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	Ave.	
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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

N. S. Stavrou I, or we Stanley Glassmanlegal owner.S 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 R-A zone; for the following reasons:

Error in original zoning and genuine change in conditions.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations Low we, agree to pay expenses of above reclaims feation 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

W. Lee HarrisonPetitioner's Attorney Address 69.7 Loyola Federal Building

Light Bldg + Towson, Md., 323-1200 ORDERED By The Zonin; Commissioner of Baltimore County, this ... 5th.

of.....April required by the Zonieg Law of Baltimore County, in two newspapers of general circulation throughrequired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23 dec 2 cm, day of May 196 6 at 1:00 o'clock

Zoning Commissioner of Baltimore County.

HERDER THE

OF.

NO. 66-215-R

/// Come

Lila Spring No.

1 Idress 105 Alser Spring flow

RE: PETITION FOR RECLASSIFICATION :

Falis Road, 9th District N. S. Stavrou and Stanley Glassman,

COUNTY BOARD OF APPEALS OF

ALTIMORE COUNTY

OPINION

The petitioners in this case seek a reclassification from an R-20 zone to an R-A (apartment) zone on a tract of land, approximately eleven acres in size, situated on the north side of Lake Avenue 1030 feet east of the Falls Road in the Ninth Election District of Baltimore County. The petitioners, if successful, propose to erect an apartment project consisting of 156 units, and to retain the existing large dwelling on the property for use as a club house for the tenants of the apartments.

The zoning and land uses around the property are as follows: The property immediately to the east is zoned R-20 and is developed with substantial single family dwellings known as the Late Manor subdivision; the rear of the property to the north abuts Jones Falls; across Jones Falls the property is zoned M.L. and is occupied by the Catalyst Research plant. To the west of the subject property is an R-6 development known as Lake Falls Manor consisting of well-kept homes in the \$18,000 to \$25,000 price range. Across from the subject tract, south of Lake Avenue, the property is zoned R-20 and is a the subject tract, consists of twenty acres and has on the property a forty room main house, garages, and two tenant houses. Generally, the area is mixed ranging from extramely old, poorly maintained, houses to \$40,000 to \$50,000 houses and large estates, such as the Cooper estate.

The petitioners contend that the zoning placed on the property by the County when the map was adopted in 1955 is in error, and that there have been sufficient changes in the neighborhood to justify the reclassification here.

The tract of land has extremely rough topography. John Hocheder, a well qualified expert engineering witness testifying on behalf of the petitioners, stated that in his opinion it was impossible to develop the propert, in its present R-20 classification; that the grade on the property ranged from 14% to a maximum of 45%; and that the stream going through the center of the property and the grades of the property make it impossible to build a road, under present Baltimore County standards, to reach the rear of the property. He further testified that in his experience \$3,500 per lot zoning and development costs was about the maximum cost that could be borne by a developer and still make it economically feasible to develop the property. His estimate of the lot

Stavrou and Glassman - #66-245-R

development costs for exceeded this figure. There was some disagreement between Mr. Hochede: and the engineer who appeared on behalf of the protestants. However, both agreed that the topo was extremely rough, and the protestants' engineer admitted that his lot development costs estimate would be approximately \$4,000 per lot. Without going into further detail as to all of the engineering testimony, there is no question in the Board's mind that this would be an extremely difficult piece of property to develop R-20,

Bernard Willemain, on expert land planner testifying on behalf of the petitioners, stated that in his opinion he felt that the R-20 classification placed on the property by the map is in error and that the change in the basic sewer system, the trend apartment living, and new road construction, particularly the Jones Falls Expressway, were changes that justify the reclassification.

George E. Gavrelis, Director of Planning for Baltimare County, appased the petition and stated that in his opinion there was no error in the original zening of the property, nor were there changes that directly affected this property sufficient to justify the reclassification. He did admit, however, that he had no personal knowledge of whether or not it would be economically feasible to develop the property in its R-20 classification with the existing topography problem.

The protestants opposing the petition generally felt that it would create traffic congestion on the streets in the neighborhood; that it would constitute a change in the neighborhood that might lead to further requests for change; and that their property might be depreciated by the apartment project.

The Board's hearing consisted of five full days of testimony from numerous witnesses and some fifteen exhibits were placed in evidence by both the petitioners and the protestants, and it is impossible in this opinion to go into the testimony of each and every witness. However, the Board has reviewed all of the testimony and exhibits, and finds that the petitioners have not overcome the presumption of correctness of the original comprehensive zoning map adopted by the County in 1955, and while there have been some changes in the neighborhood since the adoption of the map, we do not find that these changes have sufficient impact on the subject property to justify the requested reclassifiStavrou and Glassman - 66-245-R

ORDER

For the reasons set forth in the aforegoing Opinion, it is is day of March, 1968 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Boldwin, Chairme

Ric 47/28/67

Lowing appeals Board Balto County You son, Maryland Mean Lins:

as a resident of 1200 West Lake avenue I would like to let you know that I feel it would be contrary to the public interest to allow The "He Manus property in the 1100 block of West Lake devenue to be used as a site for the building of apartments. We ofcourse, object from the soint of view of the effect

property but probably more important is the adverse effect it would have on the future use of land in this section of the . county We are cause of the pressing need for land for medential use in Ballo lity on & Balto County and we are concerned with perguer land use . Therever, it seems to us Enet to build apartments in as area surrended by land reserved for indurdual residences, would not be proper use of land nor would if be to everyones long term advantage !

This is a Petition to recome 10.7 acres of land from an R-20 come to an RA zone. For the aforegoing reasons, IT IS OBD_RED by the Deputy Zoning issioner of Saitieror County this 20 day of May, 1966, the above reclassific tion be and the same is breeby Denied and the above reached property or area be and the same is hereby cond as and to remain an Re-2D cone. Hund D. Hardety

.........

May 26, 1966 No. 66-245-R -- N. S. Stavrous & Stanley Glassman Petition, description of property and Order of Dep. Zoning Commissioner Certificate of posting Cortificates of advertisement Comments of Office of Planning Order of appeal 2 signs Plat filed with petition Counsel for petitioners

Due to absence from town, we will be easily to attend the zoning hearing

cenaria to attent the zering teasing of the 100 Marieus property scheduled for 100 Mil on leagues 1,1867 We arried take to take the genturity to rose our wholehearted opposition to regard the property from Rock to RA. We tope that you will keed our plear and day the regarding request.

Succeedy.

The Mr. Plan blan by

The Mes Rine Bouscares for

Baltimore, Md. 21.10 July 26, 1967 re: zoning of my mans property

WILLIAM H. MODRE, IV 1206 WEST LAKE AVENUE BALTIMORE MARYLAND 21210 (201) 277-0995 23 July 1967

Zoning Appeals Board for Baltimore County County Office Building Towson, Marylani 21204

Re: McManus Property - W. Lake Ave.

As a meanly property curve, please record me as being especed to any reseming of the property curve. Y referred to so the McManus Property, in the 1100 block West Lake Avanue.

Rec & 7/25/67

Red 7/5/67

Very truly yours, Morning W. H. Moore, IV

THE JOHNS HOPKINS UNIVERSITY

SCHOOL OF HYGIENE AND PUBLIC HEALTH

DEPORTMENT OF REDIOLOGICAL SCIENCE

615 North Welfe Street . Baltimore, Maryland 21205

21 July 1967

Zoning Appeals Board Baltimore County County Office Building Towson, Maryland 21204

Dear Sirs:

66 245. R. Sterm , Glaren

This letter is in reference to the appeal hearing scheduled for August $\underline{\text{lat}}$ regarding the proposed rezoning of the McMenus Property on West Lake Avenue.

Since we will be out of town on this date, we wish to hereby state our opposition to this reconing. This neighborhood should remain composed of single family dwellings as originally zoned.

Sincerely,

arthur M. Dannenberg fr.

Arthur M. Dannenberg, Jr., M.D. Associate Professor of Raciobiology and Pathology

AMD:cjl CC: Mr. Cleaveland Miller, Secretary Lake Falls Association 1200 West Lake Avenue Baltimore, Maryland 21210

My home address: 12 Lake Manor Court Baltimore, Maryland 21210

We cannot accept your letter as evidence in the case before us, and therefore I suggest that if you wish to healthy against the pathlies that you be present an August I sol 10 a.m. Our fills indicate that II shoet C. Merroy, Exp. Loyale Federal Building, Towers, Maryland, 21204, is otherway for the protections. If you have any further gestellars, you may control time.

Very truly yours

William S. Boldwin, Chairman

Zoning Appeale Bond Baltimore Co. Office Bulding Iomeon, Md. 2124

Den Si.

This letter is in reference to the me man perperty located at Jake areme near Falla Road. as I understand it, messers. Staron and Claseman are trying to have this property re goned for garden type apartments. Emperiments, I have not been able to attend

the hearings convening this property therefore, I will to express my opposition to the regioning

as was no doubt mentioned at the hearings, Lake aneme is totally inadequate for handling the traffic load that will result of garden apartments constructed in this site. The general nature of

are constructed in the site. The gentral nature of the areans in just not conductive to this about thought along in ordered of the office. I have matter will prevail the ground probagness suggested for the memoran property are not in the fact interest of the residence of the areans are Ballinese tendy.

Very buly yours, Robert T. Bisselt

1233 Lake Fall Rd.

Blewe 10, md.

July 16, 1967

use and son Alan Kope, and Te 6 Lake your Court Bultimore 21210

> Zoning Affects Board of Baltima Com ty.

En manday the first of August I must be in our flout in tyachelus for a management meeting. So will not be resent on to bearing but want by the frent lette State that I am in effortion to any proposed rezoning of the frojerty commonly referred to as the Wic Manus popert. Dyullar Since ly made in Baltimor

PHONE BELMONT SARE

Rec'd 7/24/67

HENRY J. KNOTT

Contractor 2 W. LINIVERSITY PARKWAY BALTIMORE, MARYLAND, 21218 Secember 12, 1966

Baltimore County Board of Appeals County Office Building 111 k. Thesapeake Avenue Jouson, Maryland 21204

Centlemen:

Mak : mulo

There is to be a hearing on Seconder 22, 1966, at 10:00 a.h. on the case which involves the reconing of the hedrous property in the 1100 block of least lake Grente for Garden Type Grantmerts.

the are the largest acreage eners in the erea, are in complete agreement with the proposed country in the erea, are in complete agreement with the proposed country agreet before your Brand, and we would be pleased if you would grant same. It is my opinion that it is the test use for the property and would be least likely to figure the neighborhood than any other type of zoning, including residential.

Qc 1 12-14-66

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John G. Rose, Zoning Commissioner Date, May 13, 1966 Leslie H. Groef, Deputy

Grange Sou Granuation Director of Planning

"Patition #66-245-R. North side of Lake Avenue 1030 feet East of Falls Road. Patition for Reclassification from R-20 to R.A. N. Stavrou, et al. - Patitioners."

9th District

HEARING: Monday, May 23, 1966. (1:00 P.M.)

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

- 1. The Comprehensive Rezoning Map for the 9th District recognized the The Comprehensive Kezoning Map for the YTH DISTRICT recognized me large-fot character of existing development in the vicinity of the subject tract particularly to its north and east. Apartment development at RA standards would represent an intrusion.
- Apartment development should have direct access to arterial streets. Like Avenue is not an arterial street. Further, the grade of Like Avenue is not suitable for the additional traffic load that would be generated. by the apartment development proposed.

N. S. Stavrou and Stanley Glassman

Enclosed herewith is a copy of the Op second by the County Board of Appeals today in the ab

Edith T. Elsenhart, Secretary

VALLEY 8-1816 VALLEY 8-1616

January 18, 1967

County Board of Appeals County Office Building Towson, Maryland 21204

Re: No. 66-245-R Stavrou and Glassman

Gentlemen:

The above case was recently scheduled for hearing and post-poned on relatively short notice due to an apparent conflict in the schedule of Mr. W. Lee Harrison, who represents the applicants.

On January 11, 1967, I received notice of a new hearing date set for February 16th. After notifying my clients and expert witnesses of this date, I find that at least three vital witnesses will be out of state on that date,

Accordingly this letter requests a postponement of the scheduled hearing, which request is made more than fifteen (15) days prior to the scheduled date in accordance with Council Bill 108.

I would suggest that a new date be set well in advance anytime during the period of March through June and adhered to by
counsel except for the most urgent of Innana and adhered to by
counsel except for the most urgent of Innana and selected to be
counsel except for the most urgent of Innana and operating,
who are physicians, had concordinally, I can assure you that all
interested to be present I represent will set aside any conflicts
interested and advance. If further seems abvious, to me at least,
that this hearing will require two days and if the mast could be
acheduled consecutively, it would be a great convenience to expert
witnesses, professional persons and, I am sure, to counsel.

County Board of Appeals

January 18, 1967

Your prompt advice as to the requested postponement and, if possible, a new date or dates would be greatly appreciated.

Page Two

RCM/s

CC: W. Lee Harrison, Esquire
Rignal M. Baldwin, Esquire
Frank T. Gray, Esquire
Hr. Jerome B. Wolff
Hr. Roy C. Parsons
Clarke Murphy, Jr., Esquire
J. Crossan Cooper, Jr., Esquire
Mr. Leslie H. Grae
Pr. M. Morthington Escal

1/9/67 - 9.20 a.m.

Dr. Frank Ayd, 912 W. Lake Avenue, telephoned

to register his protest against rezoning N/S Lake Avenue 1030' E. of Falls Rd. (N.S. Stavrou and Stanley Glassman -*66-245-R), as he cannot be at hearing tamor ow because he has just been released from hospital.

M.E.B.

April 24, 1968

RECEIVED FROM THE COUNTY BOARD OF APPEALS PETITIONER'S EXHIBITS IN CASE NO. 66-245-R N. S. STAVROU & STANLEY GLASSMAN

from the desk of W. LEE HARRISON

Place go to levely

rence Bailey Chambers

Board of Coppels and withthow all petitioner's

Lee

ex hebits.

From the office of W. Lee Harrison, Esq.

Rec 6 1-19-67

W. LEE HARRISON 22 WEST PENNSYLVANIA AVENUE TOWNON, MARYLAND 21204

AREA CODE 1901

January 6, 1967

Baltimore County Board of Appeals County Office Building Towson, Maryland 21204

Re: Stavrou and Glassman No. 66-245-R

I must request a postponement of the above case, although I realize that it is unusual for a postponement to be granted on such short notice. However, I am faced with extremely unusual circumstances. One of my clients is out of the country and the other has been summoned to testify before a Federal Agency in Washington on January 10, 1967.

In addition to the above, I am scheduled to try a specially assigned case in the Circuit Coert for Baltimore County which is of an emergency nature. I have discussed the critical exigencies of the situation with Richard C. Murray, Esq., counsel for the Protestants and - not without some bitterness - he has reluctantly agreed to the postponement because, as a lawyer, he recognizes the fact that the Circuit Court has priority over an administrative body. W.r. Murray assures me that he believes all Protestants can be notified of the situation so that they will not needlessly appear.

Very truly yours.

Alter Flamon

W. Lee Harrison

WLH:b

May 26. 1966

Res Petition for Reclausification M/S Lake Avs. 1030' E. Falls Rose, 9th District -N.5.5terrous and Stanley Glassman-Putitioners - No. 66245-R

Dear Hr. Murrays

Please be advised that an appeal has been filed from the derision of the Deputy Zoning Commissioner

Vary truly yours

W. LEE HARRISON 507 LOYOLA PEDERAL BUILDING 22 WEST PERESYLVANIA AVENUE TOWNON, MARYLAND 21204

May 24, 1966

Dans Alexander Comme State ININE

MN 25 KE DM -

John G. Rose, Esq. Zoning Commissioner County Office Building

> Re: Petition for Reclassification - N/S Lake Avenue 1030 feet East of Falls Road - 9th District, N. S. Stavrou & Stanley Glassman No. 66-245-R

Please note an appeal to the County Board of Appeals from the Decision and Order dated May 23, 1966 denying the above reclassification on behalf of the Applicants.

I have enclosed terewith my check in the amount of \$75.00 to cover

Very truly yours,

W. Lee Harrison

SUBJECT ... "Polition #66-245-R. North side of Lake Avenue 1030 feet East of Falls Road. Petition for Reclassification from R-20 to R.A. N. Stavrou, et al. - Petitioners."

TO Mr. John G. Rose, Zoning Commissioner Date May 13, 1966
Lealie H. Greaf, Deputy
FROM Groupe-Ex-Commedia, Director of Planning

9th District

HEARING: Monday, May 23, 1966. (1:00 P.M.)

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

BALTIMORE COUNTY, MARYLANI

INTER-OFFICE CORRESPONDENCE

- The Comprehensive Rezoning Map for the 9th District recognized the large-lot character of existing development in the vicinity of the subject tract particularly to its north and east. Apartment development at RA standards would represent an intrusion.
- 2. Apartment development should have direct access to arterial streets. Lake Avenue is not an arterial street. Further, the grade of Lake Avenue is not suitable for the additional traffic load that would be generated by the apartment development proposed.

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 MGT to the Zoning Commissioner.

Yours very truly,

JOHN G. ROSE ZONING COMMISSIONER

Encls:

May 23, 1966

RE: PETITION FOR RECLASSIFICATION :

use as a club house for the tenants of the opartments

Falls Road,

9th District

Cooper estate

N. S. Stavrou and

Stanley Glassman

for Reclassification for N. S. Stavrou, et a

advise you that \$153.75 is due for advertising and the above presents.

JOHN G. ROSE ZONING CONMISSIONER

BEFORE

COUNTY BOARD OF APPEALS

OF

RAI TIMORE COUNTY

The petitioners in this case seek a reclassification from an R-20 zone to an

The zoning and land uses around the property are as follows: The property

OPINION

R-A (apartment) zone on a tract of land, approximately eleven acres in size, situated on

the north side of Lake Avenue 1030 feet east of the Falls Road in the Ninth Election District

of Baltimore County. The petitioners, if successful, propose to erect an apartment pro-

ject consisting of 156 units, and to retain the existing large dwelling on the property for

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dwellings known as the Lake Manor subdivision; the rear of the property to the north

abuts Janes Falls; across Jones Falls the property is zoned M.L. and is occupied by the

Catalyst Research plant. To the west of the subject property is an R-6 development known

as Lake Falls Manor consisting of well-kept homes in the \$18,000 to \$25,000 price range.

Across from the subject tract, south of Lake Avenue, the property is zoned R-20 and is a

mixture of small homes in poor repair and large estates. The Cooper estate, across from the subject tract, consists of twenty acres and has on the property a forty room main house,

garages, and two tenant houses. Generally, the area is mixed ranging from extremely

well qualified expert engineering witness testifying on behalf of the patitioners, stated that in his opinion it was impossible to develop the property in its present R-20 classification; that the grade on the property ranged from 14% to a maximum of 45%; and that the stream going through the center of the property and the grades of the property make it impossible to build a roud, under present Baltimore County standards, to reach the reac of the property. He further testified that in his experience \$3,500 per lot zoning and development costs was about the maximum cost that could be borne by a developer and still make it economically feasible to develop the property. His estimate of the lot

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The tract of land has extremely rough topography. John Hocheder, a

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE Z GA

JOHN G. ROSE

May 23, 1966

RE: Petition for Reclassification N/S Lake Aronus 1030 feet Hast of Falls Rood - 9th District N. S. Stavrou & Stanley Glasses NO. 66-215-R

Dear Mr. Harrison.

I have this date passed by Order

in the above captioned matter. Sopy of said Order is attached.

En and b. MARKETY Deputy Joning Commissioner

EDH/jdr

Richard C. Mirray, Esquire Loyela Puilding Tousen, Maryland 21204

The Zoning Savisory Committee has eviewed the subject petition and makes ROJECT PLANSING DIVISION: This office will review of the '10 - 'warry comments of a

SURVINE OF TRAFFIC PHOTHERPING: This of lice will review and make any necessary comments

The above coments are not intended to indicate the appropriateness of the regions action requested, but to senure that all parties are made source of plans or problems that any have bearing on this case. The firster and/or the legacy birector of the Office of Planning and Coming all about recommendations on the spropriateness of the requested soning 10 days before the foring Commissioner's hearing.

senitary sener at Falls Road and Reland " a se indicated on the

Diyla

or Sr. Albert T. Cuirby-Project Planning Division Sr. Orfide Brown-Bureau of Speinsoring Sr. C. Richard House-Bureau of Traffic Engineering

The following symbers had no comment to offer:

Fire Burero-Plane Seview Scalth Squartorn Industrial Deselopment Commission Bound of Education Buildings Reportment State Road Commission Suning Scaling Services

Mr. Hochoder and the engineer who appeared on behalf of the protestants. However, both agreed that the topo was extremely rough, and the protestants' engineer admitted that his lot development costs estimate would be approximately \$4,000 per lot Without

George E. Gavrelis, Director of Planning for Boltimare County, apposed the petition and stated that in his opinion there was no error in the original zoning of the property, nor were there changes that directly affected this property sufficient to justify the reclassification. He did admit, however, that he had no personal knowledge of whether or not it would be economically feasible to develop the property in its R-20

The profestants opposing the petition generally felt that it would create

The Board's hearing consisted of five full days of testimony from numerous witnesses and some fifteen exhibits were placed in evidence by both the petitioners and the protestants, and it is impossible in this opinion to go into the testimony of each and every witness. However, the Board has reviewed all of the testimony and exhibits, and finds that the petitioners have not overcome the presumption of correctness of the original comprehensive zoning map adopted by the County in 1955, and while there have been changes have sufficient impact on the subject property to justify the requested reclassifi-

Stavrou and Glassman - #66-245-R

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some changes in the neighborhood since the adoption of the map, we do not find that these

- 2 -

Stavrou and Glassman - #66-245-R

ORDER

- 3 -

For the reasons set forth in the aforegoing Opinion, it is this 21st day of March, 1968 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIEU.

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

William S. Baldwin, Chairman

John A. Miller

JOHN G. ROSE

JGR/ba

March 21, 1968

sed herewith is a copy of the Opinion and Orde

Edith T. Elseniart, Secretary

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

N. S. Stavrou

I or se Stanley Glassman legal unper g of the property situate in Baltimore I, or we, something content in the description and plat attached hereto and made a part hereof, hereby netition (1) that the zoning status of the herein described property be re-classified, pursuant

R-A zone; for the following reasons:

Error in original zoning and genuine change in conditions

the attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County to use the berein described to merty for

Property is to be posted and injunctised 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

Address 607 Loyola Federal Building Towson, Md., 823-1200

ORDERED By 'The Zoning Commissioner of Baltimore County, this.... Sch...

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Paliding in Towson, Baltimore County, on the 23 ad and day of New 196.6., at 1109. o'clock

66-245R

CERTIFICATE OF POSTING NO DEPARTMENT OF BALTIMORE CO

Date of Posting June 2,1966 Petitioner A. S. Stanene & Stanley Placeman Location of property A/2 Lake Wir Lo 30 4 /E of Falle Rol Location of Signe 11/3 Lake LATE 1040' + F H Falle Re " 1480' = E" Signature Data of return: June 9 1946

BALTIMORE COUNTY, MARYLAND TELEPHONE No.38642 OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

2 Ligns

ACH UTTER SECTION AND METURN WITH YOUR REMITTANCE \$75.00 FINE - Interest Court and - Office Plans 5-2766 3603 * 38642 HP-7500

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

411111111 This is a Petition to resone 10.7 scres of land from an R-20

For the aforegoing reasons, IT IS ORDERED by the Deputy Johing Commissioner of Maltimore County this Z-D day of Way, 1966, that the above reclassification be and the same is hereby Demied and that the above described properly or area be and the same is hereby continued as and to remain an ReD come.



THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

No. I Newburg Avenue

CATONSVILLE MD.

May 9. 1966.

THIS IS TO CERTIFY, that the annexed advertisement of ohn G. Home, woming Commissioner of Enlit ore County

was inserted in THE BALTIMORE COUNTIAN, a group of throw weekly newspapers published in Baltimore County, Maryland, once a week for Une successive weeks before the 9th day of 19 66 that is to say the same was inserted in the issues of Nev L. 1966.

THE BALTIMORE COUNTIAN

By Paul 2 Morgay Belitor and Manager R. M.

66-245 R

CENTEFICATE OF POSTECS NO DEPARTMENT OF SALTIMORS COUNTY Tomano, Micryland

Dete of Posting May 7,1966 Posted for Pechasification from R- De to RA Proposer N.S. Starras & Stanley Marana Location of property N/s fahe las 14 30 E of Falls Rd Coreston at Berne Q. N. J. + Chr. W.E. 10.35 & g. Falla Bet. D. N.S. Label With.
1435 - E. g. Falla Red. (B. 10.35 & g. Falla Red. 75 "N. H. Falla Rev. D. 1502" Remove East of Falls St and 500 N of Lake are

Istone

Date of return 9004 12, 1966













grang Le Vanie









Petition No. 66-245-R -- N. S. Stavrou & Stanley Glassman













No.38644

DATE 5/25/66

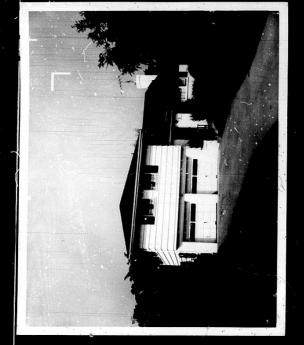
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

5-200 151) * 3860 NF-153.75

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







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125 MUSTINSTONN 9049
9410 8, MD. 498-588

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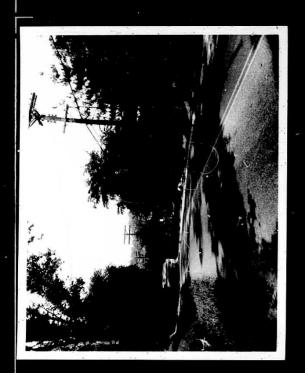


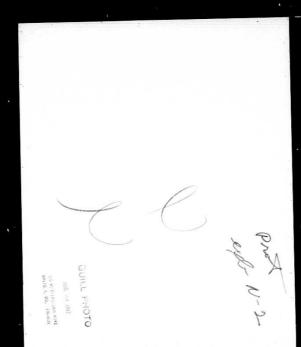






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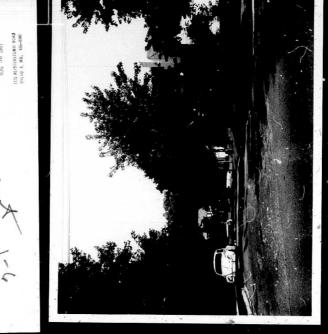


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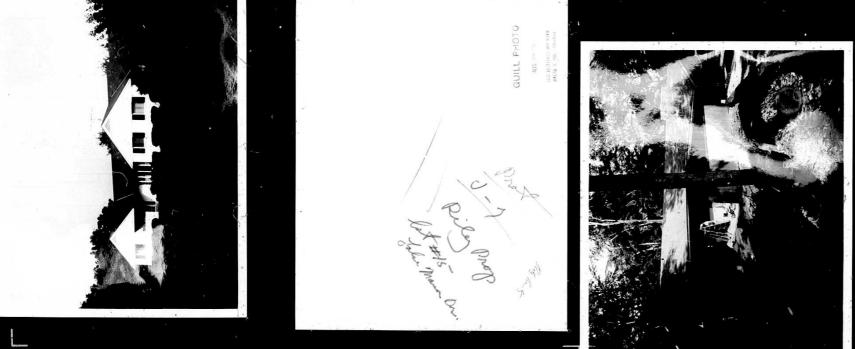
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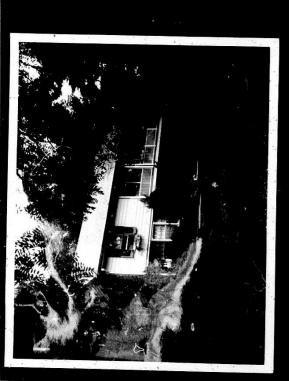






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W/S of Folls Road - 430.541 to the center line Sam B. L. and Re20 to B. M.

> Property of F. Christian Anderser W/S of Falls Road - 34' S/S Lake Avenue From Red to B.L. Granted by Zoning Commissioner 29th of July, 1959 Granted by Board of Appeals on 14th of January, 1760

Presents of Alles F. and Phillip Fuller N/S 20' road N of Pennsylvania Railroad -208' E of Falls Road R-ó to to. BR

Granted by Zoning Commissioner on 10th of Dec., 1959 Artifemed by County Council Bill 87 on May 25, 1960

At a duly called meeting of the Lake Falls Association held on May 18, 1966, notice of the same having been given in accordance with the bylays and a quorum being present and voting throughout 66-245-R being on application to persons from 2-20 to 28 a separal of lead of 10.721 acres on the north side of Lake Avenue beginning entely 1,330 feet east of Falls Road or the reason that the coning map was not in error, that there has been no genuine change neighborhood since the adoption of the zoning may, that and be detrimental to the immediate neighborhood and to the general relfare and that Roy C. Parsons, President - Lake Falls Association be authorized as our representative to present this resolution to the zoning authorities of Baltimore County."

> My John D. Jassott Secretary, Lake Falls Association

LOER 4 4 4 5 PAGE 5 7 1

This Beed, Mode this 14+1 day of April

in the year one thousand nine bundred and sixt .- five, by and between CHARLES E. MCGNUS. JR. and MARY S. McMANUS, his wife, of Baltimore County, in the State of Maryland, Grantors; and N. S. STAURON and STANLRY GLASSMAN, Co-Partners, of the City of Washington. District of Columbia, Grantees.

valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do bareby grant and convey unto the said Grantons Co-Partners, tenants in

ground situate in n the State of Maryland, and described Baltimore County

as follows, that is to say:

as pollows, that is to say)

40 feet wide, sately point of beginning being the and of the tenth of South 70 degrees 20 minutes West a foot seven inch line of the first parcel of land described in a beed from John O. Needless, et ux, to Charles B. McKanus, Jr., dated June 15, 1948 and recorded among the Land Records of Baltimore County in Liber T.8.5. No. 1663, folio 329, and running thence binding reversely on the tenth, ninth and eighth line of the first parcel of said deed, and binding reversely on the second line of the first parcel of said deed, and binding reversely on the second line of the first parcel of said deed, and binding reversely on the second line of the first parcel of said deed, and binding reversely on the second line of the first parcel of said deed, and binding on the centerline of said Lake Avenue the three following courses and distances viz: first North 71 degrees 38 minutes 44 seconds East 10.25 feet, second North 75 degrees 53 minutes 44 seconds East 10.25 feet, the law of the first line of the parcel of land conveyed by Charles E. McNamus, Jr., v. ux, to Julia Duryea Sprigg Cameron, by Deed dated June 29, 1948 and recorded among the Land Records of Baltimore County in Liber 7.8.5. No. 1671, folio 400, and the first many first more than 1871, folio 400, the first first forth of the first line of that parcel of land conveyed by Charles E. McNamus, Jr., v. ux, to Julia Duryea Sprigg Cameron, by Deed dated June 29, 1948 and recorded among the Land Records of Baltimore County in Liber 7.8.5. No. 1671, folio 400, the first following courses and distances viz: first northwesterly along a curve to the right with a radius of 234,400 feet for a distance of 125.46 feet said curve being subtended by a chord bearing North 8 degrees 10 minutes 10 seconds Next 11.134 feet, which Northwesterly along a curve to the left with a radius of 120,90 feet, for a distance of 25.66 feet, solid curve being subtended by a chord bearing North 8 degrees 10 minutes 10 seconds Next 11.10 feet, and a distances of 27.

66-245R

XH I alar of gragared development dette 1/23/65-H & Model of mysel beyone in Dethur's control of 3 A States

Topo plat grand by the steves

of Catalyer Branch Co polars Charles Estates Opto

13 mmil for 19 4 1 23.25 Act, 6- Cale 1953

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E. Gry Deel 4445 571
F. Dles, Vienty corporate poince

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· " (for edentification) 2567/92 - Individual

8 - Copy of Deck 16 1/40 404

Celining sene pla plat

11 Cher, toffe Sign Distree

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6 A First Construction plan

8/19/66 lette + plat 5/250 letter

sur 19/4/65 9 Shote

Cetitices

4/27/60

1/20/66

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GLASSMAN STANLEY

ace Petitionen Ship

LIDER 1, 1, 1, 5 PAGE 572

right with a radius of 50.00 feet, for a distance of 23.62 feet, said curve being subtended by a chord bearing South 84 degrees 500 sinutes 44 seconds West 23.60 feet and third, North 1 degree 17 sinutes 16 seconds west 23.60 feet and third, North 1 degree 17 sinutes 16 seconds west 23.60 feet thence North 1 degree 17 sinutes 16 seconds west 24.60 feet to 18 seconds west 25.60 feet to 18 seconds west 25.60 feet to 18 seconds west 25.60 feet 18 seconds west 25.60 feet to 18 second 25.60 feet to 18 seconds west 25.60 feet to 18 second west 25.60 feet to 18 seconds west 25

Containing 10.960 acres of land more or less, 0.239 acres of which lies within the bed of Lake Avenue, as proposed to be laid out 50 feet wide.

The courses in the above description are referred to the true meridian as established by the Baltimore County Metropolitan District.

Together with the right to use in common with others of a private road as set forth in a Deed from Louisa Buchanan de Bullet and husband to Brodnax Cameron, et ux, dated Navember 12, 1937 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1015, folio 445.

BEING the same property described in a Deed dated June 15, 1948 and recorded among the Land Records of Baltimore County in Liber T.N.S. No. 1665, folio 529, from John O. Needles, et ux to Charles E. McKanus, Jr.

BEING ALSO the same property described in a Deed dated June 29, 1948 led among the Land Records of Baltimore County in Liber T.H.S. No. 1671, from Brodhan Cameron, et ux to Charles E. McManus, Jr.



1000 h h h 5 mm 5 7 3

Constitute with the buildings and improvements thereupon; and the rights, alleys, ways, waters brieflages, approximances and advantages to the same below to a few and the same below to the same bel

illn hane and to hold, the said lot ------of eround and premises, unto and to the use of the sai Grantees. Co-Partners, tenants in partnership, as such tenancy is created and defined under the Maryland Uniform Partnership Act, their assigns, the survivor of them and the surviver's heirs and assigns, in fee simple, forever,

Sub the said

thou Lave had done not suffered to be done any act, matter or thing whetsoever thev will marrant shortally the housesty beachy encomber the bookests beach, counted that secured and command, and that thou

Crintare do

Witness : the bands and seals of the within named Grantors.

Charles me manus f, Charles E L'alanus Ir.

State of Maruland, Baltimore City, to mit:

I UPDEBY CERTIFY that on this in the year one thousand nine hundred and sixto_fine before me the subscriber a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared CHARLES E. McM. TR. and MARY S. McMANUS, his wife, the within named Grantors, and ackr aforegoing Deed to be their act.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Regina Graham Notary Public

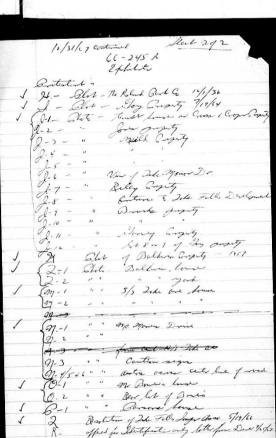
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490.00 100

Bureau of Land Acquisiti

EDWAMELISWORTH N. Diver, P.F.

Please contact Mr. Dry to cotermize the procedure in this regard; Perhaps an informal indication by the lity of their admentance of the more efficient method of severies the subject property would be sufficient to justify the additional engineering work that will be involved.





on, her heirs and assigns, in fee simple, one and covenants contained in said deed of even date herewith odnax Cameron and wife to the said Charles E. McManus, Jr.:

1. The tract of land herein described and all lote into which the same may be a shall be used only for residential purposes and not for a manufacturing, business, tradcommercial use.

2. No part of said tract shall be subdivided into a building lot having an area of than three-sixteenths of an acre including lands subject to easurents, and no dwelling be erected on any lot other than one detached single-family residence.

). The provisions herein contained shall run with and bind the land hereinal and shall imure to the benefit of and be enforceable by the owner of anyl and included in said tract, their respective legal representatives, heirs, successors and assigns, and re by any such landowner to enforce any condition, covenant or agrees shall in no event be deemed a waiver of the right to do so thereafter as to the a or as to one occurring prior or subseq

4. All the restrictions, covenants, easements, conditions and ag wever, that during the year 1975 and during each tenth ar thereafter any of the provisions thereof may be cancelled, annulled, abroga or changed, in whole or in part, by the recording in the proper public land records priate instruments in writing, executed by the then owners of more than half in area of and included in east subdivisions, exclusive of streets; parks, play-grounds and other 1 then devoted to public use or the ger meral use of the occupants of said subdivision, which i ment shall specifically ago out the provisions of this deed and a ncelled, annulled, abrogated or amer

AND subject also to the rights of the owners of other properties abutting on said this foot road to use in common with the lot hereby conveyed so much of the land hereby conve as lies in the bed of said road for access, ingress and egress and pipe lines for services

AND the said Charles E. McManus, Jr. and MaryS. McManus, his wife, hereby covenant than secially the land and premises intended hereby to be conveyed and that they will scute such other and further assurances of the same as may be requisite and necessary. the hands and seals of the said Grantors the day and year first, Charles E. McManus Jr

Mary S. McManus

STATE OF RARYLAND: BALTIMORE CITY: SEE.

I MERGERY CERTIFY that on this 29th day of June, 1948, before me, the subscr Public of the State of Maryland, in and for Baltimore City, personally appeared Charles E. as, dr. and Mary S. McManus, his wife, and severally acknow spective act and deed.

WITNESS my hand and Notarial Seal the day and year last above written. George C. Wiedersum sec Jul 1 1945 at 3:00 F M & exd per T Braden Silcott Clerk (Rec by BLM) End by Shaw deed from Louisa Buchanan de Bullit dated July 3, 1930-and rec re County in Liber L. McL. No. 862, folio 6.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, To have and to hold, the said lots of ground and premises, unto and to the use of the said party of the second part, his heirs and assigns, in fee simple, forever; subject, hot. ever, to the following coverants, conditions and restrictions:

1. The tract of land herein described and all lots unto which the same may be sublive ses and not for a mammfacti

2) No part of said tract shall be subdivided into a building lot having an area of leg-than three-sixteenths of an acre, including lands subject to essements, and no dwelling mabe erected on any lot other than one detached single-family residence.

3. The provisions herein contained shall run with and bind theland he and shall inure to the benefit of and be enforceable by the owner of any land (included in tract, their respective legal representatives, heirs, successors and assigns, and failure mer to enforce any condition, covenant or agreement herein contained in no event be deemed a waiver of the right to do so thereafter as to the same breach or as

4. All the restrictions, covenants, easements, conditions and agreements stulty; provided, however, that during the year 1925 and during each tenth year thereafter any of the provisions thereof may be cancelled, annulled, abrorated, amend or changed, in whole or in part, by the recording in the proper public land records of appropriate instruments in writing, executed by the then owners of more than half in area of the land included in said subdivisions, exclusive of streets, parks, play-grounds and other instrument shall specifically set out the provisions of this deed and agreement that are t lled, annulled, abrogated or amended.

AND the said Grantors hereby covenant that they have not done nor suffered to be come any ect, matter or thing whatboever to shounder the property hereby granted; that they will was assurances of said land he may be requisite.

Julia D. Sprigg Cameron

I HERLEY CARTIFI, that on this 29th day of June inthe year one thousand nine hundred at forty-eight before me, the subscriber, a Motary Public of the State of Maryland, is and to Harford County aforesaid, personally appeared Brodnax Cameron and Julia D. Spring Camero owledged the foregoing Deed to be their respective

INTESTIMONY WHERMOY, I hereunto set my hand and affix my notarial seal. (Notarial Seal) Catherine Lochary Catherine Lochary, Hotary Ful. Rec Jul 1 1948 at 3:00 P H & exd per T Braden Silcott Clerk (Rec by BLM) (Exd by Bed LURA 2567 PAGE 92

THE MARYLAND TITLE GUARANTEE COMPANY—DEED IN FEE. - ; ppl. 10, 120,640

This Bred. Made this 17" day of Settlember

in the year one thousand nine hundred and fifty-four, by and between BEDDIMX CAPTEON and JULIA DURYFA SPRIGG CAMERON, his wife, of Baltimore County, in the State of Marylani, parties of the first part; and ANN W. BALDWIN, of Baltimore County, in the State of

and valuable considerations, the receipt whereof is hereby acknowledged, the said partie of the first part do hereby grant and convey unto the said party of the second part, her heirs and assigns, in for simple, subject to the covenants, conditions, and restrictions, etc., hereinafter referred to,

being the state of ground situate i

- - - that - - -Paltimore County , in the State of Maryland, and described

tot - of

ns follows, that is to say

as follows, that is to say:

MOLINIES for the same at a point on the north line of Lake Avenue, said poir, of beginning being at the increasedion of the morth line of Lake Avenue and the center line of a 50 and 10 february number portverly and being disease first lites feet on a bearing south 66 degrees 10 incutes 00 seconds west, thene 32.87 feet on a bearing south 66 degrees 00 nimutes 00 seconds west, thene 32.87 feet on a bearing south 66 degrees 00 nimutes 00 seconds west, thene 32.87 feet on a bearing south 66 degrees 00 nimutes 00 seconds west, thene 32.87 feet on a bearing south 66 degrees 00 nimutes 00 seconds west, thene 32.87 feet on a bearing south 66 degrees 00 nimutes 00 seconds west, thene 52.87 feet on a distance of 100 seconds west 100 seconds with 100 seconds of the 100 seconds of 100 se

and METAL the case parcel of lami described in a Beed from Unries E. Relemus, Jr. and METAL to Julia Barya System Cherron, dited June 29, 1928, est recorded among the Land Records of Baltimer Gounty in Liber 71.5.5. do: 1671, fold 07).

59788 Brodnax Cameron et al : THIS DEED, Made this 29th day of June in the year one to

03 \$11.00 55 \$11.00 : Cameron and Julia D. Sprigg Cameron, his wife, of Harford

irst part do hereby grant and convey unto the said party of the second part, his heir

---- County, in the State of Maryland, parties of the first pur

ation of the sum of Five Dollars (\$5.00) and other good and

Deed to Chas E. Mc Manus Jr. : sand fine hundred and forty-eight, by shd between Broom

Engether with the buildings and improvements thereupon; and the rights, offices, wayes, waters, privileges, apportengues and advantages to the same belonging or in anywise apportaining.

To have and to hold, the said lot of ground and premites, unto and to the use of the said party of the second part, her heirs and ausigns, in fee simple, forever; subject, however, to the covenants, conditions, restrictions, and reservations, etc., set forth in a Deed from Brodnex Cameron and wife to Charles E. McManus, Jr., dated June 29, 1948, and recoxied among the Land Records of Baltimore County in Liber T.B.S. No. 1671, folio 400.

And the said

--- Grantors ----

have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that thuy will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be

Witness: the hammand seals of the within named Grantors.

Mildred R. Austin

Harford County State of Maryland, Tellimore Cuip to wit:

I HEREBY CERTIFY, that on this

day of a factor

in the agar one thousand nine hundred and fifty-four refore me, the subscriber, a Notary

Professional Communication of the purpose of the control of the co

.....ONY WHEREOF, I bereunto set my hand and affix my notarial scal,

Mildred R. Austin - Crester Notary Public.

Ree'd for record 15 = 1154,at 2 15 th commence opines 12.4 2 1.61.
Per George L. Byerly, Olerk.

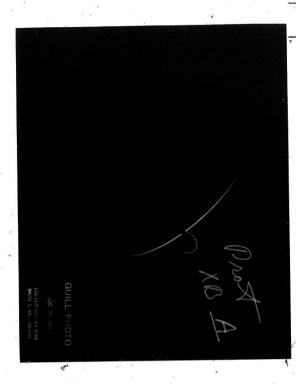
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland Date of Posting Ported for Reclassification from R. A. L. R.H.

Petitioner N.S. Stavence & Literaly Marine Location of property Africke Cas 14 30 E of Julie Hole

Location of Signs O. R. Lake Rice 10 75 " & f. Jack Row D. M. Lake Cors 1435 1 8 of touched Q 1835 & of tout hat 15 1 11 1 to 16 183 1 19 1841 Remarks: Early falls the and 500 or the form less. Posted by Date to the Date of return #124 12 , 1204





ameron, her heirs and assigns, in fee simple, forever, subject nowever, to the follower. strictions, conditions and covenants contained in said deed of even date herewith from Brodnax Cameron and wife to the said Charles E. McManus, Jr.:

1. The tract of land herein described and all lots into which the same may be sui shall be used only for residential purposes and not for a namufacturing, business, trade or any other commercial use.

2. No part of said tract shall be subdivided into a building lot having an area of less than three-sixteenths of an acre including lands subject to cassannis, and no dwelling shabe exected on any lot other than one detached single-family residence.). The provisions herein contained shall run with and bind the land hereinabove

and shall imure to the benefit of and be enforceable by the owner of anyl and included in said tract, their respective legal representatives, heirs, successors and assigns, and fai ure by any such landowner to enforce any condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently, thereto. 4. All the restrictions, covenants, easements, conditions and agreement

shall be in perpetuity; provided, however, that during the year 1975 and during each tests year thereafter any of the provisions thereof may be cancelled, annulled, abrogated, amended or changed, in whole or in part, by the recording in the proper public land records of appropriate instruments in writing, executed by the then owners of more than half in area of ; land included in making moderation, acclusive on streets; parks, play-grounds and other land then devoted to public use or the general use of the occupants of said subdivision, which is airmost shall specifically ago out the provisions of this deed and agreement that are to be cancelled, annulled, abrogated or amended.

AND subject also to the rights of the owners of other properties abutting on said thirty foot road to use in common with the lot hereby conveyed, so much of the land hereby conveyed as lies in the bed of said road for access, ingress and egress and pipe lines for services. and utilities.

AND the said Charles E. McManus, Jr. and MaryS. McManus, his wife, hereby covenant that warrant specially the land and precises intended hereby to be conveyed and that they will execute such other and further assurances of the same as may be requisite and necessary. WITNESS the hands and seals of the said Grantors the day and year first above written.

WITNESS: Charles E McManus Jr

George C. Wiedersum

(SEAL) Charles E. McManus, Jr. Mary S. McManus

STATE OF RANTLAND: BALTIMORE CITY: SEE.

JABLE CERTIFY that on this 59th day of June, 1948, before me, the subscriber, a Motary Public of the State of Maryland, in and for Saltimore City, personally appeared Charles E. McManus, ir, and Mary 5. McManus, hir wife, and severally acknowledged the aferegoing instrbe their respective act and deed.

WITNESS my hand and Notarial Seal the day and year last above written. (No Notarial Seal) George C. Wiedersum George C. Wiedersum Notary Public Not Jul 1 1948 at 3:00 P M & exd per T Braden Silcott Clerk (Rec by BLM)
Exd by BMSU*

deed from Louisa Buchanan de Bullit dated July 3, 1930 and recorded among the Land Records timore County in Liber L.McL.M. No. 862, folio 6.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, ivileges, appartunances and advantages to the same belonging or in anywige apportaining, To have and to hold, the said lots of ground and premises, unto and to the use of the said party of the second part, his heirs and assigns, in fee simple, forever; subject, hot-ever, to the following covenants, conditions and restrictions:

1. The tract of land herein described and all lots unto which the same may be subdivid shall be used only for residential purposes and not for a manufacturing, business, crade or any other commercial use.

2) No part of said tract shall be subdivided into a building lot having an area of less than three-sixteenths of an acre, including lands subject to easements, and no dwelling shall be erected on any lot other than one detached single-family residence.

The provisions herein contained shall run with and bind theland hereinabove of and shall inure to the benefit of and be enforceable by the owner of any land included in said tract, their respective legal representatives, heirs, successors and assigns, and failure by any such landowner to enforce any condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or an to one occurring prior or subsequently thereto.

4. All the restrictions, covenants, easements, conditions and agreements contained herein shall be in perpetuity; provided, however, thet during the year 1975 and during each tenth year thereafter any of the provisions thereof may be cancelled, annulled, abrogated, amende or changed, in whole or in part, by the recording in the proper public land records of appropriate instruments in writing, executed by the then owners of more than half in area of the land included in said subdivisions, exclusive of streets, parks, blay-grounds and other land then devoted to public use or the general use of the occupants of said subdivision, which instrument shall specifically set out the provisions of this deed and agreement that are celled, annulled, abrogated or amended.

AND the said Grantors hereby covenant that they have not done nor suffered to be come any oct, matter or thing whathoever to snoumber the property hereby granted; that they will want rant specially the property thereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

WITNESS:

Brodnax Cameron (SEAL) Brodnex Cameron Catherine Lochard Julia D. Sprigg Cameron (SEAL) Julia D. Sprigg Cameron

State of Maryla d, Harford County, to, wit:

I MERCHY CARTIFI, that on this 29th day of June inthe year one thousand nine hundred and forty-eight before me, the subscriber, a Motary Public of the State of Maryland, is and for Harford County aforesaid, personally appeared Brodnax Cameron and Julia D. Sprigg Cameron his wife, Grantors herein, and they acknowledged the foregoing Deed to be their respective

INTESTIDENT WHEShop, I hereunto set my hand and affix my notarial seal. , Catherine Lochary (Notarial Seal) Catherine Lochary, Rec Jul 1 1948 at 3:00 P M & exd per T Braden Silcott Clerk (Nec by BLM) (Exd by Phot ---- LURA 2567 MGE 92

THE MARYLAND TITLE GUARANTEE COMPANY_DEED IN FEE. _ #9pl. No. 120,640

This Beed, Made this 17" day of September

in the year one thousand nine hundred and fifty-four, by and between BRODNUX CAMERON and JULIA DURYFA SPRIGG CAMERON, his wife, of Baltimore County, in the State of Marylani, parties of the first part; and ANN W. BALDWIN, of Baltimore County,



and valuable considerations, the receipt whereof is hereby acknowled of the first part do hereby grant and convey unto the said party of the second part, her etc., hereimafter referred to,

Baltimore County , in the State of Maryland, and described

the same percel of land described in a Dood from Cherica E. Mcl

Together with the buildings and im ges, appretenances and advantages to the same belonging or in anywi

To have and to hold, the said lot of ground and promites, unto and to the use of the said marty of the second part, her heirs and assigns, in fee simple, forever; subject, however, to the covenants, conditions, restrictions, and reservations, etc., set forth in a Bead from Brodnex Cameron and while to Charles E. McManns, Jr., dated June 29, 1948, and recoded among the Land Records of Baltimore County in Liber T.B.S. No. 1671, folio 400.

And the said

granted and conveyed, and they

Mitures: the hamms and seals of the within manod Grantors.

Mildred A. Mustin

SEAL

Harford County Grate of Maryland, Belinkare Chip, to wit:

Reo'd for record Or 5 - 1/54, at 1 11.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

105 3 6 9 . Tockabled (A. 10. 35, 6, 1/ tocks) bid. 15, 6, 1/ John, 1653, (D. 150) Nomeric: Earliff Anlia leboures, 500, 10, 17, John, 1653. Segman Te

Cameron and Julia D. Sprigg Cameron, his wife, of Harford

easeth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of first part do hereby grant and convey unto the said party of the second part, his heirs assigns, in fee simple, subject, however, to covenants, conditions and restrictions all those two lots of amount at

59788 Brodnax Cameron et al. ; THIS DEED, Made this 29th day of June in the year one to Leed to Chas E. Mc Manus Jr. : mand mine hundred and forty-eight, by and between Broams -County, in the State of Maryland, parties of the first part Charles E. Mc Manus, Jr., of Baltimore County, in the State of Maryland, party of the nd part.

August 3, 1965

Beginning for the same on the north side of Lake Avenue as proposed to be widened to 50 feet at a point distant 1030 feet more or less from the east side of Falls Road, said point of beginning being the intersection formed by the north side of said Lake Avenue as proposed to be widened to 50 feet and the east outline of a plat entitled "Plat #1, Lake Falls" recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18 and running thence binding on the north side of said Lake Avenue as proposed to be widened to 50 feet North 75° 19' 45" East 472.65 feet to intersect the centerline or a 30 foot right of way and the first line of that parcel of land conveyed by Charles F. McManus. Ir. et uy to Julia Duryea Sprigg Cameron by doed dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671 folio 403. thence leaving said Lake Avenue and binding on the centerline of said 30 foot Right of Way with the use thereof in common with others and binding on part of the first, all of the second, third, fourth, and part of the fifth line in said deed the five following courses and distances viz: first northwesterly along a curve to the right with a radius of 334.00 feet for a distance of 87.91 feet said curve being subtended by a chord bearing North 10° 52' 49" West 87.65 feet, second Northwesterly along a curve to the laft with a radius of 805.00 feet, for a distance of 141.50 feet, said curve being subtended by a chord bearing North 8° 01' 36" West 141.34 feet, third northwesterly along a curve to the left with a radius of 129.98 feet, for a distance of 52.66 feet, said curve being subtended by a chord bearing North 24° 191 10" West 52.30 feet fourth North 25° 55! 33" West 21.93 feet, an: fifth northwesterly along a curve to the right

Description of McManut Property to be rezoned from R-20 to RA Lake Avenue

with a radius of 36.00 feet, for a distance of 27.44 feet, said curve being subtended by a coord bearing North 14° 05' 23" West 26.78 feet, thence leaving the centerline of said 30 foot right-of-way, and binding reversely on the third, second and first lines of the land conveyed by Charles E. McManus, Jr. et ux, to Ann W. Baldwin, by deed dated February 12, 1938, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3318, folio 519, the three following courses and distances viz: first North 82° 14' 16" West 15.00 feet, second westerly along a curve to the right with a radius of 50.00 feet, for a distance of 23.62 feet, said curve being subtended by a chord bearing South 84° 08' 44" West 23.40 feet and third North 1º 17' 16" West 111.75 feet, thence North 1º 17. 16" West, binding reversely on the first line of the second parcel of the above herein first mentioned deed and binding reversely on the fourth line of the land conveyed by Aileen Dammann Ingraham to Rignal W. Baldwin, Jr., et ux, by deed dated June 30, 1939, and recorded among the Land necords of Baltimore County in Liber C.W.B, Jr. 1064, folio 567, in all 240.00 feet to intersect the South 55° 49' 16" East 325.24 foot line of a plat entitled "Subdivision Plan, Lake Manor", dated April 1954, and recorded among the Plat Records of Baltimore County in Liber G.L.B. 20, folio 50, thence North 55° 49° 16" West, binding reversely on the third line of the first narcel of the above herein first mentioned deed and binding on part of said line of said plat, in all 235.41 feet to a stone marked BW standing at the northwest end of said line of said plat, thence binding on part of the outline of the land condemned for conduit by Mayor and City Council of Baltimore from Charles A. Buchanan, dated October 6, 1857, and recorded among the Judicial Records of Baltimore County in Liber E.H.A. 29, folio 156, and binding reversely on the second

line of the first parcel of the above herein first mentioned deed, and binding on the first through the fifth lines of the third parcel of the above herein first mentioned deed, the five following courses and distances viz: first South 75° 59' 44" West 198.67 feet to a stone marked WB. second South 66° 56' 44" West 200.50 feet to a stone marked WB. third South 37° 50' 44" West 201.58 feet to a stone marked WB. fourth South 12° 29' 44" West 200.58 feet to a stone marked WB, and fifth South 0° 01: 44" West 52.00 feet, thence binding on the sixth and seventh lines of the third parcel of the above herein first mentioned deed and binding on part of the northern outline of a plat entitled "Plat #1, Lake Falls", recorded among the Plat Records of Baltimore County in Liber J.W.B, 14, folio 18, the two following courses and distances viz: first South 80° 33' 16" East 83,35 feet, and second North 83" 18" 44" East 315.87 feet, thouce binding on the east outline of said plat, and binding reversely on part of the first line of the first parcel of the above herein first mentioned deed South 1º 17: 16" East 410.28 feet to the place of beginning.

Containing 10.721 acres of land more or less.

For title see the following deeds:

- (1) Deed from John C. Needles et ux. to Charles E. McManus.Jr. dated June 15, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1663, folio 529.
- (2) Deed from Brodnax Cameron et ux to Charles E. McManus, Jr., dated June 29, 1940, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 400.

(3) Deed from Charles E. McManus, Jr., et ux, to Julia Spring Cameron, dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 403.

(4) Deed from Charles E. McManus, Jr. et ux, and Anne W. Baldwin, dated February 12, 1958, and recorded among the Land Records of Baltimore County in G.L.B. 3318, folio 519.

SETTITION FOR RECLASSIFICATION

9th DISINICT

LOCATIONS

North sids of Lake Avenue 1030 feet, more or less, Eart of

HOMDAY, HAY 9, 1966 at 1:00 P.H. DATE & TOILS

PUBLIC HEARINGS

Description of McManus Property to be rezoned from R-20 to RA Lake Aranus

August 3, 1965

Beginning for the same on the north side of Lake Avenue as proposed to be widered to 50 feet at a point distant 1030 feet more or less from the esit side of Falla Road, said point of beginning being the intersection formed by the north side of said Lake Avenue as proposed to be widened to 50 feet and the cast sutline of a plat entitled "Plat 51, Lake Falls* recorded among the Plat Records of Baltimure County in Liber J.M.B. 14, folio 18 and running thence binding on the north side of said Lake Avenus as proposed to be widened to 50 feet Morth 75° 19° 45° East 472.65 feet to intersect the centerline of a 30 foot right of way and the first line of that percel of land conveyed by Charles E. McManus, Jr. et ux to Julia Durysa Sprigg Cameron by deed dated June 29, 1948, and recorded among the Land Recerds of Baltimore County in Liber T.B.S. 1671 felic +0%. thence leaving said Lake Avenue and binding on the conterline of said 30 foot Right of Way with the use thereof in common with others and binding on part of the first, ell of the second, third, fourth, and part of the fifth line in said deed the five fullowing courses and distances wir: first northwesterly along a curve to the right with a radius of 334,00 feet for a distance of 87.91 feet said curve being subtended by a chord bearing North 10° 52° 49° West 87.65 feet, second Northwesterly sleng a curve to the left with a radius of 865.00 fest, for a distance of 141.50 feet, said curve being subtended by a cherd bearing North 8º 01' 36" West 141.34 fust, third northwesterly slong a curve to the last with a redise of 129.98 feet, for a distance of 52,66 feet, said serve being subtended by a chord bearing North 24° 19' 10" West 52,30 feet, fourth North 35° 55' 33" West 21.93 feet, and rifth northwesterly along a curve to the right

g 10,721 acres of ta

unty in Liber T.B.S. 167

PERRY BT AL P. COUNTY BOARD OF APPEALS FOR MONTGOMERY COUNTY BT AL. [No. 25, October Term, 1956.]

Zuxuso-Manigomery Canty-Findings of Board Condusive II Supported by Substantial Barlesses. Where the findings of the Board of Appells from Managemery County in noing, same appeared by American Control of Supported by American Control Interference of the County County on Support of the function of the County County on Support is vorted on the law function of the County County on Support is vorted on the law function of the County County of the County of the County of the Support of the County of the Co

only. Code (1996, Supp. A. 20.), the Code and Code (1996, Supp. A. 20.), the Code and Code an

Zon co-Retrivince Covenants Binding Land—Determination as Br. Male by Zoning Bond Wilshort Reference to. The Bond Appeals for Montgomery Counts, in decembing whether to great a special exception to operate a cure home on property and reinfortuli, properly much its determination without reference to restrictive occurants histing the land. A provision in the county sensing ordinance but the onlinance shall not be deemed to interfere with, or alwayste or aunal, or otherwise affect, any occurrents or other agreements between partice (Montgomery County proposed). any covenants or other agreements between parties (Montgomery County Code (1955), Sec. 107-4) does not mean that the rest

PERRY 1. BO. RD OF APPEALS

Selfations 1211 Md.

for upon the Village the power to some. Acts of 1918, ch. 152. The legislative grant of police power to store. Acts of 1918, ch. 152. The legislative grant of police power to the Village was to deal with gradiego, saintation, spechig, the training upon stores, and so forth, and the quested waste fraction to matters without the store of the s

or village.

2 Passess—Chey Claus—Scrinn 3 of 1/10/pc of—Forer to
older Registrow for the Theories of Bolders? Did Not Cree
to Algor Registrow for the Theories of Bolders? Did Not Cree
Forer to Jone The Excisions in grounting to Section 3 of
Ce Village of Clevy Claus the power to adopt regulation
through its Ottern Committee for the "recrition of buildings"
was the append of the Mortgowers Comyty Commissioners
when a pipe of of the Mortgowers Comyty Commissioners
Act of 1916, th. 122. The Village was given no more than the power
to regulate, which is not tip power to problish. The power to
problish completely the location and use of certain buildings and
completely the location and use of certain buildings and
completely the location and use of certain buildings and
to the right to some comprehensively. The Legislature
of regulation in the quantity for the location
of regulation in the ground power, insulate also are
pp. 304-855

Moreoverse Courty-Escretic of Power by Scotte 3 of Pillage of Chrey Chare Beyond That Pologated by Legislators of Chrey Chare Beyond That Pologated by Legislators of Chrestonian Chrestonian Chrestonian Chrestonian Scotter Chrestonian Chrestonian Chrestonian Chrestonian telephone and Indiques for trade and Indiances, its exer-cise of power beyond that delegated by the Legislator could be considered to the Chrestonian Chres

PERRY :: BOARD OF APPEALS

Opinion of the Court.

1211 Md.

of the ordinatos must not be doministered, and decisions made under it, solely on the hais of its own provisions. Atthough it to be a solely on the last of the own provisions. Atthough it of the property of the ordinators is not controlled in in oversions of enterts by sur's right. The enforcement critical or constants is a matter for the exercise of manners, the coverant reflect on many interest of the property of the Board's action, no rejudical approved of it, would have any effect on the decision in a proceeding in equity to enforce overstant.

MUNICIPAL CORPORATIONS — Generally No Julivariest Police Procer—Only What Legislature Hist Expensity Delepated-Procer—Only What Legislature Hist Expensity Delepated-Procer—Only and Conference of the Conferen

MUNICIPAL CORPORATIONS—Gene. A Police Power—Grant of, Gives No Pewer to Zone. Generally a municipal corporation has no power to zone by virtue of a grant to it of general police power. This Court has indicated its concurrence in this view.

pp. 203-304

Zantso-Chriz Chair-Critica J. of Pillage of Prover is debt 1-Other Police or Hardin Republicaci' Did Not Confer Power to Zere. The Equilation of paraling to Section 3 of the Village of Chryy Christopheron in graning to Section 5 of Committee when police or health registation with the approach of the Monganetry County Commissioners, did not thereby con-

PERRY r. BOARD OF APPEALS 297

Opinion of the Court.

Decided December 5, 1956.

Appeal from the Circuit Court for Montgomery County (PRESCOTT, C. J.).

Appeal iron to cover the control of the control of the Cover (Cover of the Cover of

Affirmed, with costs.

Aminited, with costs.

The cause was argued before BRUNE, C. J., and COLLINS, ENDERSON and HAMMOND, JJ.

Submitted on brief by James C. Christopher and John C. Keating for the appellants.

Alfred H. Carter, Assistant County Attorney for Ment-gostery Courty, with whom was Charles M. Irelan, County Attorney, on the brief, for Montgomery County and the County Board of Appeals.

Howard J. Thomas, with whom were J. Douglas Bradshaw nd Bradshaw. Shearin, Redding & Thomas on the brief, for Mrs. Bushong.

HAMMOND, J., delivered the opinion of the Court.

This appeal is from an order of the Greent Court for Mentgemery County, altiming the grant of a special exception for the operation of a care home in property zoned residential by the Board of Appeals for Monogenery County. The Legislature, by Chap. 566 of the Acts of 1914, incompared "Section of of the Village of Chery Chaef and Incidentials and district. For convenience we shall refer to the legislaturely recognized community entity as the "Village". The appellants appear as individuals and as the Criticeas Committee. HAMMOND, J., delivered the opinion of the Court

PERRY v. BOARD OF APPEALS 299

Opinion of the Court.

of the Village, where the property is sincate. The action below is defended here by Maryieir Bushong, who was gratified the special exception, and by Montgoney Contra, which is terroved by leave of the Circuit Cont.. The appellants used in the contract of the contract o

that the use of the premises and not adversely affect the preent character or futere invelopment of the contembry, and family, that Mrs. Bull-song, by the part of the recipience produced by Err. And state speed to the contembry, and the soning orders and the soning orders and the soning orders are also as a facility of the recipience of the recipience of the recipience of the soning orders and the soning orders a County (the Vallage being in that district), and that the Board of Appeals had no authority to grant as use of laid in violation of Appeals had no authority to grant as use of laid in violation Mrs. Bushing purchased the property involved in 1918, Soon thereafter he remodeled it and legan the operating of a care home. She obtained no premist or license from any care of the was advising that he was avoising the assumption of the spiral he authority of the proposed use will not affect or any matter plant; (2) that the proposed use will not affect or any matter plant; (2) that the proposed use will not affect or any the spiral hand a skept of residents or workers in the area and will not be derineaud to the use of development of a spiral heave between the provision was few tolks a special exception may be granted have been used for the spiral heave of the premise as a care home would not constitute a missance for any reason, a care home would not constitute a missance for any reason,

PERRY P. BOARD OF APPEALS

PERRY . BOARD OF APPEALS Opinion of the Court. 1211 Md.

Opinion of the Coart. [211 Md. mater is a water for the correction of the discretion of an equity court in the light of attendant Commissances. Many times the coverant relied on may not have been originally effective for many reason, may have cased to be effective at the time relied is sought. 2 Rabberl, The Law of Zoning and Phrening, p. 387, says: "The validity of the soring originated the grant of a variance or exception and restrictions in the control of control of the control

enter on the occusion in a processing a equity in smooth was coveraint. We turn then to appellante third contention and the main question in the case—shaher the Barel of Appeals could properly grant the special exception and the property of the adopted by the William with a cate of the first of the pro-sent of the property of the property of the pro-sent of the property of the property of the pro-sent of the property of the property of the pro-sent of the property of the property of the pro-taining and hying of streets, alleys, sidewalks, for parsing,

in commetton with near"Section 19. No building shall be erected or used
white the section unless the same shall be a one
family deciling built and used for residence purposes
family deciling built and used for residence purposes
conduively, unless such building shall be a garage
or other accessory outbuilding to a deciling boate
built on the same time as
the said garage or and accessory building."
at the said garage or and accessory building. It is worthy of note in passing that the comprehensive zon-ing ordinance for portions of M. ...gomery County, enacted

PERRY v. BOARD OF APPEALS

Opinion of the Court.

drainage, sewerage, sanitation, and other qubble services, for the furnishing of fosite proteins and the removal of ables, gradual or the sanitation of the furnishing of fosite proteins and the removal of ables, gradual or the sanitation of the s

mery County. The pertinent parts of those regulations a Section 18(a). "Its alla unlawful for any per-sion or persons to use or can be used any busin-sing or persons to use or can be used any busin-surprise or the propose other than a one family desired and accessory landings generally used in connection with such desdling for residence par-

PEURY + BOARD OF APPEALS

Opinion of the Court.

opinion of the Court.

Opinion of the Court.

(211 Md)

personal to the Merropolium District. Act of 1927, had been in effect in the Village for at least ten years when these regulations were promoting stoll the ten of the County Commissioners, and that the present comprehensive control of the Staypind-Variantegon Regular 1922, Art of 1923; cold the Staypind-Variantegon of the Village.

Colds, 136 Stayp, Art. (601, Sc. 35, vays that where there in no "affect, the provisions of the total tente-old control of the Colds of the Staypind-Variantegon of the Village and the Art of the Staypind-Variantegon of the Village of the Colds of the Colds of the Colds of the Colds of the Village in terms create restrictions more severe than those deviations of the Village in terms create restrictions more severe than those of Menagementy Control, well-and work of the regulations, and the Colds of the Colds of the Colds of the Colds of the Village in terms create restrictions more severe than those of Menagementy Control, we are summitted to the regulations of the Village in terms create restrictions more severe than those of the Colds of the Co

PERRY v. BOARD OF APPEALS

Opinion of the Court

In 1916 zoning was not being thought of by the Legislatur

In 1916 coning was not being thought of by the Legislature or by small room or village. The legislative grant of polici-poser to the Village was to deal with garbage, sanitation, veeding, the targing up of strents, and so forth. We are veeding the targing up of strents, and so forth, we will only the property of the second transpose of the control of the control

PERRY r. BOARD OF APPEALS

Opinion of the Court.

bilet all but residential use of property. We assume again without deciding, that the Village is a mustiqua corporationabloagh Code, 1956 Supp., Art. 2011.

Musicipal"—in Sec. 9 defines the village is a mustiqua corporation—attended, 1956 Supp., Art. 2011.

Musicipal"—in Sec. 9 defines the village of the village of consider the including of the village of the vill

PERRY - BOARD OF APPEALS 305 Opinion of the Court. 294]

[211 Md. uses, as well as those barrofid to the general public welfare, which is a basic concept far leyoud that of the pelice poser-giverally. This Court has indicated consurrance in the view that generalities in the charter of a municipality as to the public power foo togic the right to zone. In Besser v. 124-0611, 190 Jdd. 6, the town had charter power to provide the public power foot good government and peace, benth and welfare of the two good government and peace, benth and welfare of the Court, said; "The total hands therein." Jodge Markon, for the Court, said; "The ten has no scoring powers power to adopt "registration", which is no more tion the power to registrate. It has often been said by this Const that the power to registrate in the power to problem to recipitate in the power to problem to the power to problem to the power to problem to the right to zero competential to the right to zero competentially, in the power to problem completely the leaston and use of certain buildings and occupied to the right to zero competentially to the power to problem to the right to zero competentially to the power to problem to the power to power to problem to the power to power

no the right to zone comprehensively, is the power to probate completely the location and use of certain buildings and occupied to the location and use of certain buildings and occupied to the control of the control of the location of location of location of location of location of location of locations of location of locations o

was held that this was not the power to note competenturely or to proficial tues as a class.

To proficial tues as a class, the power of the profit of the power of the power of the power of the control of the power of the class and businesses. Its exercise of power better of the power of the deeped what delegacy of yet lengthstare could not be ratified by the County Commissioners and their approach of the regulations in 1938, to the extent that they were after a virie, although the control of the power and in the power of the power power and in the power of the power power and in the power power and in the power power power and in the power power

306 MONT, CO. COUNCIL P. SCRIMGEOUR

Syllabus. [211 Md accordance with law in passing on the application for the special exception without reference to the regulations of the Village, and the Circuit Court did not err in affirming its action in granting the special exception.

Order affirmed, with costs.

MONTGOMERY COUNTY COUNCIL E. SCRIMGEOUR [No. 27, October Terr., 1956.]

[No. 27, Ordert Terr. 1986a]

ZONNO—Hypol—Role Limiting Action By Court—Presentation of Retrassiblence And Countrinsimily of Original Entirely—Barden of Occrementy Internationally of Original Continguistics of Original Continguistics of Continguistics (International Continguistics (International Continguistics)), the court can munitum its aliquement for that of the Epidature body, if the question is fairly delatable, nor can the court substitute its judgment for that of the noting authorities as to the windom the continguistic original Continuation of the continguistics of the continguistic original Continuation of the Continuati

acted without evidence at all.

Zonnino—Recoming—Feat That It Would Make Property More
Valuable, Not Sufficient For. The fact that the rezoning would
make the property more valuable is not sufficient for reconing.

ZONING-Flebiscite of Neighborhood, Does Not Determine. A plebiscite of the neighborhood does not determine zoning.
p. 313

MONT. CO. COUNCIL E. SCRIMGEOUR 307

Soli Syllabon.

ZONNO-Mentigenery Canary — Refusal To Recome From Residential To Commercial, Next Activation of the Districtionary of Districtionary. The Mentine Residential To Commercial, Next Activation of the Instant coulog Team Activation of a develling home and lot, was desired as Red Zone (Contensity), described residential property was for the same of the same and the same shared as the same of the contensity of the Solidary of the Sol

Decided December 6, 1956.

Appeal from the Circuit Coart for Mangomery County (Lawler, J.).

(LAWLOR, J.).

Application by Evelyn T. Serimgeous to Monagomery
Application by Evelyn T. Serimgeous to Monagomery
Const. Consult, sitting as a District Connell, or resone residential property to commercial property. After denial of the

NOTICE OF HEARING

Res Patition for Reclassification for N. S. Stavrous and Stanley Glassman

TIME:_			110	Q P.H.		 		
DATE:_			Honday	Hay 9	1984			
PLACE:							CHESAPEANE	AVENUE
	TOWS	N, 1	ARYLAN	0				

11000 ZONING COMMISSIONER OF

BALTMORE COUNTY, MARTLAND OFFICE OF FINANCE Division of Collection and Re-ript. COURT HOUSE TOWSON, MARYLAND 21204

No.37670 DATE 4/15/66

4-1566 1395 × 37670 TIP-

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.

other words what the vange got by me general proses was what might be called the ordinary municipal police powers, and no more.

The control argue that the language of the 1916 Act, and the control argues of the 1916 Control and the control argues of the control and the control argues of being designated of control argues of the control argues of being designated of control argues of the control argues of being designated of the control argues of the control

PETITION FOR ZONING RE-CLASSIFICATION

AND/OR SPECIAL	PACIEDOTONI
TO THE ZONING COMMISSIONER OF BALTIMORE N. S. Stayrou I, or we Stanley Glassman leg	gal owner, of the property situate in Baltimore
County and which is described in the description at hereby petition (1) that the zoning status of the her.	nd plat attached hereto and made a part hereof.
to the Zening Law of Baltimore County, from an	
R:Azone; for the follow	wing reasons:
Error in original zoning and genuine o	change in conditions.
se attached description	Λ,
and (2) for a Special Exception, under the said Zoning	E Law and Zoning Regulations of Baltimore
County, to use the herein described property, for	
 or we, agree to pay expenses of above re-classif posting, etc., upon filing of this petition, and further regulations and restrictions of Baltimore County adopt County. 	agree to and are to be bound by the rooting
County.	1-11
	1/20m
Contract purchaser	Attenty flassina Legal Owner
Address	Address 105 Juliu Joney 1
211 7 11	John Thung he
W. Lee HarrisonPetitioner's Attorney	Protestant's Attorney
Address 607 Loyola Federal Building Towson, Md., 823-1200	- Jayle Killy - 0
ORDERED By The Zoning Commissioner of Baltin	nore County, this Sth day
of	
equired by the Zening Law of Baltimore County, in tw ut Baltimore County, that property be p sted, and that	matter of this petition be advertised, as

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING
Res Patition for Reclassification for N. S. Stavrou, et al

V, Lee Herrison, Esq. 607 Loyola Federel Building Towson, Md. 21204

cc: Richard C. Murray, Esq. Loyole Federal Building Towson, Md. 27204

TI45: 1:00 P.H.

Honday, May 23, 1966

TOWSON, HARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

April 13, 1966

GEORGE E GAVREL JOHN G. ROSE

W. Lee Harrison, Esquire 607 Loyola Federal Building Towson, Moryland 2120h

HE: N. S. Starou (Item 1, April 5, 1966)

Dear Stri

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near Nature.

If you have any questions concerning this matter, please do not hesitate to contact me at 74 3-3000, Extension 353.

Very truly yours,

Zoning Technician

JED1y1b

Vine

ZONING COMMISSIONER OF

W. Lee Harrison, Esquire 607 Leyela Federal Huilding Towson, Maryland 2120h

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing *"is

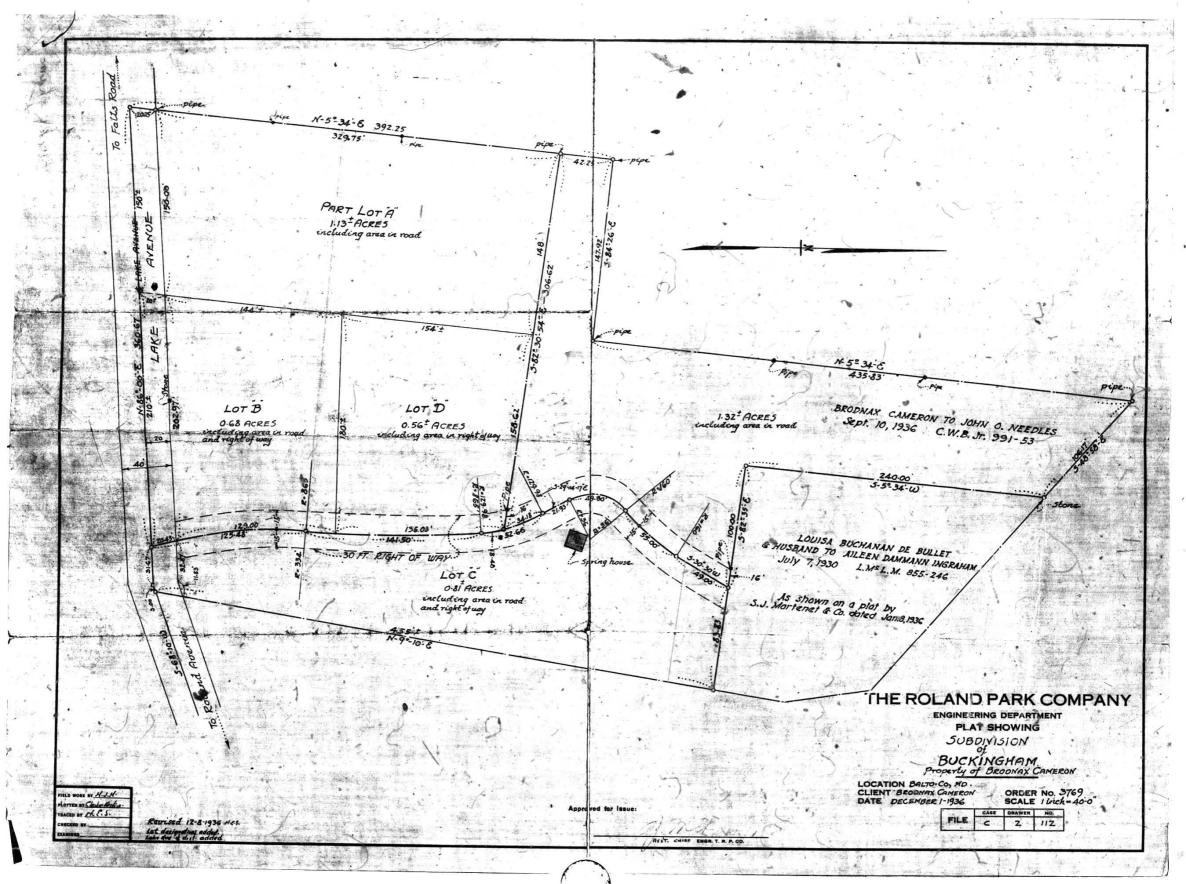
Petitioner N. S. Stavrou

Petitioner's Attorney M. Lee Harrison Reviewed by Auria E Nym Advisory Committee/

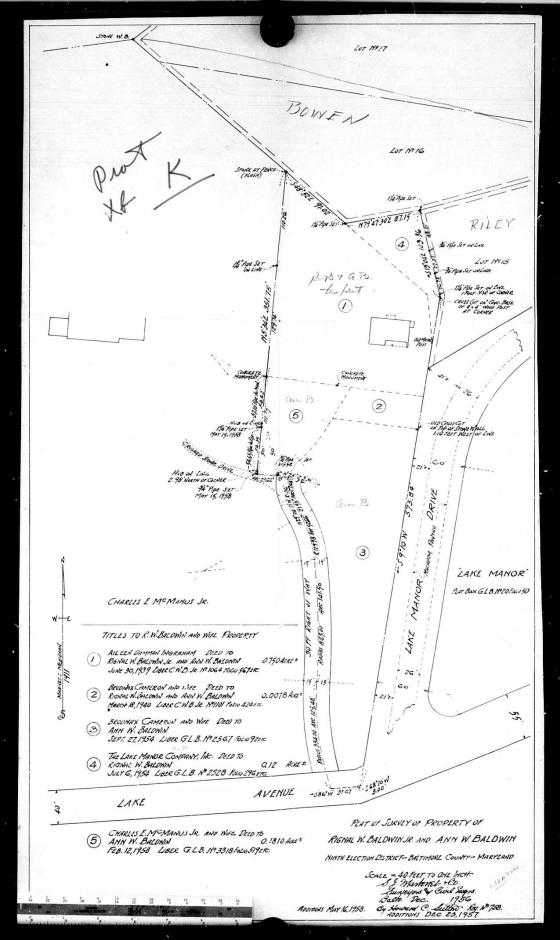
CERTIFICATE OF PUBLICATION

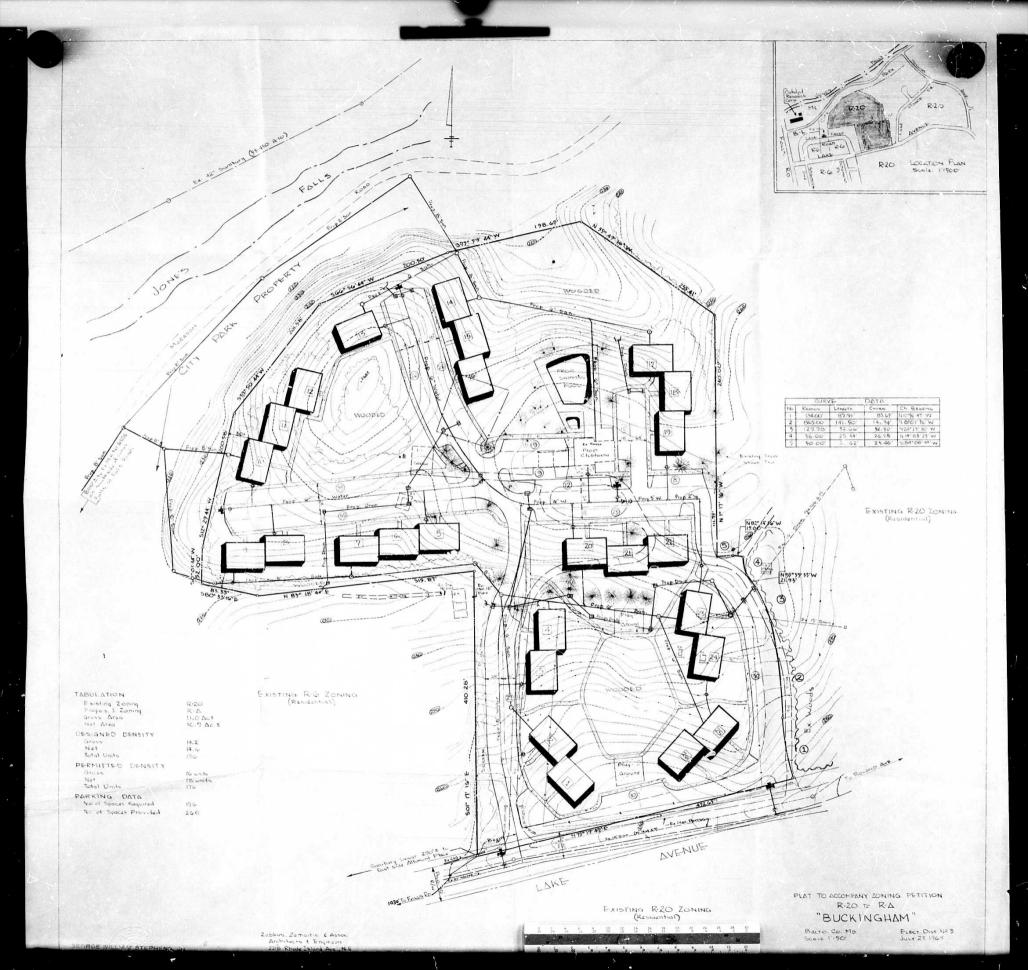
	TOWSON, MD
	THIS IS TO CERTIFY, that the annexed advertisement was
	published in THE JEFFERSONIAN, a weekly newspaper printed
	and published in Towson, Baltimore County, Md., once in seach
	ofr. 3 Time successive weeks; before the 23rd
	day ofMay, 19_66 , the first publication
ă.	and the second second

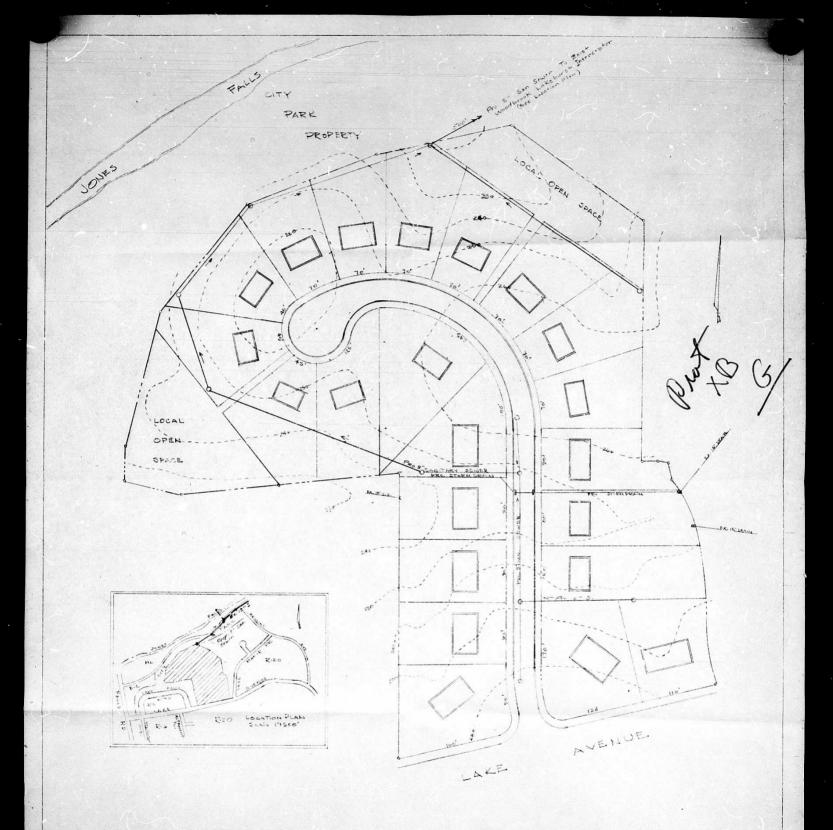
THE JEFFERSONIAN,



PART OF LOT "C" LIMITS OF CONDITIONS, CONVENTANTS AND RESTRICTIONS LOT D LIBER TBS 1671 PART OF LOT A LOT B AVENUE LAKE PLAT SHOWING LIMITS OF WHITEFORD, FALK AND MASK CONDITIONS COVENANTS AND RESTRICTIONS OF DEED RECORDED IN CONSULTING ENGINEERS AND LAND SURVEYORS LIBER T.B.S. 1671, FOLIO 400-404. TOWSON , MARYLAND SCALE: 1"=50" SEPTEMBER 1967

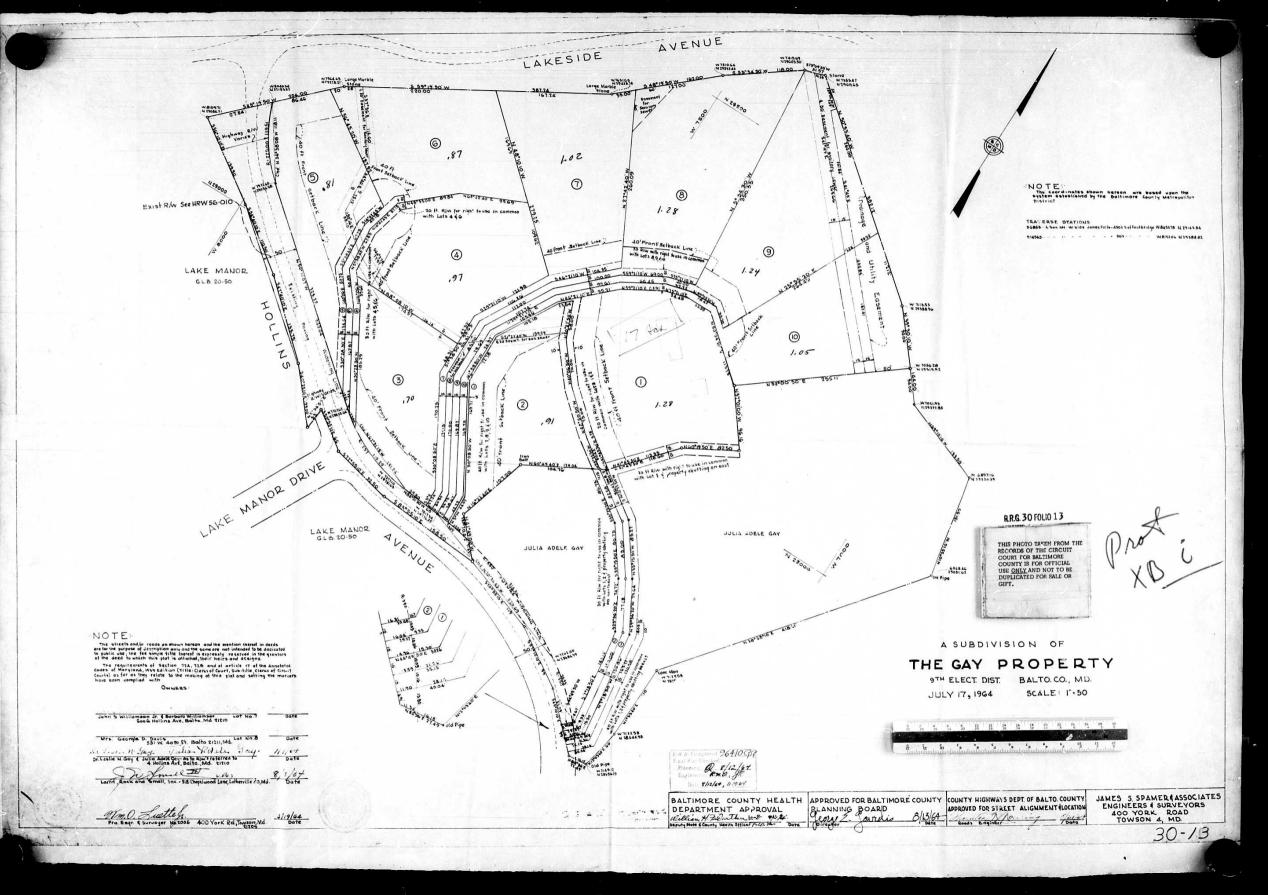


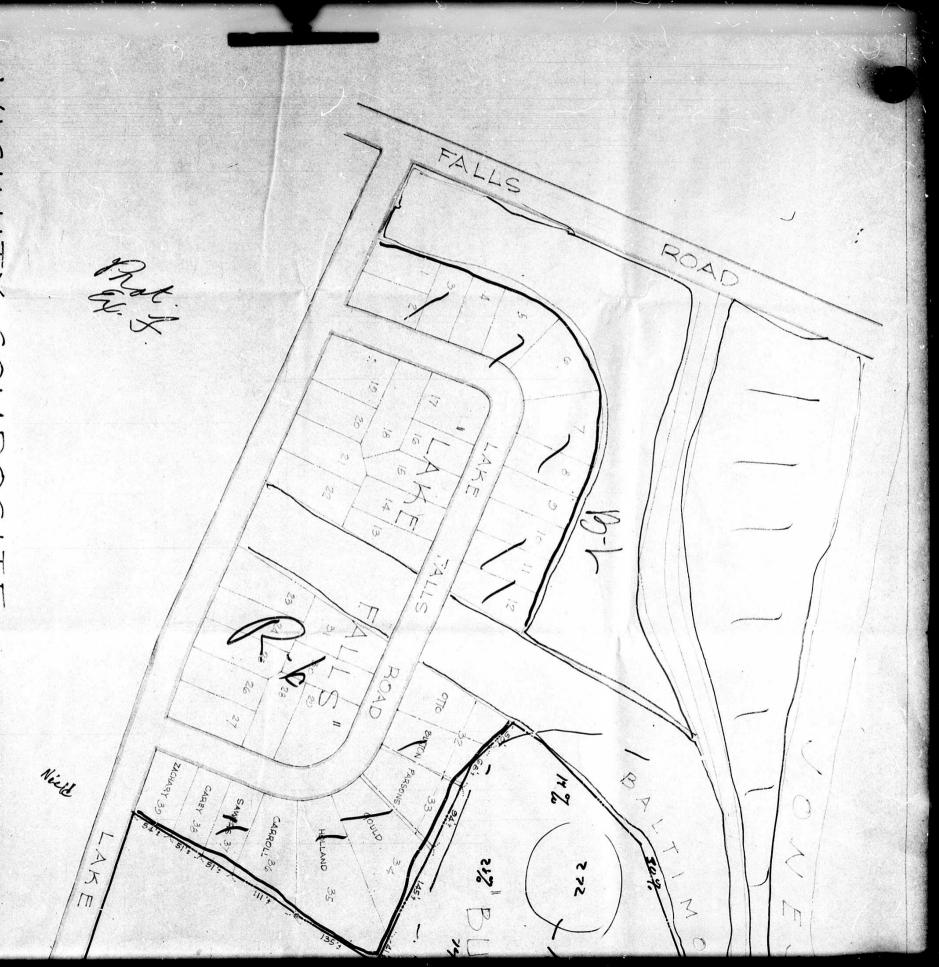




DRELIMINARY
CLUSTER SUBDIVISION PLAN
"BUCKINGHAM"

BALTIMORE COUNTY, MARYLAND SCALE: 1":50" LLECTION DISTRICT No. 9





ARE AVENU

NOTE: INFORMATION SHOWN HEREON IS NOT BASED ON ACTUAL SURVEY, BUT IS TAKEN FROM DEEDS & DESCRIPTIONS & RECORDED PLATS

