

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, we, John J. Germenko, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone, for the following reasons:

- Change in the neighborhood.
- Error in the original zoning map.

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 reclassification and/or Special Exception advertising, posting, etc., upon filing of the 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.

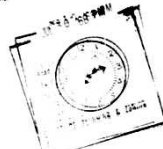
Contract purchaser Legal Owner

Address Address

Plaintiff's Attorney Protestant's Attorney

Address Address

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of September, 1969, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

over:

nificance, and although if I had been the one to determine the facts I might have decided otherwise, I cannot say that the County Board of Appeals was arbitrary or capricious in determining that this zoning change does not require reclassification of the subject property. Understandably, the Board could have determined that reclassification of the subject property would constitute spot zoning. The Board could also, with reason, have determined that the proper dividing line between a business zoning on the east and the subject property is the storm drainage reservation in question, which would preserve the residential character of a large part of Research Avenue. Other factors, which are of significance in zoning matters, in my judgment, were that Appellant did not meet his burden to prove that a change in zoning would not create traffic hazards on Hollins Ferry Road. Because of the present construction of Hollins Ferry Road and its proximity to the ramps from and to the Baltimore County Beltway, traffic hazards might well be created by development of this lot for business purposes. However, all I need determine is whether the record discloses that such a development would not create traffic hazards, and the record does not meet that requirement.

For the reasons stated, the order of the County Board of Appeals will be affirmed.

JUDGE

September 19, 1969

ZONING FILE 69-57-R

RE: PETITION FOR RECLASSIFICATION IN THE CIRCUIT COURT

from an R-6 zone to a B.L. zone, FOR BALTIMORE COUNTY

South Side of Hollins Ferry Road Case No. 4293

614.35 feet West of Hammonds Ferry Road Misc. Docket B

John J. Germenko, Petitioner. Folio 474

OPINION

THE COURT: This is an appeal from the order of the County Board of Appeals, dated July 22, 1969, which affirmed the action of the Zoning Commissioner of Baltimore County in denying the reclassification requested by Germenko (Appellant) of 46-hundredths of an acre of land, located on the south side of Hollins Ferry Road, between the Baltimore County Beltway on the west and Hammonds Ferry Road on the east. The zoning reclassification sought was from an R-6 zone (established by the zoning map approved on June 2, 1959) to a B.L. zone.

The opinion of the Board leaves much to be desired. However, the question presented to the Court by this appeal, based upon the record in this case, is did the County Board of Appeals in denying the requested reclassification act in an arbitrary, capricious or illegal manner? There is certainly nothing in the record, in my judgment, to indicate that the Board acted in an illegal manner. As I understand it, Appellant does not seriously raise this question. The only possible basis for such a contention is that the property cannot be developed economically under its present classification. However, the evidence proves the contrary. Also Appellant knew of the zoning classification when he purchased the property, at which time it

FILED SEP 23 1969

PETITION FOR RECLASSIFICATION IN THE

from an R-6 Zone to a B.L. zone SOUTH SIDE OF HOLLINS FERRY ROAD

614.35 feet West of Hammonds Ferry Road 13th District CIRCUIT COURT

John J. Germenko FOR

Petitioner-Appellant BALTIMORE COUNTY

No. 69-57-R 8/474/4293

ORDER

The Appeal of the Petitioner-Appellant, John J. Germenko for Reclassification from the Orders of the Zoning Commissioner and the County Board of Appeals of Baltimore County having been heard, and after hearing the argument of counsel for both sides and having read the transcript, it is this 24th day of September, 1969, by the Circuit Court for Baltimore County,

ORDERED, that the Order of the County Board of Appeals of Baltimore County, denying the reclassification of the subject property, be and is hereby affirmed.

Kenneth C. Proctor, Judge

I HEREBY CERTIFY that on this 24th day of September

1969, a copy of the above Order was mailed to J. Francis Ford Esq.,

496 Blaustein Building, Baltimore, Maryland, 21201, Counsel for Petitioner.

FILED SEP 24 1969

was exactly as it is today. Caveat emptor! He does contend, however, that the decision of the Board is not supported by substantial evidence; that the evidence proves either error in the original map or that there have been changes of substance in the immediate area since the adoption of the map.

First, was there any evidence of error in the map? The evidence discloses that Research Avenue, located to the south of the subject property, has been developed for a number of years with neat, moderate priced residences - probably prior to the adoption of the present zoning map in 1959. Although Hollins Ferry Road was improved fairly recently - I believe the record indicates in 1968 - the record does not show in what way it was improved, other than the construction of a median strip in the center of the road in front of the subject property. The record does not disclose what the width of Hollins Ferry Road was prior to the improvement, nor what the grade of Hollins Ferry Road was prior to the improvement. The record does not disclose when the Baltimore County Beltway was completed so far as this segment is concerned, nor, even if constructed after the adoption of the zoning map in June 1959, whether the right-of-way was finally established by that date. The development of the land southerly from Hollins Ferry Road and westerly from Hammonds Ferry Road, prior to the adoption of the zoning map, was residential in character for families of moderate incomes. The Court cannot find any evidence of error in the map.

Second, Appellant contends that there is in the record evidence of changes of substance in the immediate area of the subject property, which would require the reclassification in this case. The changes referred to in the testimony are six in

-2-

number. Of the six, two are located at least a block and a half from the subject property, and two are at a substantially greater distance. Although the zoning classification of each of the four has been changed since June 1959, the record discloses that no development in accordance with the new zoning classification has taken place on any of the four properties, although one was rezoned in January, 1964, and a second zoned the same date; the third was zoned in May, 1965, and the fourth in June, 1966. The two other changes involved property at the intersection of Hollins Ferry and Hammonds Ferry Roads. One of these is located at the northeast corner of that intersection, and was reclassified to business local with a special exception for a filling station. That property has since been improved by the erection of a Farm Store and an "Esso" filling station. It is approximately 250 to 300 feet from the subject property (from the plats in evidence), and is on the far side of Hammonds Ferry Road. This change does not, in my judgment, constitute the kind which would warrant re-zoning of the subject property.

Finally, is the reclassification of property at the southwest corner of Hammonds Ferry and Hollins Ferry Roads, which has since been improved by the erection of a Shell filling station. This is adjacent to the subject property but is separated from it by a storm drainage reservation, which would appear to the Court to vary in width from 50 to 55 feet at the south edge of Hollins Ferry Road (extension of front line of subject property) to something in excess of a hundred feet along the rear lot lines of properties fronting on Research Avenue (extension of the rear lot line of subject property).

Although this change is unquestionably of sig-

-3-

August 1, 1968

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

Frank E. Cloness, Esq.,
1st National Bank Building
Towson, Maryland 21204

SUBJECT: Reclassification from an R-6 zone to an R-1 zone for John J. Germenko, located 1/2 of Hollins Ferry Road 614.35' W. of Hammonds Ferry Road 13th District (Item 28, July 30th, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 20" water in Hollins Ferry Road.
Sewer - Existing 12" sanitary sewer in easement as shown on the submitted plan. Adequacy of existing utilities to be determined by developer or his engineer.
Road - Hollins Ferry Rd. is an existing improved road to which further improvements will not be required.
Storm Drain - The developer shall be responsible for determining the 50 year flood limits of the existing stream along the east property line prior to issuance of a building permit.

STATE ROADS COMMISSION

There is an existing curb depression in the vicinity of the proposed entrance but it is not directly opposite the median crossover; therefore, the curb depressed must be relocated as indicated on the plan. However, the entrance must be of a depressed curb type with 30' transitions and a concrete apron must extend from the curb to the right of way line.

The entrance will be subject to State Roads Commission approval and permit.

BUREAU OF TRAFFIC ENGINEERING

This office will review and submit any necessary comments at a later date.

HEALTH DEPARTMENT

Prior to approval of building application for this food service facility, complete plans and specifications for both the building and equipment must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

ZONING ADMINISTRATION DIVISION

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division; Building Engineer; Board of Education; Industrial Development.

Very truly yours,

JAMES E. DYER, Zoning Supervisor

JED:JO

cc: Carlyle Brown-Bur. of Engr.; John Meyers-State Roads Comm.; C. Richard Moore-Bur. of Traffic Engr.; William Greenblatt-Health Dept.

PETITION FOR RECLASSIFICATION IN THE

from an R-6 to a B.L. zone SOUTH SIDE OF HOLLINS FERRY ROAD

614.35 feet West of Hammonds Ferry Road 13th District CIRCUIT COURT

John J. Germenko FOR

Petitioner-Appellant BALTIMORE COUNTY

No. 69 - 57 - R 8/474/4293

ORDER OF APPEAL

AK. CLAIM:

Please enter an Appeal on behalf of John J. Germenko from the judgment in the above entitled case to the Court of Appeals of Maryland.

J. FRANCIS FORD
1312 Blaustein Building
Baltimore, Maryland 21201
534-7221

Attorney for John J. Germenko

THIS IS TO CERTIFY that on this 24th day of September, 1969, a copy of the foregoing Order of Appeal was mailed to Raymond E. Pryor, Esquire, 36 Postoffice Building, Baltimore, Maryland 21202.

J. FRANCIS FORD

RE: PETITION FOR RECLASSIFICATION :
from an R-6 zone to B.L. zone
South Side of Hollins Ferry Road
614.35 feet West of Hammonds
Ferry Road
13th District
John J. Geremko
Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 69-57-R

OPINION

This appeal by the Petitioner comes to this Board from a denial by the Deputy Zoning Commissioner. The Petitioner in this case requests reclassification of a small (0.48 acres, more or less) tract of ground on the south side of Hollins Ferry Road 614.35 feet west of Hammonds Ferry Road, in the 13th Election District of Baltimore County, from R-6 zone to B.L. zone.

The parcel is wedge-shaped, and is situated less than 200 feet east of the on and off ramps of the Baltimore Beltway. The Petitioner, if successful, proposes to construct on the subject property a small carry-out restaurant approximately 40 x 50 feet.

A real estate expert familiar with the area testified to various changes within the general neighborhood, including changes to M.L., R.A. and B.L. In addition, a qualified civil engineer testified in behalf of the Petitioner, citing that some difficulty would be experienced in developing this parcel for any use, residential or other use. However, on cross-examination he stated that the cost of developing these lots residentially would be approximately the same as any other R-6 lots.

A neighborhood resident protested this case, describing to this Board the residential properties abutting the south boundary of the subject property and the residential character of the small area which lies between Hammonds Ferry Road and the Baltimore Beltway. In addition, the Protester described the traffic patterns immediately affecting the subject property, including the traffic entering and exiting the Beltway, as

John J. Geremko - 69-57-R - 2 -

well as the median strip dividing Hollins Ferry Road in front of the subject property. While carefully considering the testimony regarding neighborhood changes, it is the judgment of this Board that same does not directly relate to the subject parcel, nor are they sufficient in character to justify the reclassification sought in this petition. Equally impressive to the Board is the evidence that indicates that the subject property is so located that the commercial use of this parcel may seriously impair the Beltway access road traffic patterns.

Without going into further detail, it is the judgment of this Board that the Petitioner has failed to show evidence of error in the original use map, or changes in the character of the neighborhood that warrant the granting of this petition.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of July, 1969, 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 the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

John A. Miller

Walter A. Keller, Jr.

RE: PETITION FOR RECLASSIFICATION
S/S of Hollins Ferry Road, 614.35
W of Hammonds Ferry Road - 13th
District
John J. Geremko - Petitioner
NO. 69-57-R
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

NOTICE OF APPEAL

Please enter an Appeal in the above entitled case on behalf of the Petitioner, John J. Geremko, to the County Board of Appeals from the decision of the Deputy Zoning Commissioner of Baltimore County, in the above entitled case.

Attorney for the Petitioner

RE: PETITION FOR RECLASSIFICATION :
S/S of Hollins Ferry Road, 614.35
W of Hammonds Ferry Road - 13th
District
John J. Geremko - Petitioner
NO. 69-57-R
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has requested a reclassification of his property, consisting of 0.46 of an acre, from a R-6 zone to a B.L. zone. Plans call for the operation of a carry-out restaurant.

Without reviewing the evidence in detail, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has failed to show either error in the original zoning map or such substantial changes in the character of the neighborhood justifying the rezoning sought.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of November, 1968, 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 a R-6 zone.

Edward D. Hahn
Deputy Zoning Commissioner of
Baltimore County

LAW OFFICE MONFRED & LENTZ 2008 EIGHTH BUILDING CALVERT & FAYETTE STREETS BALTIMORE, MARYLAND 21202

JEROME M. MONFRED
JOSEPH F. LENTZ, JR.
WILLIAM D. HEDGER, JR.
RAYMOND F. ALTMAN
GUY M. ALBERTINI

MULBERRY 8-4718
MULBERRY 8-9768

March 18, 1969

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: John J. Geremko, Petitioner
No. 6957 R

Gentlemen:

Please enter my appearance in the above entitled case on behalf of the protestant Mr. R. H. Gliensky, Sr.

Thank you for your cooperation in this matter.

Very truly yours,

Joseph F. Lentz, Jr.

JFL:bb

BY MCL
DATE 6/2/68
Description for Zoning
Hollins Ferry Road

ALL that piece or parcel of land situate, lying and being in the Thirteenth Election District, Baltimore County, State of Maryland and described as follows, to wit:

BEING: for the same at a point on the southwest right of way line of Hollins Ferry Road as shown on State Roads Commission of Maryland Plat No. 10726, at the distance of 614.35 feet measured westerly from the intersection of said southwest right of way line of Hollins Ferry Road with the westmost side of Hammonds Ferry Road, said point of beginning being also at the intersection of said southwest right of way line with the westmost line of Lot 22 of the Plat of Hammonds Manor as recorded among the Land Records of Baltimore County in Plat Book No. 3 folio 194 and running thence binding on the division line between Lot 22 and Lot 23, (1) South 38° 50' East 64.8 feet to the northeast corner of the Plat of Hammonds Manor as recorded among the aforesaid Land Records in Plat Book No. 3 folio 65, thence with the northeast outline of said last mentioned plat, (2) North 89° 17' East 33.75 feet to the division line between Lot No. 22 and Lot No. 21 of said plat of Hammonds Manor, thence on the division line between said Lots 22 and 21, (3) North 79° 51' East 107.59 feet to intersect said southwest right of way line of Hollins Ferry Road, thence binding thereon (4) by a line curving to the left with a radius of 376.72 feet and a chord bearing South 76° 59' West 71.75 feet, (5) South 72° 27' West 124.00 feet and (6) by a line curving to the left with a radius of 376.72 feet and a chord bearing South 72° 39' West 95.23 feet to the point of beginning.

CONTAINING 0.46 Acres of land more or less.

BEING: all of the second parcel of land which by a deed dated January 26, 1961 and recorded among the Land Records of Baltimore County in Liber W.L.R. No. 3106 folio 377 was conveyed by Gertrude Wright, et al, to Alton Joseph Snyder.

SUBJECT to the easements for slope and drainage as shown on State Roads Commission Plat No. 10726.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1968

FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition 69-57-R, Reclassification from R-6 to B.L. Zone. South side of Hollins Ferry Road 614.35 feet west of Hammonds Ferry Road. John J. Geremko, Petitioner.

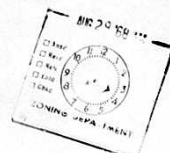
13th District

HEARING: Monday, September 9, 1968 (10:00 A.M.)

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

- The petitioner's plan appears to indicate that the use of the subject property would be a drive-in restaurant as defined in the Zoning Regulations. A special exception would be required for this use.
- In any case, the property's use commercially as proposed would seriously complicate the Beltway access road traffic pattern (on Hollins Ferry Road.)
- Further there is a question about the proposed use not so quietly accommodating the flood water flow via the stream channel on the eastern edge of the property.

LHG:bms



PETITION FOR RECLASSIFICATION
13th DISTRICT
ZONING: From R-6 to B.L. Zone
LOCATION: South side of Hollins Ferry Road 614.35 feet West of Hammonds Ferry Road
DATE: 8/29/68
FILED: 9/1/68
OFFICE: Planning and Zoning
13th District
The Zoning Commissioner of Baltimore County, in order to hear the hearing and to determine the zoning of the subject property, will hold a public hearing on the subject property at the following time and place:
First Hearing: 9:00 A.M.
All interested parties should appear at the hearing on the subject property at the following time and place:
Hearing: 10:00 A.M.
The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 29 1968

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... days... before the... day of... 1968, the last publication appearing on the... day of... 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$...

TELEPHONE 823-3000 EXT. 387

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

No. 57823
 DATE 8/28/69

BILLED TO:
 County Board of Appeals
 (Zoning)

TO: John J. Gorman
 c/o J. Francis Ford, Esq.
 406 Blaustein Building
 Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-712

QUANTITY	DETAILS	TOTAL AMOUNT
1	Cost of certified documents - Case No. 69-57-R	\$ 0.00
	John J. Gorman 575 Hollins Ferry Road 614.35' W. of Hammocks Ferry Road 13th District	

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

TELEPHONE 823-3000 EXT. 387

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

No. 56265
 DATE Sept. 9, 1968

BILLED TO:
 Zoning Dept. of Balto. Co.

TO: Cash

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Advertising and posting of property for John J. Gorman	61.25
	669-57-R	

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

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th Date of Posting 8-22-68

Posted for: Resubmittal

Petitioner: J. J. Gorman

Location of property: 575 of Hollins Ferry Rd. 614.35' W. of Hammocks Ferry Rd.

Location of Sign: 614.35' W. of Hammocks Ferry Rd. 575 of Hollins Ferry Rd.

Remarks:

Posted by: [Signature] Date of return: 8-29-68

TELEPHONE 823-3000 EXT. 387

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

No. 56225
 DATE Aug. 16, 1968

BILLED TO:
 Zoning Dept. of Balto. Co.

TO: Frank E. Clemen, Esq.
 1st National Bank Building
 Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Petition for Resubmittal for John J. Gorman	50.00
	669-57-R	

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Frank E. Clemen, Esq.
 1st National Bank Building
 Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this
 30th day of July, 1968.

JOHN E. ROSE,
 Zoning Commissioner

Petitioner: John J. Gorman

Petitioner's Attorney: Frank E. Clemen, Esq. Reviewed by: [Signature]
 Chairman of Advisory Committee

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th Date of Posting 1-9-69

Posted for: Appeal

Petitioner: J. J. Gorman

Location of property: 575 of Hollins Ferry Rd. 614.35' W. of Hammocks Ferry Rd.

Location of Sign: 614.35' W. of Hammocks Ferry Rd. 575 of Hollins Ferry Rd.

Remarks:

Posted by: [Signature] Date of return: 1-23-69

TELEPHONE 823-3000 EXT. 387

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

No. 60762
 DATE 1/3/69

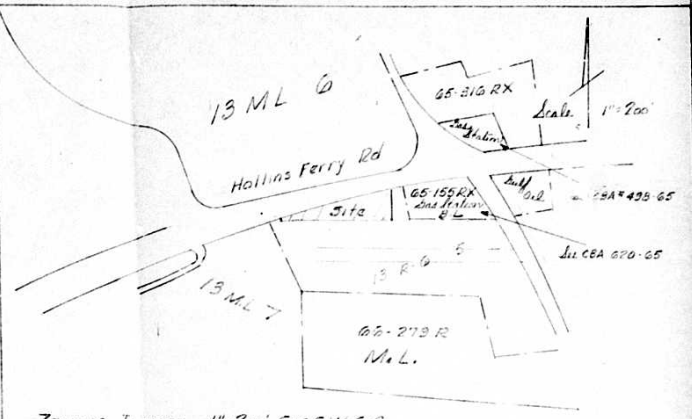
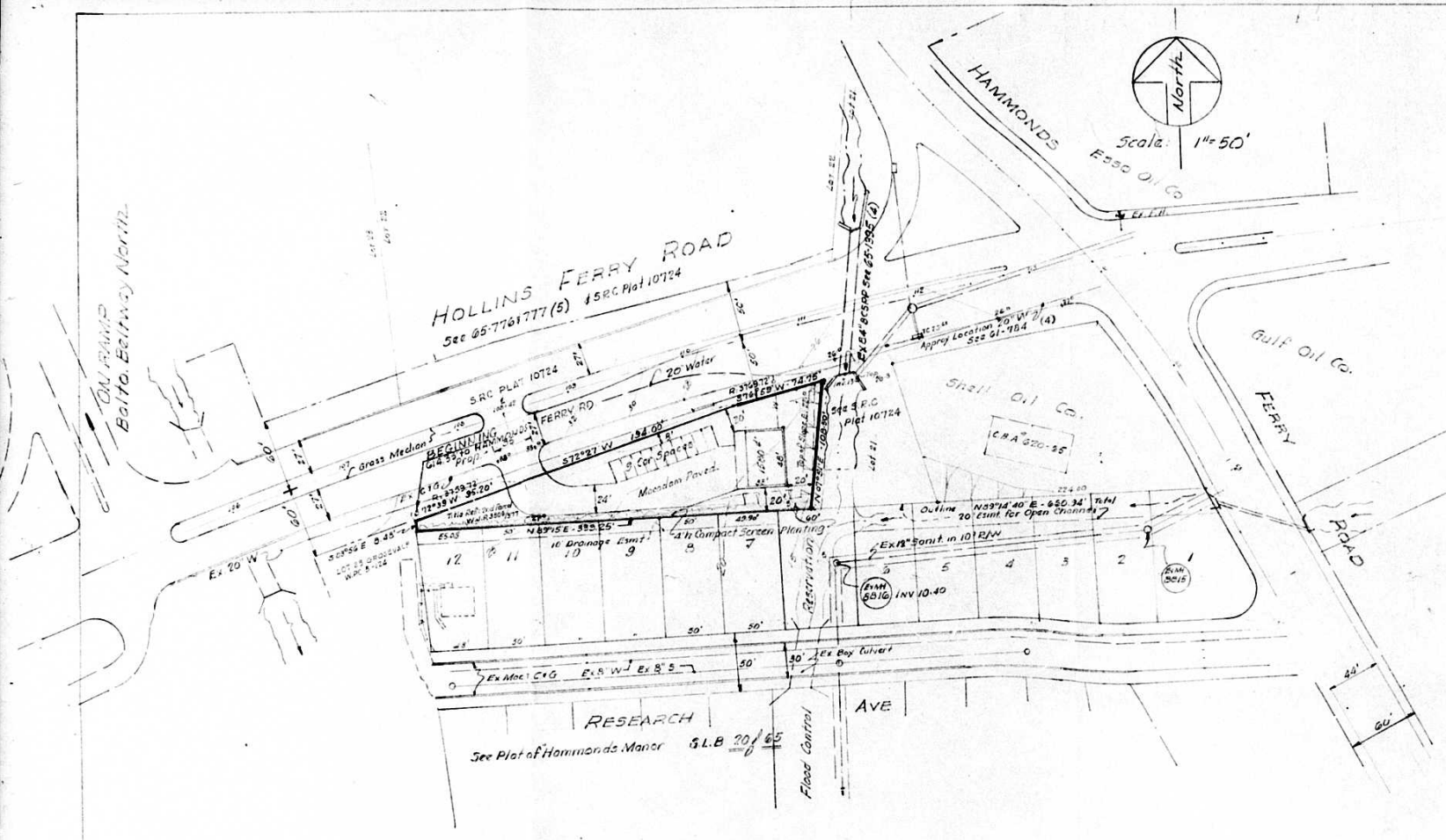
BILLED TO:
 Office of Planning & Zoning
 119 County Office Bldg.,
 Towson, Md. 21204

TO: J. Francis Ford, Esq.
 406 Blaustein Bldg.,
 Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Cost of appeal - Property of John J. Gorman	\$70.00
	No. 69-57-R	
1	Sign	5.00
		\$75.00

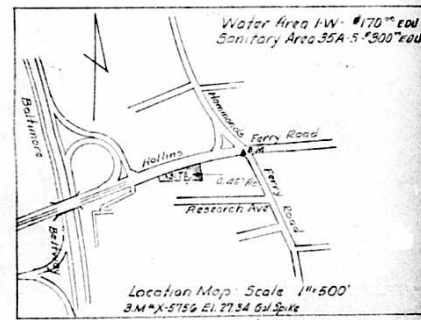
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



ZONING INSERT 1"=200' Sec 5 W 6-C

Zoning Data
 Existing P.C. Proposed B.L. Net Change 0.46 A'
 Use: Commercial, Light Industrial
 Street: 330' Front Building Line 13' from front of lot
 2' side yard 6.0'
 3' rear yard 20.0'

Parking: Required - 1530/2000 sq. ft.
Provided - 9420'



All public works facilities available.
 subject to application
 and survey application

Plat for Zoning Purposes
 Hollins Ferry Rd. Commercial & Beltway Ext 3
 Applicant: Mr. Wm. J. Hammon, 217 Chambers St. Mount Airy, N.C. 21043
 15th Election District Baltimore, Maryland
 Scale 1"=50' June 2, 1963

#69-57R
 MAP
 #13
 SEC. 213A
 SW-6-C
 BL

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204