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PETITIO	ON FOR ZONI	ING RE-CLASSIFICATION	274
		CIAL EXCEPTION	
TO THE ZONENG O	OMMISSIONER OF BALT	IMORE COUNTY:	
I, or we	ark Forty Corporation is described in the descript that the soning status of U of Baltimore County, from tone; for th		int SEC.
Change in nei	ighborhood and error	in original soning, depriving property	5/21
owners of re-	asocable use of their	preparty.	
2 and	e attached description	•	
	in the section was a section to	id Zoning Law and Zoning Regulations of Baltim	ore
		, of	
Property is to	be posted and advertised	as prescribed by Zoning Regulations.	
I, or we, agree	to pay expenses of above	re-classification and/or Special Exception advertised further agree to and ere to be bound by the zon	ing,
posting, etc., upon regulations and resi County	filing of this petition, are trictions of Baltimore Cou-	d further agree to and ere to be sound by the ros nty adopted pursuant to the Zoning Law for Baltim	iore
1000112		PARK FORTY CORPORATION	
		BIT ANTHONY	
	Contract purchaser	John W. Armiger Legal Owner 200 Pudonia Road East	
Address		Cockeysville, Md. 2183	0
		Cockayavina, inai 2-1-1	
ha W. Armiger	Petitioner's Attorne	Protostant's Attorne	ry
	idonia Rond East reville, 148. 21030		
			day
90 Cockey		er of Baltimore County, this	
ORDERED By of Mey required by the Zo	The Zealing Commissione , 106 6 , that to oning Law of Baltimore Conty that property be poster	the subject matter of this petition be advertised, numly, in two newspapers of general circulation thro- ed, and that the public hearing be had before the Zor	ugh- ning
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ORDERED By of May required by the Zon to All May required by the Zon to All May and haltman and haltma	The Z aing Commissione 1006, that I complete the control of the co	the subject matter of this petition be advertised, and that the public hearing be had before the Zoi too, County Office Building in Townon, Builting of June 1906, S. #11100 oc 2001 Soing Commissioner of Rattmore Count 1906, S. #11100 oc 2001 Soing Commissioner of Rattmore Count 1907 Soing Commissioner of Rattmore County Soing County Soi	ming nore lock
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See attached description

and (2) for a Special Exception, under the said Zon	A STATE OF THE PARTY OF THE PAR
On a Special Exception, under the said Zon County, to see the Lerein described property, for. From the Special Exception and advertised as property of the Special Exception of the Special Excepti	
Property is to be posted and advertised as pr	escribed by Zooing Regulations.
I, or re, agree to pay expenses of above re-cla	ssification and/or Special Exception advertising.
posting to, upon filing of this petition, and furth	her agree to and are to be bound by the zoning
County 2	lopted pursuant to the Zoning Law for Baltimore
	PARK FORTY CORPORATION
31 V Contract purchaser Address	John W. Armiger Legal Owner 200 Padonia Road East
	Cockeysville, Md. 21030
John W. Armiger- Petitioner's Atterney	Protestant's Attorney
Address Z00 Padonia Road East 66-0499 Cockeysville, Md. Z1030	
ORDERFD By The Zoning Commissioner of I	Baltimore County, this 10th day
of	in two newspapers of general circulation through
out Baltimore County, that property be posted, and Commissioner of Baltimore County in Room 106,	
County, on the 15th day of AM A M	June 196 5 at 11100 o'clock
- (25)	1 St See

it appearing th	hat by reason of	
the above Recl	classification should be had; and it further appearing that by re-	son of
a Special Excer	ption for a	_should be gr
	DERED by the Zoning Co.omissioner of Baltimore County this	
Mark Commence		
	reby reclassified; from azone to a	
	Special Exception for ashould	i be and the sa
granted, from	and after the date of this order.	
	*****************	Paulmana Can
	Zoning Commissioner of	i baitimore Cou
	Zening Commissioner of	t baitimore Cou
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		of the add of
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an Proposition or that Auf of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	BOURDOUGHERMANNI, MAIRITE OFFICE TO THE BEAUTY OF THE CHARRY OF THE LENG USS MAD Adopted by the Sel Ticlent change, had taken place in the character of Character of Character of Character Selection (Character Selection) and the Special Except Selection of Character Day the Zonfing Commissioner of Baltimore County, this.	the neighborh
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and Proposition or that Auf (BOLIAR DUDGERBARRAN, PAIRITE OFFICE MY TABE PARTY OF PARTY OF THE PART	HETERAGO PET TEMPER AND PET TEMPER A
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and Proposition or that Auf (BY THE PROPERTY OF THE PARTY OF	or The add. The timere County time and photo- timere County the neighborh bounds skerker on should NO C-/h the same is h should be the same

-27	
	Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and
it :	appearing that by reason of
the	above Reclassification should be had; and it further appearing that by reason of
	special Exception for a should be granted.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this.
	y of, 196, that the herein described property or area should be and
	same is hereby reclassified; from azone to a
	ne, and/or a Special Exception for ashould be and the same is
gra	anted, from and after the date of this order.
	Zoning Commissioner of Baltimore County
	and the second of the second s
	Pursuant to the advertisement, posting of property and public hearing on the above petition
AR	Addappersing that becomes note as the petitioner failed to prove error in the zunin C. the cubject property on the Land Use Nep adopted by the Saltimore County Counc
. 9	the subject property on the Land Use Rap assisted by the sattland country
	e that sufficient change had taken place in the character of the neighborhood,
the	e above re-classification should NOT BE HAD, and an above re-classification should NOT BE
Œ	CKANDEEN
	141
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, tals
of.	June , 196. that the above re-classification be and the same is hereby
	NIED and that the above described property or area be and the same is hereby continued as and
to	remain a 5 8-6 zone; and/of the Special Exception for
	A
	ORDER REC IVED FOR FILING
	11/40/

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION #66-274R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we,... Park Forty Corporation...legal owner... of the property situate in Baltimore $\rho^{n,o}\rho$. County and which is described in the description and plat attached hereto and made a part hereof. # Ihereby petition (1) that the roning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an...R-6 sw - 2-F

____zone; for the following reasons:

Change in neighborhood and error in original zoning, depriving property owners of reasonable use of their property.

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.

I. or we, agree to pay expenses of above re-classification and/or Special Exception advertising, pasting, etc., upon tiling of this petition, and further agree to and are to be bound by the zo. 'ng regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

PARK FORTY CORPORATION By: M Lunique John W. Armiger Legal Owner Address 200 Padonia Road East

John W. Armiger Petitioneis A

Address 200 Padonia Road East 666-0499 Cockeysville, Md. 21030 ORDERED By The Zoning Commissioner of Baltimore County, this 10 th

....., 196_5., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be poste i, 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 15th

Soe

Cockeysville, Md. 21030

Remar Realists

Protestant's Attorney

#66-274R

BR

Description of the Property of Park Forty Hotel Partmership to be regarded from R-6 to R-R

April 18, 1960

Beginning for the same at the Southwest corner of Calverton Street 40.00 map feet while and Old Feederick Road 50,00 feet vide, and running thence binding of the 50,24 Most side of said Calverion Street the two following courses and distinct property of the state of the said Calverion Street the two following courses and distinct property of the said Science Street Calverion Courses and distinct property of the said Science Street Calverion Street the said Science Street Calverion Street the said Science Street Calverion Street Calverio a curve to the right with a radius of 96.31 feet for a distance of 76.16 feet, said E.R. curve being aubic aded by a chord bearing South 11° 14' 41" East 74.20 feet to hter-5/15/6 sect the West side of Lafayette Avenue as proposed to be widened to 60 feet themce binding on said West side of Lafayette Avenue, as proposed to be widened to 60 feet South 11° 24* 39° west .31.34 feet, thence for lines of division the two following cours - and distances vini first North 78° 35° 21° West 110.00 feet, and second South 116 247 34" West 49,84 feet to intersect the East right-of-Way line of the Baltimore County Beltway, thence binding on the East right-of-way line of said Baltimory Count: Beltway the four following courses and distances as now surveyed viz: first North 46° 32' 33" West 51.57 (out, second North 32° 04' 55" West 132.59 f. et, Third North 3º 07 01" West 157,77 feet, and fourth North 16º 44 22" East 130,98 feet to intersect the said South side of Old Frederick Road, thence binding on said South stor of Old Frederick Road, the two following courses and distances as now surveyed vil: first North 49 38* 59" East 97.56 feet, and second North 54° 461 59" East 69.4% feet to the place of beginning.

Containing 2,490 acres of land more or less.

Being part of that tract of land described in a deed dated August 17, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4345, folio 307. from Alice H. Lacia to Park Forty Motel Partnership.

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the a	hove Reclassification should be had and it further appearing that by reason of

	A DESCRIPTION OF THE PROPERTY
HU.S.	cial Exception for a should be gra
1	T IS ORDERED by the Zoaing Commissioner of Baltimore County this
day	of, 196, that the herein described property or area should be
the s	ame is hereby reclassified; from azone to a
zone,	and/or a Special Exception for a
grant	ed, from and after the date of this order.
	Zoning Commissioner of Baltimore Com- Pursuant to the advertisement, posting of property and public hearing on the above pe
and d	Pursuant to the advertisement, posting of property and public hearing on the above per topperate—shut-by-monosouches.lne_settiioner_feiled_to_prove_arror_in_toe the_subject_property on the Land Use Map adopted by the Seltimore County
and d	Pursuant to the advertisement, posting of property and public hearing on the above per topperain—that the measured. As like petitioner, felled to prove error in the the subject property on the Land Use Map adopted by the Saltimore County that.sufficient.charge.had.taken.place.in.the character of the neighborh
and d	Pursuant to the advertisement, posting of property and public hearing on the above per topperate—shut-by-monosouches.lne_settiioner_feiled_to_prove_arror_in_toe the_subject_property on the Land Use Map adopted by the Seltimore County
of	Pursuant to the advertisement, posting of property and public hearing on the above per topperain—that the measured. As like petitioner, felled to prove error in the the subject property on the Land Use Map adopted by the Saltimore County that.sufficient.charge.had.taken.place.in.the character of the neighborh
of or the a	Purpusant to the advertisement, posting of property and public hearing on the above per Logopusal—Shot Appusosancokes. Inc. petitioner. feiled to prove error in the the subject property on the Land Use Map adopted by the Seltimore County that sufficient.change.had.laken_place.in_the_character.of the neighborh
of	Pursuant to the advertisement, posting of property and public hearing on the above per toppeasing the type accessors. As like petitioner, feiled to prove error in the the subject property on the Land the Map adopted by the Saltimore County that sufficient change had taken place in the character of the neighborh that sufficient change had taken place in the character of the neighborh bove re-classification should NOT BE TAD add/or the Specials Exception characters.
ofor	Pursuant to the advertisement, posting of property and public hearing on the above per toppeasite that the advertisement, as line petitioner. feiled to prove error in the the subject property on the Land Use Map adopted by the Saltimore County that sufficient charge had taken place in the character of the neighborh bove re-classification should NOT BE HAD addor, the Special Exception taken ONE XXIIIX TIS ORDERED by the Zoning Commissioner of Baltimore County, this
of or the a	Purcuant to the advertisement, posting of property and public hearing on the above perception of the proventies of the property on the Land Use Map adopted by the Saltimore County that sufficient change had taken place in the character of the neighborh bove re-classification should NOT BE TAD. getlow, above. Specials Exception schools of the proventies
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of the a	Pursuant to the advertisement, posting of property and public hearing on the above perception of the provided of the provided of the provided of the saltimore county that sufficient change had taken place in the character of the neighborh bove re-classification should NOT BE EAD agglow, sheet Specials Exception scheater of the neighborh. TIS ORDERED by the Zoning Commissioner of Baltimore County, this
of the a	Pursuant to the advertisement, posting of property and public hearing on the above perceptually. The support of the subject property on the Land Use Map adopted by the Saltimore County that sufficient change had taken place in the character of the neighborh bove re-classification should NOT BE HAD, audion, when Specials Exception schemes CNUTLY. TIS ORDERED by the Zoning Commissioner of Baltimore County, this. June 1946, that the above re-classification be and the same is hereby continued a main a. 8.6.6
of the a	Pursuant to the advertisement, posting of property and public hearing on the above perceptual—shadous measures. As IRE petitioner. [elied to grove error in the the subject property on the Land Use Map adopted by the Saltimore County that sufficient charge had taken place in the character of the neighborh bove re-classification should NOT BE IRAD adders, the Special Exception scheater of the neighborh NOTES. TIS ORDERED by the Zoning Commissioner of Baltimore County, this
of the a	Pursuant to the advertisement, posting of property and public hearing on the above per toppeasing the development of the subject property on the Land Use Map addopted by the Saltimore County that sufficient change had taken place in the character of the neighborh bove re-classification should NOT BE EAD addor, the Special Exception inheads ONE XXIIX TTS ORDERED by the Zoning Commissioner of Baltimore County, this June 1946, that the above re-classification be and the same is hereby continued a main a. R. 6. The same is hereby continued a main a. R. 6.

Recla	ssific	ition from R	-6 to B-R 2.490 Acres
May	10,	1966	Petition filed
June	16		Reclassification DENIED by Z.C.
July	15		Order of Appeal to County Board of Appeals
May	9	1967	Order of Dissipal Dissipal Control Control

Order of Dismissal passed by the Board

1st District

PARK FORTY CORPORATION

SW corner Calv erton Street & Old Frederick Road

DENIED

RE: PETITION FOR RECLASSIFICATION from R-6 zone to B-R zone SW corner Calverton Street and Old Frederick Road 1st District
Park Forty Corporation
Peritioner

COUNTY BOARD OF APPEALS

OF

No. 66-274-R

.

ORDER OF DISMISSAL

Petition of Park Forty Corporation for reclassification from R-6 zone to B-R zone on the southwest corner Calverton Street and Old Frederick Road, in the 1st District of Baltimore County.

Whereas, the Board of Appeal; is in receipt of an Order of Dismissal of appeal filed May 9, 1967 from the attorney representing the petitioner-appellant in

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of May 9, 1967.

It is hereby ORDERED this dey of May, 1967, that said appeal be and the same is dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RE: PETITION FOR RECLASSI-FICATION- R-6 Zone to B-R Zone S/N. Cor. Galverton Street and O'd Frederick Road, 1st Dist. Park Forty Corporation,

BOARD OF APPEALS

OF BALTIMORE COUNTY

No. 66-274-R

.

ORDER OF DISMISSAL

MR CLERK

Please dismiss the Appeal in the within case.

Attorney for Petitioners 200 Padonia Road, East Cockeysville, Maryland 666-0440

I HEREBY CERTIFY that on this eighth day of May, 1967, I have caused a copy of the within Order of Dismissal to be served upon Thomas P. Neuberger, Esc., 1414 Woodcliff Avone, Baltimore, Md. 21228, James B. Murphy, Esq., 1520 Fidelity Building, Baltimore, Md. 21201, and Harry E. Goerts, Esq., 206 W. Penss, Ivania Avenue, Towson, Md. 21204 by causing a copy to be sent to them by ordinary mail.

John Warfield Armiger

Rec's = 74/67

in a ho

RE: PETITION FOR RECLASSIFICATION from R-6 zone to B-P zone SW corner Calverton Street and Old Frederick Road 1st District Park Forty Corporation

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-274-R

.

ORDER OF DISMISSAL

Petition of Park Forty Corporation for reclassification from R-6 zone to B-R zone on the southwest corner Calverton Street and Old Frederick Road, in the 1st District of Baltimore County.

Whereas, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed May 9, 1967 from the attorney representing the petitioner-appellant in the chove entitled matter

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of May 9, 1967.

It is hereby ORDERED this ______ day of May, 1967, that said appeal be and the same is dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Perker

John A. Slowik

RE: PETITION FOR RECLASSI: : FIGATION FOR RECLASSI-FIGATION- R-6 Zone to B-R Zone S/W. Cor. Calverton Street and Old Frederick Road, 1st Dist. Park Forty Corporation,

BEFORE THE

BOARD OF APPEALS

OF

BALTIMORE COUNTY

ORDER OF DISMISSAL

MR. CLERK:

6 5/4/67

Please dismiss the Appeal in the within case.

John Warfield Armiger Attorney for Petitioners 200 Padonia Road, East Cockeysville, Maryland 666-0440

THEREBY CERTIFY that on this eighth day of May, 1967, I have caused a copy of the within Order of Dismissal to be served upon Thomas P. Neuberger, Esq., 1414 Woodchiff Avenue, Baltimore, Md. 21228, James B. Murphy, Esq., 150e Fisheling building, Baltimore, Md. 21201, and Harry E. Goerte, Esq., 200 W. Pennsylvanna Avenue, Towson, Md. 21204 ng a copy to be sent to them by ordinary mail.

Mucungar

SON ALLEGHENY AVENUE

Description of the Property of Park Forty Motel

April 18, 1966

#66-274R

Beginning for the same at the Southwest corner of Calverton Street 40.00 map feet vide and Old Frederick Road 30.0X feet vide, and running thence binding of the Set. 2A West side of said Calverton Street the two following courses and discances ed viz: first South 33° 54° 01" East 190.28 feet and second Southerly hoss Sw-2F a curve to the right with a radius of 96.31 feet for a distance of 75.16 fr said BR being subtended by a chord bearing South 11° 141 41" East 74,20 feet to hear- 5/21/66 sect the West side of Larmyette Avenue as proposed to to widened to 60 feet thence binding on said West side of Lafavette Avenue, as proposed to be widened to 60 feet South 11° 24° 39" West 281.34 feet, thence for lines of division the two following courses and distances wir: first North 78° 351 21" West 110.00 feet, and second South 11° 241 39" West 49.84 feet to intersect the East right-of-Way line of the Baltimore County Beltway, thence binding on the East right-of-way line of said Baltimore County Boltway the Caur following courses and distances as now survey. viz: first North 46° 32° 33" Yest 51.57 feet, second North 32° 04° 55" West 132.59 Coet, Third North 3º 07 01" Went 157.77 feet, and fourth North 16º 44 22" Kast 130.98 feet to intersect the said South side of Old Frederick Road, thence binding on said South side of Old Frederick Road, the two following courses and distances cs now surveyed vis: first North 49" 581 59" East 97.55 feet, and second North 540 461 59" East 69.48 feet to the place of beginning.

Containing 2.490 acres of land more or less.

Being past of that tract of land described in a deed dated August 17, 1964. orded among the Land Records of Baltimore County in Liber 8.R.G. 4345, folio 307. from Alice H. Lacis to Park Forty Motel Partnership.

Description of the Property of Park Forty Motel Partnership to be rezoned from R-6 to B-R

April 18, 1966

#66-274R

Seginning for the same at the Southwest corner of Calverton Street 40.00 mpp feet wide and Old Frederick Road 30,00 feet wide, and running thence binding on the SEC.2A West side of said Calverton Street the two following courses and distances as now surveyed viz: first South 33° 54° 01° East 190.28 feet and second Southerly along 5w-2Fa curve to the right with a radius of 96.31 feet for a distance of 76.16 feet, said BR curve being subtended by a chord bearing South 11° 141 41" East 74.20 feet to inter-5/25/44 sect the West side of Lafayette Avenue as proposed to be widened to 60 feet thence binding on said West side of Lafavette Avenue, as proposed to be widened to 60 feet South 11° 24' 39" West 281.34 feet, thence for lines of division the two following courses and distances viz: first North 78° 35° 21" West 110.00 feet, and second South 11° 24° 39" West 49.84 feet to intersect the East right-of-Way line of the Baltimore County Beltway, thence binding on the East right-of-way line of said Baltimore County Beltway the four following courses and distances as now surveye wis: First North 459 321 338 West 51-57 Feet, second North 329 041 558 West 122-59 feet, Third North 3º 07* 01" W 157.77 feet, and fourth North 16º 44* 22" East 130.98 feet to intersect the said South side of Old Frederick Road, thence binding on said South side of Old Frederick Road, the two following courses and distances as now surveyed vis: first North 49° 58* 59" East 97.56 feet, and second North 54° 451 59" East 69.48 feet to the place of beginning.

Containing 2.490 acres of land more or less.

Being part of that tract of land described in a deed dated August 17, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4345, folio 307, from Alice H. Iacia to Park Forty Motel Partnership.



SFFORE COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-274-R

. ORDER OF DISMISSAL

Petition of Park Forty Corporation for reclassification from R-6 zone to B-R zone on the southwest corner Calverton Street and Old Frederick Road, in the 1st District of Baltimore County.

Whereas, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed May 9. 1967 from the attorney representing the petitioner-appellant in the above entitled matter

Whereas, the said attorney for the said petitioner-appellant requests that the anneal filed on behalf of said petitioner be disnissed and withdrawn as of May 9, 1967.

It is hereby ORDERED this _____ day of May, 1967, that said appeal

COUNTY BOARD OF APPEALS

OF SALTIMORE COUNTY

William S. Boldwin, Chairman

W Cilar Parker

RE: PETITION FOR RECLASSIFICATION BEEOD

from an R-6 zone to B-R zone NW/5 Roiling Road 900' SW of Baltimore National Pike, Ist District Rolling Road Realty Company,

COUNTY BOARD OF APPEALS SALTIMORE COUNTY

No. 66-259-R

OF

. OPINION

This application for reclassification of a small tract of approximately two (2) acres of land was filed by the Rolling Road Realty Company, which owns a much larger tract of contiguous property locing on the Baltimore National Pike at or about its intersection with Rolling Road in the First District of Soltimore County. The same owner has owned this property since 1946 and was unaware that the boundary of the zonina classifications were not identical with his property line until 1966. Most of his land was zoned. B-R by the zoning map which was adorted April 5, 1960, but a loop parrow strip on his southernmost border was zoned as R-6, being a few feet back of an arbitrary line which the zoning authorities selected as the setback line for B-R and M-L zoning on the south side of Baltimore National Pike. The strip mentioned, wnich is approximately 1200 feet along the B-R zening, varies in depth from 65 feet at its western end to a point of no width at its eastern end. The awner has developed most of his land under the B-R classification, using a large portion of it himself for warehouse purposes, and has constructed a curved access road (known as Geipe Road) at his own expense, which road has now been dedicated to the County and is in use. Surrounding land uses on the south are purely residential, and an application for reclassification of a tract of land was denied by the zoning authorities, including this Board. The apparently feel that any rezoning in the neighborhood might open up the possibility of a renewal of an etternat to rezone part of the residential area now zoned R-6 to R-A, or even to commercial zoning,

RE: PETITION FOR RECLASSI- : FIGATION - R-6 Zone to B-R Zone S/W. Cor. Calverton Street and Old Frederick Road, 1st Dist. Park Forty Corporation

BEFORE THE BOARD OF APPEALS

BALTIMORE COUNTY No. 66-274-R

. . . 1 1 1 1 1 1 1 1 1 1 1

ORDER OF DISMISSAL

MR. CLERK:

Please diamiss the Appeal in the within case,

John Warfielu Armiger Attorney for Petitioners 200 Padonia Road, East Cockeysville, Maryland 666-0449

THEREBY CERTIFY that on this eighth day of May, 1967, I have caused a copy of the vithin Order of Dismissal to be sorved upon Thomas P. Neuberger, Esq., 1114 Woods lift Avenac, Beltimore, Md. 21218, James B. Murphy, Esq., 1520 Fidelity Building, Buildinner, Md. 21201, and Harry E. Goorte, Esq., 206 W. Pennsylvania Avenac, Towson, Md. 21204 by causing a copy to be sent to them by ordinary mail.

/bune, an John Warfield Armige

Rolling Road Realty Co. - No. 66-259-R

The Board does not garee with this and cannot foresee any possible danger from this source to the integrity of zoning in the neighborhood. It is almost impossible to see what use could be made of this land by the present owner, except that applied for and the Board finds as a fact that there was an error in the original zoning by the lack of inclusion of this owner's strip of property in the same classification as all of his other I and, which undoubtedly was properly zoned as B-R and has been put to that use, together with the construction of Geipe Road, part of which actually runs through and takes up a portion of the strip which is the subject of this application. It would indeed be a bardship to the owner and would done him all reasonable use of his property to insist that the subject strip be retained in an R-6 classification under

The action of the Zonina Commissioner will therefore be affirmed, and the property will be reclassified from R-6 to B-R, subject to approval of the site plans and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2011, day of April, 1967, by the County Board of Appeals ORDERED that the reclassification petitioned for be and the same is hereby CRANTED, subject to approval of the site plans and road necess by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S, Boldwip, Chairman 11/11/11 W. Cilles Porker

PE. PETITION FOR PECLASSIEICATION PETITION FOR RECLASSIFICAT from an R·6 zone to B-R zone NW/5 Rolling Road 900' SW of Baltimore National Pike, 1st District Rolling Road Realty Company, Petitioners

BEFORE COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No. 66-259-R

. OPINION

This application for reclassification of a small tract of approximately two (2) acres of land was filed by the Rolling Read Realty Company, which owns a much larger tract of contiguous property facing on the Baltimore National Pike at or about its interwith Rolling Road, in the First District of Baltimore County. The same owner has owned this property since 1946 and was unaware that the boundary of the zoning classifications were not identical with his property line until 1966. Most of his land was zoned B-R by the zoning map which was adopted April 5, 1960, but a long narrow strip on his southernmost border was zoned as R-6, being a few feet back of an arbitrary line which the zoning outhorities selected as the setback line for B-R and M-L zoning on the south side of Baltimore National Pike. The strip mentioned, which is approximately 1200 feet along the B-R zoning, varies in depth from 65 feet at its vestorn end to a point of no width at its eastern end. The owner has developed most of his land under the B-R classification, using a large portion of it himself for warehouse purposes, and has constructed a curved access road (known as Geipe Road) at his own expense, which road has now been dedicated to the County and is in use. Surrounding land uses on the south are oursely residential, and an application for reclassification of a tract of land was denied by the zoning authorities, including this Board. The protestants apparently feel that any rezoning in the neighborhood might open up the possibility of a renewal of an attempt to rezone part of the residential area new zoned R-6 to R-A, or even to commercial zoning.

Rolling Road Realty Co. - No. 66-259-R

The Board does not agree with this and cannot foresee any possible danger source to the integrity of zoning in the neighborhood. It is almost impossible hat use could be made of this land by the present owner, except that applied for, and the Board finds as a fact that there was an error in the original zoning by the lack of inclusion of this owner's strip of property in the same classification as all of his I and, which undoubtedly was properly zoned as B-R and has been put to that use, together with the construction of Geipe Road, part of which actually runs through and takes up a portion of the strip which is the subject of this application. It would indeed be a hardship to the owner and would deny him all reasonable use of his property to insist that the subject strip be retained in an R-6 classification under

The action of the Zonina Commissioner will therefore be affirmed and the property will be reclassified from R-6 to B-R, subject to approval of the site plan and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2) in day of April, 1967, by the County Board of Appeals ORDERED that the rector disasion petitioned for be and the same is hereby GRANTED, subject to approval of the site planand road access by the State Roads Commission. Recover of Public Sources and the Office of Planning and Zoning

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S, Baldwin, Chairman

W. Giles Perker

John A. Slowik

North Rolling Road Improvement Association, Inc.

January 16, 1967

Whereas, the North Rolling Road Improvement Association, Inc. held its annual meeting on the first day of June 1966 with a quorum present and

Nhereas, the Association by authority of its charter has an interest in the zoning of property within its geographical limits and

Mhereas, the geographical limits of the Association are as follows: all that land which Hes morth of Frederick Road to Dogwood Road and west of the Baltimore City line and extending to the Patapsco River, and

Whereas, the Association has a peid membership of 82 members and

Whereas, motion was made and catrical that a resolution be adopted to provide that responsibility for review and action in zoning cases be placed in its Bow-d of Directors in accordance with the Rules of the County Board of Appeals as follows:

Now therefore be it resolved on this first day of June 1966 that the responsibility for review and action is now and hereby vested in the Board of Directors and Luther that the President shall append some one member of the Board of Directors or some one member of the standing Zoning Committee to appear and textify before the Baltimere County Board of Appends in any zoning case acts upon by the Board of Directors and in accordance with any decision made with respect thereto.

At a meeting of the Board of Directors of the North Rolling Road Improve-ment Association, Inc., with a quorum present it was moved and carried that the Association take a position of opposition to the reclassification from R-6 to B.R. the property NMTS Rolling Road 900° SN of Baltimore National Pike, 1st District, case #66-ESSR.

By authority vested in me, I hereby appoint Mr. Gordon Hol elected member of the Board of Directors, to appear and testify Board of Appeals in accordance with the above motion.

ATTESTED:

SECRETARY

North Rolling Road Improvement Association, Inc.

Whereas, the North Rolling Road Improvement Association, Inc. held its sumual meeting on the first day of June 1966 with a quorum present and

Sherear, the Association by authority of its charter has an interest in the zeeing of property within its geographical limits and

Whereas, the peographical limits of the Association are as follows: all that land which lies north of Frederick Road to Dopwood Road and west of the Faltimore City line and extending to the Fatapace River, and

Mercas, the Association has a paid membershi) of 52 members and

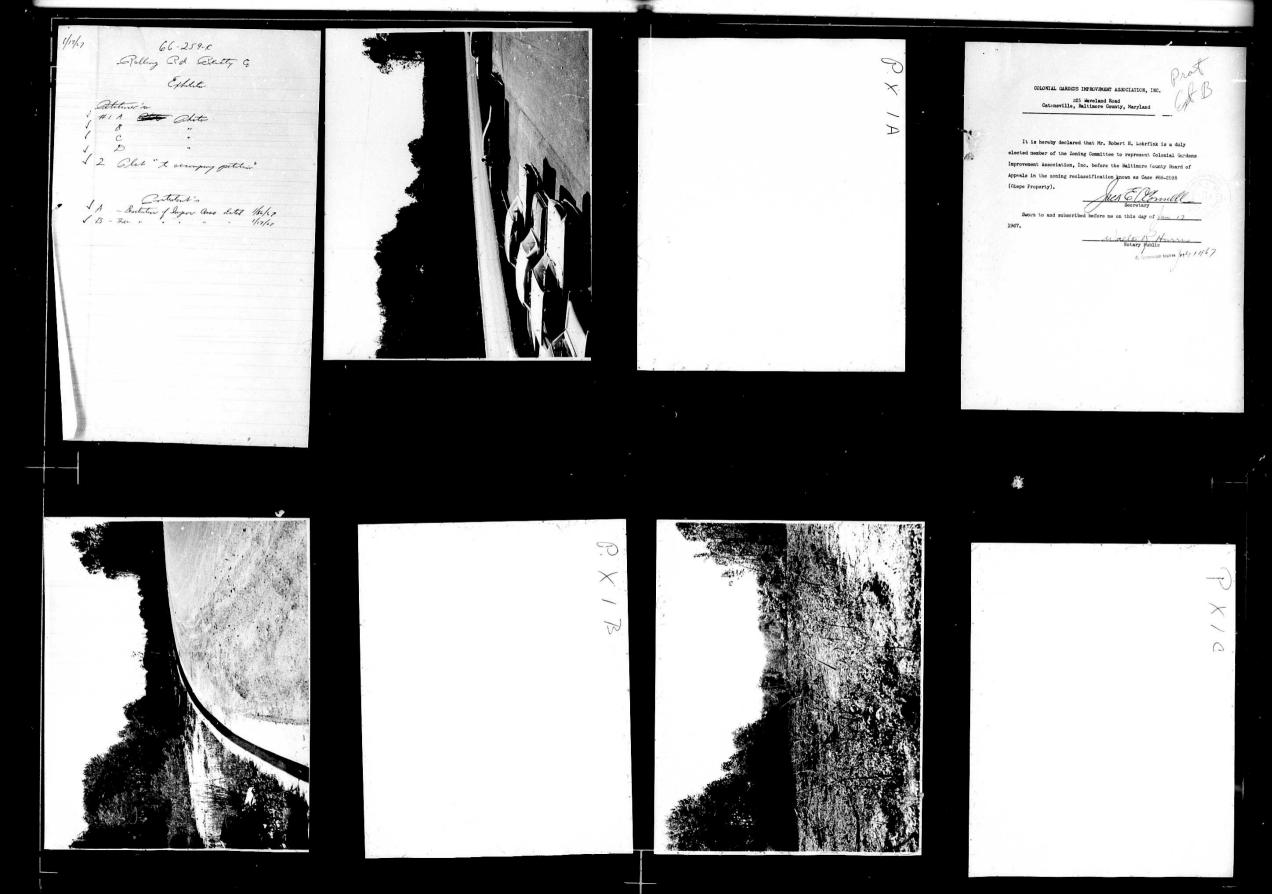
Whereas, totion was made and carried that a resolution be adopted to provide that responsibility for review and action in zoning cases be placed in its Beard of Directors in accordance with the Bules of the County Board of Appeals as follows:

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At a meeting of the Board of Directors of the North Wolling Scal Impresent Association, Inc., with a quorum present it was moved and carried the Association take a position of opposition to the reclassification from Sec to B.R. the property NA/S Bolling Road 900° 50 of Baltimore Rational Pile, 1st District, case 640-2508.

By authority vested in me, I hereby appoint Mr. Cordon Welland, a duly elected member of the Board of Directors, to appear and testify before the loard of Appeals in accordance with the above motion.

ATTESTED.





COLONIAL GARDENS IMPROVEMENT ASSOCIATION, INC.
325 Waveland Road
Catonsville, Baltimore County, Maryland 21228

RESOLUTION

RESOLVED, that the Colonial Gardens Improvement Association, Inc. is opposed to the zoning reclassification known as Caso Number 66-259-R (The Geipe Property) from R6 to BR.

It is hereby certified that the above resolution was adopted by the Zoning Committee of the Colonial Gardans Improvement Association, Inc. at a maeting held on Wednesday, January 11, 1957.

Clarence P. Goetz, Presiden

ATTEST: Jack E. O'Connell, Secretary

COLONIAL GARDENS IMPROVEMENT ASSOCIATION, INC.

325 Waveland Road
Catonsville, Baltimore County, Maryland

It is hereby declared that Mr. Schert H. Lehrfink is a duly elected member of the Zoning Committee to represent Colonial Gardens

Approvement Association, inc. before the Baltimore County Board of Appeals in the zoning reclassification known as Case #65-259R (Giapo Property).

Sworn to and subscribed before me on this day of an 17

Wall of Harr Notary Public My comment of 1967 GOLONIAL GARDENS IMPROVEMENT ASSOCIATION, INC.
325 Waveland Road
Catonsville, Beltimore County, Maryland 21228

RESOLUTION

RESOLVED, that the Colonial Gardens Improvement Association, Inc. is opposed to the zoning reclassifiertion known as Case Number 66-259-8 (The Geipe Property) from R6 to BR.

It is hereby certified that the above resolution was adopted by the Coning Committee of the Colonial Gardens Improvement Association, Inc. at a meeting held on Wednesday, January 11, 1967.

Clarence P. Goetz, President

ATTEST: MENT Clonnell, Secretary

COLOWIAL GARDENS IMPROVEMENT ASSOCIATION, INC. 325 Waveland Road Catonsville, Baltimore County, Maryland 21228

RESOLUTION

RESOLVED, that the responsibility for review and action on all zoning matters is placed in the Zoning Countitee of the Colonial Gardens Improvement Association, Ind.

It is hereby certified that the above resolution was adopted by the membership of the Colonial Gardena Improvement Association, Inc. at its annual meeting held on November 16, 1966.

Clarence F. Goets, President

ATTEST: Jack & Connelly Secretary

CGLONIAL GARDENS IMPROVEMENT ASSOCIATION, INC. 325 Waveland Road Catonsville, Baltimore County, Maryland 21228

RESOLUTION

RESOLVED, that the responsibility for review and action on all zoning matters is placed in the Zoning Committee of the Colonial Cardens Improvement Association, Ind.

It is hereby certified that the above resolution was adopted by the sembership of the Colonial Gardens Improvement Association, Inc. at its annual meeting held on November 16, 1566.

Clarence P. Gretz, President

TTEST: UCA Connell, Secretary

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OUNTS OFFICE BUTCHE II W. CHESAPEAKE AVE. OWSON, MO. 21284

EORGE E GAVRELIS

JOHN G. ROSE

John W. A miger, Esquire 200 Padonia Road East Cockeysville, Maryland 21030

Dear Sire

HE: Park Forty Corporation (I'em h, Nav 10, 1966)

May 12, 1966

mAP #1 SE1.2A SW-2-F

BR

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 future.

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

Vary truly your

JAMES E. DYEN, Principal Zoning Technicia

JEDiyLu

John W. Armiger, Esquire 200 Padonia Road East Cockeysville, Maryland 21030

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

10 day of MAY ____, 1966.

JOHN G. ROSE Zoning Commissions

Petitioner Park Forty Corporation

Petitioner's Attorne/ John N. Armirer Reviewed by

Chairman of Advisory Comingee

#66-274R MAP

NOTICE OF HEARING

Re: Petition for Reclassification for Park Forty Corp. 12/66

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

BALTIMORE COUNTY

PETITION FOR RECLASSIFICATION

las DISTRICT

From R-6 to B.R. Zone.

#66-274R

MAP

ZONING LOCATION:

SEL. 2A SW-2-F

BR

DATY & TIME.

PUBLIC HEARING.

WEDNESDAY, JUNE 15, 1966 at 11:00 A.M. 5W-2.F Rigon 108, County Office Building, 111 % d Avenue, Touson, Maryland.

Southwest corner of Colvertor Street and Old Fre

baltimore County, by authority of the Zoning Act and County, will hold a public hearing:

Present Zoning: R-6 Proposed Zoning: B-R.

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

Being the property of Park Forty Corporation as shown on plat plan filed with the

Mearing Date: Vadnesday, June 15, 1916 et 11:00 A.M., Public Hearing: Ross 105, county Office Building, III v. Chesapeake Avenus, Touson, Md.

JOHN G. RUSE ZONING COMMISSIONER OF

JAMES BERKELEY MURPHY

ATTORNEY AT LAW 1520 FIDELITY BUILDING OCCUPANT MARTLAND 21231

William S. Baldwin, Chairman County Office Building County Office Building Ill W. Chesapeake Avenue Towson 4, Maryland.

Re: Zoning File No. 66-27%-R Park Forty Corpn., Petitioners

This will acknowledge receipt of your letter of July 25, 1966 in connection with the above captioned matter. As requested I am here-with returning the questionnaire enclosed with your latter on which I have insarted the requested information insofar as I am, at this time, in a position to furnish.

In logother with my co-counsel in this matter, Marry E. Goertz, Squire, 206 M. Pennsylvania Avenus, Towson, wa endeavoring to obtain the hearing of this matter speech for the purpose of testifying at the hearing of this matter. I have not yet actually enumented the services of this expert, but hope to be in a position to do so within the mext few days.

I find it difficult, at this time, to accurately estimate the time required for presentation of my client's side of this case, but feel certain that I shall be sale to more accurately estimate the time within 10 days of the hearing date.

Respectfully yours,

James, Bupeley musty, James Borkeley Murphy of counsel for Walter Zack and wife, owners of 734 Lafayette Avenue, Catonsville Heights.

Rich 8.3. LL

July 25, 1966

James B. Murphy, Esq. 1525 Fideltty Building Baltimore, Md. 2120!

Re: Zoning File No. 66-274-R Park Forty Corp., Petitioners

Dear Mr. Murphy:

1. Number of witnesses you anticipate calling 3 or 4 2. How many of these witnesses will be "expert witnesses" 3. Fields to be covered by experts you intend to coll - please check;

Land Planner_ Real Estate

4. Total time required (in hours) for presentation of your side of the case 11/2 ho.

Attorney for Protestants (X)

WESTERN UNION







BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 3, 1966

FROM Leslie H. Groef, Deputy Director of Planning

SUBJECT Petition *65-274-R. Southwest corner of Calverton Street and C¹d Frederick Road.
Petition for Reclassification from R-5 to B.R.
Perk Forty Corporation - Petitioners.

1st District

HEAR!NG: Wednesday, June 15, 1966. (11:00 A.M.)

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

It is evident that changes in conditions have occurred in the vicinity of the subject property since adoption of the comprehensive zoning map for the First District. We offer no comment on the zoning proposed, however.

-Westowne Community Association, Inc. BALTIMORE 29, MARYLAND

June 14, 1966



Dear Mr. Rose

This is to advise you that the Westowne Community Association is in fire agreement with Includide Community Improvement Association in objection to a change in classification of the property, subject of Petition 66-274-R.

The change, if granted, will be an infiltration of commercial soning into the residential areas adjoining the Route 40 commercial strip. This will have an adverse effect on the enjoyment of the residential properties in the vicinity.

Sincerely, J. & Sincerely, J. M. Sincerely, J. M. Sincerely, J. M. Sincerely, J. M. Sincerely, M. Sincerely, M. Sincerely, M. Sincerely, J. M.

North Rolling Road Improvement Association, Inc.

June 13, 1966

ZONING SEPANY

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

Dear Mr. | ose:

Ps: Fetition 66-274-R

The North Rolling Road Improvement Association, Inc. at its regular meeting, June 1, 1966, reviewed the potition for reclassification filed as Potition 66-724-1. Following the recommendation of our Zoning Committee, action was made and carried to oppose the subject reclassification and to support the Ingleside Community Improvement Association in opposition,

We believe this change would be another wedge into residential properties bordering conserval a long Route 40. There is no abstantial shange in the neighborhood, and it is clear that the Baltimore County Council did not commit error in zoning this property N-6.

Yours very truly.

NORTH ROLLING ROAD IMPROVEMENT ASSN., INC. (9) / June L. Till

Verne L. Dill President

Enclosed herewith is copy of Order of Dismissal passed

oday by the County Board of Appeals of Baltimore County in the above

July 25, 1966

1. Number of witnesses you enticipate calling

Land Planner___/

Engineer

Other 3

2. hours

Real Estate /

Traffic

2. How many of these witnesses will be "expert witnesses" 2

3. Fields to be covered by experts you intend to call - please check:

4. Total time required (in hours) for presentation of your side of the case

Thomas Pheulega

Attorney for Protestants (P

Very truly yours

Re: Zoning File No. 66-274-R Park Forty Corp., Petitioners

James S. Murphy, Esq.

Herry W. Goerts, Esq.

Mr. John C. Rose

Board of Education

Thomas P. Neuberger, Esq. 1414 Woodcliff Avenue Baltimore, Nd. 21228

Dear Mr. Neuberger:

-263

Return

Thomas P. Neuberge WINDSON 4-3014

May 4, 1967

RE: Petition Reclassification from R-6 Zene to B-R Zone Park Forty Corporation Petitionsr No. 66-274-R.

Please summon the following witnesses:

George Gavrelis, Director Office of Planning & Zoning 123 County Office Building Towson, Maryland 21204

Mr. Leslie Graef Office of Planning & Zoning 123 County Office Building Towson, Maryland 21204

to appear and tes.ify for the Protestants on May 11, 1967 at 10 am. in room 301, County Office Building, Towson, Maryland.

RECEIVED ISGNAY -5 PA 2: 18 SHERIF'S OFFICE BALTO, CO, ICE

John Warfield Armiger, Esq. 200 Fadonia Road East Cockeysville, Maryland 21093 Harry Schwartzwelder, Esq.

Mr. Sheriff:

Please issue summons in accordance with the above.

Rec'd dstor

Baltimore County.

July 25, 1966

John Warfield Armiger, Esq. 200 Padonia Road, East Cockeysville, Md. 21030

Re: Zoning File No. 66-274-R Park Forty Corp., Petitioners

1. Number of witnesses you anticipate calling_

2. How many of these witnesses will be "expert witnesses" 4

3. Fields to be covered by experts you intend to call - please check Land Planner

Real Estate V Engineer___ V

4. Total time required (in hours) for presentation of your side of the case

4 HRS.

Attorney for Protestants (

Vanna Petitioners

JWA:ag

Menus P. Heuberge Thomas P. Heuberger Attorns for Protestante Will Woodcliff Avenue Sultimore, Waryland 21228 Sult-262

Edith T. Eisenhart, Secretary County Board of Appeals of

LAW OFFICES JOHN WARFIELD ARMIGER COCKEYSVILLE, MARYLAND 21030

**EA COOE SO!

March 22, 1967

Mr. William S. Baldwin, Chairman Baltimore County Board of Appeals County Office Building Towson, Maryland 21204

Re: #66-274-R- Park Forty Corporation

Dear Mr. Baldwin:

The principal officer of the petitioning corporation in this case is currently out of the country, and while I am sure it would be possible for me to have some other officer of the company testify, I would request a further postponement of this case, unloss either the Board or the protestants feel that this request is not proper.

I would appreciate any thing you can do in furtherance of this request,

Very truly yours, John W. Armiger

Rec d 3/23/67 9.15 an

July 15, 1966

No. 66-274-R - Park Forty Corporation

Petition, description of property and Order of Zoning Commissioner Certificate of posting

..........

2 signs

Counsel for petitioner

" grptestants

Certificates of advertisement Tolegram and letters of protes

Order of Appeal

Two plats filed with petition

John Warfield Armiger, Esq., 200 Padonia Road East Sockeysville, Md. 21030

Thos. P. Neiberger, Esq., 1414 Woodcliff Avenue Baitimote, maryland 21228

Mr. Richard M. Kenry, 907 Prestwood Road, Baltimore, Meryland 21228

Mrs. Varne L. Dill, Pres., Morth Rolling Road Imp. Assin., Edmondson Hall, 4580 Edmondson Ave Baltimore, Maryland 21223

James R. Murphy, E.q., 1525 Fidelity Building Saltimore, Maryland 21201

JAMES BERKELEY MUR

ATTORNEY AT LAW 1820 FIDELITY BUILDING JALTIMORE, MARYLANG 21201 4450: 752-1000 X-491

March 23, 1967

M's Muriel E. Buidemeier. County Board of Appeals, Room 301 - County Office Building Towson, Meryland 2220h

Re: #66-174-R Patition of: Park Forty Corpn. for reclaration of as cor. Calverton street and old Frederick Road - Lat District.

This will confirm phone conversation with you this date in tion for a postponent of the Arad set of the Fark Forty Corpora-April 13, 1967 at 10:00 A.W. and to confirm you do in this antice for I and no executed, larry F. Goerie, Reguler, have no dispersent to the postpone and of this harding as requested by Mr. Jackson to the postpone and of this hearing as requested by Mr. Jackson to

When the notter has again been so eduled for resring, please let us inve the usual notice.

Respectfully yours.

am Dukaley Mungly James Parkeley Murphy of counsel for Walter Zack, protestant.

Rec' 1 3/07/67

page 2

Mr. E. M. White, Pres., Westowne Community Ass'n. Catonsville, Maryland

Mr. P. T. Lemmon, Rescom Land Leasing Corp., 1029 St. Paul Bt., Baltimore, Maryland 21202

protestant

Harry F. Goertz, Esq., 206 West Pennsylvania Avenue, Towson, Maryland 21204

Reid 4/12/67 9. 30 au

July 15, 1966

Tros. P. Neuberger, Esq., 1414 Woodcliff Avenue Baltimore, Maryland 21228

Re: Petition for Reclassification from RO6 Zone to B-R Zone S/W Cor. Calverton St. and Old Frederick Road, lst Dist., Park Forty Corporation, Patitioner - No. 66-274-R

Please be advised that an appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

You will be duly notified of the date and time of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zonina Commissioner

cc: Nr. Richard M. Henry, 907 Prestwood Road, Baltimore, Maryland 21228

Mrs. Verne L. Dill, Pres., North Rolling Road Imp.Aus'n., Edmondson Hall, 4580 Edmondson Ave. Baltimore, Maryland 21228

Mr. James B. Murphy, Esq., 1525 Fidelity Building Baltimore, Maryland 21201

RE: PETITION FOR RECLASSI-FICATION FOR RECLASSI-FICATION- P-6 Zone to B-R Zone-S/W Cor. Calverton Street and Old Frederick Road, 1st Dist., Park Forty Corporation, Petitioner

BEFORE THE

OF

BALTIMORE COUNTY

No. 66-274-R

ORDER OF APPEAL

MR. CLERK:

Please note an Appeal in the above-captioned case to the Board of Appeals for Baltimore County

> John Warfield Armiger Attorney for Petitioners 200 Padonia Road, East Cockeysville, Maryland



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E GAVEEL

Thos. P. Neuberger, Esq., 1414 Woodcliff Avenue Baitimore, Maryland 21228

Re: Petition for Reclassification Patition for Reclassification from ROF Zone to B-R Zone S/W Lor. Calverton St. and Old Frederick Road, 1st Dist., Park Forty Corporation, Patitioner - No. 66-274-R

July 15, 1966

Dear Mr. Neuberger:

Please be advised that an appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

You will be duly notified of the date and time of appeal hearing when scheduled by the Board of Appeals.

Zoning Commissioner

cc: Mr. Richard M. Henry, 907 Frestwood Road, Baitimore, Maryland 21228

Mrs. Verne L. Uill, Pres., North Rolling Road Imp.Ams*r., Edmondson Hall, 4580 Edmondson Ave. Baltimore, Maryland 21228

Hr. James B. Murphy, Esq., 1525 Fidelity Building Baltimore, Haryland 21201

RE: PETITION FOR RECLASSI- : FICATION- R- Zone to B-R Zone S/W Cor. Calverton Street and Old Frederick Road, 1st Dist., Park Forty Corporation, Petitioner

BEFORE THE

ZONING COMMISSIONER

BALTIMORE COUNTY

No. 66-274-R

ORDER OF APPEAL

MR. CLERK.

Please note an Appeal in the above-captioned case to the

Board of Appeals for Baltimore County.

- JUL 15 15 PM

D Recd 9 3 ZONING

Attorney for Petitioners 200 Padonia Road, East Cockeysville, Maryland 666-0440

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. G

John Warfield Armiger, Esq., 200 Padonia Road East, Cockeysville, Maryland 21993

Re: Petition Reclassification from R-6 Jone to B-P Jone -S/W Cor. Calverton St. and Gid Frederick Road, ist Dist., Park Forty Corporation, Petitioner - No. 56-274-2

June 16, 1966

Dear Hr. Armiger:

to prove error in the setitioner, in the above matter, failed Map ecopsed by the County Council or that sufficient softies the county Council or that sufficient Chaige had taken office that the medigatorhoon, i have today passed my Order denying the reclassification.

Very truly yours 1 SH Zoning Commissioner

cc: Thos. P. Newberger, Esq., 1414 Woodcliff Avenue, Baltimore, Maryland 21228

Mr. Richard M. Henry, 907 Prestwood Road, Baltimore, Maryland 21228

Prs. Vine L. Jiii, Pres., North Rolling Ruad Improvement Ass'n Edmondoon Hall, 4580 Edmondson Ave., Baltimore, H. ryland 2129 Mr. Janes W. Nurphy, 1525 Fidelity Building Baltimore, Maryland 21201

Ar. E. P. White, Pres., Westowne Community Ass'n., Catonsvi le, Miryland 21228

Mr. P. I. Lemmon.

,, Rescom Land Leasing Corp.,
1029 St. Paul St.,
Biltimore, Maryland 21202

Harry F. Gortz, Esq., 206 West Phonsylvania Avenue Towson, Maryland 21304

- JUN 2: 581. -

JAMES BERKELEY MURPHY

1520 FIDELITY BUILDING June 20, 1966

Hon. John G. Rose Zening Commissioner Baltlmore County Office of Planning and Zoning, County Office Building Towson, L. Haryland

Re: Petition for Reclassification from R-6 to B-R Zone s.w. cor. Calverton Street and Old Freder-ick Road, First District - Park Forty Corporation , Petitioner - No. 66-274-R

This will acknowledge receipt of yours dated June 16, 1966 addressed to John Marfield Armiger, Eq., 200 Fadenia Roat East, Cockeysville, Naryland, advising that the petition for change of classification requested was denied by your Order of June 16, 1966.

In order that there may not be any delay in mail reaching me in connection with the above matter, please be advised that ay name is: JAMES B. MERRHY and that my office address is 1520 Fidelity Building.

I am taking this opportunity of calling this to your attention for the reason that there is a knee M. Murphy, a lawyer here in Saltimore City, who I am not, I being Annes B. The two of us nor frequently made up in earl being addressed to us. Unfortunately, Mr. James M. also has the offices in the Fidelity Salling (Room 1025)

In order to avoid this confusion I have resorted to using my middle name in full.

Your assistance by changing your record to reflect the "real James Murphy" here invoked, will be greatly appreciated.

Very truly yours,

Yem Broughy, James B. Murphy

BALTIMORE COUNTY, MARYLAND

June 16, 1966

Rev Petition Reclassification from R-6 Zone to B-R Zone -S/W Cor. Calverton St. and Old Frederick Road, lst Dist., Park Forty Corporation, Patitioner - No. 65-274-R

Mr. E. M. White, Pres., Westowne Community Ass'n., Catonsville, Maryland 21228

Mr. P. T. Lammon, ,, Rescom Land Leasing Corp., 1029 St. Paul St., Baitimore, Maryland 21202

Harry E. Goertz, Esq., 206 West Pennsylvenie / Towson, Maryland 21204

As the petitioner, in the above matter, falled to prove error in the zoning of the subject property on the Lend Usa. Nan adopted by the County Council or that sufficient the large had taken place in the character of the neighborhood, I have today passed ny Orend deving the reclassification.

Very truly yours

Zoning Commissioner

INTER OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date June 3, 1966

John Warfield Armiger, Esq., 200rPadonia Road East, Cockeysville, Maryland 21093

ccs Thos. P. Newberger, Esq., 1414 Woodeliff Avenue, Baltimore, Maryland 21228

Mr. Richard M. Henry, 907 Prestwood Road, Beltimore, Haryland 21228

Mrs. Verne L. Bill, Pres., Morth Rolling Road Improvement Edmondson Hell, 4580 Edmondson Beltimore, Maryland 21228

Mr. James W. Murphy, 1525 Fidelity Building Baltimore, Maryland 21201

FROM Leslie H. Graef, Deputy Director of Planning

SUBJECT Petition *66-274-R . Southwest corner of Calverton Street and Old Frederick Road.
Petition for Reclassification from R-6 to B.R.
Park Forty Corporation - Petitioners.

ist District

HEARING: Viednesday, June 15, 1966. (11:00 A.M.)

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

It is evident that changes in conditions have occurred in the vicinity of the subject property since adoption of the comprehensive zoning map for the First District. We offer no comment on the zoning proposed, however.

June 16, 1966

This is to advise you that \$78.50 is due for advertising and pasting of the above property.

Please make check payable to Baltimore County, Nd. and remit to Nrs. Inderson, Room 121, County Office Building.

Pennanchi Record

RE: PRITION FOR REGIASSIFICATION from "B-6" Zome to "Bm" Zome SW/ cor Calverton and Old Prederick Rd. Park Forty Corp. Petition No. 66-271-R

Mr. John G. Rose, Zoning Commissioner County Office Building Towson, Maryland 2120h

George E. Gevrelis, Director Office of Planning and Zoning 123 County Office Building Towson, Maryland Cl2Ok.

Thomas P. Renberger Thomas P. Neubergar, Attorney for the Protestants. lhill Woodeliff Avenue Reltimore, Maryland 21228. Ti.-di-301h

Pates June 7, 1966

Permanent Record

Zoning Commissioner of Baltimore County.

Thomas P. Neuberger ATTORNEY AT LAL.



June 14, 1966

The Honorable John G. Rose Zoning Commissioner for Paltimore County County Office Building Towson, Maryland 2120h

Ref: Petition #66-274-R
Park Forty Corp. to
Rezone R-6 to B R,
Proposal to build a motel.

This is to confirm my request to have Mr. Leglie Greef case in the bearing room, county Office Building on June 15, 1966 at 11:00 an. My request was made by telephone at 3:00 pm. on Pringr, June 10, 1956.

Wery truly yours, Monas P. Newbeyer Thomas P. Newberger

TPN/mon cc: Mr. John Warfield Armiger, Esq. 200 Fadonia Road East Cockeysville, Md.

Sate: ____Jose 7, 1944

Library of an exercise

Please other or appearance for the protestants in the above matter and here assessed instead for the following shock without to appear be to the recording to sensing the same on Media Miles and the little sense on Media Miles are it, 1996 at 12:30 and it have the County office building, toward, Maryland:

Heorre S. Hevrelic, Mirector fifting of Planning and Zaming 103 County Lifting building Toward, Maryland 1126,

John Warfield Armiger, Attorney for the point how this 2 day of that. 1964

Please dame cumains in accordance with the above.

Thomas I To discover for some sur things in the discover for some sur the Proposition of the sure sur-ted there is a day late 1255.

Star & Prag

GEORGE E. GAVREL

JOHN G. ROSE

John W. Armiger, Esquire 200 Podonia Foad East Cockeysville, Maryland 21030

SUBJECT: Reclassification From R=6 to RM For Park Forty Comporation Located Maltimore National Pile and Beltway, 1st District (Year N, Ney 10, 1976)

FIRE BUREAU-PLANS RUVIRJ: See attached comments.

REPLAC OF PRINCIPATION: Natur - Existing of water in Calverton Street. Sever - Acciting of sever in Zank Avenue, however, this sever is too high to corve the subject site without purpling. Adequate of existing withints to be determined by developer or his engineer.

The above consents are not intended to initiate the appropriateness of the senting sation requested, but to assure that all parties are node sware of place or problems that may have a beauting on this cases. The Director and/or the legacity director of the office of Flamming and Joning will subsit recommendations on the appropriateness of the requested soming 10 days before the Conting Constitutionary's hearing.

The following members had no comment to offers

Health Department Industrial Development Board of Squeation Buildings Department Dursau of Fraffic Engi-Office of Flaming and State Foads Commission

ce: Lt. Herris-Fire Bureau-Plans Paview Nr. Carlyle Brown-Bureau of Engineering

Yours very truly,

JOHN G. ROSE ZONING COMMISSIONER

May Spe

12, 1966

BALTIMONE COUNTY OFFICE OF PLANNING AND SONTHU-COUNTY OFFICE BUILDING TOWNER, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John W. Armiger, Esq. 200 Padonia Road Cockeysville, Md. 21030

Dear Sire

JGR/ba

Encis

June 6, 1966

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

LE: PETITION FOR RECLASSIFICATION from "R-6" Zone to "RR" Zone SW/ Cor Calverton and Old Frederick Rd. Park Forty Corp. Fettion No. 66-27u-R

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

These enter my appearance for the protestants in the above captioned watter and have summons farmed for the following maned witness to be and to appear before the undersined, to tentify in the above entitled matter, on Metnesky, dure 15, 1966 at 11:00 am. in from 106 County Office Building, Towens, Maryland;

George E. Gavrelis, Director Office of Planning and Zoning 123 County Office Building Towson, Maryland 21204.

I certify that I have mailed a copy of this order of summons to John Warfield Armiger, Attorney for the petitioner this _____ day of June, 1966.

Thomas P. Neuberger Attorney for the Protestants.
Illih modelliff Avinue Baltimore, Maryland 21228.
Wi. d. 2012.

Date: June 7, 1966

Mr. Sheriff:

Please issue numnous in accordance with the above.

John & Cose Zoning Commissioner of Baltimore County.

lia. 66-274-R ZONING COMMISSIONER OF BALTIMORE COUNTY June 10, 1966 SUMMON Leavise H. Grace, Office of Planning to be and appear before the Zoning Commissioner of Baltimore County, in matter of particle for reclassification of property at S/N Cor. Calverton St. 6 Old Fred. Road to testify for Baltimore County Vs. Park, Forty Corporation on 15th day of June 1966, at 11100 A.M. Be prompt in attendance, otherwise you will be attached. JOHN G. ROSE, Zoning Con Report to Room 106, County Office Ballding, Towson, Md.

ons issued at request of T.P.Neuberge



INTER-OFFICE CORRESPONDENCE

Date, Hay 10, 1960 TO Zoning Advisory Countities Lt. Charles F. Morris, Sr., Flans Review FROM Baltimore County Fire Bureau

SUBJECT Property Owner: Fark Forty Corp. Francisco Voter: 1275 Forty Vote Location: Baltimore National Fike and Beltway District: 1st Freent Zoning: 8:6 Froqued Zoning: 8:2 Motel

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

Flease contact twis writer, or Capt. Faul H. Reincke, at VA ~-7310, Ext. hl,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

We. James A. Dyer, Chairman Pr. James A. Dyer, Chairsan Tolketing Advisory Committee Date/far/ 10, 1966 14. Charles F. Korris, Cr., Plans Review FROM Malthoors, Gundy, Fire Jurasu

SUBJECTIONARY OFFICE PORTY CORN.
Location: Bultimore Estional Fike and Beiting Unitarities lat
Propert Joning: R.C.
Propused Coning: BS Notel

Shall be required to meet all fire department requirements, pertaining to motels.

Please contact this writer, or Capt. Faul H. Reincke, at VA 5-7310, Ext. 61,

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ELEPHONE 823-3000	OFFIC	INVOICE COUNTY, MARYL ND E OF FINANCE along (Coultr House COURT HOUSE WOON, MARYLAND 21204	Ne.38630 DATE 5/20/66
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	COUNT NO. 01-622	TION AND RETURN WITH YOUR ACMITTANCE	\$50,00 CONT
QUANTITY			
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100		THE COUNTY MARY	AND
MPORTANT	MAKE CHECKS PAYABLE	TO BALTIMORE COUNTY, MARYL	VSON 4. MARYLAN
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LEASE	RETURN GIFTER SECTION		
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ELEPHONE 823-3900		CE OF FINANCE	
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DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND ANTO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNSON 4, MARYLAND EXCHANGE HOUSE, TOWNSON 4, MARYLAND EXCHANGE REJURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PATRICIAN CONTRACT AND AND SERVICE OF FRANCE

11-366 1767 . 12232 HP-

No. 66-274-E

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

66-259 R CERTIFICATE OF POSTING O DEPARTMENT OF BALTIMORE COUNTY

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66-259 R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Marriand

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Petitioner: Lelling Rond	Realty Co.
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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland Date of Posting July 23, 1966 Positioner Cappial Forty loge.

Destroy of property 500 Cer of Calebration St. & Old Freduck Rec. w/s Lafagette live 300' South of Cabriton St. Remarks:

Procted by Signature

Date at return July 25, Mile

66-274R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

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District	Date of Posting Thay to, 1100
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Petitioner Je Hark J.	oily corp.
Location of property: 5 W/Con Cale	erty Corp.
Location of Signs @ 5w for Calm	ston ht & Old Freduk led Dawier- 18. Bufs Lafoneth It 50 5 of Caberlin L 5. of Caberton IV:
Lapyotte ave & Colvertine	St. (3) w/s Lafagette St 50 5 of Caberton &
Kemarko (4) W/s Calverten 200	5 of Calverton A.
Posted by Signature	Date of return June 2,1966

4 signs

PETITION FOR
RECLASSIFICATION
1st DISTRICT
ZONING: From R-6 to B.P.

ZONING: From R-6 to IL.,"
Zone.
LOCATION: Southwest conter
of Calverton Street, and Old Frederick Road.
DATE & TIME: WEINESDAY,
JUNE 15, 1963 at 11-00 A.M.,
PUBLIC HEARING: Room 108.
County Office Building, 111 W.
Chesapeake Aversee, Towson,
Maryland.

OFFICE OFFICE THE BALTIMORE COUNTIAN

No. I Newburg Avenue CATONSVILLE MD

May 31. 1944.

THE HERALD - ARGUS

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

was inserted in THE BALTIMORE COUNTIAN, a group of throat weekly newspapers published in Baltimore County, Mary land, once a week for the successive weeks before the stat day of May, 1966, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul I Morgany Editor and Manager & M.

PARLE IRAMINE: Boom 164. Chesapanka Avena, Towaso, Maryland.

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LOCATION: Southwest rener ad
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Calveries Sirers and On Ference ad
Road,
DATE & THISE Wednesday, June
15, 1964 a: 1199 A.M.
PUBLIC HEARING: Room 165,
County Office Building, 111 W.
Chesapeaka Avenue, Tousan, Md.

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PETITION FOR RECLASSIFICA-

Billed Bergerich of Dr. Party Billed

CATONSVILLE, MD No. I Newburg Avenue

May 0. 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. som, Loning Commissioner of

was inserted in THE BALTIMORE COUNTIAN, a group of thrux weekly newspapers published in Baltimore County, Maryune successiva weeks before land, once a week for the 9th day of May. 19 00 , that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Faul J Morgan Editor-and Manager & 74

PETITION FOR
RECLASSIFICATION
15t DISTRICT
ZONING: From R-6 to B, R,

Zono.

LOCATION: Northwest added
of Bhitmers National Pile.

DATE & THUR. 1970/SSND.

MATE & THU

