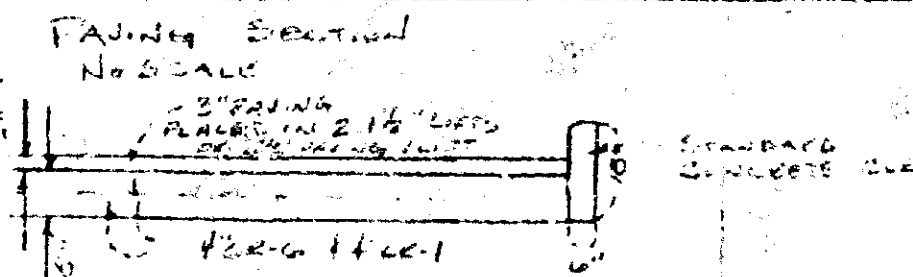


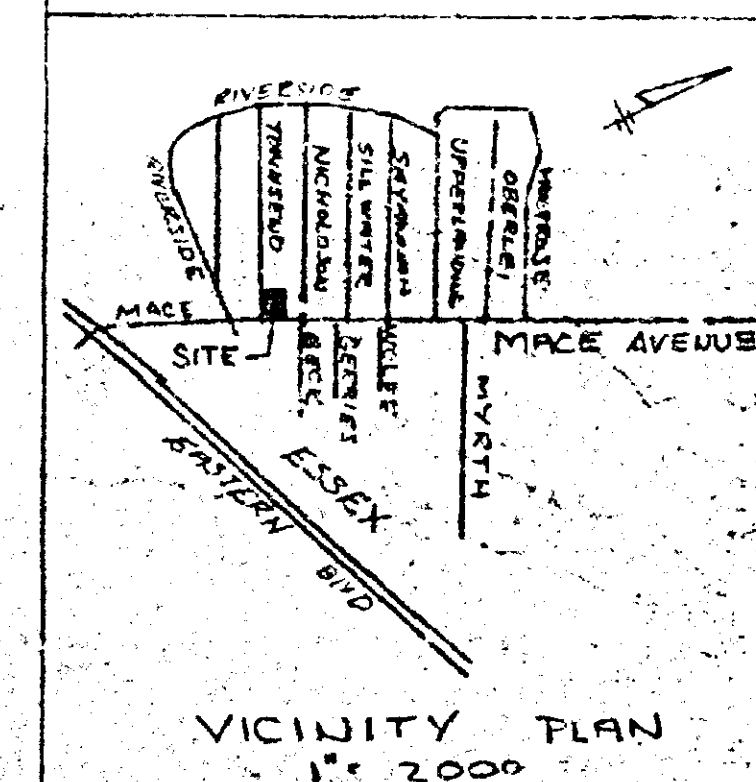
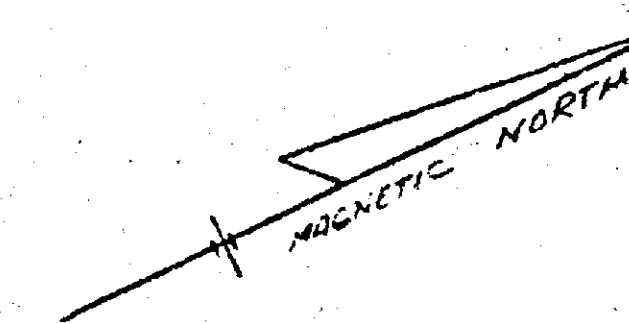
CONTRACTOR NOTES

EXISTING CONTOURS SHOWN THINLY
PROPOSED CONTOURS SHOWN THICKLY
EXISTING SPOT ELEVATIONS SHOWN THINLY
PROPOSED SPOT ELEVATIONS SHOWN THICKLY
EXISTING FOUNDATION TO BE REMOVED IF NECESSARY
USE CAUTION WHEN GRADING NEAR ADJACENT PROPERTIES
EXISTING CHAIN LINE REF. TO REMOVED OR RELOCATED PER OWNER'S INSTRUCTIONS
EXISTING UTILITY PAVING
USE CAUTION WHEN GRADING OR TRENCHING NEAR FIRE HYDRANT
UNDERGROUND UTILITIES TO REMAIN
EXISTING
USE CAUTION WHEN GRADING NEAR CHAIN LINE DEPTH UNKNOWN

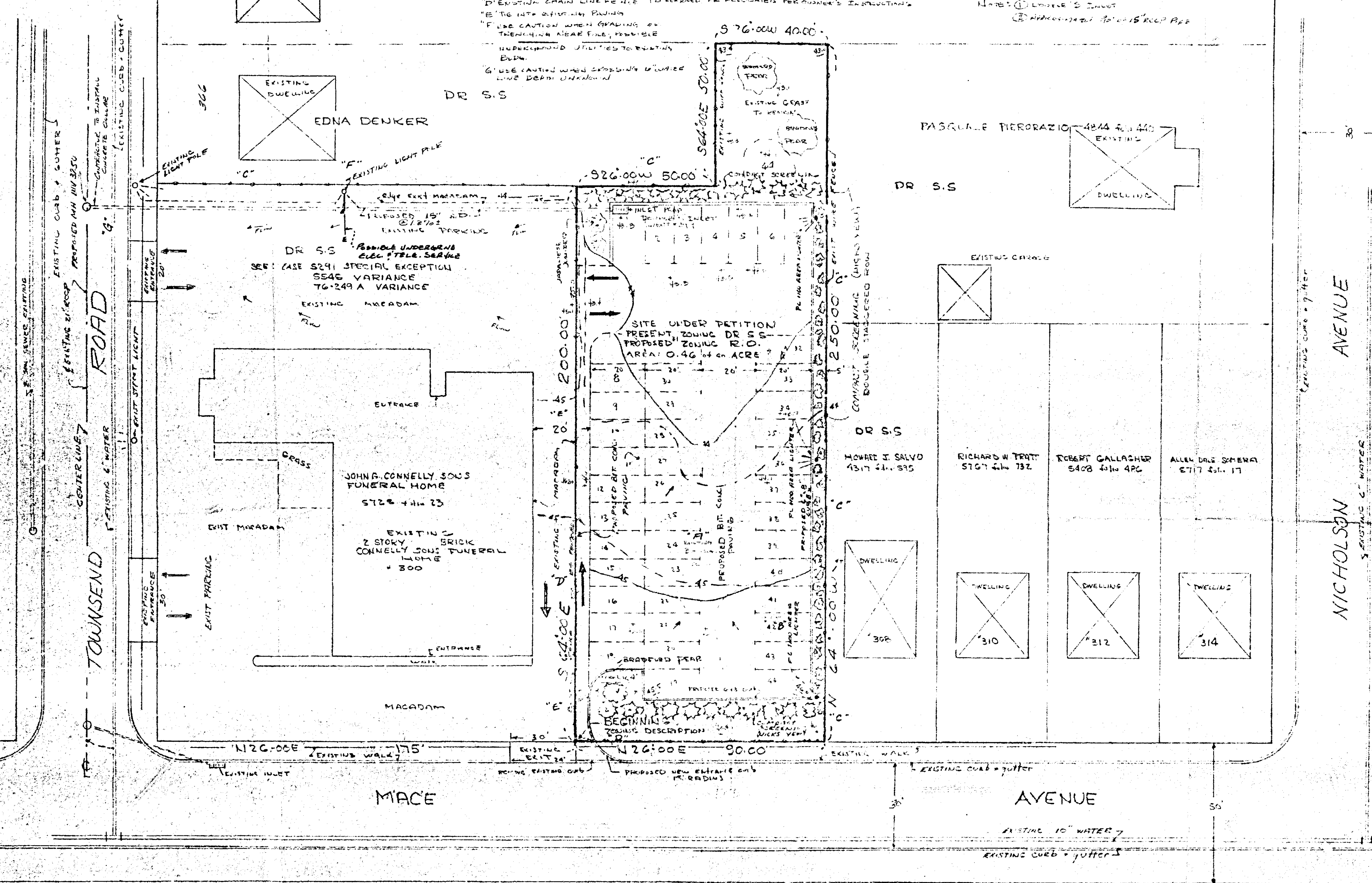


NOTES: (1) LOWEST'S INLET
(2) APPROXIMATE 10' x 15' RCP PIPE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 12/19/83
BY: [Signature]
ZONING COMMISSIONER
DATE: 12/17/83
82493-SPH
C-144-83



144-83



15th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
6th COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

FOR THE PURPOSE OF ZONING ONLY
PROPOSED SITE PLAN FOR PARKING ANNEX
AREA OF LOT TO BE ZONED 0.46 ACRES
AREA OF PROPOSED PAVING 0.25 ACRES
HOURS OF OPERATION 9 A.M. TO 10 P.M. (7 DAYS)
NO. OF EMPLOYEES 4
PRESENT ZONING DR S.S.
PROPOSED ZONING R.O.
PRESENT USE VACANT
PROPOSED USE PARKING AREA
PRESENT VEGETATION GRASS
PROPOSED PAVING & LANDSCAPING AS SHOWN
NOTE: SEE ACCOMPANYING ENVIRONMENTAL IMPACT STATEMENT FOR EMANATIONS
NO. OF OFF-STREET PARKING SPACES ACCOMPLISHED (44) 10' x 20'
NO ADVERTISING SIGNS

NOTES: 14094
b: ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE PARKING AREA
c: NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
d: LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED (3 PL 1100 HPSA LIGHTERS SHOWN) SEE DETAIL
h: PARKING LAYOUT & AREA AS TO BE MAINTAINED BY OWNER (CONNELLY SONS FUNERAL HOME)
HOURS OF OPERATION 9 A.M. TO 10 P.M.

(DETAIL) PL 1100 HPSA LIGHTER
SHARP CUT-OFF LUMINAIRE
NO SCALE

SCALE 1"=20' SEPT 24, 1982
Rosa Sept 17, 1983
CERFIELD, GROSS & ETZEL
Registered Land Surveyors
412 Drexel Avenue
Towson, Maryland 21204

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, 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 RC - 4 zone to an RC - 5 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Name _____
Address _____
City and State _____

BABC-Form 1

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 8, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #16 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Anna E. Kalaman, et al
S/WS Manor Road 340' S. of Wineberry Court
Existing Zoning: RC 4
Proposed Zoning: RC 5
Acres: 4.06 District: 11th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Manor Road, an existing public road, is proposed to be realigned and improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way, as indicated on the submitted plan and shown on the recorded plat "Addition to Manor Woods", E.B.K., Jr. 37, Folio 147.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

Mr. & Mrs. Nicholas Kalaman
Dulaney-Towson Nursing Home
Towson, Maryland 21204

RE: Item No. 16 - Cycle II
Petitioner - Nicholas Kalaman, et al
Reclassification Petition

Dear Mr. & Mrs. Kalaman:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 1981 - April 1982 reclassification cycle (Cycle II). It has been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it had been suggested that the petition forms, descriptions, briefs, and/or the site plan be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any request- ed amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your proposal to rezone this property from an R.C. 4 to R.C. 5 zone, this hearing is required. Section 1803.2 of the zoning regulations indicates certain criteria necessary before a request to rezone R.C. 4 land may be granted. In order to save yourself valuable time at the scheduled hearing, I suggest that you have your surveyor begin the necessary investigations and subsequent reports.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comment from County agencies and/or this Committee will be submitted when a proposed development is shown.

Item No. 16 - Cycle II
Petitioner - Nicholas Kalaman, et al
Reclassification Petition

If you have any questions concerning the enclosed comments, please feel free to contact me at 410-3331. Notice of the specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: H. Malmud & Associates, Inc.
8315 Meadow Heights Road
Randallstown, Maryland 21133

Item #16 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Anna E. Kalaman, et al
Page 2
October 8, 1981

Water and Sanitary Sewerage

Public water supply and sanitary sewerage are not available to serve this property, which is located in the Baltimore County Metropolitan District and the Urban-Rural Metropolitan District. Baltimore County Water and Sewerage Plans W and S-178, as amended, indicate "No Planned Service" in the area.

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

MAILMAN:FWK:iss

cc: Jack Wimbley

B-ME Key Sheet
S2 ME 16 Pos. Sheet
ME 13 D Topo
62 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

October 29, 1981

Mr. William Hackett - Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #16, Zoning Cycle II, - 1981, are as follows:

Property Owner: Anna E. Kalaman, et al
Location: SW/S Manor Road 340' S. of Wineberry Court
Acres: 4.06
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Any subdivision of the property will require compliance with Title 22 of the Baltimore County Code.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:sh

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

October 8, 1981

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II - Meeting of September 14, 1981
Item No. - 16
Property Owner: Anna E. Kalaman, et al
Location: SW/S Manor Road 340' S. of Wineberry Court
Existing Zoning: R.C. 4
Proposed Zoning: R.C. 5
Acres: 4.06
District: 11th.

Dear Mr. Hackett:

The Department of Traffic Engineering has no comment for

Item no. 16 of Cycle II.

Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

Brown & Brown, Chartered
Attorneys at Law
8501 LaSalle Road
Towson, Maryland 21204

JAMES R. BROWN, III
JOHN F. BROWN
BOTH ADMITTED IN MD AND D.C.

AREA CODE 13011
298-6000

July 6, 1982

Louis J. Glick, Esquire
326 St. Paul Place
Baltimore, MD 21202

RE: Anna E. Kalamán, Zoning Reclassification -
Manor Road, Case No. R-82-193 (Item 16,
Cycle II)

Dear Lou:

Permission is hereby requested to go on the
property in the above matter to make a grade study per
my recent letter to you.

Could you please contact me in writing of
approval immediately, as time is of the essence.

Very truly yours,

James R. Brown, III

JRBIII/lm

cc: County Board of Appeals
Baltimore County
Room 219, Courthouse
Towson, MD 21204

RECEIVED
BALTIMORE COUNTY
JUL 7 2 24 PM '82
COUNTY BOARD
(OFFICIALS)
BY

EM
SEP 23 1982
COUNTY BOARD
BY: E

5703 Williams Road
Hydes, Maryland 21082
September 23, 1982

Mr. Donald P. Hutchinson
County Executive
Towson, Maryland 21204

Re: Zoning Reclassification Petition
Case No. R-82-193
Item 16, Cycle II KALAMAN

Dear Mr. Hutchinson:

I would like to bring to your attention a situation which has
victimized a citizen of our county. The zoning appeals process, which
I am presently involved in, is grossly unfair and poorly administered.
I am sure that you as our elected leader will, upon investigation, not
only want to redress the injustice to an individual citizen but take
appropriate action to amend the process. I would like to make it clear
that I am not protesting a decision, but the process and its administration.

Last year my wife, Louise, inherited 4 acres of land and a dwelling
from her parents. It was our intent to retain 2 acres to build a house
for my daughter and to sell the remaining 2 acres and existing dwelling.
We learned, however, that the property had been zoned R.C. 4 (Resources
Conservation - watershed protection) and could not be subdivided. In
reviewing the criteria for R.C. 4 zoning, it became readily apparent
that a zoning error had been made in that the property drained away
from the Loch Raven Reservoir. This conclusion was verified by the
County Office of Planning and Zoning, and their representative so
testified at a subsequent Board of Appeals hearing.

We were told that even though this was a county error, we would
still have to follow the appeals process, which we initiated in August 1981.

The first requirement of the process was that we hire a registered
land surveyor to verify that which we already knew. This cost was \$555.

The first Board of Appeals hearing was not held until May 19, 1982.
During this hearing we learned for the first time that two neighbors were
protesting the reclassification. (Their reason for protesting was
self-serving, but that is not the issue.) We also learned that while we

Mr. Donald P. Hutchinson
September 23, 1982
Page 2

were not required to be represented by an attorney, we would be foolish
not to do so.

We had to ask for a postponement in order to obtain an attorney.
We also hired two professional engineers (for \$720) to certify
information contained in county surveys and documents and to prepare
an environmental impact statement (for a single-family dwelling on
2 acres!).

The rescheduled hearing was conducted on July 21, 1982. As of
this date (over 9 weeks since the hearing and over a year since we
first started the process), we still have not received a decision from
the County Board of Appeals.

As a person who has had many years of experience representing a
government agency, I am confident in stating the following:

1. Any and all processes are subject to human error and should
therefore have a built-in mechanism for the timely correction
of such error. In this case, the Office of Planning and
Zoning made an error, and while they acknowledge the error,
they are prohibited by the process from correcting their
error.

2. It is against all principles of our democratic government
to mandate a process which inhibits a citizen from representing
himself before his own government.

The Board of Appeals could have conducted the hearing by
listening to both the appellants and the protestants and
where necessary asking pertinent questions. They could have
had appropriate government employees verify the information
and thus made a decision based on the facts of the case.
Instead, both parties were forced, because of the nature of
the process, to hire expensive representatives whose only
function was to prove the facts which were already available
to the hearing panel.

3. A citizen deserves the right to a timely decision. It is
ludicrous to suggest that it should take over 9 weeks to
receive a decision on this or any other case involving
2 acres of residential land. Three weeks ago I asked the
Board of Appeals to expedite a decision. (See attached
letter.)

As previously stated, I am seeking the assistance of your office in
obtaining a decision on this case. Until we do, we cannot attempt to
sell a \$150,000 house or to build our daughter a \$90,000 house (which
actions would put some small dent in today's terribly depressed housing
market). The delay alone is costing us \$1,500 a month. I am also requesting that

Mr. Donald P. Hutchinson
September 23, 1982
Page 3

you review the process which has already cost us over \$3,000 (including
over \$250 in fees to the County) plus a year's delay.

Please remember that the county government made the error, and
it is the county government which is causing the delay. In all
fairness, how can a citizen have any confidence in his government if
this situation is allowed to persist?

I would appreciate your investigation and subsequent response.

Very truly yours,

Curtis E. Lantz

cc: Mr. William T. Hackett
Chairman, Board of Appeals

Mr. Eugene Gallagher
Councilman, Sixth District

Mr. Norman E. Gerber
Director of Planning & Zoning

Mr. Michael Powell
News American

BURKE, GERBER, WILEN, FRANCOMANO & RADDING

ATTORNEYS AT LAW
326 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
(301) 752-1230

September 3, 1982

STANLEY H. WILEN
JOHN F. FRANCOMANO
IRVING F. COHN
ANDREW RADDING
CATHERINE F. OPPENHEIM
ARTHUR C. STRASBURGER
LEONARD KOWLESTEIN
MICHAEL H. HANNES
LOUIS J. GLICK
ALLAN J. GERBER
MARSHALL B. PAUL
STUART LEVINE
CURTIS E. COHN
RICHARD F. COHN
BRUCE D. BROWN
JAMES H. HODGSON
DANIEL J. BARTOLINI

Mr. William T. Hackett
Chairman, County Board of Appeals
200 Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Anna E. Kalamán, et al
Case No.: R-82-193
(Item 16, Cycle III)

Dear Mr. Hackett:

On July 21, 1982, a Hearing was held in the above
entitled matter. As of this date, no Decision has been
received.

I would appreciate it if you would expedite a
Decision, so that we will know what the Board's determina-
tion was.

Thank you for your cooperation in this matter.

Very truly yours,

Louis J. Glick
For
BURKE, GERBER, WILEN,
FRANCOMANO & RADDING

LJG/clis

cc: Mr. James R. Brown, III
Mr. Curtis Lantz

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
November 12, 1982

Louis J. Glick, Esq.
326 St. Paul Place
Baltimore, Md. 21202

Dear Mr. Glick:

Re: Case No. R-82-193
Anna E. Kalamán, et al

Notice is hereby given, in accordance with the Rules
of Procedure of the Court of Appeals of Maryland, that an appeal has
been taken to the Circuit Court for Baltimore County from the decision
of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

June Holmen, Secretary

Encl.

cc: Louise K. Lantz
J. W. Hesian, Esq.
Board of Education
W. E. Hammond
J. Dyer
N. Gaerber
J. Howell
R. C. Thompson
R. J. Zee
W. Corliss
B. G. Link
J. K. Meads

C. M. Bixler
C. W. Radcliffe, Jr.
B. A. Hartley

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
November 12, 1982

November 12, 1982

BILLED TO: JAMES R. BROWN, III, ESQ.
8501 LaSalle Rd. (21204)

Cost of certified documents filed
in Case No. R-82-193 \$17.00

Anna E. Kalamán, et al
SW/S Manor Rd., 340' S. of
Wineberry Court
11th District

MAKE CHECKS PAYABLE TO: Baltimore County, Md.

REMIT TO: County Board of Appeals
Rm. 200, Court House
Towson, Md. 21204

James R. Brown, III, Esq.
8501 LaSalle Rd.
Towson, Md. 21204

Dear Mr. Brown:

Re: Case No. R-82-193
Anna E. Kalamán, et al

In accordance with Rule B-7 (a) of the Rules of Procedure of
the Court of Appeals of Maryland, the County Board of Appeals is required
to submit the record of proceedings of the zoning appeal which you have
taken to the Circuit Court for Baltimore County in the above matter within
thirty days.

The cost of the transcript of the record must be paid by you.
Certified copies of any other documents necessary for the completion of
the record must also be at your expense.

The cost of the transcript, plus any other documents, must be
paid in time to transmit the same to the Circuit Court not later than thirty
days from the date of any petition you might file in court, in accordance
with Rule B-7 (a).

Enclosed is a copy of the Certificate of Notice; also invoice
covering the cost of certified copies of necessary documents.

Very truly yours,

June Holmen, Secretary

Encls.
cc: Frank S. Rehak

Case No. 82-M-348

UNION RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to confirm calendars. Claims of and meeting notice will not constitute reason for nonattendance.

POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement **MUST BE MADE IN WRITING** to the Assignment Office **AS SOON AS POSSIBLE**, with a copy of all counsel involved. **POST-ONEMENTS WITHIN 15 DAYS OF TRIAL** must be brought to the attention of the Director of Central Assignments – Joyce Grimm – 404.3487.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including clients and insurance representatives. **THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CLONE.** Please direct all inquiries to the attention of JUDGE CLONE.

SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record of the court of satisfaction is filed prior to trial.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1982

Mrs. Louise Kalamann Lantz
5703 Williams Road
Hydes, Maryland 21082

Re: Petition for Reclassification
SW/S Manor Rd., 340' S of
Wineberry Court
Anna E. Kalamann, et al - Petitioners
Cycle II - Item No. 16
Case #R-82-193

Dear Mrs. Lantz:

This is to advise you that \$58.90 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:hj

NOTE: This is an amended bill. Our office was given an incorrect figure on one of the newspaper costs. If a check was already issued for the incorrect amount of \$66.25, I will return your check promptly.

PETITION FOR
RECLASSIFICATION
11th DISTRICT

LOCATION: Southwest side of
Manor Rd. 340' S. of Wine-
berry Ct.
DATE & TIME: Wednesday, May
19, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 113,
County Office Building, Towson,
Maryland

The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter will
hold a public hearing:

Present Zoning: R-C-4
Proposed Zoning: R-C-5
All that parcel of land in the
Eleventh District of Baltimore County

Beginning at a point in the center
of Manor Road, at a point distant
southerly 340 feet from the
south right-of-way line of Wine-
berry Court, 80 feet wide, thence

leaving the said centerline and run-
ning the same (1) following course
and distances:

(1) South 15° 25' 00" West 57.37
feet;

(2) North 89° 04' 00" East 54.21
feet;

(3) North 21° 53' 00" West 63.50
feet;

(4) North 44° 28' 00" West 64.12
feet;

(5) North 51° 05' 00" West 38.54
feet;

(6) North 22° 09' 00" West 72.14
feet to the place of begin-
ning, containing 4.08 Acres ±. Land,
more or less.

This description is intended for
posting purposes only and not for
the conveyance of title.

Being the property of Louise
Kalamann Lantz, Guardian for Anna E.
Kalamann, as shown on the plat
filed with the Zoning Department.

Hearing Date: Wednesday, May
19, 1982 at 10:00 A.M.
Public Hearing: Room 113, County
Office Building, Towson, Maryland

By Order of
WILLIAM T. HACKERTY,
Chairman, County Board of
Appeals of Baltimore County

Apr. 18,

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 29, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 29th
day of May, 1982, the last publication
appearing on the 29th day of April
1982.

THE JEFFERSONIAN

L. L. Lantz
Manager.

Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104562

DATE 2/16/82 ACCOUNT 01-662

AMOUNT \$96.89

RECEIVED FROM Louise K. Lantz

FOR 1st full page add for Case #R-82-193
(Anna E. Kalamann)

VALIDATION OR SIGNATURE OF CASHIER

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE

COUNTY COURTS BUILDING

401 Bosley Avenue

P.O. Box 6754

Towson, Maryland, 21204-0754

December 20, 1982.

Kathy Rulison - 494-2860
Assignment - Jury - Motions
Martha Fennell
Assistant Clerk Typist
Irene Sumner - 494-2861
Assignment - Non-Jury - Motions
Freddie Grove
Assistant Clerk Typist

John Adams - 494-2860
Civil Assignment Commissioner
Settlement Court
Martha Fennell - 494-2862
Master Assignment Clerk
Medical Records
TO: James R. Brown, III, Esq.
Louis J. Glick, Esq.
County Board of Appeals of Baltimore Co.
Thomas J. Bollinger, Esq.

RE: NJ - 82 M 348 - FRANK S. HEHLER ET AL VS COUNTY BOARD OF APPEALS OF BALTO CO.
HEARING DATE: Monday, February 29, 1983, 9 11:30 a.m.
ON THE FOLLOWING: ALL OPEN MOTIONS IN THIS CASE.
IF YOU DESIRE TO SUBMIT, PLEASE CONTACT CIVIL ASSIGNMENT.

RECEIVED
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
DEC 27 1982
BY: [Signature]
OFFICE OF PLANNING & ZONING

IT IS THE ORDER OF THIS COURT: (Counsel shall submit each other immediately to confirm calendars. Claim of a previous notice will not constitute a basis for postponement.)
POSTPONEMENTS: If the date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Civil Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved.
SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately.

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE

COUNTY COURTS BUILDING

401 Bosley Avenue

P.O. Box 6754

Towson, Maryland, 21204-0754

December 20, 1982.

Kathy Rulison - 494-2860
Assignment - Jury - Motions
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Settlement Court
Martha Fennell - 494-2862
Master Assignment Clerk
Medical Records
TO: James R. Brown, III, Esq.
Louis J. Glick, Esq.
County Board of Appeals of Baltimore Co.
Thomas J. Bollinger, Esq.

RE: NJ - 82 M 348 - FRANK S. HEHLER ET AL VS COUNTY BOARD OF APPEALS OF BALTO CO.
HEARING DATE: Tuesday, March 15, 1983, 9 11:30 a.m.
ON THE FOLLOWING: Appeals & day

RECEIVED
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
DEC 27 1982
BY: [Signature]
OFFICE OF PLANNING & ZONING

IT IS THE ORDER OF THIS COURT: (Counsel shall submit each other immediately to confirm calendars. Claim of a previous notice will not constitute a basis for postponement.)
POSTPONEMENTS: If the date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved.
SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record in the order of submission is filed prior to 7 PM.

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CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE

COUNTY COURTS BUILDING

401 Bosley Avenue

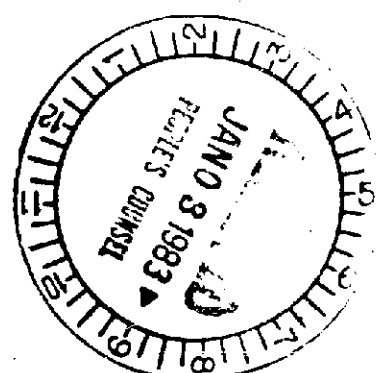
P.O. Box 6754

Towson, Maryland, 21204-0754

December 20, 1982.

Kathy Rulison - 494-2860
Assignment - Jury - Motions
Martha Fennell
Assistant Clerk Typist
Irene Sumner - 494-2861
Assignment - Non-Jury - Motions
Freddie Grove
Assistant Clerk Typist

John Adams - 494-2860
Civil Assignment Commissioner
Settlement Court
Martha Fennell - 494-2862
Master Assignment Clerk
Medical Records
TO: James R. Brown, III, Esq.
Louis J. Glick, Esq.
County Board of Appeals of Baltimore Co.
Thomas J. Bollinger, Esq.



OFFICE OF LAW

RECEIVED
DEC 27 1982

RE: NJ - 82 M 348 - FRANK S. HEHLER ET AL VS COUNTY BOARD OF APPEALS OF BALTO CO.

HEARING DATE: Monday, February 29, 1983, 9 11:30 a.m.

ON THE FOLLOWING: ALL OPEN MOTIONS IN THIS CASE.
IF YOU DESIRE TO SUBMIT, PLEASE CONTACT CIVIL ASSIGNMENT.

RECEIVED
DEC 27 1982

IT IS THE ORDER OF THIS COURT: (Counsel shall submit each other immediately to confirm calendars. Claim of a previous notice will not constitute a basis for postponement.)
POSTPONEMENTS: If the date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Civil Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved.
SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 8, 1982

Mrs. Louise Kalamann Lantz
5703 Williams Road
Hydes, Maryland 21082

RE: Petition for reclassification
SW/S of Manor Rd., 340' S of Wineberry Court.
Anna E. Kalamann, et al - Petitioners
Cycle 2 - Item #16
Case #R-82-193

Dear Mrs. Lantz:

This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 105753

DATE 3/15/82 ACCOUNT 01-662

AMOUNT \$52.75

RECEIVED FROM Louise K. Lantz

FOR 2nd full page add for Case #R-82-193 (Kalamann)

VALIDATION OR SIGNATURE OF CASHIER

No. 107645

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5/19/82 ACCOUNT 01-662

AMOUNT \$58.90

RECEIVED FROM Louise K. Lantz
FOR Advertising & Posting Case #R-82-193
(Anna E. Kalamann, et al)

Date: Dec. 8, 1982

Pat Lantz
Clerk's Office

RECEIVED FROM THE COUNTY BOARD OF APPEALS
CERTIFIED DOCUMENTS, EXHIBITS, AND BOARD'S
ANSWER FILED IN THE ABOVE ENTITLED CASE.

CASE NO. 14/353-82-M-348 AT LAW

Anna E. Kalamann, et al vs.

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

DATE 5/19/82 ACCOUNT 01-662

AMOUNT \$58.90

RECEIVED FROM Louise K. Lantz
FOR Advertising & Posting Case #R-82-193
(Anna E. Kalamann, et al)

No. 85112

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 01/17/82 ACCOUNT 01-612

AMOUNT \$17.00

RECEIVED FROM Louise K. Lantz
FOR Case No. R-82-193, Anna E. Kalamann, et al

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 106846

DATE 01/17/82 ACCOUNT 01-612

AMOUNT \$50.00

RECEIVED FROM Louise K. Lantz
FOR Case No. R-82-193



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 6, 1982

Mrs. Louise Kalamann Lantz
5703 Williams Road
Hydes, Maryland 21082

Re: Petition for Reclassification
SW/S Manor Rd., 340' S. of
Wineberry Court
Anna E. Kalamann, et al - Petitioners
Cycle II - Item No. 16
Case #R-82-193

Dear Mrs. Lantz:

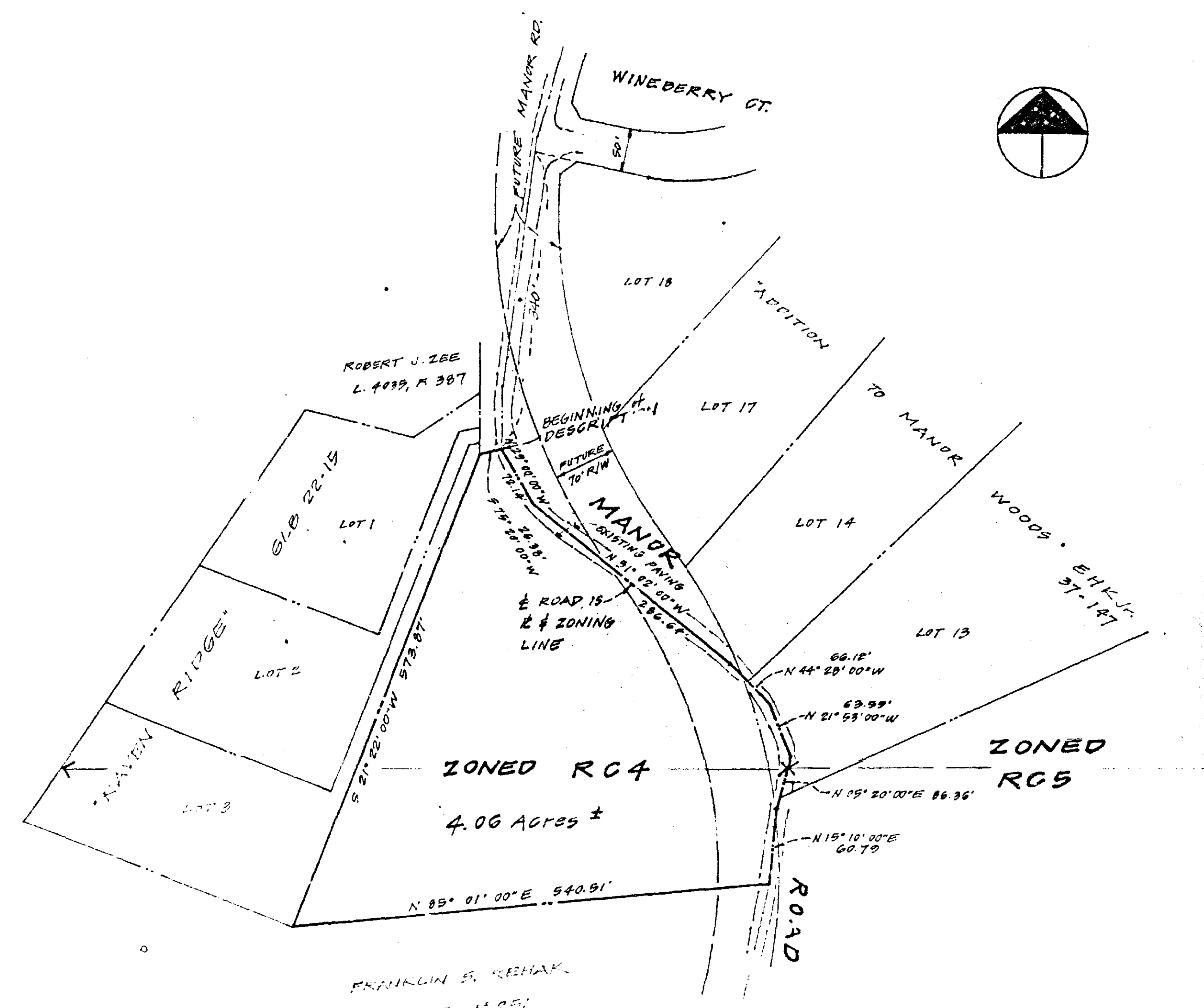
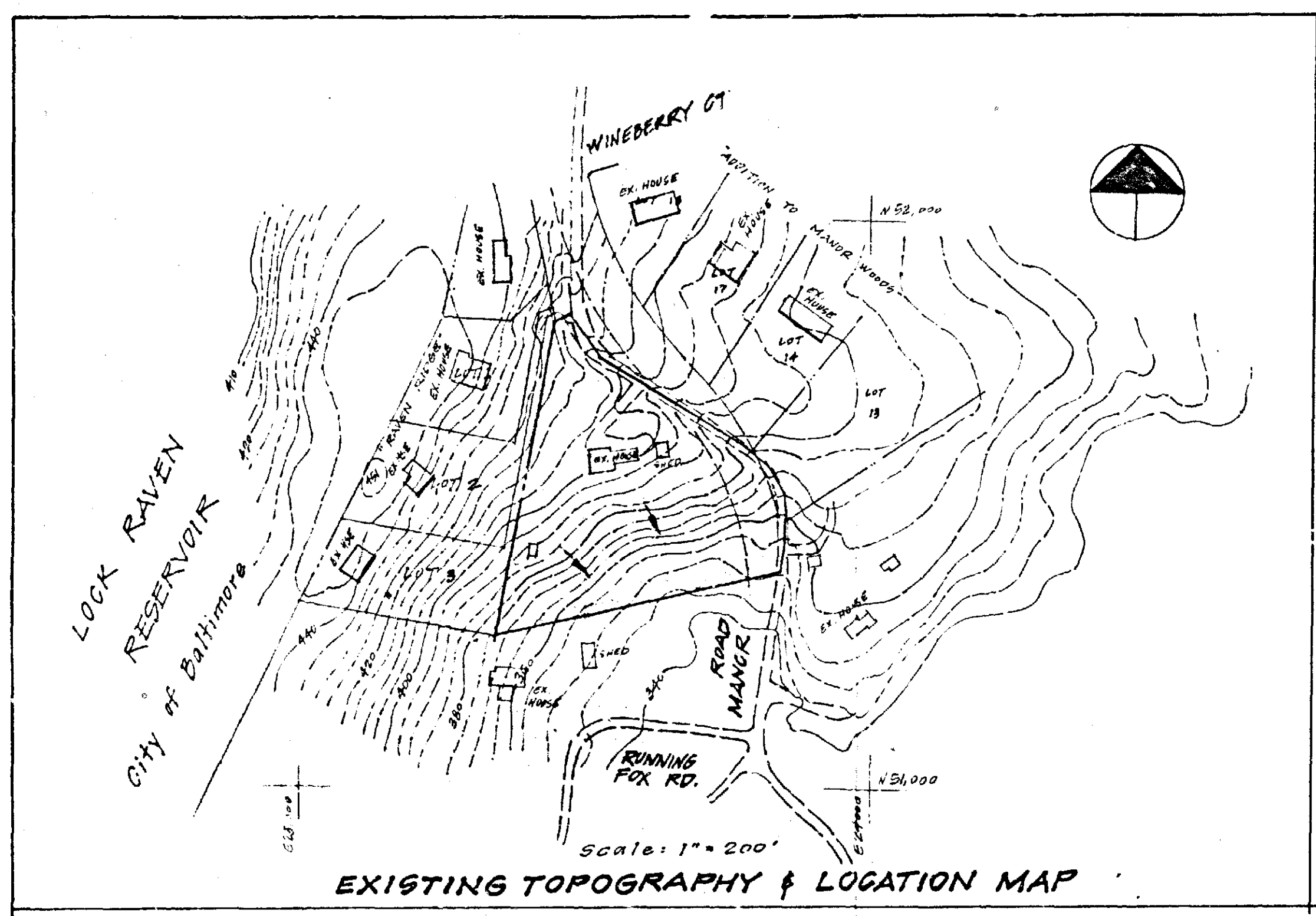
This is to advise you that \$66.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Arlene January, The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:hj



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0350

January 19, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mrs. Louise Kalaman Lantz
5703 Williams Road
Hydes, Maryland 21082

RE: Petition for Reclassification
SW/s Manor Rd., 340' S of Wineberry Ct.
Anna E. Kalaman, et al - Petitioners
Cycle 2 - Item #16

Dear Mrs. Lantz:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Biegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WJH:uch

Petition for Re-Classification
NINTH DISTRICT
ZONING: Petition for Re-classification
LOCATION: Southwest side of Manor Rd., 340 ft. South of Wineberry Ct.
DATE & TIME: Wednesday, May 19, 1982, at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
Present Zoning: R.C.4
Proposed Zoning: R.C.5
All that parcel of land in the Eleventh District of Baltimore County, beginning at a point in the center of Manor Road, at a point distant southerly by 340 feet from the south right-of-way line of Wineberry Court, 50 feet wide, thence leaving the said centerline and running the three (3) following courses and distances:
(1) South 75° 23' 00" West 26.38 feet; (2) South 21° 22' 00" West 513.87 feet; (3) North 80° 01' 00" East 540.51 to the center of said Manor Road and thence leaving the said centerline and running the three (3) following courses and distances:
(4) North 15° 10' 00" East 60.73 feet; (5) North 00° 00' 00" East 86.58 feet; (6) North 21° 53' 00" West 63.59 feet; (7) North 44° 28' 00" West 46.12 feet; (8) North 61° 02' 00" West 126.64 feet; (9) North 20° 00' 00" West 78.14 feet to the place of beginning.

The Times
Middle River, Md., April 29, 1982
This is to Certify, That the annexed
Rebekah
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 29th day of April, 1982.
Charles H. Jones Publisher.

DEED REFERENCE:
NICHOLAS KALAMAN & WIFE
LIBER 2167, PAGE 32

PETITIONER:
LOUISE K. LANTZ
WILLIAMS ROAD
HYDES, MARYLAND 21082
592-2232

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 5/7/82
Posted for: Petition for Reclassification
Petitioner: Louise Kalaman Lantz
Location of property: Manor Rd., 340' S of Wineberry Ct.
Location of Signs: Manor Rd.
Remarks: See above
Posted by: William E. Hammond Date of return: 5/7/82

RE: Petition for Reclassification
SW/s Manor Rd., 340' S of Wineberry Ct.
Anna E. Kalaman, et al - Petitioners
Cycle 2 - Item #16

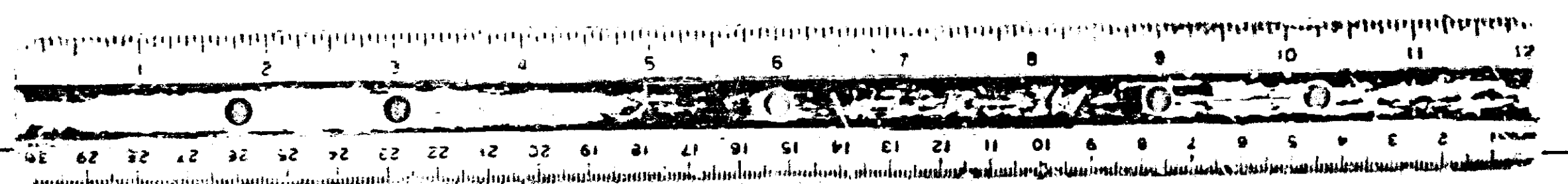
Enclosed is a check for \$96.89 for first advertising.

PLAT TO ACCOMPANY
PETITION FOR ZONING
RECLASSIFICATION FROM
RC-4 to RC-5

KALAMAN PROPERTY

4TH COUNCILMANIC DISTRICT
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 100'
August 13, 1981

Prepared by:
H. MALMUD & ASSOCIATES, INC.
8815 Meadow Heights Road
Randallstown, Md. 21133
Telephone: 653-6465



September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

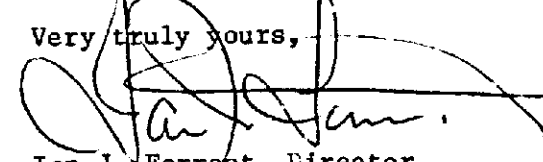
Comments on Item #16, Zoning Advisory Committee Meeting for
Cycle II, are as follows:

Property Owner: Anna E. Kalaman, et al
Location: SW/S Manor Road 340' S. of Wineberry Court
Existing Zoning: R.C. 4
Proposed Zoning: R.C. 5
Acreage: 4.06
District: 11th

A private well and sewage disposal system are proposed.

All requirements of the Maryland State Department of Health
and Baltimore County Department of Health pertaining to private water
and/or sewerage systems must be complied with prior to approval of
tentative subdivision plans.

The existing dwelling located onsite is presently served by
a drilled well which appears to be in good physical condition. The
septic system, however, is failing; discharging sewage to the ground
surface. The owner has been ordered to correct the failure.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/mgt

FRANK S. REHAK : IN THE CIRCUIT COURT
PROTESTANT/APPELLANT : BALTIMORE COUNTY
VS. : ATTORNEY
ANNA E. KALAMAN, ET AL : CASE NO. 81-14
PETITIONERS/APPELLEES : FILING 1981

OPINION

This is an appeal from the Baltimore County Board of
Appeals decision to reclassify property from R.C. 4
reservation zone (R.C.) 4 classification to R.C. 5. According
to the Board of Appeals opinion, the R.C. 4 classification
is established to protect reservoirs by controlling the land
from which water flows into the reservoirs. R.C. 5 zoning
provides for rural-residential development in suitable areas
in which basic services are not anticipated.

In granting the petition for reclassification of the
subject property from R.C. 4 to R.C. 5 the Board of Appeals
considered evidence offered by the Planning Board that the
original R.C. 4 zoning was in error, and the Planning Board
therefore recommended R.C. 5 zoning for the property. The
R.C. 4 zoning decision had been based on an assumption that
the subject property drained water directly into the reservoir
property, but testimony before the Planning Board indicated
conclusively that the flow from the property does not
drain directly into the reservoir.

To properly grant the reclassification, the Board of
Appeals must have reached its decision through strict compliance
with the Baltimore County Zoning Regulations, particularly
Sections 1A03 and 1A04, 500.2(a), and Appendix F,
Article V, and must have concluded that the zoning was to the

October 9, 1981

PAUL H. NIKRO
Chief

Mr. William Hackett : William Hackett
Zoning Commissioner : Chairman of Board of Appeals
Office of Planning and Zoning :
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connolly, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Anna E. Kalaman, et al

Location: SW/S Manor Road 340' S. of Wineberry Court

Item No.: 16

Zoning Agenda: Meeting of September 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 100 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

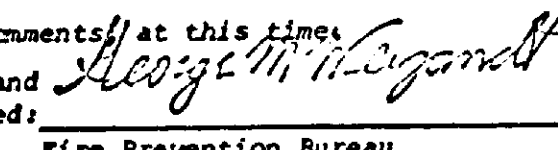
() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: 
Planning Group : Fire Prevention Bureau
Special Inspection Division

JK/mb/cn

benefit of the public health, safety and general welfare.

The Appellant, Frank S. Rehak, contends that the
evidence presented to the Board of Appeals was insufficient
to show compliance with the Zoning Regulations, and that
the reclassification was purely for private gain, and not
to the benefit of the public health, safety and general welfare.
Appellant also claims that no comprehensive study was
ever made of the area by the Department of Planning and Zoning
or the Department of Traffic and Engineering, and that
the reclassification is not compatible with the comprehensive
plan along the Manor Road corridor. Finally, Appellant contends
that the petition should not have been granted because
it was not signed by the legal owner of the property pursuant
to Section 500.2(a) of the Zoning Regulations.

I.

The first issue under consideration is whether the
Board of Appeals decision was in compliance with Section 1A03
of the Baltimore County Zoning Regulations, which deals with
R.C. 4 watershed protection zones as described above. Section
1A03.2 specifies that "no petition for reclassification of
property in an R.C. 4 zone may be granted unless a registered
professional engineer, architect, landscape architect, or land
surveyor first certifies that (the six specified criteria have
been met)." The obvious reason for this requirement is to
show that the land to be rezoned does not qualify as land to
be included within a watershed protection zone.

In his petition to appeal and stay the order of the
Board of Appeals, Appellant contends that the reclassification
was "unsupported by substantial evidence, as there is absolutely
no testimony as to what determines whether a property is watershed
or not watershed and the only criteria set forth at the hearing
was whether or not the subject property drained directly into the
reservoir property." Appellant further main-

-2-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hackett-Chairman
Board of Appeals
TO: Nick Connolly
CO: Charles E. Burnham
FROM: Cycle II - 1981
SUBJECT: Item #16 Zoning Advisory Committee Meeting 9-14-81

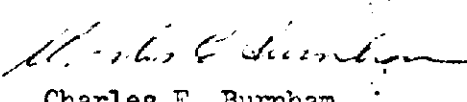
Date: September 23, 1981

Property Owner: Anna E. Kalaman, et al
Location: SW/S Manor Road 340' S. of Wineberry Court
Existing Zoning: R.C. 4
Proposed Zoning: R.C. 5

Acreage: 4.06
District: 11th

Any proposed structures and improvements shall comply with the
Baltimore County Building Code in force at the time. Compliance
to the State of Maryland, regulations 05.01.07 and other applicable
codes, rules and regulations shall be required.

Permit shall be secured for any improvement or new used beyond which
currently exist.


Charles E. Burnham
Plans Review Chief

CEB:rrj

tains that "there are other environmental factors . . . (to
be) considered."

This Court must disagree with Appellant's contentions
regarding the sufficiency of evidence to determine what
is watershed property. First, there is direct reference in
the transcript of the Board of Appeals hearing to the six
criteria of Section 1A03.2 of the Zoning Regulations which, if
met, allow for the reclassification of property zoned R.C. 4.
It appears to be the intent of the County Council that land
meeting criteria 1-5, accompanied by an environmental impact
statement addressing the effect of reclassification of the
land on water quality in the watershed or any public water
reservoir, can be considered as not being watershed property.
Further, in compliance with Section 1A03.2, Appellees presented
a registered professional engineer, John Tabak, who certified
that the six criteria had been met. Appellant appears
to take exception to the sufficiency of the environmental impact
statement submitted by Mr. Tabak, contending that it
does not address "other environmental factors". However, Section
1A03.2 requires only a statement as to how water quality
will be affected, and Mr. Tabak's statement, Petitioners' Exhibit
#2, clearly shows a conclusion that reclassification
will have no adverse or detrimental effect on water quality.

Appellant also seems concerned that the listing of
criteria by the Council of what is NOT watershed property,
does not clarify what IS watershed property. Although the
relevancy of this argument may be questioned, we believe
Appellant answered his own query when Mr. William Kirwin,
past Chairman of the Planning Board, Appellant's witness,
testified that Baltimore County determines a watershed area
to be "that which drains into Loch Raven directly" (see the
transcript at page 126). Since there is ample testimony that

-3-

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

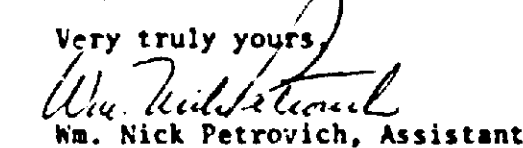
Zoning Cycle #11 - 1981
Meeting of 9/14/81

RE: Item No: 16
Property Owner: Anna E. Kalaman, et al
Location: SW/S Manor Rd. 340' S. of Wineberry Court
Present Zoning: R.C. 4
Proposed Zoning: R.C. 5
Acreage: 4.06
School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Comments: Allowable number of units would have minimal effect on the
educational system.

Student Yield With:	Existing Zoning	And	Proposed Zoning
	Elementary		
	Junior High		
	Senior High		

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

water from the subject property does not drain into the
reservoir directly, the Board of Appeals was correct in
concluding that the subject property is not watershed
property and can, therefore, be reclassified.

Finally, Appellant argues that the finding of the
Board of Appeals is in direct conflict with Sections 1A03.1
and 1A04.1A of the Zoning Regulations, which address findings
and legislative policy regarding watershed protection
zones (R.C. 4) and rural-residential zones (R.C. 5), respectively.
Again, this Court must disagree. Having determined
that the subject property is not watershed property, 1A03.1
is totally inapplicable. Regarding 1A04.1, testimony by
Mr. Tabak indicates that even if the reclassification should
lead to the building of another dwelling on the subject property,
lot sizes would still be adequate to assure long-term
adequacy of on-lot sewer and water systems. The legislative
concerns expressed in 1A04.1 have therefore been duly considered
by the Board of Appeals.

II.

The second issue is whether the Board of Appeals, in
granting the petition for reclassification, was in compliance
with Article V, Section 2-58.1(j) of the Zoning Regulations.
This section of the Zoning Regulations requires that, prior
to any reclassification of property, the Board of Appeals
must make the following two findings.

- (1) That there has been a substantial change in the character of the neighborhood, or that the last classification of the property was established in error; AND
- (2) That the prospective reclassification of the property is warranted by that change or error. Any finding of such a change or error and any finding that the prospective reclassification is warranted may be made only upon consideration of factors relating to the

-4-

"purposes of the zoning regulations and maps, including, but not limited to, all of the following: Population trends; availability and adequacy of present and proposed transportation facilities, water supply facilities, sewerage, waste-disposal facilities, schools, recreational facilities, and other public facilities; compatibility of uses generally allowable under the prospective classification with the present and projected development or character of the surrounding area; any pertinent recommendation of the planning board or office of planning and zoning; and consistency of the current and prospective classifications with the master plan, the county plan for sewerage and water-supply facilities, and the capital program."

Appellant contends that the factors as set forth in Section 2-58.1(j)(2) were not considered by the Board of Appeals and that the reclassification was therefore in conflict with the Regulations. Although the Board of Appeals did not specifically refer to each of the enumerated factors in rendering its opinion, it is the finding of this Court that the factors were nonetheless considered by the Appeals Board in reaching its decision as required by the Zoning Regulations. A series of general comments from the Zoning Plans Advisory Committee was submitted to the Appeals Board for consideration, including commentary on highways surrounding the subject property, sediment control, storm drains, water and sanitary sewers, a proposed private well and sewage disposal system, vehicle access, location of fire hydrants, fire prevention, and necessary compliance of future structures with Fire Protection Codes and Building Codes. The Department of Traffic Engineering submitted that it had "no comment" regarding the proposed reclassification, and consideration of the school situation led the Advisory Committee to conclude that the allowable number of contemplated units would have minimal effect on the educational system. Further, the tran-

-5-

It is the opinion of this Court that the record contained sufficient supportive facts to justify the decision of the Board of Appeals. The decision to grant the petition for reclassification is affirmed.

Costs to be paid by Appellant.

J. William Hinkel
J. WILLIAM HINKEL
JUDGE

DATED: *April 13, 1983*

cc: James R. Brown, III, Esq.
Louis J. Glick, Esq.
Thomas Bollinger, Esq.
John W. Hessian, III, Esq.
Board of Appeals of Baltimore County

RECEIVED
BALTIMORE COUNTY
APR 15 11 46 AM '83
COUNTY CLERK
BY *[Signature]*

-9-

script indicates that the Appeals Board heard testimony regarding the hazards of traffic on Manor Road, as well as testimony regarding the effects that future construction on the site would have on surrounding parcels. All of these considerations, together with evidence that the subject property is not watershed property and that a reclassification is therefore in accord with the master plan, indicate that the Board of Appeals decision was in compliance with the requirements of Article V, Section 2-58.1(j) of the Zoning Regulations.

III.

Appellant also contends that the reclassification of this parcel of land alone constitutes illegal spot zoning, is inconsistent with the comprehensive zoning plan of the area, and is purely for private benefit. We fail to see any merit in this contention.

Spot zoning occurs when a small area in a district is placed in a zoning classification that is different from the surrounding property. Hewitt v. County Commissioners, 220 Md. 48 (1959). It is questionable whether we are even involved in a spot zoning situation. Although all contiguous lands to the west of Manor Road are zoned R.C. 4 while those to the east of Manor Road are zoned R.C. 5, the R.C. 5 lots are nonetheless "surrounding property", and could therefore provide justification for classifying the subject property as R.C. 5 as well. To include the subject property in the R.C. 4 zone merely because Manor Road is a convenient line of demarcation is not justification for the refusal to reclassify.

Further, even if the reclassification were considered to be spot zoning, it would not be invalid per se. The validity of spot zoning depends upon the facts of each individual case. Spaid v. Board of County Commissioners, 259 Md. 369 (1970). While spot zoning is illegal if it is inconsis-

-6-

tent with an established comprehensive plan and is made solely for the benefit of private interests, it is a valid exercise of the police power where the zoning is in harmony with the comprehensive plan and bears a substantial relationship to public health, safety, and general welfare. Trustees of McDonogh Educational Fund & Institute of Baltimore County, 221 Md. 550 (1960).

In the instant case evidence indicates that the reclassification from R.C. 4 to R.C. 5 is not inconsistent with the comprehensive plan for the area. The purpose of the R.C. 4 classification is to protect the watershed property. There is substantial evidence to show that the subject parcel is not watershed property and is therefore not in need of protection. A study of the zoning maps reveals that there are several other parcels of land that are located at least as close to the reservoir as the subject property is, but are not zoned R.C. 4 because they, too, are not watershed property.

This Court recognizes that there is a strong presumption that a comprehensive zoning plan is correct, and that there must be strong evidence of mistake to support a piecemeal change. Pattey v. Board of County Commissioners, 271 Md. 352 (1974). Having found that evidence exists to warrant change, it is circular at best to consider that the change is not in compliance with the original plan. The property is located in an area of non-watershed properties, and the proposed use of the property is compatible with the other uses permissible in the R.C. 5 areas. Because the reclassification fully complies with the purpose of the master plan, such change bears the necessary relationship to the public health, safety, and general welfare.

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IV.

Finally, Appellant argues that the petition should not have been granted because it was not signed by the legal owner as per Section 500.2(a) of the Zoning Regulations. There was apparent confusion as to ownership of the land, in part because of the similarity in names between the original owner of the land, now deceased, and the brother of Louise K. Lantz, joint owner by deed of the subject property with Mr. Lantz as of February 11, 1982. However, in a letter dated April 4, 1983, and considered by this Court as supplemental testimony, counsel for the Appellee clarified the chain of ownership of the property, convincing this Court that at the time of petition, Louise K. Lantz was sole owner of the parcel. This Court, therefore, finds no merit to Appellant's final argument, and accepts Ms. Lantz's signature on the petition, as guardian for Anna E. Kalaman and as agent for the estate of Nicholas Kalaman, as being the signature of the legal owner of the property as required by the Regulations.

This Court is bound to follow the general rule that in an appeal from a decision of a zoning board, the Court will not substitute its own judgment as to the wisdom or soundness of action taken by the board, but will decide only whether or not such action was arbitrary or discriminatory and illegal. Offutt v. Board of Zoning Appeals, 204 Md. 551 (1953). It is the function of the Court only to decide whether the board properly applied the applicable law to the facts presented. If there is room for reasonable debate as to whether the facts justified the board's decision to take action, that decision must be upheld. Id at 562.

-8-

FRANK S. REHAK - PROTESTANT
IN THE MATTER OF THE
APPLICATION OF ANNE E.
KALAMAN, ET AL.
v.
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
Docket No.: 14
Folio: 353
Case No.: 82-M-348

MOTION TO DISMISS APPEAL

Now comes Anna E. Kalaman, et al., the appellees, by Louis J. Glick and Burke, Gerber, Wilen, Francomano & Radding, their attorneys, and moves to dismiss the Appeal for the following reasons:

1. That on or about October 15, 1982, the County Board of Appeals did grant the petition for Zoning Reclassification to the appellees.
2. That on or about November 11, 1982, the Petition for Appeal was filed by Frank S. Rehak through his attorney.
3. That Maryland Rules of Procedure B12 requires that: "Within 30 days after being notified by the clerk of the filing of the record, the appellant shall file a memorandum setting forth a concise statement of all issues raised on appeal and argument on each issue, including citations of legal authorities and references to pages of the transcript and exhibits relied on." That due to the fact that the appellants have failed to file the mandatory memorandum, appellees request that the Appeal be dismissed.

WHEREFORE your appellees respectfully request this Honorable Court to pass an Order dismissing the Appeal in this matter.

Louis J. Glick
BURKE, GERBER, WILEN,
FRANCOMANO & RADDING
326 St. Paul Place
Baltimore, Maryland 21202
(301) 752-1230
Attorneys for Appellees

MEMORANDUM OF POINTS AND AUTHORITIES
Maryland Rules of Procedure B12 and B5.

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this _____ day of February, 1983, a copy of the foregoing Motion to Dismiss Appeal was mailed, postage prepaid, to James R. Brown, III, Esquire, 8501 LaSalle Road, Towson, Maryland 21204, Attorney for Appellant, and to John W. Hessian, III, Esquire, People's Counsel, Courthouse, Towson, Maryland 21204.

Louis J. Glick

RECEIVED
BALTIMORE COUNTY
FEB 17 2 22 PM '83
COUNTY CLERK
BY *[Signature]*

-2-

FRANK S. REHAK - PROTESTANT
IN THE MATTER OF THE
APPLICATION OF ANNE E.
KALAMAN, ET AL.
v.
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
Docket No.: 14
Folio: 353
Case No.: 82-M-348

ORDER

It is this _____ day of _____, 1983, by the Circuit Court for Baltimore County,
ORDERED that the Appeal filed in this matter be dismissed.

JUDGE

IN THE MATTER OF
THE APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR RD., 340' SOUTH
OF WINEBERRY COURT
FROM R.C. 4 TO R.C. 5
11th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

Anna E. Kalaman, et al,
Petitioners

Misc. Doc. No. 14
Folio No. 353
File No. 82-M-348

File No. R-82-193

Frank S. Rehak, Protestant-Appellant

CERTIFIED COPIES OF PROCEEDINGS BEFORE
THE BOARD OF APPEALS OF BALTIMORE
COUNTY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come Keith S. Franz, William R. Evans and Patricia Phipps,
constituting the County Board of Appeals of Baltimore County, and in answer to the Order
for Appeal directed against them in this case, herewith return the record of proceedings
had in the above entitled matter, consisting of the following certified copies or original
papers on file in the office of the Board of Appeals of Baltimore County:

ENTRIES FROM DOCKET OF BOARD OF APPEALS OF BALTIMORE
COUNTY

No. R-82-193

August 25, 1981 Petition of Anna E. Kalaman, et al, for zoning reclassification
from an R.C. 4 zone to an R.C. 5 zone, on property located on
the southwest side of Manor Rd., 340' south of Wineberry Court,
in the 11th Election District of Baltimore County, filed

Order of William T. Hockett, Chairman, County Board of Appeals,
directing advertisement and posting of property - date of hearing set
for May 19, 1982

October 30, 1981 Comments of Baltimore County Zoning Plans Advisory Committee

April 29, 1982 Certificate of Publication in newspaper - filed

May 3, 1982 Certificate of Posting of property - filed

May 19, 1982 At 10:00 a.m. hearing held on petition

Anna E. Kalaman, et al
Case No. R-82-193

October 15, 1982 Order of County Board of Appeals granting the petition for
reclassification

November 12, 1982 Order for Appeal filed in the Circuit Court for Baltimore County
by James R. Brown, III, Esq., on behalf of Frank S. Rehak,
Protestant

November 12, 1982 Certificate of Notice sent to all interested parties

November 16, 1982 Petition to accompany Order for Appeal filed in Circuit Court for
Baltimore County

December 7, 1982 Transcript of testimony filed

Petitioner's Exhibit No. 1 - Deed

" " " 2 - Environmental Impact Statement
" " " 3 - Letter 12/1/81 from H. Malmud
" " " 4 - Letter and attachments, 7/15/82

Protestants' Exhibit No. 1 - Page 4, Recommendation to the Planning
Bd., Oct. - June, 1981-1982

" " " 2 - Deed dated 8/16/41

People's Counsel Exhibit No. 1 A-H - Series of photos of subj. site

" " " 2A - Plot
" " " 2B - Series of 11 photos taken by Mr.
Hoswell

December 8, 1982 Record of proceedings filed in the Circuit Ct. for Baltimore County
Record of proceedings pursuant to which said Order was entered and said
Board acted are permanent records of the Board of Appeals of Baltimore County and your
respondents respectively suggest that it would be inconvenient and inappropriate to file the
same in this proceeding, but your respondents will produce any and all such rules and regula-
tions whenever directed to do so by this Court.

Respectfully submitted,

James R. Brown, III
County Board of Appeals of Baltimore County

cc: Louis J. Glick, Esq.
J. W. Hessian, Esq.
James R. Brown, III, Esq.
File

IN THE MATTER OF THE
APPLICATION OF ANNA E.
KALAMAN, ET AL FOR REZONING
OF PROPERTY LOCATED ON
THE SOUTHWEST SIDE OF
MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 14
Folio No. 353
File No. 82-M-348

ANSWER TO PETITION TO APPEAL AND
STAY ORDER OF COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Now comes Anna E. Kalaman et al, appellees, by
Louis J. Glick and Burke, Gerber, Wilen, Frantomano & Radding
their attorneys and in answer to the Petition to Appeal and
Stay Order says:

1. That your appellees admit the allegation
in paragraph one.
2. That your appellees deny the allegations in
paragraph two of the appeal and further say that the
decision of the County Board of Appeals was supported by
the evidence and was not arbitrary and capricious.
Furthermore the uncontradicted evidence presented clearly
shows a mistake in the original zoning and the planning
board recommended the change to R.C. 5 zoning as requested
by your appellees. The planning staff admitted the
property not drain directly into the Loch Raven Reservoir
property and is not watershed property.
3. That your appellees deny the allegations in
paragraphs three, four, five, six and seven; and further say
that your appellees would be harmed if the Order of the
County Board of Appeals was stayed during the pendency of
the present appeal since they could not develop or use the
property in accordance with the uses permitted by R.C. 5
zoning.

WHEREFORE, having fully answered this appeal,
your appellees request that the appeal be denied with
costs assessed to the appellant.

LOUIS J. GLICK
BURKE, GERBER, WILEN,
FRANTOMANO & RADDING
ATTORNEYS AT LAW
8501 LA SALLE ROAD
TOWSON, MARYLAND 21204
296-2000

I HEREBY CERTIFY on this 15th day of November, 1982,
that I mailed a copy of the foregoing Order to Petitioner
To Appeal and Stay Order of County Board of Appeals of
Baltimore County to the County Board of Appeals, Room 219,
Courthouse, Towson, Maryland 21204; Thomas Bollinger,
Esquire, Assistant County Solicitor, County Solicitor's Office,
Courthouse, Towson, Maryland 21204; John W. Hessian, III,
Esquire, People's Counsel, County Board of Appeals, 326 St. Paul
Place, Baltimore, Md. 21202; and to James R. Brown, III, Esquire, 8501 LaSalle Road,
Towson, Maryland 21204, Attorney for the Appellant.

LOUIS J. GLICK
BURKE, GERBER, WILEN,
FRANTOMANO & RADDING
ATTORNEYS AT LAW
8501 LA SALLE ROAD
TOWSON, MARYLAND 21204
296-2000

IN THE MATTER OF
THE APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 14
Folio No. 353
File No. 82-M-348

PETITION TO APPEAL AND STAY ORDER
OF COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

TO THE HONORABLE JUDGE OF SAID COURT:

Now comes Franklin S. Rehak, by James R. Brown, III, and Brown &
Brown, Chartered, his attorneys, and respectfully requests this Honorable
Court in accordance with the Maryland Rules of Procedure, Rule B2e
and B6 to reverse and stay execution of the Order of the County Board of
Appeals of Baltimore County for the following reasons:

1. That on November 12, 1982, the Appellant filed an Order
of Appeal in this Honorable Court seeking judicial review of the decision
of the County Board of Appeals dated October 15, 1982 in the above matter,
Case No. R-82-193, and copies of the Order of Appeal were served on the County
Board of Appeals, Thomas J. Bollinger, Esquire, Assistant County Solicitor,
Louis J. Glick, Esquire, Counsel for the Petitioner, Anna E. Kalaman and
John W. Hessian, III, Esquire, People's Counsel for Baltimore County.
2. That the October 15, 1982 Order of the County Board of Appeals
is in error and should be reversed on the following grounds:
 - a. That the Board of Appeals has arbitrarily, capriciously
and unfairly changed the zoning from an R.C. 4 to an R.C. 5 zone.
 - b. That the Order is unsupported by substantial evidence
on the record considered as a whole, as there is absolutely no testimony
as to what determines whether a property is watershed or not watershed
and the only criteria set forth at the hearing was whether or not the subject
property drained directly into the reservoir property. There are numerous

other environmental factors that would be determinative of what is
desirous of watershed protection other than drainage. Other environmental
factors were never considered by the Board.

c. That no field study and/or any other comprehensive study
was ever made in the area by the Department of Planning and Zoning for
Baltimore County.

d. That the finding of the Board of Appeals is in direct
conflict with Section 1A03.1 of the findings and legislative policy of the
County Council's watershed protection zones.

e. That no comprehensive study was ever made by the
Department of Traffic and Engineering.

f. That said Order of the County Board of Appeals is in
direct conflict with Article V, Division 3, Section 2-58.1(j) of the Code.

g. As the factors set forth therein were not considered by the
Board of Appeals.

h. That the Board of Appeals relied solely upon meeting
the criteria set forth in Section 1A03.2 which is not in itself sufficient
to reclassify the property from an R.C. 4 zone to an R.C. 5 zone.

i. That the reclassification was not for the public good
but was for nothing more than for a private benefit and the change is not
consistent with the comprehensive zoning plan.

j. The County Board of Appeals has spot-zoned the subject parcel
and is invalid and illegal and not related to the public health, safety and
general welfare but only for the benefit of a private interest.

3. That Franklin S. Rehak, Appellant, is an aggravated party whose
property interest is and will be adversely affected by the Board's Order.

4. That the Board of Appeals erred in that they accepted a petition
which was not signed by the legal owner of the property pursuant to Section
500.2(a) of the Baltimore County Zoning Regulations, as only one of the legal
owners of the property executed the Petition.

5. That the change in the said zone from an R.C. 4 zone to an R.C.
5 zone is not within the purview of the comprehensive plan along the Manor
Road corridor.

6. That the County Board of Appeals totally disregarded the
legislative statement of findings in Section 1A04 of the Baltimore County
Zoning Regulations.

7. The Appellant respectfully requests that the Order be stayed
pending this Appeal for the following reasons:

a. Appellant is prosecuting this Appeal in good faith, based
upon several principles of law believed to be valid.

b. No harm would accrue to the Appellees of the County Board
of Appeals Order was stayed during the pendency of the present Appeal.

WHEREFORE, your Appellant prays that this Honorable Court

(a) Pass an Order whereby the Order of the County Board of Appeals
dated October 15, 1982 relating to the property which is the subject of the
within Appeal be stayed pending the outcome of the within Appeal.

(b) Reverse the Order of the County Board of the County Board of
Appeals.

(c) Grant such other and further relief as the nature of his case
may require.

Respectfully submitted,

JAMES R. BROWN, III
BROWN & BROWN, CHARTERED

8501 LaSalle Road
Towson, Md. 21204
296-2000

I HEREBY CERTIFY on this 15th day of November, 1982, that I mailed
a copy of the foregoing Petition to Appeal and Stay Order of the County
Board of Appeals of Baltimore County, Order for Stay and Request for Hearing
to the County Board of Appeals, Room 219, Courthouse, Towson, Md. 21204;
Thomas Bollinger, Esquire, Assistant County Solicitor, County Solicitor's Office,
Courthouse, Towson, Md. 21204; John W. Hessian, III, Esquire, People's Counsel,
Courthouse, Towson, Md. 21204 and to Louis J. Glick, Esquire, 326 St. Paul
Place, Baltimore, Md. 21202, Attorney for the Petitioner.

JAMES R. BROWN, III

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 14
Folio No. 353
File No. 82-M-348

REQUEST FOR HEARING

Mr. Clerk:
Franklin S. Rehak, Appellant, by James R. Brown, III, and Brown &
Brown, Chartered, his attorneys, hereby requests a hearing on his Petition
to Appeal and Stay Order of the County Board of Appeals of Baltimore County
prior to the time the within Appeal is heard and decided.

JAMES R. BROWN, III
BROWN & BROWN, CHARTERED
8501 LaSalle Road
Towson, Md. 21204
296-2000

BROWN & BROWN,
CHARTERED
ATTORNEYS AT LAW
8501 LA SALLE ROAD
TOWSON, MARYLAND 21204
296-2000

IN THE MATTER OF
THE APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 14
Folio No. 353
File No. 82-M-348

ORDER FOR STAY

Upon the Petition to Appeal and Stay Order filed hereby by Appellant, it is, this day of , 1982, by the Circuit Court for Baltimore County,

ORDERED, that the Order of the County Board of Appeals dated October 15, 1982, relating to the property which is the subject of the within Appeal, be, and the same is hereby, stayed pending the outcome of the within Appeal, all subject to the further Order of this Court.

JUDGE

IN THE MATTER OF
THE APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Doc. No. 14
Folio No. 353
File No. 82-M-348

Anna E. Kalaman, et al,
Petitioners
Frank S. Rehak, Protestant-
Appellant

CERTIFICATE OF NOTICE

Pursuant to the provisions of Rule B-2(d) of the Maryland Rules of Procedure, Keith S. Franz, William R. Evans and Patricia Phipps, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, Louis J. Glick, Esq., 326 St. Paul Place, Balto., Md. 21202, Counsel for Petitioners; Louise K. Lantz, 5703 Williams Rd., Hydes, Md. 21082, Agent for the Estate; Franklin S. Rehak, 6 Running Fox Road, Glen Arm, Md. 21057, Protestant-Appellant; James R. Brown, III, Esq., 8501 LaSalle Rd., Towson, Md. 21204, Counsel for Franklin S. Rehak, Protestant-Appellant, and Protestants; Ronald C. Thompson, 4305 North Cliff Rd., Glen Arm, Md. 21057, R. J. Zee, 11600 Manor Rd., Glen Arm, Md., W. R. Corliss, P. O. Box 107, Glen Arm, Md., Bernard G. Link, 11528 Manor Rd., Glen Arm, Md., J. King Meads, 11526 Manor Rd., Glen Arm, Md., C. M. Bixler, 11524 Manor Rd., Glen Arm, Md., Carl W. Radcliffe, Jr., 11614 Manor Rd., Glen Arm, Md., Protestants; Brent Hartley, Watershed Manager, Water Facilities Division, 3001 Druid Park Drive, Balto., Md. 21215, and John W. Hession, Esq., Court House, Towson, Md. 21204, People's Counsel for Baltimore County, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

June Holman
June Holman
County Board of Appeals of Baltimore County
Rm. 200, Court House, Towson, Md. 21204
494-3180

Anna E. Kalaman, Et Al
Case No. R-82-193

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to Louis J. Glick, Esq., 326 St. Paul Pl., Baltimore, Md. 21202, Counsel for Petitioners; Louise K. Lantz, 5703 Williams Road, Hydes, Md. 21082, Agent for the Estate; Franklin S. Rehak, 6 Running Fox Rd., Glen Arm, Md. 21057, Protestant-Appellant; James R. Brown, III, Esq., 8501 La Salle Rd., Towson, Md. 21204, Counsel for Franklin S. Rehak, Protestant-Appellant and Protestants; Ronald C. Thompson, 4305 North Cliff Rd., Glen Arm, Md. 21057, R. J. Zee, 11600 Manor Rd., Glen Arm, Md., W. R. Corliss, P. O. Box 107, Glen Arm, Md., Bernard G. Link, 11528 Manor Rd., Glen Arm, Md., J. King Meads, 11526 Manor Rd., Glen Arm, Md., C. M. Bixler, 11524 Manor Rd., Glen Arm, Md., Carl W. Radcliffe, Jr., 11614 Manor Rd., Glen Arm, Md., Protestants; Brent Hartley, Watershed Manager, Water Facilities Division, 3001 Druid Park Drive, Baltimore, Md. 21215, and John W. Hession, Esq., Court House, Towson, Md. 21204, People's Counsel for Baltimore County, on this 12th day of November, 1982.

June Holman
June Holman
County Board of Appeals of Baltimore County

IN THE MATTER OF THE
APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
COUNTY BOARD OF
APPEALS

Pursuant to Maryland Rules of Procedure, Rule B-2(d), I, the undersigned, County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, Louis J. Glick, Esq., 326 St. Paul Place, Baltimore, Md. 21202, Counsel for Petitioners; Louise K. Lantz, 5703 Williams Rd., Hydes, Md. 21082, Agent for the Estate; Franklin S. Rehak, 6 Running Fox Road, Glen Arm, Md. 21057, Protestant-Appellant; James R. Brown, III, Esq., 8501 La Salle Rd., Towson, Md. 21204, Counsel for Franklin S. Rehak, Protestant-Appellant and Protestants; Ronald C. Thompson, 4305 North Cliff Rd., Glen Arm, Md. 21057, R. J. Zee, 11600 Manor Rd., Glen Arm, Md., W. R. Corliss, P. O. Box 107, Glen Arm, Md., Bernard G. Link, 11528 Manor Rd., Glen Arm, Md., J. King Meads, 11526 Manor Rd., Glen Arm, Md., C. M. Bixler, 11524 Manor Rd., Glen Arm, Md., Carl W. Radcliffe, Jr., 11614 Manor Rd., Glen Arm, Md., Protestants; Brent Hartley, Watershed Manager, Water Facilities Division, 3001 Druid Park Drive, Baltimore, Md. 21215, and John W. Hession, Esq., Court House, Towson, Md. 21204, People's Counsel for Baltimore County, on this 12th day of November, 1982.

June Holman
June Holman
County Board of Appeals of Baltimore County

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to Louis J. Glick, Esq., 326 St. Paul Place, Baltimore, Md. 21202, Counsel for Petitioners; Louise K. Lantz, 5703 Williams Rd., Hydes, Md. 21082, Agent for the Estate; Franklin S. Rehak, 6 Running Fox Road, Glen Arm, Md. 21057, Protestant-Appellant; James R. Brown, III, Esq., 8501 La Salle Rd., Towson, Md. 21204, Counsel for Franklin S. Rehak, Protestant-Appellant and Protestants; Ronald C. Thompson, 4305 North Cliff Rd., Glen Arm, Md. 21057, R. J. Zee, 11600 Manor Rd., Glen Arm, Md., W. R. Corliss, P. O. Box 107, Glen Arm, Md., Bernard G. Link, 11528 Manor Rd., Glen Arm, Md., J. King Meads, 11526 Manor Rd., Glen Arm, Md., C. M. Bixler, 11524 Manor Rd., Glen Arm, Md., Carl W. Radcliffe, Jr., 11614 Manor Rd., Glen Arm, Md., Protestants; Brent Hartley, Watershed Manager, Water Facilities Division, 3001 Druid Park Drive, Balto., Md. 21215, and John W. Hession, Esq., Court House, Towson, Md. 21204, People's Counsel for Baltimore County, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

BROWN & BROWN,
CHARTERED
ATTORNEYS AT LAW
8501 LA SALLE ROAD
TOWSON, MARYLAND 21204
288-8000

BALTIMORE COUNTY
CLERK
BY: *John W. Hession*
John W. Hession, III

IN THE MATTER OF
THE APPLICATION OF
ANNA E. KALAMAN, ET AL
FOR REZONING OF PROPERTY
LOCATED ON THE SOUTHWEST
SIDE OF MANOR ROAD, 340' SOUTH
OF WINEBERRY COURT FROM
R.C. 4 TO R.C. 5
11th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. R-82-193

OPINION

This matter comes before the Board on a request for reclassification of property on the southwest side of Manor Road, south of Wineberry Court. The present zoning classification is R.C. 4 and the requested zoning is R.C. 5.

The issues presented in this matter go to the basic elements found in the legislative policy that distinguishes R.C. 4 classifications from R.C. 5. The most fundamental distinction is that in R.C. 5 land the County is attempting to control rural residential areas that have no public water and sewer facilities to appropriate limits of development. By definition R.C. 4 land is that which surrounds reservoirs; the classification is established to provide protection of the water supplies by preventing contamination through unsuitable types or degrees of development within the watershed. In essence, the R.C. 4 classification is established to protect reservoirs by controlling the land from which water flows into the reservoirs.

Petitioners presented James Haswell, Planner for Baltimore County Department of Planning and Zoning, in support of their requested change in zoning. Mr. Haswell indicated that the Planning Board determined that R.C. 4 zoning for this parcel is in error and recommends R.C. 5 zoning for the subject property. This he stated was based on an assumption that the area of the subject property drained directly into the reservoir property. Testimony before the Board indicated conclusively that such is not the case and that the flow from the property does not drain directly into the reservoir.

The Baltimore County Regulations, Sec. 1A03.2 require that before the Board of Appeals may reclassify property in an R.C. 4 zone, professional certification must first be presented to show; 1. that the parcel of land under petition lies at least 200 ft. from the property line of any public water reservoir; 2. that the parcel lies at least 300 ft. from

Anna E. Kalaman, et al
Case No. R-82-193

any first or second order or greater stream that flows directly into a public water reservoir; 3. that the parcel lies at least 300 ft. from any 3rd order or greater stream that flows directly or indirectly into a public water reservoir; 4. that no more than 30% of the parcel has a slope of more than 20%; 5. that the parcel does not lie within a 100 year floodplain; and 6. the manner in which proposed reclassification will affect water quality in the watershed or any public water reservoir as shown by an environmental impact statement. For this purpose, Petitioners presented John R. Tabak, a registered professional engineer. Mr. Tabak's environmental impact statement, introduced as Petitioner's Exhibit No. 2, and his associated testimony thereto, sufficiently satisfies the Board that the parcel of land lies at least 200 ft. from the property line of any public water reservoir, that it lies at least 300 ft. from any first or second order or greater stream that flows directly into a public water reservoir, that it lies at least 300 ft. from any third order or greater stream that flows directly or indirectly into a public water reservoir, that no more than 30% of the parcel has a slope of more than 20%, and that the proposed reclassification will not significantly affect water quality in the watershed or any public water reservoir.

Additionally, Petitioners presented Herbert Malmud, a registered land surveyor, whose testimony certified that the subject property does not lie within a 100 year flood plain. Having thus addressed these issues, the Board is of the opinion that the requirements of Sec. 1A03.2 have been satisfied.

Protestants provided witnesses including adjacent property owners who testified that there is significant water run-off problems on the property and that there are traffic considerations that affect the property adversely. However, none of the witnesses for the Protestants in any way disputed the Petitioner's evidence that indicated that the subject property flows away from and not into the reservoir. The Board finds the run-off problem stated by the Protestants to be consistent with the Petitioner's evidence and the Protestants' testimony regarding traffic problems as not being sufficient to justify denying the requested zoning. Additional testimony by the Protestants regarding insufficiency of

Anna E. Kalaman, et al
Case No. R-82-193

wells in the area and residential congestion as a result of a change in zoning are not persuasive to the Board.

Finally, Protestants called William Kirwin, an expert in the field of planning and former Chairman of the Baltimore County Planning Board, the thrust of whose testimony was that an area of such sensitivity, as this area certainly is, when viewing its relative geographical location to the reservoir, should be rezoned, if at all, only comprehensively at the appropriate time. The Board is not unmindful of the importance of a comprehensive review of the zoning in Baltimore County, however, based upon the evidence provided at the hearing together with the clear legislative intent stated in Sections 1A03 and 1A04 of the Baltimore County Zoning Regulations as well as the admission from the Planning Board that the R.C. 4 zoning on the subject property was in error this Board feels compelled to grant the reclassification of this property at this time.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of October, 1982, by the County Board of Appeals, ORDERED that the Petition for Reclassification from R.C. 4 to R.C. 5 is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Keith S. Franz
Keith S. Franz
William R. Evans
William R. Evans
Patricia Phipps
Patricia Phipps

RE: PETITION FOR RECLASSIFICATION
from R.C. 4 to R.C. 5 Zone
SW/S Manor Rd., 340' S of Wineberry Ct.
11th District

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ANNA E., KALAMAN, et al,
Petitioners

Case No. R-82-193 Item 16, Cycle II)

ORDER TO ENTER APPEARANCE

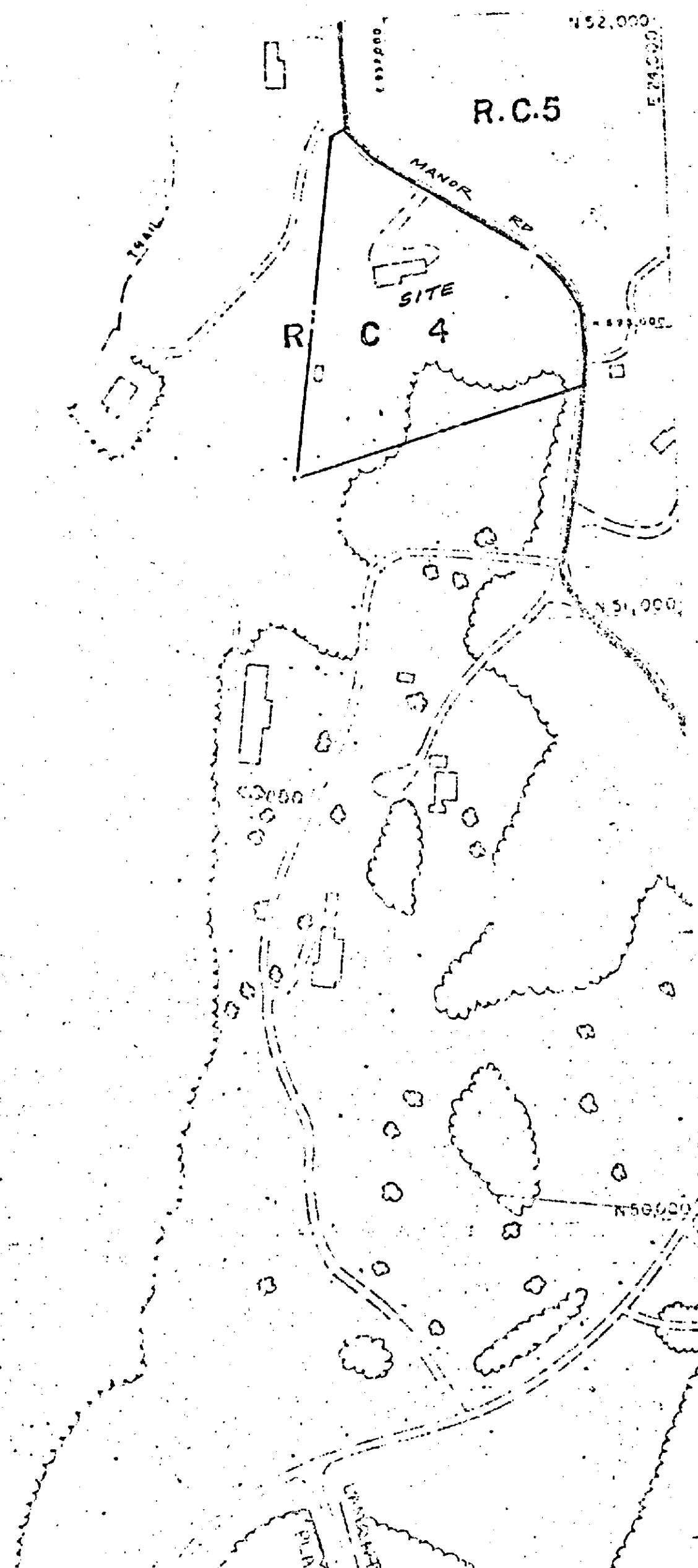
To the Honorable, Members of Said Board:
Pursuant to the authority contained in Section 526.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the posting of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
474-2133

I HEREBY CERTIFY that on this 20th day of March, 1982, a copy of the foregoing Order was mailed to Mrs. Louise Kalaman Lantz, 5703 William Road, Hydes, Maryland 21082, Guardian & Agent for Estate (Nicholas).

John W. Hession, III
John W. Hession, III

RONALD CHAMPSON - 4705 NORTH CLIFF RD
21057 GLEN ARM MD
R. J. ZEE 11600 MANOR ROAD GLEN ARM, MD. 21057
W. R. COLLIS, P.O. Box 107 " " "
Bernard P. Lento 11528 Manor Rd. " " "
J. King Meads 11526 Manor Rd. " " "
Franklin S. REHAK - 6 RUNNING FOX RD. GLEN ARM, MD 21057
C. M. BIXLER 11524 MANOR ROAD " " "
Carl W. Rodcliffe Jr. 11514 Manor Rd. Glen Arm, Md 21057



H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS - SURVEYORS - ENGINEERS
1115 MADON HEIGHTS ROAD
BALTIMORE, MARYLAND 21204
TELEPHONE: 341-4444
AREA CODE 301 444-4444
DESCRIPTION OF PARCEL FOR ZONING
RECLASSIFICATION FROM RC-4 TO RC-5
KALAMAN PROPERTY
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point in the center of Manor Road, at a point distant southerly 340 feet from the south right-of-way line of Wineberry Court, 50 feet wide, thence leaving the said centerline and running the three (3) following courses and distances:

- (1) South 75° 20' 00" West 26.38 feet;
- (2) South 21° 22' 00" West 573.87 feet;
- (3) North 85° 01' 00" East 540.51 to the center of said Manor Road and binding in the center of said road the six (6) following courses and distances:
 - (4) North 15° 10' 00" East 60.79 feet;
 - (5) North 05° 20' 00" East 86.36 feet;
 - (6) North 21° 53' 00" West 63.59 feet;
 - (7) North 44° 28' 00" West 66.12 feet;
 - (8) North 51° 02' 00" West 286.64 feet;
 - (9) North 29° 00' 00" West 72.14 feet to the place of beginning.

Containing 4.06 Acres of Land, more or less.

This description is intended for zoning purposes only and not for the conveyance of title.



Herbert Malmud
Registered Land Surveyor
Maryland No. 7558
August 17, 1981

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
February 26, 1982

Louise K. Laws
5700 Williams Road
Hydes, Md. 21082

Re: Item #16, Case #8-82-193
Cyrle II, Anne E. Kalamen, et al

Dear Ms. Laws:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Home Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Joan A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #106029

Shapco Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in these suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

Page Two

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:c

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 4, 1981

Mr. Floyd Thomas
Grempler Realty
400 E. Joppa Road
Towson, Md. 21204

Re: Item #16 - Cycle II, 1981
Anna E. Kalamen, et al

Dear Mr. Thomas:

Confirming our telephone conversation of this morning in conjunction with advice received from William T. Hackett, Chairman of the County Board of Appeals, please be advised that a property on which a reclassification request is pending before the Board may change ownership and still remain a live petition. The classification of property lies with the property and not ownership.

However, if a property changes hands while the rezoning request is being processed, it is incumbent upon the new owner to notify the Board of this change, whether or not he wishes the petition to continue, and his address so that proper notification of hearing dates, etc. may be forwarded. Also, if the new owner plans to be represented by counsel, the Board requires that the attorney enter his appearance in the case.

We trust this is the information you require.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #16, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Anna E. Kalamen, et al
Location: SW/8 Manor Road 340' S. of Wineberry Court
Existing Zoning: R.C. 4
Proposed Zoning: R.C. 5
Acre: 4.06
District: 11th

A private well and sewage disposal system are proposed.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of tentative subdivision plans.

The existing dwelling located onsite is presently served by a drilled well which appears to be in good physical condition. The septic system, however, is failing; discharging sewage to the ground surface. The owner has been ordered to correct the failure.

Very truly yours,

LJV/JRP/sgt

Im J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett - Chairman
DATE: September 30, 1981
FROM: Charles E. Norton
SUBJECT: Item #16 - Cycle II, 1981

Property Owners: Anna E. Kalamen, et al
Location: SW/8 Manor Road 340' S. of Wineberry Court
Existing Zoning: R.C. 4
Proposed Zoning: R.C. 5

Acre: 4.06
District: 11th

Any proposed structures and improvements shall comply with the Baltimore County Building Code in force at the time. Compliance to the State of Maryland, regulations, codes and other applicable rules, rules and regulations shall be required.

Permit shall be required for any improvement or new use of land which currently exists.

Charles E. Norton
Charles E. Norton, Director
BUREAU OF ENVIRONMENTAL SERVICES

CEN:jt

PETITION FOR RE-CLASSIFICATION
11th DISTRICT

ZONING: Petition for Re-classification

LOCATION: Southwest side of Manor Rd., 340 ft. South of Wineberry Ct.

DATE & TIME: Wednesday, May 19, 1982, at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: R.C.4
Proposed Zoning: R.C.5

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

Being the Property of Louise Kalamán Lantz, Guardian for Anna E. Kalamán, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 19, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

BRIEF FOR PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE
KALAMAN PROPERTY

1. This property, while zoned to protect the Loch Raven Watershed, is in fact not part of the watershed. All elevations on this property are below the elevation of the watershed ridge line, therefore, all surface water flows away from the reservoir and reaches the Gunpowder below the dam.
2. The natural and easily identifiable boundary for the RC-4 zone should be the Loch Raven Reservoir (Baltimore City - Mayor & City Council) property line which by original design follows the ridge of the watershed in the area.
3. The correction of this error in zoning will bring this property into consistency with the surrounding area sub-division.

BURKE, GERBER, WILEN, FRANCOMANO & RADDING
ATTORNEYS AT LAW
326 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
(301) 752-1230

May 21, 1982

County Board of Appeals
Baltimore County
Room 219, Court House
Towson, Maryland 21204

Re: PETITION FOR RECLASSIFICATION
Case No.: R-82-193
(Item 16, Cycle II)

Gentlemen:

Please enter my appearance as attorney for the Petitioners in the above captioned matter.

This case has been reset for a hearing on Wednesday, July 21, 1982 at 10:00 a.m.

Thank you for your attention to this matter.

Very truly yours,
Louis J. Glick

LJG/vyp

cc: John W. Hessian, III, Esquire
Mr. Charles Lantz
Mr. Herbert Malmud
James R. Brown, III, Esquire
Mr. James G. Hoswell

Mrs. Louise Kalamán Lantz
5703 William Road
Tydes, Maryland 21082

March 21, 1982

NOTICE OF HEARING

Re: Petition for Reclassification
SV/s of Manor Rd., 340' S of Wineberry Ct.
Case #R-82-193

TIME: 10:00 A.M.

DATE: Wednesday, May 19, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: John W. Hessian, III
People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

5/24/82 - All names in file notified of CONTINUED HEARING set for WEDNESDAY, JULY 21, 1982 at 10 am

Brown & Brown, Chartered
Attorneys at Law
4501 La Salle Road
Towson, Maryland 21204

June 2, 1982

Louis J. Glick, Esquire
Burke, Gerber, Wilen, Francomano & Radding
326 St. Paul Place
Baltimore, Md. 21202

Re: Petition for Reclassification - Anna E. Kalamán, et al
Case No.: R-82-193
(Item 16, Cycle II)

Dear Mr. Glick:

On behalf of protestants in the above matter, I am hereby requesting authority from you to allow our surveyor, Malcolm Hudkins, permission to go on your client's property.

The sole purpose of the request is to allow Mr. Hudkins to determine under §1-203.2 of the Baltimore County Zoning law that no more than thirty percent (30%) of the parcel has sloped over more than twenty percent (20%).

Could you please reply as promptly as possible as the hearing date is fast approaching.

If you have any questions, please do not hesitate to give me a call.

Very truly yours,

James R. Brown, III

JRB:llk

cc: Baltimore County Board of Appeals
Room 219
Courthouse
Towson, MD 21204

494-3180

County Board of Appeals

Room 218, Court House
Towson, Maryland 21204
May 24, 1982

NOTICE OF ASSIGNMENT
CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-193

ANNA E. KALAMAN, ET AL

for reclassification from R.C. 4 to R.C. 5

SW/S Manor Road 340' S. of Wineberry Court

11th District

ASSIGNED FOR:

WEDNESDAY, JULY 21, 1982 at 10 a.m.

cc: Louis J. Glick, Esq.
Louise K. Lantz
James R. Brown, III, Esq.
Ronald C. Thompson
R. J. Zee
W. R. Carliss
Bernard G. Link
J. King Meads
Franklin S. Rehak
C. M. Bixler
Carl W. Radcliffe, Jr.

Counsel for Petitioners
Agent for Estate
Counsel for Protestants
Protestant
"
"
"
"
"

John W. Hessian, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell
Board of Education

People's Counsel

Edith T. Eisenhart, Adm. Secretary

BURKE, GERBER, WILEN, FRANCOMANO & RADDING

ATTORNEYS AT LAW
326 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
(301) 752-1230

September 3, 1982

Mr. William T. Hackett
Chairman, County Board of Appeals
200 Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Anna E. Kalamán, et al
Case No.: R-82-193
(Item 16, Cycle II)

Dear Mr. Hackett:

On July 21, 1982, a Hearing was held in the above entitled matter. As of this date, no Decision has been received.

I would appreciate it if you would expedite a Decision, so that we will know what the Board's determination was.

Thank you for your cooperation in this matter.

Very truly yours,

Louis J. Glick
For
BURKE, GERBER, WILEN,
FRANCOMANO & RADDING

cc: Mr. James R. Brown, III
Mr. Curtis Lantz

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
October 15, 1982

Louis J. Glick, Esq.
326 St. Paul Place
Baltimore, Md. 21202

Dear Mr. Glick:

Re: Case No. R-82-193
Anna E. Kalamán, et al

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen, Secretary

Encl.

cc: Louise K. Lantz
J. W. Hessian, Esq.
W. Hammond
J. Dyer
N. Gerber
J. Hoswell
Bd. of Education
James R. Brown, III, Esq.
Ronald C. Thompson
R. J. Zee
W. R. Carliss

Bernard G. Link
J. King Meads
Franklin Rehak
C. M. Bixler
Carl Radcliffe, Jr.
Brett A. Hartley