

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, HERNWOOD CORPORATION, legal owner, of the property situated
 Northeast corner of the intersection of Liberty and Deer Park
 roads - see accompanying notes and bounds description on separate sheet.

All that parcel of land in the 2nd District of Baltimore County, Maryland, for the same at a point located on the northerly right-of-way line of Liberty Rd. (66 foot right-of-way) said point being located on the line of extension of the westerly right-of-way line of Marriottsville Rd. (30 foot right-of-way) as it intersects the above mentioned right-of-way line of Liberty Rd. said point being 11.39' more or less from the point of intersection of the said extended westerly right-of-way line of Marriottsville Rd. and the centerline of Liberty Rd. thence binding on the said northerly right-of-way line of Liberty Rd. the following course and distances: N. 72 degrees 45 minutes W. 89' to a point where said line intersects the easterly right-of-way line of the 30 foot right-of-way line of Deer Park Rd. thence leaving said Liberty Rd. in a northeasterly direction and binding on the said easterly right-of-way line of Deer Park Rd. the following two courses and distances: N. 21 degrees 00 minutes W. 83' to N. 13 degrees 00 minutes W. 20' thence leaving said Deer Park Rd. in a northeasterly direction the following four courses and distances: N. 70 degrees 35 minutes E. 151'; S. 21 degrees 00 minutes E. 331'; S. 84 degrees 15 minutes E. 310'; S. 47 degrees 20 minutes E. 601' to intersect the aforementioned extension of the westerly right-of-way line of the 30 foot right-of-way of Marriottsville Rd. and binding on the same S. 26 degrees 00 minutes W. 550' to the place of beginning.

Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Hernwood Corporation
Seal & A. B. C. Co.
 Legal Owner

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of July 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 Richard Building, in Towson, Baltimore County, on the 28th day of August 1957 at 10 o'clock A.M.

Walter H. Thomas
Attorney for Protestants

(over)

NOTICE OF APPEAL

Mr. Clerk:

Please note an Appeal to the Board of Appeals of Baltimore County in the above entitled case from the Order of Willis H. Adams, Zoning Commissioner, dated October 16, 1957.

Walter H. Thomas
 Attorney



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 FROM AN "B-6" ZONE TO A "B-1" ZONE - N.E. Cor. Liberty and Deer Park Roads, 2nd District -
 Herwood Corp., Petitioner. : ZONING COMMISSIONER
 : OF
 : BALTIMORE COUNTY
 : No. 4225

DISMISSAL OF APPEAL

MR. CLERK:

Please dismiss the appeal filed by the Protestants in the above entitled matter.

Walter H. Thomas
Attorney for Protestants

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "B-6" zone to an "B-1" zone.

Reason for Re-Classification: Expand present retail services in area to include supermarket, etc. to consolidate presently zoned small areas of commercial into a united overall plan of development. This corner at the intersection of Liberty and Deer Park Rds. is ideal for a larger neighborhood shopping center (including some special services for doctors offices, etc.) See development plan. Size and height of building: front lot 120 feet; depth 120 feet; height 24 feet. Front and side set backs of building from street lines: front 10 feet; side 10 feet; rear 170 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.

Hernwood Corporation
Seal & A. B. C. Co.
 Legal Owner

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of July 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 Richard Building, in Towson, Baltimore County, on the 28th day of August 1957 at 10 o'clock A.M.

Walter H. Thomas
Attorney for Protestants

8/28/57

10 AM

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

RE: PETITION FOR RECLASSIFICATION :
 FROM AN "B-6" ZONE TO A "B-1" ZONE - N.E. Cor. Liberty and Deer Park Roads, 2nd District -
 Herwood Corp., Petitioner. :
 : BEFORE
 : ZONING COMMISSIONER OF
 : BALTIMORE COUNTY
 : No. 4225

Pursuant to the advertisement, posting of property and public hearing on the above petition to reclassify the property from an "B-6" Zone to a "B-1" Zone, there has been considerable study by the Office of Planning concerning the subject property which indicates that this location is a suitable and logical one for the future commercial development to serve the anticipated future needs in the general area.

The property is located approximately half way between Randallstown and the Patapsco River and is considered by the Office of Planning to be the logical location for a community center to the west of Randallstown. There has been considerable change in the type of zoning as well as in the character of the development in that area.

It is necessary that a more detailed plan be submitted to the State Roads Commission for its review of the proposed ingress and egress for the overall development.

It is this 16th day of October, 1957, by the Zoning Commissioner of Baltimore County, 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 "B-6" Zone to a "B-1" Zone.

Willis H. Adams
 Zoning Commissioner of Baltimore County

August 19, 1957

\$61.00

RECEIVED OF Oswald Glose, petitioner, the sum of Sixty-one Dollars (\$61.00), being cost of petition for re-classification, advertising and posting property situate on the right-of-way of Liberty and Marriottsville Roads, 2nd District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

RECEIVED
 AUG 19 1957
 COMPTROLLER'S OFFICE

01.622 - \$61.00



STATE OF MARYLAND
 STATE ROADS COMMISSION
 100 East Lexington Street
 BALTIMORE 3, MD.

August 15, 1957

Mr. Willis H. Adams
 Zoning Commissioner
 Baltimore County Office Building
 Towson 1, Maryland

Re: Zoning Petition #4225 - R-6 to R-1
 North side Liberty Road - District 2

Dear Mr. Adams:

This office has reviewed the subject application and is forwarding the following comments with respect thereto.

Liberty Road, Route 26, is in the Twelve Year Road Program for improvement and additional rights of way will be required. As in the past, this office is requesting that a 12' strip adjacent to the present rights of way be retained as R-6 zoning.

It is also believed that a more detailed plan should be submitted so as to afford the various offices the opportunity to review the proposed ingress and egress for the overall development.

Thank you for your co-operation.

Yours very truly,
Edward D. Kelly
 Assistant Engineer

RE: 4225

cc: Mr. O. H. Stirling

October 24, 1957

\$50.00

RECEIVED OF Proctor, Houston & McLib, Attorneys for protestants, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner granting the reclassification of property at the northeast corner of Liberty and Deer Park Roads, 2nd District

Zoning Commissioner

01.622

RECEIVED
 OCT 24 1957
 COMPTROLLER'S OFFICE

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
2nd DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R. 6 Zone to a B.L. Zone of the property hereinafter described, 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, August 28, 1957
At 10:00 A.M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Business Local to wit:

All that parcel of land in the Second District of Baltimore County beginning for the same at a point located on the northerly right-of-way line of Liberty Road (66 foot right-of-way), said point being located on the line of extension of the westerly right-of-way line of Marriottsville Road (30 foot right-of-way) as it intersects the above mentioned right-of-way line of Liberty Road; said -vint being 33.38 feet more or less from the point of intersection of the said extended westerly right-of-way line of Marriottsville Road and the centerline of Liberty Road; thence binding on the said northerly right-of-way line of Liberty Road following courses and distances: North 52 degrees 45 minutes West 890 feet to a point where said line intersects the easterly right-of-way line of the 50 foot right-of-way line of Deer Park Road, thence leaving said Liberty Road in a Northwesterly direction and binding on the said and binding on the said Easterly right-of-way line of Deer Park Road the following two courses and distances: North 21 degrees 00 minutes West 830 feet; North 13 degrees 00 minutes West 20 feet; thence leaving said Deer Park Road in a northeasterly direction the following four courses and distances: North 70 degrees 35 minutes East 319 feet; South 21 degrees 00 minutes East 538 feet; South 84 degrees 15 minutes East 310 feet; South 47 degrees 20 minutes East 603 feet; to intersect the aforementioned extension of the westerly right-of-way line of the 30 foot right-of-way of Marriottsville Road and binding on the same, South 26 degrees 00 minutes West 550 feet to the place of beginning.

Saving and excepting two parcels of land located within the above described tract and fronting on Liberty Road which are presently zoned B.L. Said parcels containing 2.45 acres of land more or less. The tract as described above, excluding the two above mentioned parcels, contains 13.35 acres of land more or less, as shown on plat plan filed with the Zoning Department, being property of Herwood Corporation.

By Order Of
WILSIE H. ADAMS,
Zoning Commissioner
Of Baltimore County.
Aug. 9-16

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 17, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie H. Adams, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 17th day of August, 1957, that is to say the same was inserted in the issues of

August 9 and 16, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4225

District 2nd

Date of Posting 8-14-57

Posted for: Arg. B-L Zone to an B-L Zone

Petitioner: Herwood Corporation

Location of property: Liberty Road, westerly Marriottsville Road.

See Site Plat.

Location of Signs: One sign 515 ft. west of Marriottsville Road on the N.E. of Liberty Road, another sign 515 ft. west of Liberty Road on the S.E. of Liberty Road.

Remarks: One sign 275 ft. and another 515 ft. N.E. of Liberty Road on the East end of said tract.

Signature

Posted by George R. Herwood

Date of return: 8-15-57

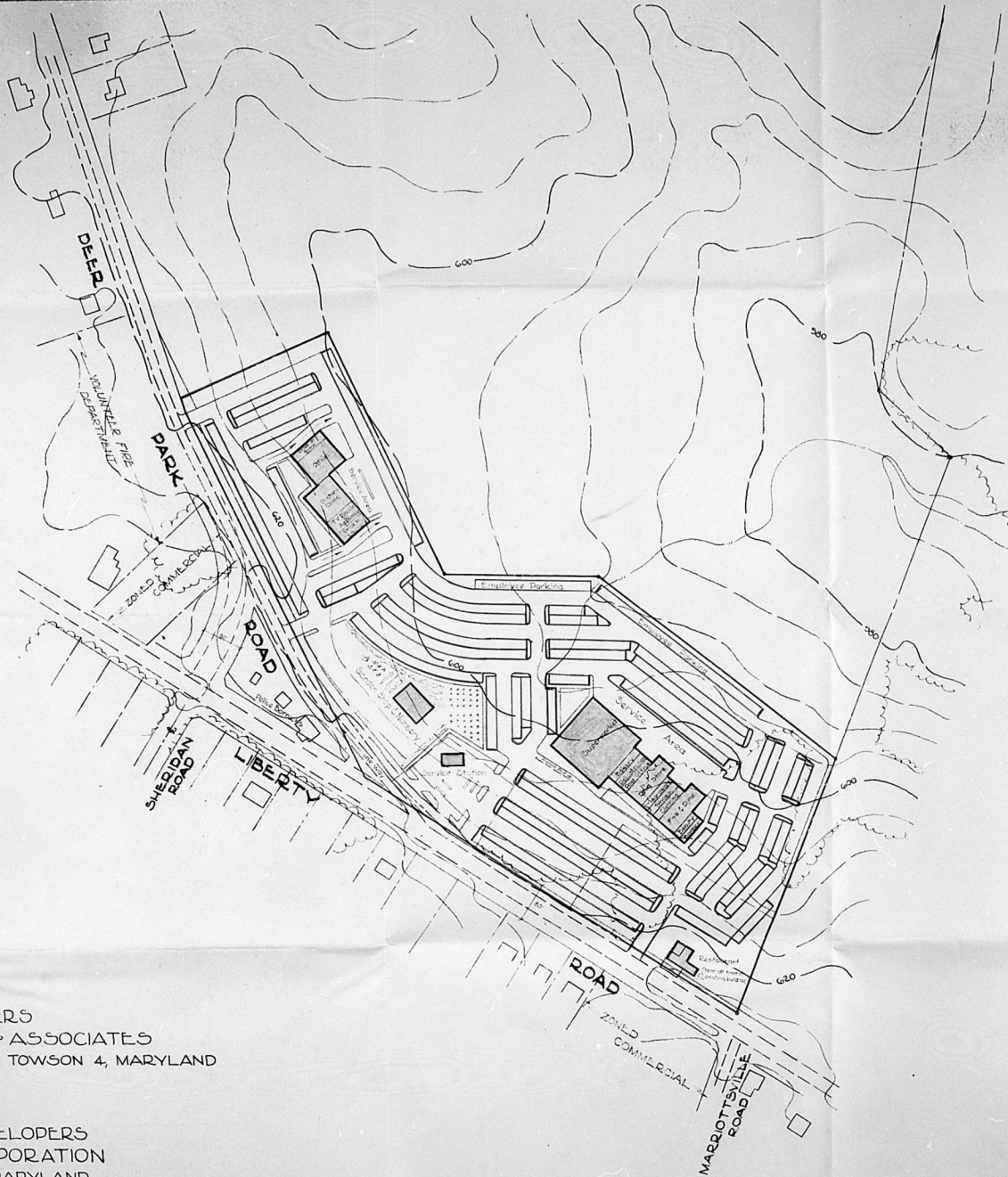
Proposed SHOPPING CENTER (BUSINESS-LOCAL)



SCALE 1" = 100'

DATA :

TOTAL ACRES	16.20 [±] ac.
GROSS STORE AREA	1,511 [±] sq. (52,550 [±])
PARKING SPACES	950 [±]
AREA PRESENTLY ZONED	2.45 [±] ac.



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

OWNERS & DEVELOPERS
HERNWOOD CORPORATION
RANDALLSTOWN, MARYLAND