

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Hermwood Corporation legal owner... of the property situate at Liberty and Deer Park Roads, as shown on the attached plat and as described in the attached descriptions,

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from am-1 to am-2.

Reasons for Re-Classification: To permit an integrated development of portions of the land holdings of the Hermwood Corporation in commercial enterprises. Uses proposed are: Retail Shopping Center (neighborhood) on Parcel 1, Drive-In Theater on Parcel 2, Commercial Recreation Uses on Parcel 3 and 4, with a Commercial Riding Stable on Parcel 4. Several buildings shown on plat, all one story, high size and height of building foot... 50' high, side... feet. Front and side set backs of building from street lines: front... feet. Notes: Most of this tract lies behind existing commercial zones. Property to be used as described by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Hermwood Corp.
Edward A. Glass, Pres.
Legal Owner

Address Baltimore, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1957, 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 Rockwood Building, in Towson, Baltimore County, on the 25th day of January, 1957, at 11 o'clock A.M.

Jan. 10, 1957

Petition withdrawn by counsel for petitioner without prejudice.

Edward A. Glass
Zoning Commissioner of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From Mr. A. J. White

Date Jan. 10, 1957

To Mr. A. J. White, Zoning Commissioner

Subject Petition for Re-Classification of Liberty and Deer Park Roads

R-20 and Special Exception for Outdoor Drive-In Theatre and Commercial Riding Stable, 2nd District.

Parcel I: R-20 to R-20, beginning at point on North side of Liberty Road (66 feet right of way) and on Eastern property line of Hermwood Corporation, 1.7 acres.

Parcel II: R-20 to R-20 with Special Exception for Outdoor Drive-In Theatre, beginning 94.25 feet from centerline of Liberty Road on Eastern property line of the Hermwood Corporation, 2.14 acres.

Parcel III: R-20 to R-20, beginning at intersection of Northern 66 foot right-of-way line of Liberty Road and Eastern 50 foot right-of-way line of Deer Park Road, 16.5 acres.

Parcel IV: R-20 to R-20 with Special Exception for Commercial Riding Stable, beginning on North 77 degree East 300 foot right-of-way line of Parcel III, 200 feet easterly from Eastern 50 foot right-of-way line of Deer Park Road, 1.44 acres.

The desire to establish a drive-in theater in the Liberty Road area, in the 2nd District, has been made known to the Office of Planning several times. The petition for such a use on the Glass property has been the only one to which this office has been at all responsive. It has been necessary for the Office of Planning to determine where such a site may be most appropriate if such a use were permitted in the Liberty Road area. The plan that accompanies the petition for the zoning reclassification has been studied by the Office of Planning in connection with meetings with Mr. Edward Glass, the site planner and representative of Mr. Glass.

The following comments are the conclusions that the Office of Planning has come to, which are based on the information provided by Mr. Glass and Mr. Williams.

It is the opinion of this office that the location submitted by Mr. Glass for the drive-in theater is acceptable. This opinion is based on consideration of existing and proposed major roads, existing and proposed land use, and the proposed buffer zones provided in the site plan. In addition to the proposed entrance at Liberty Road, it is the opinion of this office that a secondary entrance to the drive-in should be provided on Deer Park Road in order to relieve traffic on Liberty Road that originates from Deer Park Road and is bound for the drive-in theater parking area. It is also recommended that the State Roads Commission be consulted on the

possibility of providing a (storage) channel within a median strip on Liberty Road for eastbound traffic wishing to enter the drive-in theater and the proposed future neighborhood shopping center.

The adjoining commercial recreational uses as presented, and if property carried out, with the approval of this office. The location of the property in question is in a low density residential area, and is accessible to Liberty Road, Deer Park Road, and a possible future outer highway; also will have an interchange at Liberty Road approximately 300 feet to the east.

It has been agreed by Mr. Glass that he will provide a written agreement, which may be required by Section 202.2 in the Zoning Ordinance, stating his intentions to develop the property in question according to the plan drawn up by Mr. Williams. He is also willing to comply with any of the above recommendations in order to improve his plan, and is agreeable to any negotiations necessary to assure protection from the development of uses other than those provided for in his present plan. The Office of Planning recommends that if the reclassification is granted, some provision be made to bind the present owner and any future owner to the specific uses provided for in the plan.

The Office of Planning commends the approach in which Mr. Glass has taken in presenting his proposed project. Such a presentation is most desirable when proposing a comprehensive plan for the combined development of residential, commercial or industrial uses.

DAW:gh

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF

HERMWOOD CORPORATION

For a Special Exception

To The Zoning Commissioner of Baltimore County

Hermwood Corporation

Legal Owner

Contract Purchaser

hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or to be erected thereon) hereinafter described for Outdoor, drive-in theater

This parcel of land is located in the Hermwood Corporation holdings as shown on the attached plat and as described in the attached map Parcel 2. The entire property lies on the east side of Liberty Road at Deer Park Road in the Second District of Baltimore County.

Hermwood Corp.
Edward A. Glass, Pres.
Legal Owner

Contract Purchaser

Law Office
SMITH AND HARRISON
115 WASHINGTON AVENUE
TOWSON 4, MARYLAND
TELEPHONE, VALLEY 8-8000

HERMWOOD OFFICE
14 N. HAN STREET
TOWSON, MD. 21204

January 10, 1957

Ullis Adams, Esq.
Zoning Commissioner of Baltimore Co.
County Office Building
Towson 4, Maryland

Dear Mr. Adams:

Will you please withdraw, without prejudice, the petition of the Hermwood Corporation concerning property on Liberty Road in the Second District.

Very truly yours,

W. Lee Harrison
W. Lee Harrison,
Attorney for Petitioner

RECEIVED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, JANUARY 10, 1957. THE PETITION FOR SPECIAL EXCEPTION FOR OUTDOOR DRIVE-IN THEATRE AND COMMERCIAL RIDING STABLE, 2ND DISTRICT, IS HEREBY RECORDED. THE PETITION FOR SPECIAL EXCEPTION FOR OUTDOOR DRIVE-IN THEATRE AND COMMERCIAL RIDING STABLE, 2ND DISTRICT, IS HEREBY RECORDED. THE PETITION FOR SPECIAL EXCEPTION FOR OUTDOOR DRIVE-IN THEATRE AND COMMERCIAL RIDING STABLE, 2ND DISTRICT, IS HEREBY RECORDED.

THE BALTIMORE COUNTMAN

By Paul J. Thomas
Editor and Manager

January 28, 1957

\$69.00

RECEIVED BY Hermwood Corporation, petitioners, the sum of Sixty-nine (\$69.00) dollars, being cost of advertising and posting property at Liberty and Hermwood Roads, Second District of Baltimore County.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4014

District 2nd

Date of Posting 12-18-56

Postage by George R. Harrison to 115 Washington Avenue, Towson 4, Maryland

Location of property Liberty Road and S.E. of Deer Park Road, 2nd Dist.

Location of signs Corner S.E. of Liberty Road and N. of Deer Park Road, 2nd Dist.

Posted by George R. Harrison Date of return: 12-20-56

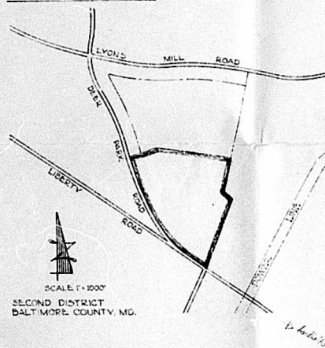
RECEIVED
JAN 28 1957
COUNTY CLERK'S OFFICE

ZONING PLAT

SHOWING PROPOSED COMMERCIAL ZONES
FOR HERNWOOD PARK DEVELOPMENT



VICINITY SKETCH*



OWNERS & DEVELOPERS
HERNWOOD CORPORATION
RANDALLSTOWN, MARYLAND

SITE PLANNERS
BERNARD M. WILLEMAIN & ASSOCIATES
22 WEST PENNSYLVANIA AVENUE, TOWSON 4, MARYLAND

Parcel	Present zoning	Requested zoning
I	E-6, apartment parking	B-6
II	E-6	E-30 with a spec. caveat for no other than a hotel
III	E-6, apartment parking	B-6
IV	E-6	B-6 with a spec. caveat for a commercial office building

1. Total acreage requested for rezoning: 50.40
2. See development plat for detailed proposed use of area requested for rezoning

Descriptions compiled from deeds.