

*J. H. Hessey, IV*

9/18/69

**SALES AND LEGAL NOTICES**

**PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, VARIANCE AND USE PERMIT FOR PARKING IN DISTRICT**

**ZONING:** From R-6 to R.A. Zone  
Petition for Special Exception for  
Offices and Office Buildings, including  
accessory business uses for the convenience  
of its tenants and as conditioned in Section  
(402A) 402.4.  
Petition for Variance for a Side  
Yard  
Petition for Use Permit for Parking  
**LOCATION:** Southeast corner of Ingleside  
Avenue and Chrysler Place.  
**DATE & TIME:** Tuesday, October 7,  
1969 at 10:00 A.M.  
**PUBLIC HEARING:** Room 301, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland.

The County Board of Appeals of  
Baltimore County, by order of the  
Circuit Court for Baltimore County,  
will hold a public hearing:  
Present Zoning: R-6  
Proposed Zoning: R.A.  
Petition for Special Exception for  
Offices and Office Buildings, including  
accessory business uses for the convenience  
of its tenants and as conditioned in Section (402A) 402.4.  
Petition for Variance from the  
Zoning Regulations of Baltimore  
County to permit side yard setback  
of 10 feet instead of the required 25  
feet.  
The Zoning Regulation to be  
excepted as follows: Section 217.3—  
Side Yards—For apartment houses,  
offices, and office buildings, not less  
than 25 feet from any building to a  
side property line.  
Petition for Use Permit for Parking  
to utilize the entire lot for parking  
as permitted and as limited by  
Section 409.4 of the Baltimore  
County Zoning Regulations.  
As that parcel of land in the First  
District of Baltimore County  
Beginning for the same at the  
corner formed by the intersection of  
the east side of Ingleside Ave. with  
the south side of Chrysler Place,  
thence leaving said place of beginning  
and running and binding on  
said south side of Chrysler Place  
easterly 220 feet, thence leaving said  
south side of Chrysler Place at right  
angles thereto, southerly 62.50 feet,  
thence easterly at right angles to  
said last line 505.0 feet, thence  
southerly parallel to said second line  
of this description 105.6 feet, thence  
easterly parallel to the first and  
third lines of this description 220  
feet to said east side of Ingleside  
Ave., thence running and binding on  
said east side of Ingleside Ave.  
easterly 104.10 feet to the place of  
beginning, containing 107,120 square  
feet of land, more or less,  
being the property of Norris E.  
Hook, et al.  
Hearing Date: October 7, 1969 at  
10:00 A.M.  
Public Hearing: Room 301, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Md.  
By Order of  
**COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY**  
WILLIAM S. BALDWIN,  
Chairman

RE: Petition for Reclassification \* BEFORE THE  
NE/corner Ingleside Avenue \* COUNTY BOARD OF APPEALS  
and Chrysler Place \* OF  
1st District \*  
Norris E. Hook, et al, Petitioners \* BALTIMORE COUNTY  
\* NO. 67-140-R  
\* \* \* \* \*

**AMENDMENT TO PETITION FOR RECLASSIFICATION AND REQUEST FOR READVERTISING OF APPEAL**

Pursuant to an Order of the Circuit Court for Baltimore County passed on the 1st day of July, 1969, in the matter of Norris E. Hook, et al, v. County Board of Appeals of Baltimore County, Misc. Docket 8, Folio 306, File No. 3958, the Petitioners in the above proceeding hereby amend their Petition for Reclassification to apply for reclassification from R-6 to R.A. zoning, based on error in original zoning and change in the character of the community, together with special exceptions and variances as follows:

1. To use subject property for offices and office buildings, and
2. To be permitted to use said buildings for accessory business uses for the convenience of tenants to the extent permitted in Section (402A) 402.4 of the Baltimore County Zoning Regulations, and
3. To utilize the entire lot for parking as permitted and as limited by Section 409.4 of the Baltimore County Zoning Regulations, and
4. To reduce the side yard requirement on the north side of the property (contiguous to B.M. zoning) from 25 feet in width to 10 feet in width.

And Petitioners hereby request the Board to cause the said property to be posted and this request to be advertised as in the case of an original Appeal from the Zoning Commissioner to the County Board of Appeals of Baltimore County.

Respectfully submitted,

John H. Hessey, IV  
*Fred E. Waldrop*  
Fred E. Waldrop  
Attorneys for Petitioners



*Rec'd 9:15-69  
10:30 AM*

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, Norris E. Hook, et al., legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6A zone; for the following reasons:

1. Many changes in zoning and land uses have occurred in the same vicinity of subject property since the adoption of the original zoning map, which changes directly affect the utility and potential use of the subject property.
2. There was an error in the original zoning classification assigned this property.

See attached description

and therefore 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. 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.

Norris E. Hook, et al.  
Contract purchaser  
Address: 6108 Baltimore National Pike  
Baltimore, Maryland 21228

Bertha Hook  
Legal Owner  
Address: 720 Ingleside Avenue  
Baltimore, Maryland 21228

John H. Hensley, IV  
Petitioner's Attorney  
Address: 1311 Fidelity Building  
Baltimore, Maryland 21201

John H. Hensley, IV  
Protestant's Attorney  
Address: 1311 Fidelity Building  
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of December, 1969, 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 23rd day of January, 1970, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

Norris E. Hook, et al - #67-140-R

been some zoning change in the neighborhood, no changes have occurred that have a direct or sufficient impact on the subject property to justify the reclassification requested. One of the petitioner's own witnesses, Robert V. McCurdy, an expert real estate witness, testified that in his opinion commercial zoning could depreciate the properties to the south of the subject tract depending upon how the land was developed or used under the requested B.M. zoning.

George E. Gavrelis, Director of Planning for Baltimore County, testified that he felt that the commercial uses should be confined to the north side of Chrysler Place, and that it should not be extended southward at this time. He also testified that in his opinion there had not been sufficient changes in the neighborhood to justify the commercial zoning requested.

The application will, therefore, be denied.

## ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of March, 1968 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin  
Chairman

W. Giles Parker

John A. Slawik

# EVANS, HAGAN & ASSOCIATES

4200 ELSBRODE AVENUE • BALTIMORE, MD. 21214 • PHONE 426-2144  
BRANCHES

November 18, 1966

DESCRIPTION OF NO. 720 INGLESIDE AVE. FOR RE-CLASSIFICATION  
FROM R-6 TO BUSINESS MAJOR

Beginning for the same at the corner formed by the intersection of the east side of Ingleside Ave. with the south side of Chrysler Place, thence leaving said place of beginning and running and binding on said south side of Chrysler Place easterly 320 feet, thence leaving said south side of Chrysler Place at right angles thereto, southerly 602.50 feet, thence easterly at right angles to said last line 505.00 feet, thence southerly parallel to said second line of this description 105.6 feet, thence westerly parallel to the first and third lines of this description 825 feet to mid east side of Ingleside Ave., thence running and binding on said east side of Ingleside Ave. northerly 168.10 feet to the place of beginning, containing 107,120 square feet of land, more or less.



J. Carroll Hagan



Norris E. Hook, et al.,  
Chrysler Place and  
Ingleside Ave., and  
#67-140-R  
#67-140-R

RE: Petition for Reclassification  
of NE corner Ingleside Avenue  
and Chrysler Place  
1st District  
Norris E. Hook, et al. Pet.

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
NO. 67-140-R

The Petitioner seeks a reclassification of his property, consisting of approximately 2 1/2 acres, from an R-6 zone to a B.M. zone. Plans call for the construction of a two-story office building part of which will be used as a banquet room and catering services.

The reclassification request is based on two grounds: error in the original zoning map and changes in the area. Suffice it to say there was not conclusive evidence to show error. With regard to change, the evidence showed various zoning reclassifications in the general area but most of these were remote and did not have a direct bearing on the present use of the tract.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels that in the absence of change or error this Petition must be DENIED.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of February, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 zone.

Edward D. Hardesty  
EDWARD D. HARDESTY  
Deputy Zoning Commissioner

Filed  
11/20/66  
BY John A. Slawik

RE: PETITION FOR RECLASSIFICATION  
from an R-6 zone to a B.M. zone  
SE corner Ingleside Avenue and  
Chrysler Place,  
1st District  
Norris E. Hook, et al.  
Petitioners  
Ernest J. Hesse, Contract Purchaser

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 67-140-R

## OPINION

The petitioner in this case seeks a reclassification from an R-6 zone to a Business Major zone of a piece of property situated on the southeast corner of Ingleside Avenue and Chrysler Place in the First Election District of Baltimore County.

The land uses surrounding the property are as follows: On the north side of the property, across Chrysler Place, there are some existing residences in a Business Major zone; east of the property the land is zoned R-6 and a portion of the property abuts publicly owned land which is the site of the Westowne Elementary School; all of the land to the south of the property is zoned R-6; across Ingleside Avenue the land is zoned B.M. and R-6.

If the requested zoning is granted, the petitioner proposes to construct an office building with the first floor thereof devoted to commercial uses; namely, a bank and possibly a catering service. The petitioner contends that the proximity of existing commercial zoning depreciates this property and makes it unuseable in its present R-6 category. He further contends there is both error in the original zoning and sufficient change in the character of the neighborhood to justify the requested reclassification.

The protestants contend that the reclassification here will (1) lead to further requests for changes in zoning in the neighborhood (2) that it would congest traffic on Ingleside Avenue; (3) that it would be an unwarranted spot zoning; and (4) that it would depreciate the value of the homes in the neighborhood.

During the course of the hearing, the petitioner filed a petition to amend his petition for reclassification and requested the reclassification from R-6 to B.M., or in the alternative from R-6 to R-A with a special exception to permit an office building; accessory business uses; a parking permit; and a variance from the side yard requirements. This motion was denied as the Board has found no authority in the Zoning Regulations to permit a petitioner to request alternative zoning without a new application and advertising.

The Board finds that the petitioner did not overcome the presumption of correctness of the original zoning, and failed to prove that the County authorities made an error when the property was zoned R-6. The Board further finds that while there have

Norris E. Hook, et al - #67-140-R

The Board heard from two witnesses for the petitioner, and four witnesses for the protestants. Without going into detail as to their testimony, the petitioner's witness stated that he felt the subject property is a good site for an office building, and that "little, if any, damage to the surrounding properties" would be caused by the construction of an office building on the subject property.

The protestants' primary objection was to the increase in traffic that they felt would be caused by the erection of an office building, and a bad storm drain situation to the rear of their homes south of the subject property, stating that they felt the paving of the parking area on the subject property would aggravate the existing storm drain problem. The testimony also indicated that no zoning changes have occurred in the immediate neighborhood since the hearing on the original petition by the Board.

In the Board's Opinion on March 20, 1968, the Board found as a fact that the petitioner did not overcome the presumption of the correctness of the original zoning, and further found that there had been no changes that had occurred in the immediate neighborhood to justify the reclassification requested. Judge Proctor, in his Opinion of December 26, 1968, found that Chrysler Place was a logical dividing line between the commercial properties to the north and the residential properties to the south, and stated:

"The Board was certainly justified in finding that there were no changes in the character of the neighborhood of the parcel involved in this case. The changes described in the evidence were such a distance from the subject parcel that they could have no effect whatsoever upon such property."

There was testimony at the Board hearing on Judge Proctor's remand Order, that the new comprehensive maps, presently under consideration by the County, recommend R-A zoning for the subject tract. Assuming that when the new comprehensive maps are adopted the property will be placed in an R-A classification, it would seem to the Board in this instance to be better done by the adoption of the map than by individual petition.

In view of the Board's original finding that there was no error in the map with regard to the subject property nor had there been sufficient changes in the immediate neighborhood to justify a reclassification, and the Court's subsequent affirmation of that

Norris E. Hook, et al - #67-140-R

finding, together with the fact that there had been no changes in the immediate neighborhood between the original hearing in March of 1968 and the second hearing on the Court's remanded Order, we see no reason to reverse our previous decision in denying the reclassification of the property.

## ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of June, 1969, by the County Board of Appeals, ORDERED that the reclassification, special exception, permit for parking, and variance petitioned for, be and the same are hereby DENIED.

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

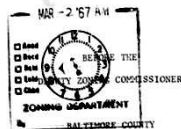
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin  
Chairman

W. Giles Parker

John A. Slawik

RE: Petition for Reclassification  
NE corner Ingleside Avenue  
and Chrysler Place  
1st District  
Norris E. Hook, et al, Pet.



NO. 67-140-R

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an Appeal from the decision of the Deputy Zoning Commissioner of Baltimore County dated February 9, 1967, to the County Board of Appeals for Baltimore County.

John H. Hessey, IV  
1311 Fidelity Building  
Baltimore, Maryland 21201  
LE 9-2320

Attorney for Petitioner

HESSEY & HESSEY  
ATTORNEYS AT LAW  
FIDELITY BUILDING  
BALTIMORE, MARYLAND 21201  
February 28, 1967

JOHN H. HESSEY, IV  
JOHN W. HESSEY, IV  
MAHLON W. HESSEY



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

Re: Petition for Reclassification  
NE corner Ingleside Avenue  
and Chrysler Place  
1st District  
Norris E. Hook, et al, Pet.  
No. 67-140-R

Dear Mr. Rose:

Please find enclosed Order for Appeal in regard to the above captioned, together with check in the amount of \$75 payable to Baltimore County, Maryland to cover cost thereof.

Sincerely,

John H. Hessey, IV

JHH:evh

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 13, 1967

FROM: George E. Carvello

SUBJECT: 67-140-R, Reclassification from R-6 to B-M, Southeast corner of Ingleside Avenue and Chrysler Place. Being the property of Norris E. Hook.

1st District

HEARING: January 23, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-M zoning. It notes that the intent of the Comprehensive Zoning Map embracing this portion of the 1st District was to terminate active commercial uses at the north side of Chrysler Place. The planning staff believes that the zoning map is correct in not establishing commercial zoning here; it further believes that no changes have occurred such as to justify yet additional commercial reclassification.

GEG:bjs

MICROFILMED

NORRIS E. HOOK, ET AL

SE corner Ingleside Avenue & Chrysler Place

Reclassification from R-6 to B-M.

NO. 67-140-R

1st District

Dec. 20, 1966 Petition filed  
Feb. 9, 1967 Rec. DENIED by D.Z.C. (Hardisty)  
Mar. 2 Appealed to Board of Appeals  
" 20, 1968 Rec. DENIED by C.B. of A.  
Apr. 17 Order for Appeal filed in Circuit Court by John H. Hessey, IV, Esq., for Petitioner (FILE 2462)  
May 17 Petition Extending Time For Filing Record and Order of Court granting same  
June 19 Record of proceedings filed in the Circuit Court  
Dec. 26 Board AFFIRMED - Judge Proctor  
Jan. 30, 1969 Order of Remand by Judge Proctor: "In the Opinion filed in this case on January 2, 1969, the Court failed to rule on the question whether the County Board of Appeals of Baltimore County acted in an arbitrary, capricious or illegal manner in refusing to grant Petitioner's request for leave to amend the Petition for Zoning Reclassification. Originally, Petitioner sought reclassification from R-6 to B-M. The petition for amendment requested reclassification from R-6 to R-A, with a special exception for an office building. . . . Accordingly, this case will be remanded to the County Board of Appeals for Baltimore County so that Petitioner may amend the request for reclassification in accordance with the petition filed with the Board on January 18, 1968 and so that the Board may take such additional testimony as Petitioner and Protestors may wish to produce on or in opposition to the amended petition."

July 1 Order of Courts: " . . . in accordance with the Supplemental Opinion of this Court rendered on the 30th day of January, 1969, it is ORDERED, that the Order and decision of the County Board of Appeals passed on the 20th day of March, 1968, in the matter of Petition No. 67-140-R to reclassify the subject property from R-6 to R-A, be and the same is hereby reversed and the case is hereby remanded to the County Board of Appeals for Baltimore County so that the Petitioner may amend the request for reclassification in accordance with the Petition for Amendment filed by the Petitioner with the Board on January 18, 1968, and the Board is directed to take such additional testimony as the Petitioner and the Protestors may wish to produce on or in opposition to the Amended Petition; AND IT IS FURTHER ORDERED that the County Board of Appeals reconsider and reach a decision in said case on the basis of the Petition as amended." Judge Proctor

December 27, 1966

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

John H. Hessey, IV, Esquire  
1311 Fidelity Building  
Baltimore, Maryland 21201

SUBJECT: Reclassification from R-6 to B-M, For Norris E. Hook, Located E/S of Ingleside Ave., S/S of Chrysler Place, 1st District. (Item 3 - December 20, 1966)

Dear Sir:

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

PROJECT PLANNING: This Office will review and submit any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: The proposed site could be expected to generate approximately 350 trips per day.

HEALTH DEPARTMENT: Water and sewer should be indicated on revised plans prior to the hearing.

BUREAU OF ENGINEERING: Water - Existing 12" water in Ingleside Avenue. Sewer - Existing 8" sanitary sewer in Chrysler Place. Adequacy of existing utilities to be determined by developer or his engineer.

Road - Submission of this Plan for building application will require more accurate and detailed topography. Existing topography may necessitate slight alterations in the alignment of Chrysler Place. Chrysler Place is to be developed as a minimum 40' Road on a 50' Right-of-Way. Longview Road is to be developed as a minimum 36' Road on a 60' Right-of-Way. For details concerning the improvement of Ingleside Ave., the developer's Engineer should contact the Design Section of the Bureau of Engineering.

Storm Drain - A closed storm drain system exists to the north of the site. An extension of this system is required through the subject property.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans 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 members had no comment to offer:

State Roads Commission  
Fire Prevention Bureau  
Industrial Development

Very truly yours,

James E. Dyer, Principal  
Zoning Technician

cc: Albert V. Quinby - Project Planning  
G. Richard Moore - Bureau of Traffic Engineering  
Ms. Greenwalt - Health Department - Carole Brown - Bureau of Engineering

NORRIS E. HOOK

Page 2

Aug. 15, 1969 Amended Petition filed. R-6 to R-A SE - Offices and Office Buildings, including accessory business uses for the convenience of its tenants and as conditioned in Sec. (402A) 402.4 Variance for a Side Yard Use Permit for Parking  
Sept. 10 Order for advertising and posting sent to Cental Services to appear in newspapers Sept. 18th, hearing set for Tuesday, October 7, 1969 at 10 a.m.  
" 18 Certificate of Publication in newspaper - filed (Jeffersonian)  
" 24 " " " " (Catoxville Times)  
" 25 Certificate of Posting of property - filed  
Oct. 7 At 10 a.m. - Hearing held before the Board of Appeals (B.P.S.)  
June 22, 1970 Supplementary Opinion and Order passed by the County Board of Appeals denying petition  
July 29 Court file and certified copy of Board's Supplementary Opinion and Order filed in the Circuit Court

NORRIS E. HOOK and  
BERTHA HOOK and  
ERNEST J. HESSE  
Appellants  
vs.  
WILLIAM S. BALWIN, W. GILLES  
PANNER and JOHN A. SLOVICK  
constituting the County Board  
of Appeals of Baltimore County  
Appellees  
FRANKLIN N. HADGETT  
ROGER BRUCK  
GERARD SLOBY  
Intervenor  
\* \* \* \* \*

ORDER OF COURT

The above matter having come on for argument, and the Court having heard and considered the arguments of counsel for the Appellants and for the Intervenor, and having read and considered the record and exhibits on file, and in accordance with the Supplemental Opinion of this Court rendered on the 30th day of January, 1969, it is this \_\_\_\_ day of February, 1969, by the Circuit Court for Baltimore County:

ORDERED, that the Order and decision of the County Board of Appeals passed on the 20th day of March, 1968, in the matter of Petition No. 67-140-R be and the same is hereby reversed and the case is hereby remanded to the County Board of Appeals for Baltimore County so that the Petitioners may amend the request for reclassification in accordance with the Petition for Amendment filed by the Petitioners with the Board on January 18, 1968, and the Board is directed to take such additional testimony as the Petitioners and the Protestants may wish to produce on or in opposition to the Amended Petition;

JULY 7 - 1969

NORRIS E. HOOK and  
BERTHA HOOK and  
ERNEST J. HESSE

Appellants

vs.

WILLIAM S. BALDWIN, W. GILES  
PARKER and JOHN A. SLOWIK  
constituting the County Board  
of Appeals of Baltimore County

Appellees

FRANKLIN M. PADGETT  
ROGER BRUCK  
GERARD KLOFF

Intervenor

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY

Misc. 8/306/1958

OPINION

On December 20, 1966, Norris E. Hook and Bertha Hook, his wife, as owners, and Ernest J. Hesse, as contract purchaser, (herein collectively called "Petitioner") filed a petition for reclassification of a parcel of land located at the southeast corner of Ingleside Avenue and Chrysler Place from "R-6" to "B.M.". On February 9, 1967, the deputy Zoning Commissioner signed an order denying the requested reclassification. On March 2, 1967, Petitioner filed an appeal to the County Board of Appeals of Baltimore County. On November 2, 1967, January 11 and 18, 1968, hearings were held on this appeal. On March 20, 1968, the Board filed an opinion in which it was held that the evidence did not overcome the presumption of the correctness of the original zoning (comprehensive zoning map for the area having been adopted in 1960) and failed to prove either that the County authorities made an error in zoning the subject property R-6 or that there were changes in the character of the neighborhood which would justify the

requested reclassification. On that date the Board signed an order denying reclassification. On April 18, 1968, Petitioner filed an appeal to this Court.

Evidence produced by Petitioner was as follows: L. Allan Evans, a registered civil engineer and land surveyor, testified that his firm had prepared the plat offered in evidence as Petitioner's Exhibit No. 2; that, with the exception of the area shown on such plat in red, which is zoned B.M., the land to the east is zoned R-6; that the land to the south is all zoned R-6; that across Chrysler Place although the land is presently used for residential purposes, it is zoned B.M. up to U.S. Route 40; that across Ingleside Avenue the land is zoned R-6. He further testified that sewer and water were available to the subject property although he did not know whether either was used to capacity as of the date of his testimony. He described how storm drainage would be handled through the property in question, viz., by extending the storm drain pipes shown in the photograph marked "Petitioner's Exhibit No. 4". He described the proposed widening of Ingleside Avenue northerly from Chrysler Place to U.S. Route 40, but admitted that he did not know when that improvement would be made.

Walter Worthington Ewell, an expert on traffic engineering, testified that the traffic volumes on both Ingleside Avenue and U.S. Route 40 "are high" and are at "practical capacity" (Tr. 38); "that some alleviation in the present situation was necessary in order to justify the construction of a proposed office and bank building use." (Tr. 38-39); that when all of the planned road improvements in the area are completed, the condition will be alleviated; that at that time, the traffic which he estimated would be generated by a B.M. use of this property could be accommo-

2.

dated on Ingleside Avenue (Tr. 50); that, however, "I think we are doomed to heavier traffic on Ingleside. I don't think there is anything going to prevent Ingleside from being a north-south feeder in this area. That is why the ultimate plans are for 44 feet". (Tr. 55); that "the traffic situation at Ingleside Avenue right now is bad". (Tr. 55-56); that until I-70 is opened "we are somewhat speculating" as to the effect it will have on the traffic volume on U.S. Route 40. (Tr. 66).

Stanley J. Kroll, Sr., engineer from the Zoning Department, produced zoning maps of the area and eight files from his department showing zoning changes in the general area. However, none of the properties involved is in the "neighborhood" of the subject property, each being at least 700 feet away. (Tr. 74-77).

Mr. Hesse testified as contract purchaser. He has been engaged in the building and development business for some years. He testified that if the requested reclassification were granted he proposed to construct a two story building, each floor of which would contain 23,500 square feet; that the second floor would be devoted to offices and the first floor to a banking office and a catering operation. (Tr. 82). Through this witness, a number of photographs of adjacent properties were introduced (Petitioner's Exhibits 9-A to 9-M, inclusive, 10, and 11-A to 11-C, inclusive). He further testified that the property could not be developed under its present zoning. (Tr. 100-101).

Robert V. McCurdy testified as a real estate expert. Referring to the general area he said "It was a good residential community, and still is." (Tr. 121); that, however, the entire triangle (which he said contained approximately 50 acres and which is bounded by the south side of U.S. Route 40, the east side of Ingleside Avenue and the westerly property line of Westome School) should have been placed on the map as commercial and that failure

3.

to do so constituted error. (Tr. 124, 127, 140). Mr. McCurdy further testified that the zoning changes described in Mr. Kroll's testimony constituted a change in the basic character of the community; that in his judgment, there was a need for additional commercial land in the area (Tr. 138); that "a good office building in this area is sorely needed" (Tr. 138-139). However, he did not believe that subject property "would be a good banking site" (Tr. 139); he questioned whether this was the proper location for a catering business and whether such a business could afford the rent which would be demanded in an office building such as the type proposed for this site (Tr. 153). He said he "could not quarrel with having R-A with a special exception for offices" (Tr. 139); that use of this property for R-6 residential development was "impractical". He refused to use the word "impossible" (Tr. 141). He admitted that the development of this site as proposed would have a depreciating effect on the property to the south but that such effect "would be minor if it were properly improved" (Tr. 143); "It could so act as a shield, if it were proper architecturally" (Tr. 144); that the construction on the site of an office building, the use of which was limited to offices would have no depreciating effect on surrounding properties (Tr. 144-5). On cross-examination he admitted that if the requested change in reclassification were granted, it would not constitute comprehensive zoning (Tr. 149). He admitted that from the rear of the commercial zoning along Edmondson Avenue up to the rear of the commercial zoning along U.S. Route 40, was not only zoned residential but that in fact the use was residential (Tr. 156-157). When asked "But do you recommend commercial zoning with its only access on such a street, on a 26-foot-wide street?" he replied "Not on a 26-foot-wide street, no, sir" (Tr. 157).

4.

Protestants testimony was given by three residents of the general area. The substance of their testimony was that commercial zoning should stop at Chrysler Place; that if it didn't it would continue to spread in a southerly direction; that traffic was already congested along Ingleside Avenue and would become more so if the requested reclassification were granted. Protestants also produced George E. Gavrelis, Director of Planning, who testified that his department was opposed to the requested reclassification; that it was intended that commercial zoning and uses stop at Chrysler Place which he said was the logical dividing line between commercial and residential. When asked about the small B.M. area south of Chrysler Place, (as present/planned for relocation) he said that it had been zoned by petition and the planning staff felt it should be retained. It is to be noted that according to the testimony of Mr. Evans, Chrysler Place presently deadends where this parcel begins.

The general rule applicable to an appeal such as this is as stated in *France v. Shulman*, 248 Md. 335 at 342.

"We have consistently held that 'there is a strong presumption of the correctness of original zoning and of comprehensive rezoning, and that to sustain a piecemeal change therefrom, there must be strong evidence of mistake in the original zoning or in the comprehensive rezoning or else a substantial change in conditions.' *Greenblatt v. Toner Schloss Properties Corp.*, 235 Md. 9, 13, 200 A.2d 70 (1964) citing *Shadybrook Imp. Assn. v. Mollay*, 232 Md. 265, 192A 2d 502 (1963) and cases there cited.

We have also held that 'the Courts may not substitute their judgment for that of the Board when the Board's decision is supported by substantial evidence and the issue before the Board was fairly debatable.' *Boyle v. Hospital for Consumption*, 246 Md. 197, 204, 227, A.2d 746 (1967) citing *Ussal v. McCosh*, 242 Md. 371, 219 A.2d 89 (1966). See also *Rangeland, Inc. v. Jacobs*, 247 Md. 612, 233 A.2d 757 (1967)."

5.

See also *Park Road v. Smith*, 251 Md. 1, 4.

In my judgment, there was "substantial evidence" to support the findings of the Board that there was neither error in the new comprehensive zoning map for the area adopted in 1960, nor such changes in the character of the neighborhood as would support the reclassification sought in this case. Petitioner contends that there was error in the map either (a) because the whole 50 acre triangle described by Mr. McCurdy had not been zoned commercial on the map, or (b) because a small parcel of B.M. land is located south of Chrysler Place as it is proposed to be extended and relocated sometime in the future. Although Mr. McCurdy did testify as indicated, he also admitted that all of the land between the rear of the commercial zone along Edmondson Avenue and the rear of the commercial zone along U.S. Route 40 is zoned for residential use and is devoted to such use. This area encompasses all of the 50 acre triangle described by Mr. McCurdy as to the second contention, Chrysler Place presently deadends at the westerly end of the small B.M. parcel. The proposal to extend and relocate Chrysler Place has been under consideration for a number of years. It is still a paper proposal. The legislative authorities used Chrysler Place up to the point where it deadends as a dividing line between commercial and residential and from that point easterly adopted the property line of land fronting on U.S. Route 40 - not an unreasonable division line.

In a recent decision in *Goucher College v. DeWolfe*, \_\_\_\_\_ Md. \_\_\_\_\_, D.R. 12/16/68, the Court of Appeals had occasion to discuss what constitutes a neighborhood for the purpose of considering changes.

"The matter of the reaches of a neighborhood in a given case and how near a change must be to affect

6.

its character are primarily for the Board to determine. In *Woodlawn Ass'n v. Board*, 241 Md. 187, 198-200, we said:

"While what constitutes a neighborhood for the purpose of determining change under the law governing rezoning is not and should not be precisely and rigidly defined, but may vary from case to case, we think that prima facie the properties just referred to which were reclassified from R-55 to R-18 should not be considered to be within the neighborhood \*\*\*."

The *Woodlawn* opinion went on to refer to *Bayly vs. Crane*, 240 Md. 180, 185-186, and continued.

"... his property is on the opposite side of the Beltway, which, if not a complete shield against the apartments to be constructed, will serve as an adequate barrier." Of the other two protestants we said: "... both reside a considerable distance (more than four-tenths of a mile) and possibly out of sight of the proposed apartments. And, ... none ... were able to show that the value of their respective property would be adversely affected."

The Board was certainly justified in finding that there were no changes in the character of the neighborhood of the parcel involved in this case. The changes described in the evidence were such a distance from the subject parcel that they could have no effect whatsoever upon such property.

For the reasons stated, the decision and order of the County Board of Appeals for Baltimore County are affirmed. The Court will sign an order when it is presented.

Judge

1/7/68

7.

NORRIS E. HOOK, \*  
and  
BERTHA HOOK \*  
770 Ingleside Avenue \*  
Baltimore, Maryland 21228 \*  
and  
ERNEST J. HESSE \*  
6100 Baltimore National Pike \*  
Baltimore, Maryland 21228 \*  
vs. \*  
WILLIAM S. BALDWIN, W. GILES \*  
PARKER, and JOHN A. SLOWIK, \*  
constituting the County Board \*  
of Appeals of Baltimore County \*  
County Office Building \*  
Towson, Maryland 21204 \*  
Defendant \*  
Case No. \*  
\*\*\*\*\*

ORDER FOR APPEAL

MR. CLERK:  
Please enter an Appeal on Behalf of Norris E. Hook, Bertha Hook, and Ernest J. Hesse from the Order of the County Board of Appeals of Baltimore County dated March 20, 1968, in the matter of the Petition for Reclassification from an R-6 zone to a B.M. zone concerning the property located at the southeast corner of Ingleside Avenue and Chrysler Place in the 1st Election District of Baltimore County rendered in Case No. 67-140-R.

John H. Hesse, IV  
1311 Fidelity Building  
Baltimore, Maryland 21201  
539-2120

I HEREBY CERTIFY that on this 17th day of April, 1968, I caused to be mailed, postage prepaid, a copy of the foregoing Order for Appeal to Mr. William S. Baldwin, Mr. W. Giles Parker, and Mr. John A. Slowik, constituting the County Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204, Defendant.

John H. Hesse, IV

NORRIS E. HOOK and  
BERTHA HOOK and  
ERNEST J. HESSE

Appellants

vs.

WILLIAM S. BALDWIN, W. GILES  
PARKER and JOHN A. SLOWIK  
constituting the County Board  
of Appeals of Baltimore County

Appellees

FRANKLIN M. PADGETT  
ROGER BRUCK  
GERARD KLOBY

Intervenor

Misc. 8/306/3958  
# 67-140-R

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY

**SUPPLEMENTAL OPINION**

In the Opinion filed in this case on January 2, 1969, the Court failed to rule on the question whether the County Board of Appeals of Baltimore County acted in an arbitrary, capricious or illegal manner in refusing to grant Petitioner's request for leave to amend the Petition for Zoning Reclassification. Originally, Petitioner sought reclassification from "R-6" to "B.M.". The petition for amendment requested reclassification from "R-6" to "R.A.", with a Special Exception for an office building.

So far as the Court is aware, the only decision of the Court of Appeals dealing with this question is Cassidy v. Board of Appeals, 218 Md. 418. In that case, the Baltimore Gas & Electric Company applied for reclassification from "R-6" to "M.H.". The Zoning Commissioner after conclusion of the hearing, and without any request for amendment, granted a Special Exception for a public utility operation viz., a steam electric generating plant and related facilities. The only question considered by the Court

of Appeals was whether or not the original notice of a request for reclassification was sufficient to meet the constitutional need of notice for the granting of a Special Exception? Judge Raine had ruled that the notice was sufficient and the Court of Appeals held (pages 425-6) as follows:

"We agree. We think the notice in this case was, at least, a substantial compliance with the requirements of all of the Zoning Regulations and those enumerated by Professor Merrill, supra. We can see no logical reason for, or salutary purpose to be served by, holding that upon a hearing of a petition for a reclassification of property, after proper notice, the Commissioner is limited to either a granting or denial of the reclassification. The notice in this case notified the public that the petitioner was seeking a reclassification of its property to the lowest, i.e., the least restricted, category of zoning in Baltimore County. This certainly apprised the public 'clearly of the character of the action proposed and enough of the basis upon which it rest(ed) to enable' them to 'intelligently prepare for the hearing.' Anyone who attended the hearing prepared to defeat the above request would likewise have been prepared to defeat the grant of a special exception, as pointed out by Judge Raine and the Board. As the matter is not before us, we express no opinion on the statement of the Board that had the petition been for a special exception and a reclassification granted, its decision would have been different."

In the present case any potential protestant was apprised by the public notice that, if the requested reclassification were granted, Petitioner would be able to devote his property to the manifold and varied uses permitted in a "B.M." zone. Included in such permitted uses under Section 235.1 (which incorporates 230.6, by reference) are "Offices and office buildings". On the other hand, the uses permitted in a "R-A" zone, although quite limited, include (when combined with a Special Exception) "Offices and office buildings".

In view of the foregoing, it is my judgment that under

the principles announced in Cassidy v. Board of Appeals (supra) Petitioner was entitled to amend the petition in accordance with the request made to the Board. Although the formal request for amendment was not made until the conclusion of testimony, and just before submission of the case to the Board for decision, examination of the transcript (pages 208-9) reveals that at one of the earlier hearings a like request had been made orally by Petitioner. Unfortunately, the then counsel for Protestants is now deceased. However, counsel for Petitioner has advised the Court that this oral request was made sometime between November 2, 1967 and December 12, 1967 and, although made off the record, was made in the presence of the then attorney for Protestants. Even if no such oral request had been made, under Cassidy v. Board of Appeals (supra) the written request made at the conclusion of testimony was, in my judgment, timely.

Accordingly, this case will be remanded to the County Board of Appeals for Baltimore County so that Petitioner may amend the request for reclassification in accordance with the petition filed with the Board on January 18, 1968 and so that the Board may take such additional testimony as Petitioner and Protestants may wish to produce on or in opposition to the amended petition.

Judge

January 30, 1969

3.

NORRIS E. HOOK and  
BERTHA HOOK and  
ERNEST J. HESSE

Appellants

vs.

WILLIAM S. BALDWIN, W. GILES  
PARKER and JOHN A. SLOWIK  
constituting the County Board  
of Appeals of Baltimore County

Appellees

FRANKLIN M. PADGETT  
ROGER BRUCK  
GERARD KLOBY

Intervenor

Misc. 8/306/3958

IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY

**ORDER OF COURT**

The above matter having come on for argument, and the Court having heard and considered the arguments of counsel for the Appellants and for the Intervenor, and having read and considered the record and exhibits on file, and in accordance with the Supplemental Opinion of this Court rendered on the 30th day of January, 1969, it is this 30th day of February, 1969, by the Circuit Court for Baltimore County:

ORDERED, that the Order and decision of the County Board of Appeals passed on the 20th day of March, 1968, in the matter of Petition No. 67-140-R be and the same is hereby reversed and the case is hereby remanded to the County Board of Appeals for Baltimore County so that the Petitioners may amend the request for reclassification in accordance with the Petition for Amendment filed by the Petitioners with the Board on January 18, 1968, and the Board is directed to take such additional testimony as the Petitioners and the Protestants may wish to produce on or in opposition to the Amended Petition;

JULY 1969

AND IT IS FURTHER ORDERED that the County Board of Appeals for Baltimore County reconsider and reach a decision in said case on the basis of the Petition as amended.

JUDGE

I hereby approve the above Order.

C. Victor McFarland  
Counsel for Intervenor

TELEPHONE 833-3000 EXT. 387

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

No. 49259  
DATE 5/7/68

TO: John J. Murray, IV, Esq.,  
1311 Fidelity Building  
Baltimore, Maryland 21201

REPORT TO ACCOUNT NO. 01-712

QUANTITY 7.0000

DETAILS: Cost of certified documents - Case No. 67-140-R  
Harris E. Hook, et al., Petitioners  
52 car, Ingleside Ave. & Chrysler Place  
Lot District

TOTAL AMOUNT \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION  
141 DISTRICT  
2-NING: From R-6 to R.M.  
LOCATION: Southeast corner of Ingleside Avenue and Chrysler Place.  
DATE & TIME: MONDAY, JANUARY 22, 1967, at 11:00 a.m.  
PUBLIC HEARING: Room 108, 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 on the proposed zoning R.M. All that parcel of land in the First District of Baltimore County is being zoned R-6.  
Present Zoning R-6  
Proposed Zoning R.M.  
Beginning for the same at the corner formed by the intersection of the east side of Ingleside Ave. with the south side of Chrysler Place, thence leaving said place of beginning and running and ending on said south side of Chrysler Place easterly 220 feet, thence leaving said south side of Chrysler Place at right angles thereto, southerly 62.50 feet, thence easterly at right angles to said last line 365.0 feet, thence southerly parallel to said second line of this description 182.5 feet, thence westerly parallel to the first and third lines of this description 625 feet to said east side of Ingleside Ave., thence running and ending on said east side of Ingleside Ave., northerly 182.5 feet to the place of beginning, containing 107,125 square feet of land more or less.  
Being the property of Norris E. Hook and Bertha Hook, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, January 22, 1967 at 11:00 a.m.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
Dec. 29, 1966

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 30, 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. 6600-18-0000 on the 1st day of January, 1967, the first publication appearing on the 22nd day of January, 1967.

THE JEFFERSONIAN  
L. Leach, Jr.,  
Manager.

Cost of Advertisement \$ MICROFILMED

TELEPHONE 833-3000 EXT. 387

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

No. 42904  
DATE 12/22/66

TO: Harris E. Hook, et al.,  
1311 Fidelity Building  
Baltimore, Maryland 21201

REPORT TO ACCOUNT NO. 01-682

QUANTITY 1.0000

DETAILS: Petition for Reclassification for Harris E. Hook  
et al., Case No. 67-140-R

TOTAL AMOUNT \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 833-3000 EXT. 387

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

No. 44324  
DATE 3/3/67

TO: John J. Murray, IV, Esq.,  
1311 Fidelity Building  
Baltimore, Maryland 21201

REPORT TO ACCOUNT NO. 01-682

QUANTITY 1.0000

DETAILS: Cost of appeal - Harris E. Hook, et al.  
Case No. 67-140-R

TOTAL AMOUNT \$75.00

posting 5.00  
PAID 70.00

5-5-67 75.00  
5-5-67 75.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION  
141 DISTRICT  
2-NING: From R-6 to R.M.  
LOCATION: Southeast corner of Ingleside Avenue and Chrysler Place.  
DATE & TIME: MONDAY, JANUARY 22, 1967, at 11:00 a.m.  
PUBLIC HEARING: Room 108, 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 on the proposed zoning R.M. All that parcel of land in the First District of Baltimore County is being zoned R-6.  
Present Zoning R-6  
Proposed Zoning R.M.  
Beginning for the same at the corner formed by the intersection of the east side of Ingleside Ave. with the south side of Chrysler Place, thence leaving said place of beginning and running and ending on said south side of Chrysler Place easterly 220 feet, thence leaving said south side of Chrysler Place at right angles thereto, southerly 62.50 feet, thence easterly at right angles to said last line 365.0 feet, thence southerly parallel to said second line of this description 182.5 feet, thence westerly parallel to the first and third lines of this description 625 feet to said east side of Ingleside Ave., thence running and ending on said east side of Ingleside Ave., northerly 182.5 feet to the place of beginning, containing 107,125 square feet of land more or less.  
Being the property of Norris E. Hook and Bertha Hook, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, January 22, 1967 at 11:00 a.m.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
Dec. 29, 1966

**OFFICE OF  
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS  
Baltimore, Md.

THE HERALD - ARGUS  
Columbia, Md.

No. 1 Newburg Avenue  
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for use successive weeks before the 5th day of January, 1967 that is the same was inserted in the issues of December 29, 1966.

**THE BALTIMORE COUNTIAN**

By Paul J. Morgan  
Editorial Manager & M.

HESSEY & HESSEY  
ATTORNEYS AT LAW  
FIDELITY BUILDING  
BALTIMORE, MARYLAND 21201  
February 1, 1967

Re: Petition #07-140-A. declassification  
from R-6 to B.M. Southeast corner  
of Ingleside Avenue and Chrysler Place.  
Being the property of Norris E. Hook

Enclosed you will find copy of the plan to accompany right-of-way agreement which Petitioner introduced as Exhibit #2 in the above hearing. This shows the proposed relocation of Chrysler Place.

ORIGINAL

OFFICE OF

 THE CATONSVILLE **TIMES**

CATONSVILLE, MD. 21228 Sept. 24, 1969

THIS IS TO CERTIFY, that the annexed advertisement of  
County Board of Appeals of Baltimore County  
William S. Jeldness, Chairman  
inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-  
lished in Baltimore County, Maryland, once a week for one  
~~seventeen~~ week before the 24th of Sept. 1969 that is to say,  
same was inserted in the issue of Sept. 18, 1969.

By Ruth Morgan

OFFICE OF  

 THE CATONSVILLE **TIMES**  
 CATONSVILLE, MD. 21228 Sept. 21, 1969

THIS IS TO CERTIFY, that the annexed advertisement of  
 County Board of Appeals of Baltimore County  
 William J. Balderis, Chairman  
 as inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-  
 lished in Baltimore County, Maryland, once a week for one  
consecutive week, before the 21st day of Sept. 1969 that is to say,  
 the same was inserted in the issue of Sept. 14, 1969.

By Ruth Morgan

Your petition has been received and accepted for filing this

**MICROFILMED**

**Petitioner's Attorney John M.**

1ST  
District: \_\_\_\_\_  
Posted to: RECLASSIFICATION FROM R-6 to RM  
Petitioner: NORRIS E. HOOK  
Location of property: SE COR. OF INGLESIDE AVE & CHRYSLER PLACE  
Location of Signs: SE COR. OF INGLESIDE AVE & CHRYSLER PLACE  
Remarks: \_\_\_\_\_  
Posted by: J. B. [Signature]  
Date of return: JAN. 5, 1967

District: 1<sup>st</sup> \_\_\_\_\_  
 Posted for: April \_\_\_\_\_ Date of Posting: March 27, 1967  
 Petitioner: Phyllis E. Hook, et al.  
 Location of property: SE Cor. Highland Ave and Chrysler Bldg.  
 Location of Signs: SE Cor. Highland Ave and Chrysler Bldg.  
 Remarks: \_\_\_\_\_  
 Posted by: J. L. Price \_\_\_\_\_ Date of return: March 30, 1967

TOWSON, MD. SEP. 18 1969 19\_\_

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 one time ~~successive~~ before the 7th day of October, 1969, the first publication appears on the 18th day of September, 1969.

Cost of Advertisement, \$.....

District 1ST DISTRICT Date of Posting SEPT 13, 1969  
 Posted for APPEAL  
 Positioner: MORRIS E. HOOK  
 Location of property S.A. CORNER INGLESDALE AVE & CHRYSLER PLACE  
 Location of Sign: S.O.E. SEVEN OF CHRYSLER PLACE ON THE E. SIDE OF INGLESDALE AVE  
 Remarks:  
 Posted by Charles H. Hall Date of return SEPT. 25, 1969

OFFICE 102  
7-10-68

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Ridgerson, Md

THE HERALD - ARGUS  
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

MICROFILMED January 6, 19 57

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

was inserted in THE BALTIMORE COUNTIAN, a group of  
times weekly newspapers published in Baltimore County, Mary-  
land, once a week for use  
the 8th day of January, 19 57, that is to say  
the same was inserted in the issues of  
December 29, 1960.

THE BALTIMORE COUNTIAN

By *Paul T. Morgan*  
Editor

TELEPHONE  
823-3000  
EXT. 387

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

No. 42950

DATE June 12, 1968

To: **Frank J. Simon**  
**6500 Baltimore National Pike**  
**Baltimore, Md. 21228**

RECEIVED  
Zoning Dept. of  
Baltimore County

MICROFILMED

| SUBMIT TO ACCOUNT NO. <b>00-622</b>                                 |                                                                    | TOTAL AMOUNT |       |
|---------------------------------------------------------------------|--------------------------------------------------------------------|--------------|-------|
| QUANTITY                                                            | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR REF. JANCE | RECEIVED     | DATE  |
| Advertising and posting of property for Morris E. Hook<br>287-140-2 | 1-175                                                              | 42950        | 61.75 |
|                                                                     | 1-175                                                              | 42950        | 61.75 |

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

