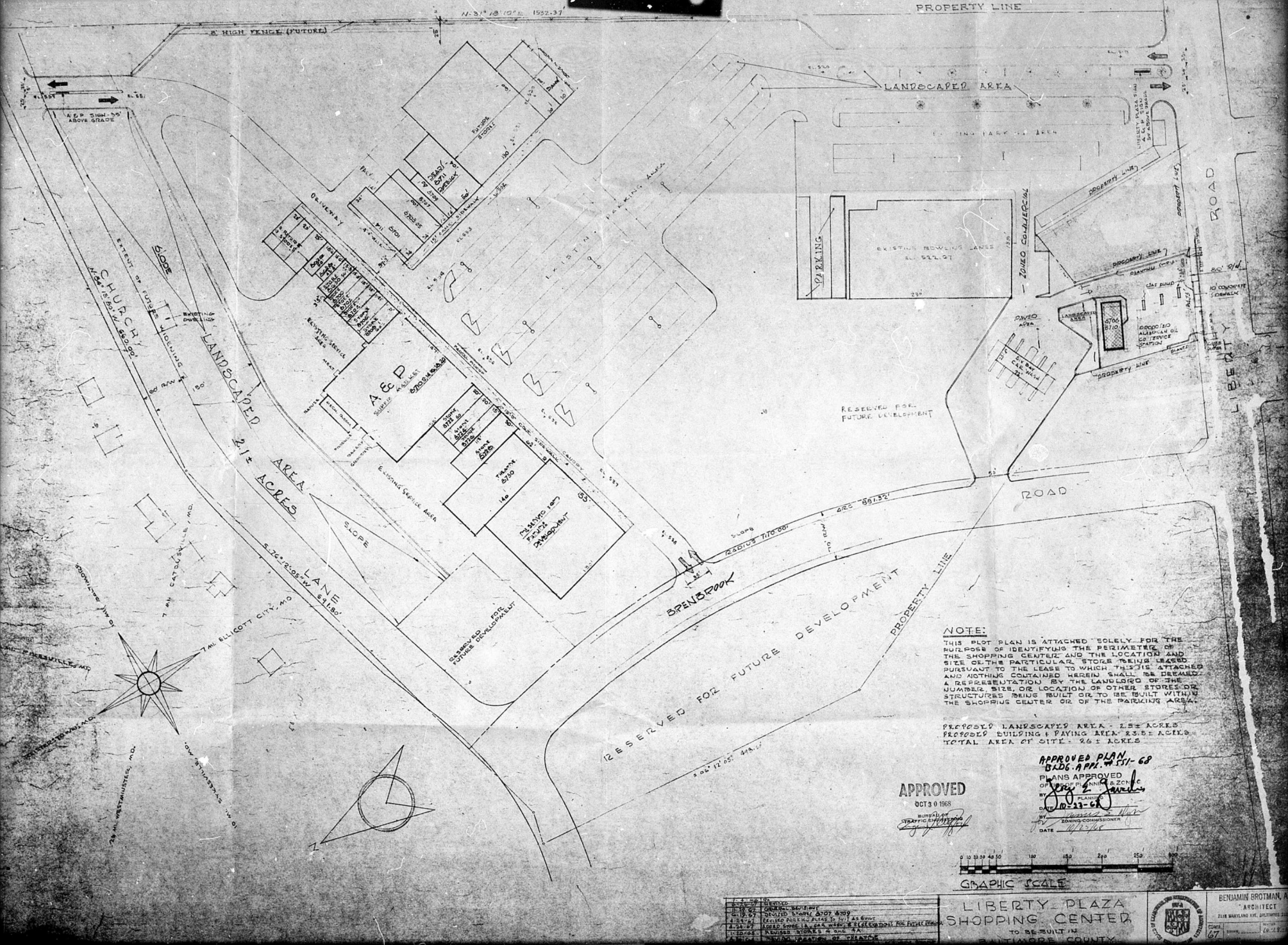




Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, _____ legal owner... of the property situated
 Martha T. Daugherty North side of Liberty Rd. 1225' northwesterly of Liberty and Old Court Road.

Beginning for the same, 2125 feet more or less westerly along the centerline of Church Lane from the intersection of Church Lane and Old Court Road at a point in the right-of-way of Church Lane; thence running for Parcel I in the said right-of-way the following two courses and distances: South 82 degrees 15 minutes West 442.8 feet more or less; and North 68 degrees 45 minutes East 45.3 feet more or less; thence leaving the right-of-way of Church Lane the following four courses and distances: South 15 degrees 15 minutes East 498.3 feet more or less; South 16 degrees 45 minutes East 624.6 feet more or less; South 89 degrees 45 minutes East 175 feet more or less; South 7 degrees 45 minutes West 207 feet more or less; to a point in the centerline of Liberty Road; thence binding on the said centerline South 98 degrees 15 minutes East 97 feet more or less; thence leaving said centerline North 7 degrees 20 minutes East 1471.8 feet more or less to the point of beginning. Said Parcel I containing 11.6 acres more or less. Thence beginning for the adjoining Parcel II at the same point of beginning, for Parcel I aforesaid and running in the right-of-way of Church Lane the following two courses and distances: North 77 degrees 15 minutes East 251.3 feet more or less; and South 80 degrees 45 minutes East 640 feet more or less; thence leaving the said right-of-way the following three courses and distances: South 13 degrees 15 minutes West 180 feet more or less; South 67 degrees 22 minutes East 60 feet more or less; South 33 degrees 15 minutes West 1597.5 feet more or less to a point in the centerline of Liberty Road, said point being 1295 feet more or less northwesterly along the centerline of Liberty Road from the intersection of Liberty Road and Old Court Road; thence binding on the said centerline North 62 degrees 15 minutes West 77.5 feet more or less; thence leaving said centerline North 3 degrees 00 minutes East 146.5 feet more or less to the point of beginning. Said Parcel II containing 19 more or less acres.

WILLIAM A. DAUGHERTY
 Lewis Paul Remondone
 Eleanor K. Remondone
 Clifton G. Henry
 Thelma L. Henry
 Richard Donald Flowers
 Julia L. Flowers
 Mary J. Flowers
 Maurice Flowers
 Audrey Alma Flowers
 Herbert G. Snyder
 Agnes T. Snyder
 Elizabeth M. Snyder

Court Road.
 See accompanying description
 Total acreage 30.6 acres
 more or less

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

Reasons for Re-Classification: To permit erection of a major shopping center and commercial recreation uses.

Size and height of building, front... (this plans to be submitted) feet; height... feet.
 Front and side setbacks of building from street lines, front... feet; side... feet.
 Property to be used as provided 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.

LEGAL OWNERS

NAME	ADDRESS	DATE
Martha T. Daugherty	Church Road	3/20/54
Martha T. Daugherty	Church Road	3/20/54
William A. Daugherty	Church Road	3/20/54
Lewis Paul Remondone	Randallstown Road	2/18/56
Eleanor K. Remondone	Randallstown Rd.	3/14/56
Clifton G. Henry	5255 Randallstown Rd.	3/20/56
Thelma L. Henry	5255 Randallstown Rd.	3/20/56
Richard Donald Flowers	8700 Liberty Road	2/14/56
Julia L. Flowers	8700 Liberty Road	2/14/56
Mary J. Flowers	8700 Liberty Road	2/14/56
Maurice Flowers	8700 Liberty Road	2/14/56
Audrey Alma Flowers	8700 Liberty Road	2/14/56
Herbert G. Snyder	8704 Liberty Road	3/14/56
Agnes T. Snyder	8704 Liberty Road	3/14/56
Elizabeth M. Snyder	8704 Liberty Road	3/14/56



ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1956, 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 Board Building, in Towson, Baltimore County, on the _____ day of _____, 1956, at 10 o'clock A.M.

FILED
 MAR 23 1956

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the same is in the public interest, and that the change in the character of the neighborhood including the change on the adjoining property warrant the reclassification as requested, therefore

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1956, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

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

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1956, 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.

COMMISSIONERS OF BALTIMORE COUNTY

Approved _____
 Date _____
 President

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Baltimore, Md.
 No. 1 Newburg Avenue
 THE HERALD-ADAGE
 Catonsville, Md.
 THE COMMUNITY PRESS
 Pikesville, Md.
 CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of _____ of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1956, that is to say the same was inserted in the issues of _____

THE BALTIMORE COUNTIAN

By _____
 Editor and Manager.

\$62.00
 RECEIVED of Jacob L. Friedman, the sum of Sixty-two (\$62.00) dollars, for the petition of William A. Daugherty, et al, being cost of petition for Zoning Re-Classification, advertising and posting property on the North side of Liberty Road 1225 feet northwesterly from the intersection of Liberty Road and Old Court Road, 2nd District of Baltimore County.
 Thank you.

Zoning Commissioner of Baltimore County

Check \$37.00 To 61603
 Check \$25.00 To 61602

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: 4-11-56
 Posted for: Corbett and 56 1/2 feet to and 200 feet
 Petitioner: William A. Daugherty, et al.
 Location of property: Intersection of Church Lane and Old Court Road.
 Location of signs: 157 ft. on north side of Church Lane, 120 ft. on south side of Church Lane, 120 ft. on north side of Old Court Road, 120 ft. on south side of Old Court Road.
 Posted by: George R. Hunsicker Date of return: 4-12-56

MICROFILMED

May 16, 1956

RESOLUTION of J. Elmer Whitehill, Jr., Attorney for Clifton A. Dery, and others, petitioners, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting reclassification of property of William T. Daugherty, and others, Church Lane and Old Court Road, 2nd District.

Zoning Commissioner

Office Zoning Services Charge

RECEIVED
 MAY 16 1956
 ZONING SERVICES
 200

MICROFILMED

IN THE MATTER OF THE
PETITION FOR RECLASSI-
FICATION from a "B.L."
and "R-6" Zone to a "B.M."
Zone - Church Lane - Old
Court Road, 2nd District -
Mrs. T. Daugherty, and others,
Petitioners

BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
Case No. 3791

OPINION

This petition for the reclassification of a tract of land containing 30.6 acres on the north side of Liberty Road northwest of Old Court Road has been considered and decided in connection with case No. 3790.

The tract involved in this case adjoins the land which we have reclassified in our order in that case. A part of the property is now zoned "Business Local" and the remainder "R-6 Residential". The petition asks that the entire tract be reclassified "Business Major."

There was no substantial protest at the hearing before this Board.

The real question presented by this petition and by the petitioner in case No. 3790 is whether substantial additional acreage should be provided for commercial development in this area.

What we have said in our Opinion in Case No. 3790 applies also in this case and we quote the following from that Opinion and adopt it as part of this Opinion:

"The Liberty Road area is one of the most rapidly developing sections of the County. Numerous residential developments are under way and others are planned for the immediate vicinity and it is obvious that this once quiet rural countryside will shortly become a busy suburban community with a need for shopping facilities beyond

-2-

the contemplation of the zoning authorities of ten years ago.

We have already granted several reclassifications at other locations on the Liberty Road to meet the growing need.

That additional commercial facilities should be provided can hardly be denied. Our problem is to provide them at locations where they will not unduly disturb existing residential communities.

After a careful consideration of the testimony and a study of the area we have concluded that this location is well adapted to commercial use. The Liberty Road frontage is already zoned commercial and scattered commercial uses are already in existence on both sides of the highway. No existing concentrated residence community will be affected and future residential development can be planned with relation to the commercial center.

We note that the Planning Board agree there is need for additional commercial facilities but suggest that the size be limited to "six or eight acres." With this we do not agree since experience indicates that the development of larger commercial centers can provide a much more satisfactory layout for parking, movement of vehicles and general public convenience.

We do not feel required to pass upon the question as to whether two large shopping centers of the type proposed in this petition and in case No. 3790 are commercially feasible. Our obligation is to zone land sufficient to provide adequate safe and convenient shopping facilities for the public at locations which will not adversely affect existing residential communities.

In granting this petition and the petition in case No. 3790 we feel we are carrying out this obligation under the standards

-3-

established by our Courts in that the complete change of the character of this community justifies the change in zoning."

ORDER

For the reasons set forth in the foregoing Opinion it is this 20th day of August 1956, by the Board of Zoning Appeals of Baltimore County, Ordered that the reclassification sought in the petition filed herein be and the same is hereby granted from a "B. L." and "R-6" Zones to a "B.M." Zone.

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

Charles F. Tolson
"Carl F. Tolson"
Charles F. Tolson

APPROVED:
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

W. C. Sullivan
Commissioner
Date Sept 25, 1956

2ND DISTRICT
BALTO. Co.

PETITION
for
ZONING CHANGE
(R-6 To B.W)

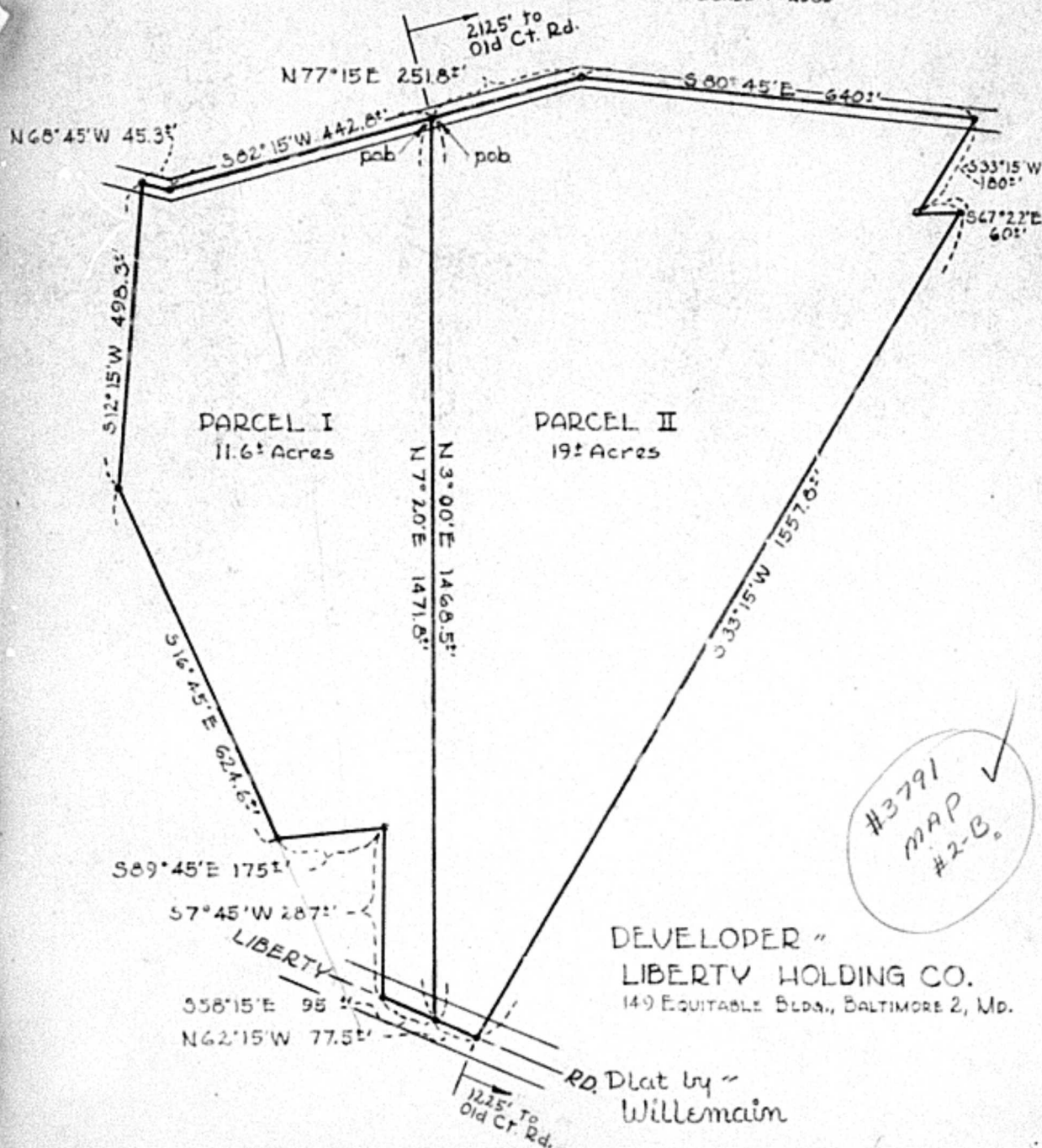


SCALE 1"=200'
MARCH 14, 1956

VICINITY SKETCH "



SCALE 1"=2083'



#3791
MAP
#2-B. ✓

DEVELOPER "
LIBERTY HOLDING CO.
149 EQUITABLE BLDG., BALTIMORE 2, MD.