

66-261 RKA

CHANGE OF OCCUPANCY APPLICATION

RECEIPT NO. B37406

APPLICATION MUST BE MADE IN TRIFOLIO

Location: 110 Slade Avenue, 195 feet west of Reisterstown Road, on north side of Slade Avenue. Pikesville.

Owner: James D. Blum, Sr. and Ploia Blum, his wife

Address: 110 Slade Avenue, Pikesville, Maryland 21208

Description of Change of Occupancy: From Residential

To: Real Estate Office pursuant to Order dated May 26, 1966, by the Zoning Commissioner in Case No. 66-261-RKA

The Law, Baltimore County Ordinance No. 49, Section 1607.7, 1965 Legislative Session.

"Before any change of occupancy of any building, structure, or premises from one class of occupancy to another class, or from one kind to a more hazardous kind in the same class, is made, application shall be filed with the Buildings Engineer and upon approval, a permit shall be issued by the Buildings Engineer. The application shall be submitted in such form as the Buildings Engineer may prescribe. No such application shall be considered until all information required by the Buildings Engineer is supplied."

Make check or money order payable to: James D. Blum, Sr., Address: 110 Slade Avenue, Pikesville, 21208

Fee \$25.00

APPROVED

APPROVED

For Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1966

FROM: Leslie H. Croft, Deputy Director of Planning

SUBJECT: Petition 66-261-RKA. Northwest side of Slade Avenue 195 feet southwest of Reisterstown Rd. Petition for reclassification from R-6 to R-1A. Petition for Special Exception for Real Estate Office use in the existing principal building. Petition for Variance to permit a rear yard of 14 feet instead of the required 30 feet. Irvin L. Finkbein - Petitioner.

2nd District

HEARING: Wednesday, May 25, 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. A traffic connector - arterial - between Reisterstown Road and the Northwest Expressway will be into Slade Avenue across from the subject property. Accordingly, high traffic volumes are to be expected on this section of Slade Ave.
2. The western corner of Reisterstown Road and Slade Avenue is now commercially zoned. The subject property could well be an appropriate final location from the commercial zoning to the R-6 zoning on the southwest side of the subject property.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 2D Date of Posting: May 7, 1966

Posted for: Recl. R-6 to R-1A - Spec. Expt. & Variance

Petitioner: Irvin L. Finkbein

Location of property: 110 Slade Ave.

Location of Signs: 110 Slade Ave. 200' SW of Reisterstown Rd.

Remarks: J. Blum

Posted by: J. Blum Date of return: May 12, 1966

66-261 L.L. Weinberg 5/24/67

Recl. Eng. has indicated SRC with regard to this problem. It is expected to be worked out in near future will sub later

Ch of Occ - # 76

J. D. Blum Sr 110 Slade Ave

Dir to Real Estate office to Zoning 2-17-67

Please return appl - we'll keep it in hand file

MCA CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

May 29, 1967

Ploia Blum, Realtors
110 Slade Avenue
Baltimore, Maryland - 21208

Attention: Mr. James D. Blum

Re: 110 Slade Avenue - Our Job Order No. 66047

Gentlemen:

In review of the comments from the State Roads Commission a field inspection has been made of the site and contact has been made with Mr. John Myers of the Development Engineering Section for the State Roads Commission. The site does not conform to State Roads Commission standards and their comments must be complied with.

As you may remember we were contacted to provide you with the necessary plans and descriptions for the reclassification of this site. To comply with the State Roads Commission's comments a boundary and topographical survey should be made of the property to determine right of way lines and the lines of the proposed curbing. Upon this work being done a site plan can then be made which will determine top of curb elevations, driveway locations and finished paving elevations. This work would then have to be performed by a qualified paving contractor under a State Roads Commission bond.

I have asked Mr. Norman Herrmann of this company to inspect the site and to forward you an estimate for doing the boundary and topographical survey in the very near future.

Trusting these comments will answer your questions at this time, we remain,

Very truly yours,
MATZ, CHILDS & ASSOCIATES, INC.

R.L.S.
Richard L. Smith

RLS:mp
Mr. James Dyer

6/14/67 Sent to Dick Smith for work on plan

MCA CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

November 22, 1967

Mr. James Dyer
Department of Planning and Zoning
Baltimore County
Baltimore, Maryland - 21204

Re: #110 Slade Avenue - Ploia Blum Property
Our Job Order No. 66047

Dear Jim:

Please find enclosed six (6) copies of the site plan on the above captioned site for your final review and approval. Copies of these plans have been forwarded to Mr. Blum for him to acquire the necessary estimates and permits for final construction of the improvements along the frontage of Slade Avenue.

Trusting the enclosed is satisfactory, we remain,

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

R.L.S.
Richard L. Smith

RLS:mp
Enclosure

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



66-261 RKA

COPY

LAW OFFICE OF
WEINBERG & GREEN
TWENTY-FIFTH FLOOR
1401 LEXINGTON STREET
BALTIMORE, MD. 21201

May 20, 1967

Mr. James D. Blum, Sr.
Ploia Blum Realtors
110 Slade Avenue
Pikesville, Maryland 21208

Re: 110 Slade Avenue-Case No. 66-261-RKA

Dear Jim:

In connection with the letter dated May 15 from the Zoning Commissioner's Office, I have spoken with Dick Smith at Matz, Childs & Associates, and he tells me that he has been in touch with the State Roads Commission about the work to be done. Meanwhile, you have taken steps to eliminate parking within the area which belongs to the State Roads Commission.

As soon as Dick Smith receives from the State Roads Commission a drawing showing the proposed Slade Avenue work, Dick will try to arrange with the contractor who is doing the work to do your work at the same time. This will make it cheaper for you, and you will be able to stay in compliance with the requirements of the Zoning Commission in connection with the draft of the special exception to you.

I have assured Mr. Dyer at the Zoning Commissioner's Office that you are taking steps to comply with the requirements and he is relying on my assurance that the work will be accomplished. Since this appears to be chiefly an engineering matter, I see nothing further for me to do at this time.

Cordially yours,
Robert L. Weinberg

Sht
cc: Mr. James Dyer, Office of Planning and Zoning

MCA CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

October 27, 1967

Mr. John E. Meyers
Development Engineering Section
Maryland State Roads Commission
300 West Preston Street
Baltimore, Maryland - 21201

Re: Ploia Blum Property - #110 Slade Avenue
Our Job Order No. 66047

Dear Mr. Meyers:

Relative to your letter of April 14, 1967 to Mr. James E. Dyer, Office of Zoning, Baltimore County, please find enclosed four (4) copies of the site improvements within State Roads Commission right of way. We wish your review and approval of same in order that the involved properties may proceed with construction of said improvements.

Very truly yours,
MATZ, CHILDS & ASSOCIATES, INC.

R.L.S.
Richard L. Smith

RLS:mp
Enclosure

CC: Mr. James D. Blum - w/enc.

CC: Mr. James E. Dyer - w/enc.

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

MAP #3 SEC-2-C NW-7-E RA

RE: PETITION FOR RECLASSIFICATION From R-6 Zone to R-A Zone; Special Exception for Real Estate Office in Existing Principal Bldg. and Variance to Sec. 217.4 of Zoning Regulations - N/W Side Slade Ave., 195' S/W Reisterstown Road, 3rd District - Irvin L. and Irma C. Fishbein, Petitioners

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 66-261-RXA

The petitioners in the above matter requested a reclassification from an R-6 Zone to an R-A Zone of property on the northwest side of Slade Avenue, 195 feet southwest of Reisterstown Road, in the Third District of Baltimore County; a special exception for a real estate office in the existing principal building and a variance to Section 217.4 of the Baltimore County Zoning Regulations to permit a rear yard of 14 feet instead of the required 30 feet.

As the petitioners proved sufficient change in the area adjacent to the subject property, the reclassification should be had.

The petitioners have complied with all requirements of Section 502.1 of said Regulations, therefore, a special exception for real estate office in the existing principal building should be granted.

As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved the variance should be had.

It is this 26th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to an R-A Zone.

It is further ORDERED that a special exception should be and the same is granted, from and after the date of this Order, for real estate office use in the existing principal building on the subject property.

A variance to Section 217.4 of the Regulations is granted which permits a rear yard of 14 feet instead of the required 30 feet.

The site plan for the development of said property is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

James D. Blum, Sr. Contract purchaser
Address 3507 Bonfield Road

Irvin L. Fishbein Legal Owner
Address 110 Slade Avenue

Robert L. Weinberg
Weinberg and Green
Petitioner's Attorney
Address 10 Light Street
Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April 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, 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 25th day of May, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCES AS NOTED TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1, or we, IRVIN L. & IRMA C. Fishbein, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

(a) There was a mistake in the original zoning map and classification of this property;

(b) The character of the neighborhood has changed to such an extent since the original classification that a reclassification for business use ought now to be made;

(c) Such reclassification would be consistent with neighboring uses, and that the property can no longer be used feasibly for residential purposes.

(d) Proposed use of the property for a real estate office is more consistent with residential uses in the neighborhood than the uses permitted in special exceptions in the R-6 zone.

Variance to Section 217.4 - To permit a rear yard of 14 feet instead of the required 30 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, for real estate office use in the existing principal building, with a rear yard variance as shown on the attached site plan.

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

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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Zoning Commissioner of Baltimore County.

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS 1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0900

DESCRIPTION

0.209 ACRE PARCEL NO. 110 SLADE AVENUE, 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning - R-6

Proposed Zoning - R-A With Side and Rear Yard Variances

Beginning for the same on the northeast side of Slade Avenue, forty feet wide, at a point distant 195 feet southwest of Reisterstown Road, thence binding on said northwest side of Slade Avenue S 61° W 160 feet to the end of the third line of all that parcel of ground described in a deed dated December 2, 1940 from Raymond Tamburo and wife to Edgar A. Spies as recorded among the Land Records of Baltimore County in Liber CWB Jr., 1139 page 99, thence reversely on said line N 30°30' W 84 feet more or less to intersect the third line of a deed dated September 22, 1917, from Edward L. Ward to Raymond Tamburo and wife as recorded among the Land Records of Baltimore County in Liber WPC 487 page 322 thence binding on said line N 60°45' E 160 feet, thence for a line of division S 30°30' E 84 feet more or less to the place of beginning.

Containing 0.309 Acres of Land.

ELG:cmpl J.O. #66047 March 15, 1966

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Investigations

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

3rd DISTRICT

FROM R-6 TO R-A ZONE

PETITION FOR SPECIAL EXCEPTION FOR REAL ESTATE OFFICE USE IN THE EXISTING PRINCIPAL BUILDING, PETITION FOR VARIANCE FOR REAR YARD.

LOCATION: Northwest side of Slade Avenue 195 Feet Southwest of Reisterstown Road.

DATE & TIME: WEDNESDAY, MAY 25th, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-6

Proposed Zoning: R-A

Petition for Special Exception for Real Estate Office Use in the Existing Principal Building.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 14 feet instead of the required 30 feet.

The Zoning Regulations to be complied with are:

Section 217.4 - Rear Yards - 30 Feet.

All that parcel of land in the Third District of Baltimore County

Being the property of Irvin L. Fishbein and Irma C. Fishbein, as shown on plat plan filed with the Zoning Department.

Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. Public Hearings Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN A. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

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Address 110 Slade Avenue

Robert L. Weinberg
Weinberg and Green
Petitioner's Attorney
Address 10 Light Street
Baltimore, Md. 21202

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ORDER RECEIVED FOR FILING DATE 5/24/66 BY J. A. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

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RE: PETITION FOR RECLASSIFICATION
From R-6 Zone to R-A Zone;
Special Exception for Real
Estate Office in Existing
Principal Bldg. and Variance
to Sec. 217.4 of Zoning Reg-
ulations - N/W Side Slade Ave.
195' S/W Reisterstown Road,
3rd District - Irvin L. and
Irene C. Fishbein, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-261-RXA

The petitioners in the above matter requested a reclassification from an R-6 Zone to an R-A Zone of property on the northwest side of Slade Avenue, 195 feet southwest of Reisterstown Road, in the Third District of Baltimore County; a special exception for a real estate office in the existing principal building and a variance to Section 217.4 of the Baltimore County Zoning Regulations to permit a rear yard of 14 feet instead of the required 30 feet.

As the petitioners proved sufficient change in the area adjacent to the subject property, the reclassification should be had.

The petitioners have complied with all requirements of Section 502.1 of said Regulations, therefore, a special exception for real estate office use in the existing principal building should be granted.

As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved the variance should be had.

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 16, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 2-9000

George E. Garverius
Assistant
John G. Rose
Zoning Commissioner

Robert L. Weinberg, Esq.
10 Light Street
Baltimore, Md. 21202

Dear Sir:

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 Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encs:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: May 13, 1966

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: "Petition #66-261-RXA. Northwest side of Slade Avenue 195 feet southwest of Reisterstown Rd. Petition for Reclassification from R-6 to R-A. Petition for Special Exception for Real Estate Office use in the existing principal building. Petition for Variance to permit a rear yard of 14 feet instead of the required 30 feet. Irvin L. Fishbein - Petitioner."

3rd District

HEARING: Wednesday, May 25, 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. A traffic connector - arterial - between Reisterstown Road and the Northwest Expressway will tie into Slade Avenue across from the subject property. Accordingly, high traffic volumes are to be expected on this section of Slade Ave.
2. The westerly corner of Reisterstown Road and Slade Avenue is now commercially zoned. The subject proposal could well be an appropriate final transition from the commercial zoning to the R-6 zoning on the southwest side of the subject property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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FROM: Leslie H. Graef, Deputy Director of Planning

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Robert L. Weinberg, Esq.
10 Light Street
Baltimore, Md. 21202

NOTICE OF HEARING

Re: Petition for Reclassification for Irvin L. Fishbein
#66-261-RXA

TIME: 1:00 P.M.

DATE: Wednesday, May 25, 1966

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

ZONING COMMISSIONER OF
BALTIMORE COUNTY

May 18, 1966

Robert L. Weinberg, Esq.
10 Light Street
Baltimore, Md. 21202

Re: Petition for Reclassification, Special
Exception & Variance for Irvin L. Fishbein
#66-261-RXA

Dear Sir:

This is to advise you that \$60.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Robert L. Weinberg, Esquire
10 Light Street
Baltimore, Maryland 21202

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 this
22 day of April, 1966.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: Irvin L. Fishbein

Petitioner's Attorney Robert L. Weinberg Reviewed by

[Signature]
James S. Blum
Chairman of
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 5, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of three successive weeks before the 22nd day of April, 1966, the first publication appearing on the 20th day of April, 1966.

THE JEFFERSONIAN

[Signature]
L. Leach, Jr.
Manager

Cost of Advertisement, \$...

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gayle
Director

John G. Rose
Zoning Commissioner

Robert L. Weinberg, Esquire
10 Light Street
Baltimore, Maryland 21202

Re: Irvin L. Fishbein
(Item 1, April 26, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time 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 future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 7-3000, Extension 353.

Very truly yours,

[Signature]
James S. Blum
Chairman of
Advisory Committee

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 2, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of James D. Blum, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 20th day of May, 1966, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager, W.

LAW OFFICES
WEINBERG AND GREEN
10 LIGHT STREET
BALTIMORE, MD. 21202

April 27, 1966

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

ATTENTION: Mrs. Harris

Re: 110 Slade Avenue
Third Election District

Dear Sir:

This office represents James D. Blum, Sr. and Viola Blum, contract purchasers of 110 Slade Avenue. On March 31, 1966, our clients, together with Irvin L. Fishbein and Irma C. Fishbein, the owners of 110 Slade Avenue, filed a Petition seeking to have the property reclassified from R-4 to R-A, for a special exception to use the premises for a real estate office, and for a variance from side and rear yard requirements.

At the time that the Petition was filed, our office requested that a hearing date for this matter be deferred until a similar Petition for adjacent property was filed, as was shortly expected. Since such Petition has not been forthcoming, we do not wish to defer any longer the setting of a hearing date in our case.

Please set this case for the earliest possible hearing date and advise this office accordingly. I shall anticipate receiving your bill for posting the property.

Very truly yours,

[Signature]
Roger K. Garfink

31/af

cc: Mr. James D. Blum, Jr.

TELEPHONE
523-3001

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 38637

DATE 5/23/66

To: James D. Blum
3507 Bonfield Road
Baltimore, Md. 21206

BILLED BY Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Irvin L. Fishbein #66-261-RX	\$60.25
1	5-236 3276 * 38637 TIF-	\$60.25

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

TELEPHONE
523-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 37694

DATE 4/29/66

To: James D. Blum
3507 Bonfield Road
Baltimore, Md. 21209

BILLED BY Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification, Special Exception & Variance for Irvin L. Fishbein #66-261-RX	\$50.00
1	4-296 2243 * 37694 TIF-	\$50.00

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

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

Robert L. Weinberg, Esquire
10 Light Street
Baltimore, Maryland 21202

Reclassification from R-4 to R-A and Special Exception - Office and Rear Yard Variance for Irvin L. Fishbein, located 110 Slade Ave. of Baltimore County, 3rd District (Item 1, April 26, 1966)

Dear Sir:

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

- SEWER -** Existing 12" sewer in Slade Avenue.
- WATER -** Existing 20" water in Slade Avenue.
- Highway of existing utilities** to be determined by developer or his engineer.
- Road -** Slade Avenue is to be improved by the State Roads Commission in connection with the Northwest Expressway Project. It will be developed as a minimum 140' road on a 70' right of way and alignment will be based approximately on the existing centerline.
- STATE ROAD COMMISSION:** The entrance must be a minimum of 25' in width and must be a depressed curb type with 30' setbacks. This entrance will be subject to State Roads Commission approval.
- NOISE OF TRAFFIC IMPROVEMENTS:** This Bureau will review and make any necessary comments at a later date.
- PLANNING DIVISION:** This Bureau will review and make any necessary comments at a later date.

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

The following were heard to comment to offer:

Fire Bureau - Louis Levine
Health Department
Industrial Development Commission
Board of Education
Public Works Department

Very truly yours,

[Signature]
James S. Blum
Chairman of
Advisory Committee

cc: Mr. J. D. Blum - Bureau of Engineering

Mr. John Rogers - State Roads Commission
Mr. L. Edward Moore - Bureau of Traffic Engineering
Mr. Albert F. Smith - Zoning Planning Division

AGG-261-RX
MAP #3
SEP. 2-C
NW-7E
RA

May 26, 1966

Mrs. Mrs. Weinberg & Green,
10 Light Street,
Baltimore, Maryland 21202
Attn: Robert L. Weinberg, Esq.

Re: Petition for Reclassification, Special Exception and Variance to Zoning Regulations - R/W Side 155' S/W Belairtown Road, 3rd District, Irvin L. Fishbein, et al, Petitioner's - No. 66-261-RX

Dear Mr. Weinberg:

I have today passed my Order, in the above matter, in accordance with the attached copy of said Order.

Very truly yours

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

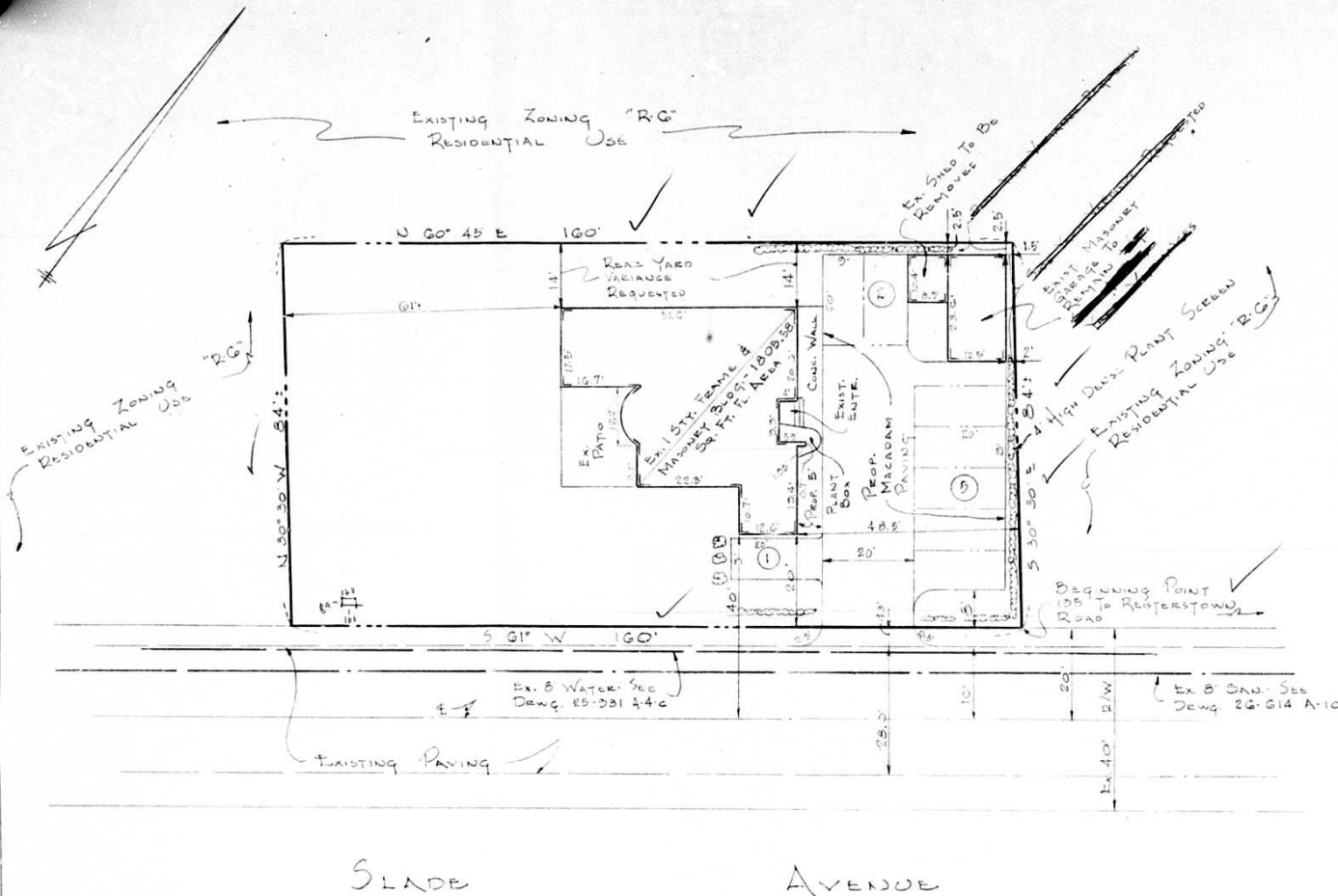
To: Mr. James D. Blum, Chairman

Date: April 26, 1966

From: Mr. Charles A. Morgan, Jr.

Subject: Reclassification from R-4 to R-A and Special Exception - Office and Rear Yard Variance for Irvin L. Fishbein, located 110 Slade Avenue, 3rd District (Item 1, April 26, 1966)

1. Shall be required to meet all fire department requirements.



- GENERAL NOTES
1. TOTAL AREA OF PARCEL EQUALS 0.300 ACRES
 2. EXISTING ZONING OF PARCEL "R.C."
 3. EXISTING USE OF PARCEL RESIDENTIAL USE
 4. PROPOSED ZONING OF PARCEL "RA WITH SPECIAL EXCEPTION"
 5. PROPOSED USE OF PARCEL OFFICE USE
 6. EXISTING STRUCTURES ON PARCEL TO REMAIN EXCEPT AS NOTED
 7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 517.4 OF THE ZONING CODE FOR THE OFFICE BUILDING FROM 25' TO 14' (REAR YARD)
 8. REQUIRED OFF-STREET PARKING EQUALS 6 UNITS (25'x18')
 9. PROPOSED OFF-STREET PARKING EQUALS 8 UNITS (15'x20')

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

66047 RL5 PL

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
WITH
REAR YARD VARIANCES
KNOWN AS
110 SLADE AVENUE
ELECTION DISTRICT 5 BALTIMORE COUNTY, MD.
SCALE: 1"=20' MARCH 15, 1966
REVISED: APRIL 11, 1966

OFFICE
COPY

MAP #3
SEC. 2-C
NW-7E
RA-A

