

FILED AUG 7 1951

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#2675

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Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

M. Laura Emmart Klobz and John H. Klobz, legal owners of the property situate in the Second District of Baltimore County on the southwestern side of Liberty Road 2061 feet, east approximately 350 feet from the intersection of Rolling Road. Two plans to scale are attached. All vacant land except a small rented house on the lot between said and the northeast corner of said parcel.

Beginning at a point 304 feet 5 inches from the intersection of Rolling Road and the south west side of Liberty Road and running thence South 35 degrees 34 minutes West 150 feet to a point and running South 62 degrees 15 minutes East 346 feet to a point, thence running South 41 degrees 27 minutes East 346 feet to a point, thence running North 33 degrees 18 minutes East 796 feet 4 inches to intersect a point on the south west side of Liberty Road and thence running and beginning on the south west side of Liberty Road North 01 degrees 57 minutes West 366 feet 11 inches to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" zone to an "B" zone.

Reasons for Re-Classification: For purpose of sale. All property directly across the road being Commercially zoned.

Size and height of building: front feet; depth feet; height feet.

Front and side set backs of building from street lines: front feet; side feet.

Property to be posted as prescribed by Zoning Regulations.

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

M. Laura Emmart Klobz
John H. Klobz
Legal Owners

Address CHURCH ROAD
RANDOLPHSTOWN MD.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1951, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the

14th day of September, 1951, at 10:00 o'clock P.M.

August 9, 1951
Zoning Commissioner of Baltimore County

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being opposite a commercial zone, the granting of which will not be detrimental to the health, safety and general welfare of the community, the above reclassification in part should be had. The portion reclassified, being described as follows: Southwest side of Liberty Road, beginning 394.5 feet southeast of Rolling Road, thence southeasterly, on the southeast side of Liberty Road 367 feet; thence South 11 degrees 15 minutes West 200 feet; thence North 61 degrees 57 minutes East 350 feet; thence North 13 degrees 00 minutes East 50 feet; thence North 52 degrees 15 minutes West 314.5 feet and thence North 32 degrees 34 minutes East 150 feet to beginning.

It is Ordered by the Zoning Commissioner of Baltimore County this 2nd day of September, 1951, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence zone to an "B" Commercial zone, subject to the filing with this Department of a plan approved by the Baltimore County Planning Commission, providing among other things, the property setback from Liberty Road and at least two and one-half square feet of off-street parking for every square foot of land to be covered by commercial buildings to take care of the patrons shopping at this commercial enterprise.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT be had: It is Ordered by the Zoning Commissioner of Baltimore County, this 1st day of September, 1951, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a zone.

Approved _____
County Commissioners of Baltimore County

Date 10/19/51
By H. Stuart McLean
President

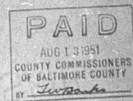
August 9, 1951

\$23.00

RECEIVED of John H. Klobz, et al, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Intersection of Rolling Road and Liberty Road, 2nd District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, Sept. 19, 1951
at 1000 p.m.
303 Washington Avenue



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CERTIFICATE OF PUBLICATION

TOWSON, MD. August 24, 1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 14th day of September, 1951, the first publication appearing on the 17th day of August, 1951.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

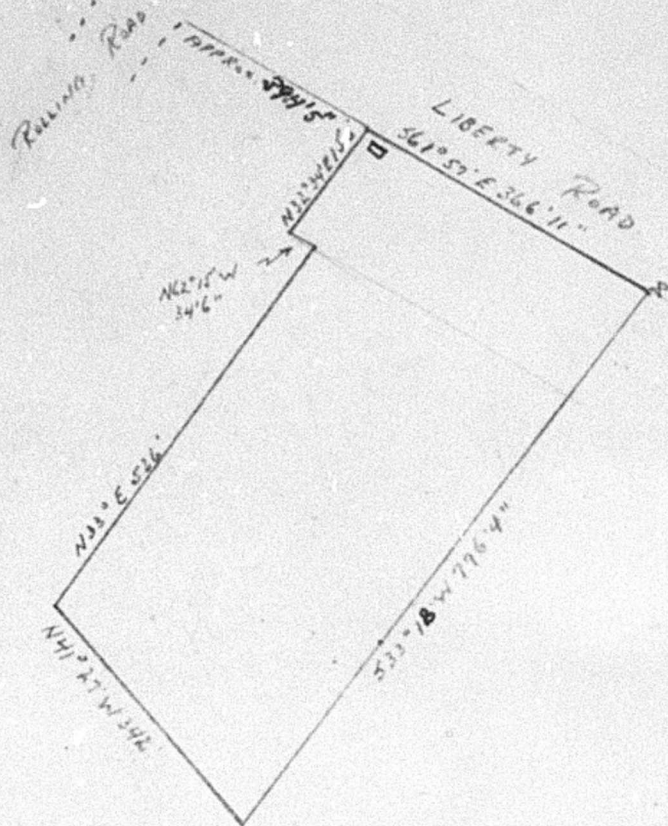
#2075

District 2nd Date of Posting 8-24-51
Posted for: An "A" Residence to an "B" Commercial Zone
Petitioner: M. Laura Emmart Klobz
Location of property: Southwest side of Liberty Rd. 394.5 ft. southeast of Rolling Rd. south 11 degrees 15 minutes West 200 ft. thence North 61 degrees 57 minutes East 350 ft. thence North 13 degrees 00 minutes East 50 feet thence North 52 degrees 15 minutes West 314.5 feet and thence North 32 degrees 34 minutes East 150 feet to beginning.
Location of Signs: on sign 4 ft. 4 ft. 6 ft. southwest side of Liberty Rd. southeast of Rolling Rd.
Remarks: George R. Hummel
Posted by: George R. Hummel Date of return: 8-24-51

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Scale 1" = 200'



PROPERTY OF JOHN H. KLOHR & M. LAURA E. KLOHR, JTS
 2ND DISTRICT OF BALTO CO. OLD WPE 54/1985

