

4066-RX
#4066-RX
11/17/57
213-A
R.A.X.
2/16/57

4066-RX
Zoning Commission
of Baltimore County
Room 108
County Office Building
Towson, Md.

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

Know us, Dr. Norman Levin & Dr. Leonard Golombek Legal Owners.

All that parcel of land in the Second District of Baltimore County on the Southeast corner of Liberty and Kelso Roads; thence Easterly and binding on the South side of Liberty Road 60 feet with a rectangular depth Southerly of 170 feet and binding on the East side of Kelso Road, being Lot No. 1, Plat of Beyond Heights, Section M.

County, from an R-6 Zone to an R-A Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for OFFICES.

Property to be posted as prescribed by Zoning Regulations.

XXXXXX agree to pay expenses of the above reclassification and Special Exception, 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.

Harvey M. Lebowitz

Norman Levin M.D.
Norman Levin M.D.

Harvey M. Lebowitz

Leonard Golombek
Legal Owner

3110 Marinet Rd S
Address

ORDERED BY the Zoning Commissioner of Baltimore

County this 22nd day of January, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 27th day of February, 1957, at 2 o'clock P. M.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4066
District 2nd Date of Posting 2-13-57
Posted for Carl S. Goren to Carl S. A. Goren, Legal Representative for Applicant
Petitioner: Dr. Norman Levin & Dr. Leonard Golombek
Location of property: Southeast corner of Liberty and Kelso Roads, etc.
See plat
Location of Signs: Southeast corner of Liberty and Kelso Roads
Remarks: _____
Posted by George R. Johnson Date of return: 2-15-57
Manager

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION - 2nd DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-6 Zone to a R-A Zone and a Special Exception to sign the property hereinafter described for Offices, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, February 27, 1957, at 2:00 P. M.
To determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for Offices should be granted to said property.
All that parcel of land in the second District of Baltimore County on the Southeast corner of Liberty and Kelso Roads; thence Easterly and binding on the South side of Liberty Road 60 feet with a rectangular depth Southerly of 170 feet and binding on the East side of Kelso Road, being Lot No. 1, Section M, Plat of Beyond Heights, as shown on said plan filed with the Zoning Department, being property of Dr. Norman Levin and Dr. Leonard Golombek.
By Order of
WILSON H. AVANES,
Zoning Commissioner
of Baltimore County
Feb. 8 15

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Distriectown, Md.
THE HERALD-ARGUS
Catonville, Md.
THE COMMUNITY PRESS
Pikesville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

February 14, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of Wilkie M. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 16th day of February, 1957, that is to say the same was inserted in the issues of

February 8 and 15, 1957.

THE BALTIMORE COUNTMAN

By Paul J. Morgan
Editor and Manager

OFFICE OF PLANNING

Inter-Office Correspondence
From Office of Planning February 27, 1957
To Wilkie M. Adams, Zoning Commissioner
Subject Zoning Petition #4066-RX

S-6 to R-4 and Special Exception for Offices, Southeast corner of Liberty and Kelso Roads, Approximately 1/2 acre, 2nd District. Hearing February 27, 1957.

It appears that no matter how the building is placed on the lot, there will not be enough space for it after setback regulations are complied with. Side yard requirements in the R-4 Zone will take at least 50 feet (25 feet plus 25 feet) to the front line minimum of the lot. Front and rear yards would take more of the shortest dimension of the lot if the building were turned to face Kelso. Widening of Kelso will take 5 feet in addition. The lot is only 60 feet wide.

Even with reasonable variances, the lot is still too small. The side yard facing Kelso should not be less than the required minimum, since the lot is on a street corner, and the building line should conform to the front line minimum of 25 feet for the R-4 dwellings facing Kelso. A variance for a side yard of 8 feet on the interior side might be reasonable, but would still leave only 22 feet for the width of the proposed building, also, a variance for the interior side yard might have an undesirable effect on the dwelling already built on the adjacent lot to the east.

OS:gh

February 11, 1957

\$35.00

RECEIVED of Harvey M. Lebowitz, attorney for petitioners Levin & Golombek, the sum of Three (\$3.00) dollars, balance due for advertising property at state Southeast corner of Liberty & Kelso Roads - 2nd District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

February 5, 1957

\$35.00

RECEIVED of Harvey M. Lebowitz, attorney for petitioners, Levin and Golombek, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Reclassification and Special Exception, advertising and posting property on the Southeast corner of Liberty and Kelso Roads, Second District of Baltimore County.

An additional sign is required for posting of property, therefore, balance of three (\$3.00) dollars is due. May we please have your check payable to the Treasurer of Baltimore County, Maryland.

Zoning Commissioner
of Baltimore County

HEARINGS

Wednesday, February 27, 1957
at 2:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

FEB 6 1957
COMPTROLLER'S OFFICE

01.622-#3.00-advertising
RECEIVED
FEB 11 1957
COMPTROLLER'S OFFICE

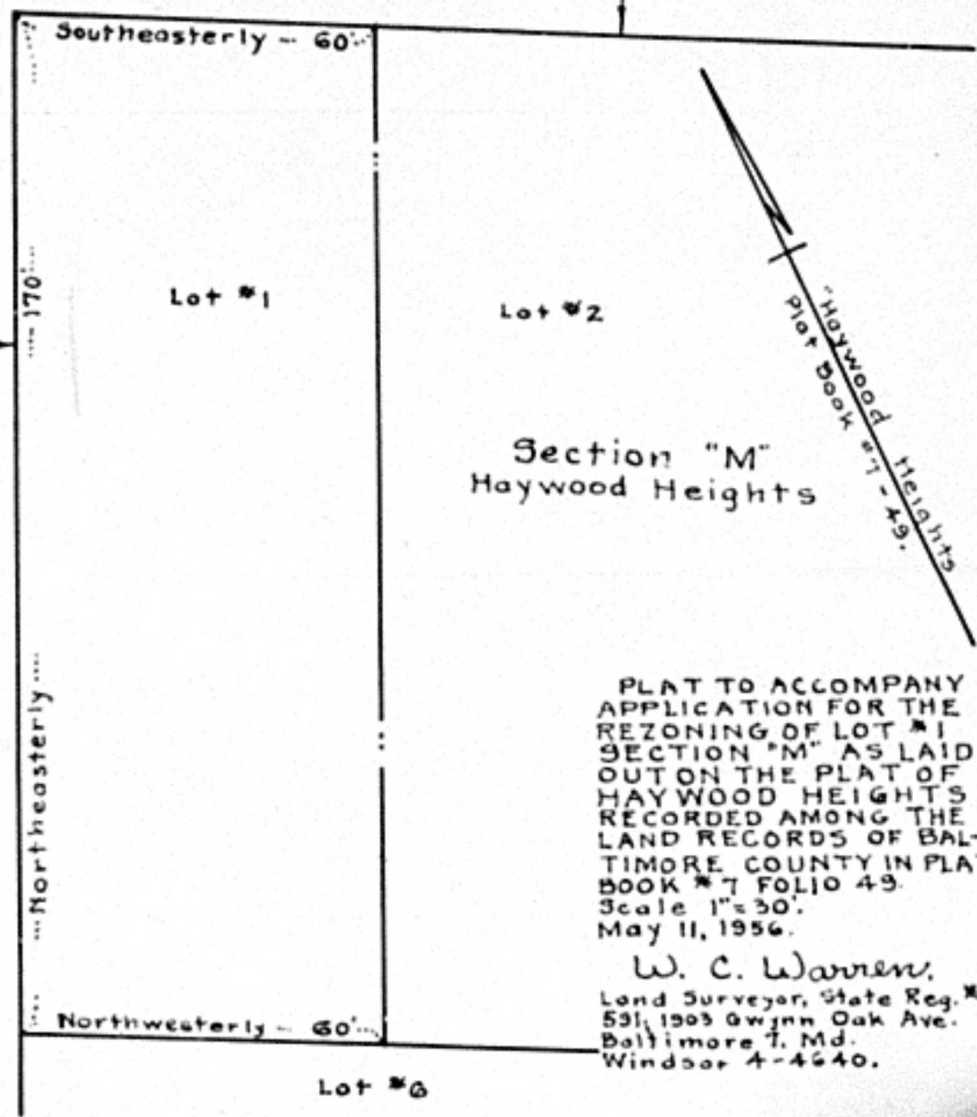
01.622-#10.00
1.13.1.25.00

SECOND DISTRICT
BALTIMORE COUNTY
MARYLAND.

ROAD

126'
LIBERTY

HEIGHTS AVE.



Lot #1

Lot #2

Section "M"
Haywood Heights

KELOZ

40'

170'

Northeasterly

Northwesterly - 60'

Lot #6

PLAT TO ACCOMPANY
APPLICATION FOR THE
REZONING OF LOT #1
SECTION "M" AS LAID
OUT ON THE PLAT OF
HAYWOOD HEIGHTS
RECORDED AMONG THE
LAND RECORDS OF BAL-
TIMORE COUNTY IN PLAT
BOOK #7 FOLIO 49.
Scale 1"=30'.
May 11, 1956.

W. C. Warren,
Land Surveyor, State Reg. #
531, 1903 Gwynn Oak Ave.
Baltimore 7, Md.
Windsor 4-4640.