Remich 4719 Byon Road Mrs. South Gardinger 3709 Portfill Rd.
The Sound Hardinger 3709 Portfill Rd.
The Judich Schwart 4110 Ryrow Rd.
The Judich Schwart 4110 Ryrow Rd.

PETITION

PETITION

We, the undersigned, as thypayers and homeowners in Baltimore County and as the protestants closest to the property in question, hereby a proposally protest the reconing of the property allowed to the sortheast boundary of Kimberleigh, property allowed the farless property, to apartment use, and more presently as the Carleon property, to apartment use, and we urge the Zoning Commissioner to reject any such reconing.

, wont Alain anda Braunster Stewart Braunstein Eller F. Navis Lilma & Black Laure Jugately Robert Bugatohy Out K mater Las R. Weityman The Burney Frank Weityman Jan & Solvery Swar Lockery Travera Schliche Lenny Schledin Heldine Shevely Faul Huley Leah Thack Kenald Fidel Ruch Soroka Bernard Soroka mildred Leine mark Leine Kona There

Charles & Green

Halen & Wilm Harry W. Willow Horne Hoth

Charles Hocht Dolors Both

Joy Plother

PETITION

Mr. Joel Luria 4715 Byrow Ad. Mrs. Frances Levia 4715 Byron Kd.

We, the undersigned, as taxpayers and homovmers in Baltimore County and as the protestants elecent to the property in question, breby rigarously percent the recoming of the property adjacent to the southmest boundary of Kimberleigh, known presently as the Carleon property, to spartnent use, and we urge the Zoning Commissioner to reject any such recoming.

1. Mes. Robert Benson 3m Respected Road (8) The Mis areal Loy of 3720 Supported Lost Mr & Mrs. Harris Bluestone 3722 Parkfuld Roagh & Me+ Mes Predita fore

Shedon a auburation 37/6 Parkfuld Pel - 8 Meie Kandall 3724 Partfield Rd

Charles Kandall 3794 Jakfield Rd

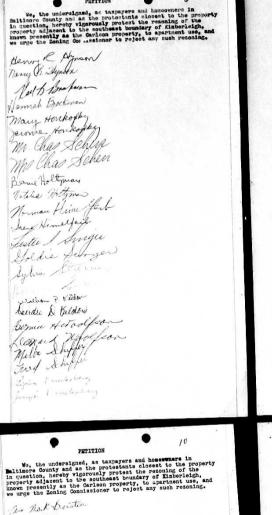
Marelyn Gordon 3731/ Parkfield Kd Edward M Rupper 3733 Parpfield Rd Felen V. Ruppert 3133 Parkfull Rd and treedman 378 Parkfuld Rd. Alin Streetman 378 Parkfield Cal

Mille a. Ratensten 3716 Partifuli Pet.

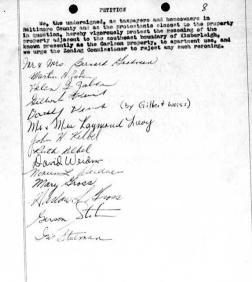
We, the undersigned, as taxpayers and homovers in mercy Selitable County and as the protestants closest to the protestay in question, and the protestant in question, and the protestant in question is a selected to the southoust business administration of the proper consently as the Carlon property, any agreement use, and we urge the Zering Commissioner to relate any cuch, resoning. John J. Siliga was syron Rd Elyatet & Sellia 4904 15 you Rd. 4709 Byier Rd. Robert of builter Julia Schnelen 4709 Byrow Pd Roberta anskell 4911 Bypor Pd pary gatorfy 4734 Before Rd. Sedney gatorfly 4734 Before Rd. Marion & Harris 4742 Begrow Road Marion Have 4142 Byron Land 4749 Byun Rd Love Dans Melien Sary 4749 Byrow Rd 4745 Byim Rd. grene Fredman-4745 Byen Rd. marty Freedman-4753 Byron Rd Eunice Dutin . 4753 Byun Rs Lear Sulin . 2 Pinelen Ct. Joan Civilian -2 Pinelen et Rd 37218 july Jack Coverlie Kil H Koli 3 22 Pinele Pl Sol Kole 3719 Pirelea Rd Sady Toldbloom Gernard Hold Bloom 3719 Perelea Rd. 4702 Parpfield Ct Haved a gresson 4702 Parkfield et.

Holem P. German

PETITION







Baltimore County and as the protestants closest to the unvertible in coverty in questions, before the protestants closest to the unvertible questions, before the seathest boundary of Kanterlaids, made presently as the Carlson property, to apartment use, and uruge the Zoning Commissioner to reject any such resenting. Paul R Kutchman Marine Kritchman Blanche M. Lane 4726 Byrowkd. Blanche Fine 4738 Byon Rd Benjamin Fine 4738 Byrn Pd.

Aglay Comb 4940 byen Rd.

Relecce Der & 1440 Byen Rd. Clara G. Delman + 14/0 Syron la H. Richard Belman 4746 Syron le Sicher Forgealaum 4731 Byrn Re. Just & Stemanh 3708 Parkfuel M. Marlen Shrainh 3708 Parkfuld Red

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> auch farlows petrade Suresky Sylvan Serving Sunad & Meets Mollie H bollets

marget the Martin Hear Mrs Blanche Land

Corder Borro Gilber Barron Chyllis allama Donald alleurs Majorie Cocel Farold Cassel RE: Petition for Reclassification NW side Marriotts Lane 1090' SW of Old Court Road and District Znd District Christopher Carlson, Pet.

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

NO. 66-A-180-R

APPEAL

we Clerk:

Please enter an Appeal from the Decision of the Zoning Commissioner entered in this case on December 12, 1966, on behalf of the Petitioner herein.

- JSK 10 '27 OM -

Delverne A. Dressel. 1708 Munsey Building Baltimore, Maryland, 21202 SA 7-0931

Attorney for the Petitioner

BALTIMORE COUNTY OFFICE OF PLENNING AND ZONING

Delye coe A. Dressel, Esquire 1708 Mansey Building Baltimore, Maryland 21202

KE: Petition for Rechassification NW/sade Marrotts Lane 1990 SW to Old Court Road Ind District Christophet Carison, Petitioner NO, +1-A-180-R

Order denying the above Reclassification by reason of failure to prover error in the original zoning map or such substantial changes in the character of the neighborhood.

Ferres He day EDWARD D. HARDESTY Deputy Zoning Commissioner

EDH/idr

ec: Shelden A. Ruberstein, Esquire 424 Equitable Building Baltimore, Maryland 21202

Mr. Samuel Graduitzey 4714 Old Court Food Baltimore, Maryland 21264

Stewart A. Davis, Esquire 3701 Perkfield Road Baltimore, Maryland 21Zos

M's, Jeanette Voldman 4722 Old Court Road Baltimore, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Dear Mr. Dressel

cc: Sheld in A. Buberstein, Esquir 424 Equitable Building Baltimore, Maryland 20202

Mr. Samuel Grodnitzky 4714 Old Court Road Baltimore, Maryland 21208

Stewart A. Davis, Esquire 1701 Parefreid Road Patrinure, Maryland 21208

M's, Jeanette Fridman 4722 Cid Court Road Baltinors, Maryland 21203

Herch 8. 1966

nig Christopher J. Carlson

Res Petition for Reclassification #66-180-R

Dear Sire

This is to advise you that \$52,00 is due for accertising and posting of the above property.

Please make check payable to Saltimore County, Md and remit to Mrs. /aderson, Room 121, County Office Suilding, before the hearing.

JOHN G. RUSE

RE: Petition for Reclassification M: side Marriotts Lane 1090' SW of Old Court Road 2nd District Christopher Carlson, Pet.

BATATHORE COUNTY

0

APPEAL

Mr. Clerk

Please enter an Appeal from the Decision of the Zoning missioner entered in this case on December 12, 1966, on behalf of the Petitioner herein.

> FIRCURASTAR 4 DHONLSKI



Delicine Cidnessel Delverne A. Dressel 1708 Munsey Bullding Beltimore, Maryland, 21202

Attorney for the Petitioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date ... March 4, 1966

FROM Mr. George E. Gavre'is, Director of Planning

Petition #66A-:80-R. "Northwest side of Marriotts Lane 1090 feet Southwest of Old Corri Food." Petition for Reclassification from R-6 to R.A. Zone."

Christophe. Carlson - Petitione:

2nd District

HEARING: Monday, March 14, 1966. (11:60 A.M.)

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

1. The subject property does not meet the criteria employed by the Planning Board for locating apartment zoning. At present, there is no reasonable access to the property, and the current Capital Program schedules no funds for the construction of any major road to save the property. As noted by the County Traiffic Engineer, development as proposed could be expected tegenerate 3, 250 trips per day, a number that would severally overload the local street system. Even if other locational criteria were met (and they are not), the problem of access renders this petition, at best, remedium.

This property is located in the middle, rather than at the edge, of a neighborhood. It is not contiguous with any RA zoning, nor can any existing RA zoning justify the reclassification as a logical increment in apartment development potentials.

2. The above factors alone indicate that the proposed reclassification is not in accordance with the Comprehensive P in. But other factors lead to the same

Apartment zoning here would result in an imbalance of land use in the area. It must be kept in nied that, white RA zoning would permit cottage development, it was the land of the properies to the kind of development the two ould be expected as a result of the zoning stabilished or affirmed by the adopted Comprehensive Re-zoning Mop. If opportment zoning is continually established where single-family housing vary planned for, where is the single-family housing to go? The answer is that new single-family areas will have to be planned, and new commitments for public lacifiles will have to be made. The time, effort, and money spent on earlier planning and capital projects in language measure will have been wated. projects in large measure will have been wasted.

OFFICE PHONE

SHELDON A. RUBENSTEIN 424 EQUITABLE BUILDING PAYETTE AND CALVERT STS. BALTIMORE 2. MARYLAND

March 8, 1966



John G. Rose, Esq. Zoning Commissioner of Baltimore County Court House Towson, Maryland 21204

Re: Carlson property

Stuart Davis and I have been retained by certain residents of Kinberleigh who wish to protist the resoning of the Carlson property between Liberty Read and what will eventually be an extension of Rolling Road.

engaged in a jury trial at that time which will be quite lengthy, and we would appreciate your postponing this matter for two to four weeks, so that we night appear in behalf of our clients.

Very truly yours,

SHELDON A. RUBENSTEIN

cc: Harry S. Swartzwelder, Jr., Esq. 1709 Munsey Building Baltimore, Maryland 21202

Poge 2 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

Date. March 4, 1966

TO. Mr. John G. Rose FROM ... Mr. George E. Govrelis

SUBJECT. Petition 66A-180-R

We are all too aware of the fact that planning must adjust to changing needs. But the need for single-family housing is still very much with ur. And we do not believe that piacemeal reclassifications gradually changing the enti-e concept and emphasis of a master plan constitute an adjustment to changing ds; they are rather, a negation of the planning process.

3. For the reasons stated above, we must oppose the subject petition.

INTER-OFFICE CORRESPONDE ACE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maruland Towson, Maryland, 21204

Date January 18, 1966

Mr. George Gavrelis Attn: Mr. James E. Dyer

FROM: Bugene J. Clifford

SUBJECT: Item 2 ZAC January 4, 1966 Northwest side of Marriotts Lane

Review of the subject plat dated December 13, 1955 results in the following comments.

Both Rolling Road and Church Road are developer's roads, therefore, the date of construction can not be deter-

The only access at this time to the subject property is a 8' dirt road, 1100' long, known as Marriotts Lane. This can not be expected to handle more than 500 - 1000 vehicles/day.

The subject property can be expected to generate 3250 trips/day.

EJC:CRN:nr

cc: Mr. James E. Dyer James P. S. Devereux

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E GAVREL JOHN G. ROSE

Sheldon A Rubenstein, Esq., 424 touite le Building Beitimore, Maryland 21202

Re: Petition for Reclassification from R-6 Zone to R, A. Zone M/V Side Marriott Lane 1090' S/W Old Court Road, 2nd Dist. Christophar J. Errison, et al., Petitioners - No. 66-180-R

March 9, 1966

Dear Mr. Rubensteins

I have received a call from Hr. Harry S. Switzmelder, attorney for the outstoner in the above entitled matter. He is agreeable to having a hearing on another date. It will be necessary for you to have someone here on that date, it does not have to be an attorney, just one person will be sufficient. If no one appears we can simply re-

If there are other parties in interest we must then proceed with the case, or you must furnish Baltimore County with the advertising costs so that the case may be re-advertised.

ccs Herry S. Swertzweld Jr., Esq., 1709 Munsey Beilding Baltimorn, Haryland 21202

James E. Dyer 1/

March 9, 1966

Sheldon A Rubonsta'n, Esq., 424 Equito le Building Seltimore, Maryland 21202

Re: Petition for Reclassification from Re: Zone to R. A. Zone NAV Side Marriott Lane 1090 S/M Old Court Read, 2nd 00st, Christopher J. Certson, et al., Petitioners - No. 66-180-R

attorney for the peritioner in the above outlind matter. He is agreeable to having a hearing on sucher date. It will be necessary for yet to have stonen date in the above outlind a sterney, and the stonen date is the stonen date in the second of the stonen date is the second of the

If there are other parties in interest we must then proceed with the case, or you wast furnish Baltimore County with the advertising costs to that the case may be re-advertised.

Very truly yours

Zoning Comulssioner

Jaruary 21, 1966

JOHN G. ROSE

Mr. Christopher J. Carlson Cld Court Rosi Handallstown; Maryland

enclosed Bureau of Traffic Engineering above referenced soning petition.

If you have any questions concerning this splease do not hesitate to contact me.

Very truly yours,

JAHES E. DYER, Principal Zoning Technician

JEDIAJP

ater - 4 civiling I wave main models. Consider the formation of the format

BURRAU OF THATFIC SECTIONSHIPS. This office will review and make at a Later date.

The above comments are not intended to indicate the appropriateness of the mening action requested; but to assure that all parties are not source of plans or problems that may have a bearing on this case. The Bi-retor and/or the imputy birector of the Office of Plansing and Tending will small recommendation on appropriate and the requested control to deep before the Notation Continued to the Description of the Office of Plansing Continued to the Continued to th

Very truly yours,

Jarylb

co: Mr. Cerlyle Brown-Bureau of Ingineering Mr. C. Uchard Moore-Bureau of Traffic Ingineering Capt. Faul Heincks-Vire Bureau-Wilne Hexisty Mr. James N. New-Joshap Administration Division

66- A-180R

Most of Contract purchases - land is Steep - Colombia Sh acce short plans - rocky - every apr. house with 2 miles except one is successful. Sies need In april in area - 14 & BR-110-125 incl. utilities - community house - worst-

Parle lants

of 4183 Begin Rd - 2 blocks aun - geponed - overconding of schools - teapper -

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Street 4143 Byron Rd - pypere. Shore 3107 Partfuld Rd-150 Jamsh tent DELVERNE A. DRESSEL

___ MM 1 0 27 PM ___ 69.9

Honorable John Rose, Zoning Commissioner County Office Building Towson, Maryland, 21204

Re: Case No. 55-A-180-R

I am enclosing horewith Appeal in the above entitled case, along with my check in the amount of \$80.00, to cover costs for same.

Very truly yours,

Selverm Widressel Delverne A. Dressel

Baltimore County Office of Planning and Zoning County Office Building Towson, Maryland 21204 Att: Mr. James E. Dyer

Dear Mr. Dyer:

Re: Reclassification from R-6 to RA for Christopher J. Carlson Located NW/S of Marriotts Lane S of Old Court Road, 2nd District

Please be advised my correct mailing address is:

Old Court Road & Marriotts Lane Pikesville, Maryland 2120

Very truly yours,

Christopher J. Carling

Christopher J. Carlson



66-A-180R O Petitim Ruhard Smith Inquein - 32 acres. N- unlarged land + this wife with E- limit ford + howing dowl.

5- lemit 5 start yet site

until your pot site

until your RA that Troffie to be made my proposed Rolling Rd + Church Rd Proposed 499 units - 548 parting spaces -8.5 acus of suf toot is flood plain. Numeros so your of tracts intiduel Lord Cay be durlyed in its R6 gre 25% open span in R6

Martind & Civil Rogener - sewer + water available

Send copy yorder -Samuel Grodnitzky H714 old Court Rd 21208

Jeanette Felaman 4722 A Old Court Rd 21208

IN PE; CARLSON PROPERTY

BEFORE THE ZONING

NOTICE TO ENTER APPEARANCE

MR. COMMISSIONER:

Please enter the appearance of Sheldon A. Rubenstein and Stuart Davis as attorneys for John Sibaga, Peter Merton, Stuart Braunstein, Louis Bliwess, and Robert Silverstein, protestants, with refurence to the above-entitled matter.

SHELDON A. ROBENSTEIN
424 Equitable Building
Baltimore, Maryland 21202
Plaza 2-6655

STEWART A. DAVIS

GEORGE E GAY

Door Sirt

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Sta f testify, it will be necessary for you to summons him through the Sheriff's office.

ice/ba Encls: ZONTHO COMMISSIONED D. HARDESTY

CALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

r petition has been received and accepted for filing this 1965.

BALTIORE COUNTY, MAR AND OFFICE OF FINANCE

No.41099

DATE 12/24/67

TO \$ 5.800H \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G Rose, Zoning Commissioner Date July 15, 1966

FROM. George E. Gavrelis, Director of Planning

Petition 66-A-180-R. No rithwest side of Marriott Lane 1090 feet from the southwest side of Old Court Road. Petition for Reclassification from R-6 to R.A. Zone Christopher J. Carlson, et al - Petitioners

2nd District

HEARING: Monday, July 25, 1966. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zoning and has the following advisory comments to offers

The planning staff is dismayed to learn that reclassification has been granted for an adjoining parcel. Nevertheless, the planning staff does not believe or recomend that yet additional apartment reclassifications are needed, are gailled, or are destinable here. The surge of opertment zoning in the general eare now has placed emphasis on a rull inseed within the County to provide for conventional sales housing development where util inseed within the County to provide for conventional sales housing development where util inseed within the County to provide for conventional sales housing development where and that operations are considered to the convention of the control of the convention of the conv

0 66-A 180 R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Jet 2, 1962 Posted for appeal Christopher J. Carleen stal Location of property NEV/5 Morgante Jone 1080 - Sw of Old Court Rec

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Date of return Jet 2 1967

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BALTINDRE COUNTY, MARY AND OFFICE OF FINANCE

Division of Collection and Receipt: COURT HOUSE TOWSON, MARYLAND 21204

No.41098

DATE 11/28/67

1.66°0 \$1.00

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

BALTIMORE COUNTY, MARYLAND No.40622 OFFICE OF FINANCE

of Collection and Re

	ACCOUNT NO. 81 . 692	S62.00
QUANTITY	DETACH UPPER BECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of your property	62.00 -
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66-150 R

CERTIFICATE OF POSTUNG ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 2 MD Date of Posting House 26 1866 Posted for Richar speaking from R-6 to KA Petitioner: Christophia Coston Location of property rolls Marrette Some 1886 Son fold Sout Red Location of Signal Property Rolling like Wendersteller, of the World He Stateste 102 500 Date of return Blasch 7 1966 3 Legur

PETITION FOR RECLASSIFICATION

2nd DISTRICT

ZONING: From R-6 to R.A.

Zone.

LOCATION: Northwest side
of Marriotts Lane 1090 feet, more
or less southwest of Old Court

Date of the second of the seco

All this parcel of lead in the common leads of the leads

ginning. Containing 32.0 acres of land, Containing 32.0 acres of 1806, more or less openty of Chris-topher J. Carlson and Cecella Carlson, as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, March 14, 1966 at 11:00 A.M. Public Hearing: Room 108,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT MOUSE TOWSON, MARYLAND 21204

No. 42936

DATE 1/12/67

coer 1 942775 TP-80.00 1-16-67

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

OFFICE OF
THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

CATONSVILLE, MD. February 28, 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 Mary weekly newspapers published in Baltimore County, Mary-One BOCCESSIVE weeks before land, once a week for the 28th day of Fobruary.

the same was inserred in the issues of THE BALTIMORE COUNTIAN

By Paul J. Morgay Editor and Managar R.M. THE BALTIMORE COUNTIAN

PETITION FOR

2nd DISTRICT

ZONDIG: From R-6 to R,A,

ne. LOCATION: Northwest side Marriotts Lane 1990 feet, more less southwest of Old Court

of Marriotta Lane 1800 feet, nivre or less southwest of Old Coret. Bibliotte 4 Old Coret. Bibliotte 5 Old Coret. Bibliotte 6 Old Coret. B

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No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertishment of

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marysaccessive weeks before land, once a week for 1944 that is to say the 28th day of /ebruary, the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J Morgan Editor and Manager A.M.

66-180 R

Date of Posting Filmery 26. 1966 Posted for Pechas pint on from R-6 to RA

Petitioner: Christopher Carlem Location of property Notes Marmatto Jane 1020 30 of old Court Rel

CENTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNT

Detection of Signa Professed Relying let, at antersection of the Court Ad Green 1271 50) Date of return March 3 1966

2 ligus

BALLMORE COUNTY, MAPSIAND OFFICE OF FINANCE No.33595 DATE 12/21/65 Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

\$50,00

162160 6238 . 33595 NP-

IMPORTANTS MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND Beginger Herens Payable 10 Baltimore Court House, Towson 4, Maryland Please Return Upper Section of This Bill with Your Remittance.

