

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Albert Kernisch and Maria T. Kernisch, owners of the property situated

All that parcel of land in the 2nd District of Baltimore County on the SW 1/4 of Liberty Rd. beg. 65° 38' of Old Court Rd; thence southeasterly and blinding on the SW 1/4 of Liberty Rd. 708.71' thence South 50 degrees 17 minutes W 536.57' thence S 49 degrees 35 minutes W 428.52' thence N 51 degrees 35 minutes W 539.71' thence S 52 degrees 25 minutes W 947.41' to the SE 1/4 of Old Court Rd. thence northeasterly and blinding on the SE 1/4 of Old Court Rd. 235' thence S 49 degrees 11 minutes E. 934.57' thence N 37 degrees 38 minutes E 222.03' thence N. 31 degrees 44 minutes E 453.2' to the place of beginning.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 zone to an R-2 zone.

Reasons for Re-Classification

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 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.

Albert T. Kernisch
co-partners v/a Kernisch's Real Estate
Address: c/o M. Lee Harrison, Esq.
212 Washington Avenue
Towson 4, Maryland

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, Room 4, Baltimore County, on the 28th day of August, 1957, at 11 A.M.

Zoning Commissioner of Baltimore County
(over)

JOSEPH SCHNAPPE and
LEONORE SCHNAPPE, his wife
4430 Forest Park Avenue
Baltimore 7, Maryland

IN THE

CIRCUIT COURT FOR

MARYLAND COUNTY

LAW

SPENCER T. ADAMS,
JAMES H. KAUFMAN, JR.,
and CHARLES W. STERNBERG, JR.,
Constituting the County Board
of Appeals of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal on behalf of Joseph Schnapper and Leonore Schnapper, his wife, to the Circuit Court for Baltimore County (Law) from the order of the Board of Zoning Appeals of Baltimore County, dated January 15, 1956, in Case No. 4226, Petition for Reclassification from an "R-4" Zone and "B-1" Zone to a "B-2" Zone - S. W. Side Liberty Road 625' S. E. Old Court Road, 2nd District, Albert Kernisch, et al., Petitioners.

Albert T. Kernisch

Joseph H. Adams
Attorneys for Appellants,
Joseph Schnapper and Leonore Schnapper

I HEREBY CERTIFY that on this 12 day of February, 1958, a copy of the foregoing Order for Appeal was mailed to the Board of Zoning Appeals of Baltimore County, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland.

Joseph H. Adams

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and the changes which have taken place along Liberty Road since the original zoning warrant the reclassification of this particular place of property.~~ The reason for granting the depth of 200 feet, along Liberty Road, is that this appears to be in line with the Land Use proposals of the Office of Planning for the comprehensive zoning map which they are now preparing, therefore,

IN FACT

the above reclassification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this 15th day of August, 1957, that the above described property or any portion be and the same is hereby reclassified, from and after the date of this Order, from an R-4 (residence) zone to an R-2 (business roadside) zone. The property reclassified is described as follows:

Southwest side of Liberty Road beginning 615 feet southeast of Old Court Road, thence southeasterly, on the southeast side of Liberty Road, 708.7 feet; thence South 50 degrees 17 minutes West 210 feet; thence North 55 degrees 16 minutes West 630 feet and thence North 310 degrees 14 minutes West 200 feet to beginning.

Albert T. Kernisch
Zoning Commissioner of Baltimore County

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 15th day of August, 1957, 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 R-4 zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____ By _____ President

RE: PETITION FOR RECLASSIFICATION from an "R-4" Zone and "B-1" Zone to a "B-2" Zone - S. W. Side Liberty Road 625' S. E. Old Court Road, 2nd District Albert Kernisch, et al., Petitioners

March 5, 1959

STATEMENT

The parties presented themselves for hearing on March 5, 1959 for the purpose of allowing Mr. Schnapper, through counsel, the opportunity to cross-examine petitioners or real estate expert.

After discussion between parties to the cause the Board was informed that further hearing was unnecessary as an agreement had been reached whereby the pending appeal was to be dismissed in consideration of the execution of a private agreement between the parties.

James J. Quinn
Chairman

RE: PETITION FOR RECLASSIFICATION from an "R-4" Zone and "B-1" Zone to a "B-2" Zone - S. W. Side Liberty Road 625' S. E. Old Court Road, 2nd District Albert Kernisch, et al., Petitioners

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

No. 4226

OPINION

This is a petition for reclassification of property located on the southeast side of Liberty Road 625 feet southeast of Old Court Road in the Second District of Baltimore County from a "B-4" Zone and "B-1" Zone to a "B-2" Zone.

From the testimony presented it is clear that a material change in this area has taken place and that which was a rural residential area has become a thickly populated city type residential area with accompanying commercial properties necessary and compatible to these type developments.

The subject property seems ideally located for a shopping center, such as is proposed for the subject tract. However, the Board feels that a proper buffer zone to the west should be maintained and for this reason is limiting the reclassification to that part of the property hereby defined as:

Beginning from the same at a point in the center of the Liberty Road, at the distance of 60 feet measured southeasterly from the center of Old Court Road, thence running for lines of division, South 31 degrees 14 minutes West 141.4 feet; South 37 degrees 38 minutes West 255 feet; thence on a line parallel to the Liberty Road South 55 degrees 16 minutes East 100 feet to the outline of the whole tract; thence on said outline

Mr. Wilkie H. Adams
Zoning Commissioner
County Office Building
Baltimore 4, Maryland

Re: Petition for Reclassification from an "R-4" zone to a "B-2" zone - S. W. side Liberty Road 625' S. E. Old Court Road, Second District Albert and Essie T. Kernisch, Petitioners

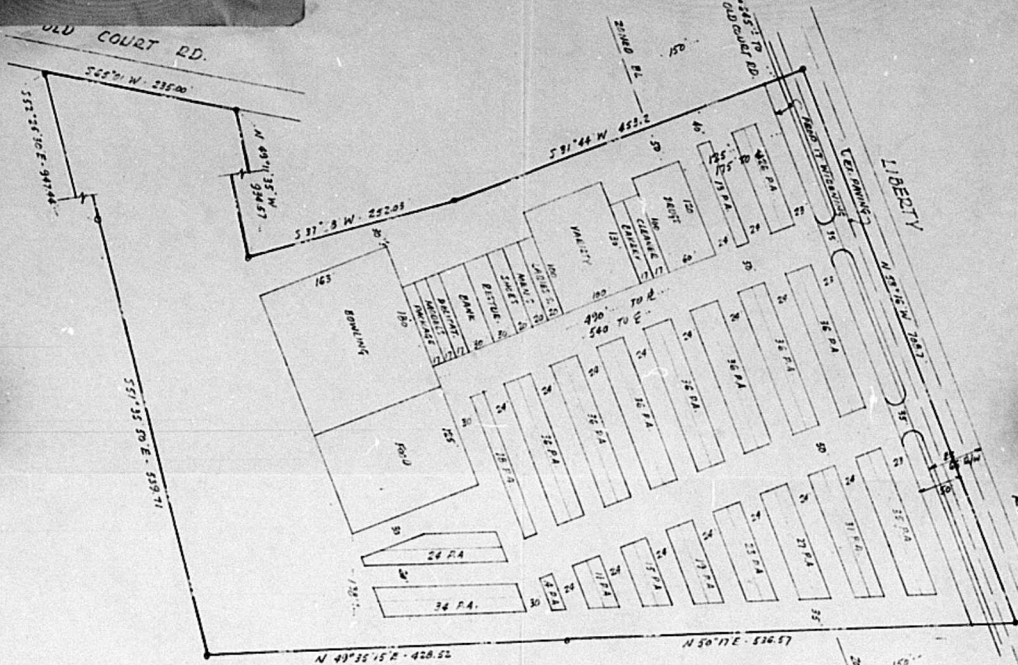
Mr. Commissioner:

Please enter an appeal to the Board of Appeals from the Order of the Zoning Commissioner dated October 15, 1957 in the above application for reclassification, and forward transcript of record to the Board of Appeals.

M. Lee Harrison
Attorney for Petitioners

Dated October 21, 1957





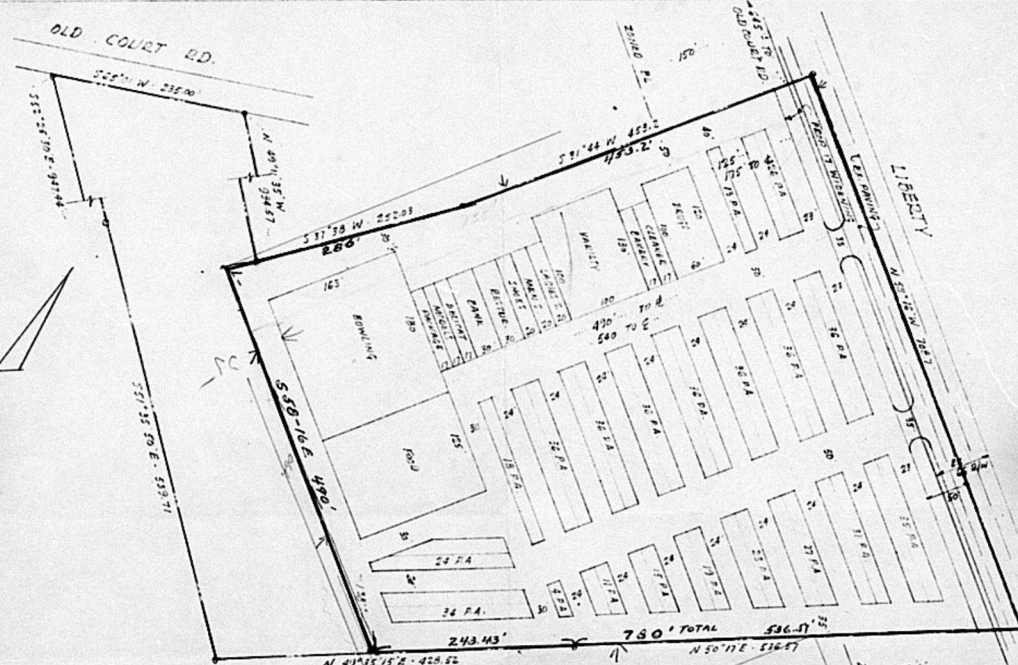
PROPERTY - 157 AC.
EX. USE OF PROP. - VACANT
PROP. USE OF PROP.

1. SHOPPING CENTER - 6105 SF. 204 PA. REQ'D - BL
2. BOWLING CENTER - 30 ALLEYS 90 PA. REQ'D - BL
- 294 PA. REQ'D - 532 PA. AVAIL.

PRESENT ZONING OF PROP. - BL & R-6
PROPOSED ZONING OF PROP. - BL
WATER - PUBLIC SEWER - PRIVATE
PROPERTY OF ALBERT KERMISCH
1215 W. NORTHAVE.
BALTO. CITY, MD.

PLAT TO ACCOMPANY
ZONING APPLICATION
2ND ELECT. DIST. BALTO. CO. MD.
SCALE: 1" = 100' NOV. 5, '58.

#2
P. H. HANCOCK



PROPERTY - 157 AC.
EX. USE OF PROP. - VACANT
PROP. USE OF PROP.

1. SHOPPING CENTER - 6105 SF. 204 PA. REQ'D - BL
2. BOWLING CENTER - 30 ALLEYS 90 PA. REQ'D - BL
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#4226

MPP
#2-B
BR

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