Petition for Zoning Re-Classification

Let w. Albert fermisch and Hesia I. Lenniachig werzen. It be reporty sizes Q.R.
All that parcel of land in the 2nd District of Baltimore County on the
SWs of Liberty Rs. bes. (49% SS of Old Court Balt themes continuately year)
17 minutes W 356.79; theres S by degrees 35 minutes W 285.22; thence
18 11 agrees 33 minutes W 379.71; thence 8 25 degrees 25 minutes W 285.22; thence
18 11 agrees 33 minutes W 379.71; thence 8 25 degrees 25 minutes W 280.32; on the SS of Old Court Ba. 235; thence 8 75 degrees 11 minutes E.S.
93%-37; thence N 37 degrees 33 minutes E 222.03; thence N. 31 degrees
W minutes E 453.27 to the place of beginning. t/a Kermisch's

| hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Haltimore County, from an. 39254905121. S.P.A. zone to an. 32. Re. zone. |
|---|
| Reasons for Re-Classification: |
| |
| |
| |
| |
| Size and height of building: frontfeet; depthfeet; heightfeet. |
| Front and side set backs of building from street lines; frontfeet; sidefeet. |
| 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. COLENCE Bessie T. Kermisch, co-partners t/a Kermisch's egal Owner

Address C/O W. Lee Harrison, Esq. 212 Weshington Avenue Towson 4, Maryland

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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the threshold Libra, in Towson, Baltimore County, on 28th day of August 19.57, at 11 o'clock A M.

8/28/5-7

JOSEPH SCHMAPER and LEGNORE SCHMAPER, his wife 4400 Forest Park Avenue Baltimore 7, Haryland

SPIRO T. AGNEW, NATHER N. MAUFFER, JR., and CHARLES STRINGOUN, JR., and COMMITTING THE COUNTY BOARD of Appeals of Baltimore County County Office Building

T3.

Mr. Clerks

Zoning Commissioner of Baltimore County

TN THE

BALT DIORE COUNTY

Filed 2/13/54

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ORDER FOR APPEAL

Please enter an appeal on behalf of Joseph Schapper and Looners

chaaper, his wife, to the Circuit Court for Bultimore County (Law) from

the order of the Board of Zoning Appeals of Bultimore County, dated Jamuary

15. 1959: In Case No. 4026. Batilties For Parlamiffication From an WE-69 Zone

and "E-L" Zono to a "E-R" Zone - S. W. Side Liberty Road 625' S. E. Old-

Court Road, 2nd District, Albert Kermisch, et al, Petitioners.

Pursuant to the advertisement, posting of property, and public hearing on the above petition matte the changes which have taken place along Liberty Road since the original zoning warrant the reclassification of this particular piece 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 goning map which they are now proparing,

| IN PARC |
|---|
| the above re-classification should be had. |
| It is Ordered by the Zoring Commissioner of Baltimore County this breinafter described that part of breinafter described Cotober 19.57, 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.B. "R-6" (residence)zone |
| to a "B-R" (business roadside) |
| Southwest side of Liberty Road beginning 645 feet southeast of Cld 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 58 degrees 16 west 630 feet and thence North 310 degrees his minutes West 200 feet to beginning. |
| Olilsie N. adam |

Pursuant to the advertisement, posting of property and public hearing on the show notition and

| <u> </u> | |
|---|---------|
| the above re-classification should NOT in | |
| R Is Ordered by the Zoning Commissioner of Staltimore County, this | |
| | hat the |
| above described property or area be and the same is hereby continued as and to remain a | |
| zone, | |

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

-

4226

North 19 degrees 35 minutes 15 monoris East 213.13 feet and North 50 degrees 17 minutes Sart 536.57 feet to the conter of the Liberty Road; these running alon; the center of the Liberty Road; these running alon; the center of the Liberty Road North 50 degrees 16 minutes West 703.7 feet to the point of beginning.

Saving and excepting therefrom that part of the land lying within the right-of-way of Liberty Road. Boing a part of the land owned by Albert Kermisch.

GRDER

For the above reasons the Board of Appeals is unanimous in cranting the reclassification from "B-6" Zone and "B-I." Zone to a "B-B" Zone on the property limited by the above description.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Date: 1-15-59

4226 MAP

RS: PETTION FOR RECLASSIFICATION From an "R-6" Zero and "R-L" Zero to a "R-F" Zero S. W. : Side Liberty Rend 605' S. E. Gid Court Road, 2nd District : Albert kermisch, et al, Petitioners :

#2-B BE FORE COUNTY BOARD OF APPEALS BR

OF BALTIMORE COUNTY No. 4226

.. OPINION

This is a potition for reclassification of property located on the southwest side of Liberty Road 625 feet southeast of Old Court Road in the Second District of Baltimore County from " R-6" Zome and "B-L" Zone to "B-R" 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 two 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 some to the west should be maintained and for this reason is limiting the reclassification to that part of the

Segiming for the same at a point in the center of the Liberty Road, at the distance of 642 feet measured southeasterly Tree the center of this Goart Road, theres minutes what K53.2 Seet, South 37 degrees 38 similar the seet of the Company of the Company of the Company Road South 53 degrees 15 minutes East 100 feet to the coulding of the single tree them on a sid orticine

The parties presented themselves for hearing on March 5,

March 5, 1959

4226

1959 for the purpose of allowing Mr. Schnapper, through counsel, the opportunity to cross-examine potitioners or real estate expert.

STATEMENT

E: PETHICN FOR RECLASSIFICATION from an "B-6" Zone and "B-1" Zone to a "B-8" Zone - S. M. Side Liberty Read 625' S.E. Cld Court Road, 2nd District Albert Kermisch, et al, Petitioners

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

4226

February 16, 1960

Mr. Lee Harrison called today and said the appeal filed in the Circuit Court in this matter has been dismissed and the

BR

Mn. Wilsie H. Adams Zoning Commissioner County Office Building Bowson 4, Maryland

Re: Petition for Reclassification from an R-6 zone to a B-R zone - S.W. side Liberty Road 625' S.E. Old Court Road, Second District Albert and Bessie T. Kermisch, Fetttioners

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.

W. Lee Harrison, Attorney for Petitioners

Dated October 21, 1957

OCT 21 '57

I REFRIET CERTIFY that on this / 2 day of February, 1989, a copy of the aforegoing Order For Appeal was smiled to the Soard of Loning Appeals of Baltimore County, County Office Building, 111 V. Chesapeake Avenue,

Ellsworth II. Steinberg

4226

MAP #2-B George E. Gavrelis

Subject: Zoning Petition #1226 Esclassification from R-6 to B-R. Southwest side of Liberty Road, beginning 625 Southwest of Old Court Road. 2nd Election Electric Hearing Thursday May 1, 1958 (3:00P.M.)

Advisory statement Passed on Land Use Studies

This office recommends that any reclassification of this property to commercial zoning be limited to a 200' depth of its Liberty Road frontage.

Upon taking into consideration the future commercial development of approximately 60 acres of land at the northwest corner of Liberty Road and Old Court Road, it is our opinion that extending the B-R zone beyond the 2001 depth as indicated would create an excess of commercial acreage within the community being affected. Excessive commercial zoning could result in marginal, poorly planned commercial enterprises. This would be detrimental in the case of a growing regidential community such as the one in question.

On April 23, the Planning Board had its formal hearing on the proposed zoning map of the 2nd District. This office has recommended, as shown on the map, that the subject property be zoned Business Roadside for a depth of 200'.

Commercial zoning of the total area of the petitioners property, with its great depth for irregular shape, would appear to us to be detrimental to the adjoining residential properties. There is no apparent reason why the rear portion of the subject tract cannot be developed for residential use.

E. C. CHANEY



---# C =0P=14 ---C A GOLDE SEN.

STATE OF MARYLAND

BALTIMORE 3. MD. August 15, 1957

Wr. Wilsie H. Adams

Zoning Commissioner Baltimore County Office Building Towson h. Maryland Re: Zoning Petition #1,226 - R-6 to B-R Southwest Side Liberty Road, Route 26 625' Southeast of Old Court Road

Dann Mr. Adames

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

As in the past, it is requested that a 17' strip adjacent to the existing rights of way of Liberty Road be retained as an R-6 zone as this area will probably be required as additional rights of way for the improvement of said Liberty Road.

It is also requested, if this zoning change is granted, that the layout be subject to the approval of the State Roads Commission.

Thank you for your co-operation.

Yours very truly, Elward Keelly Edward D. Reilly

cc: Mr. O. M. Stirling

August 6, 1957

\$35.00

RECEIVED of W. Lee Harrison, Esq. for petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of patition, advertising and posting of property situate -Southwest side of Liberty Road, beginning 625 feet Southeast of Old Court Road - 2nd. District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, August 28, 1957 DEGETVED

Boom 108 Sounty Office Ballding Sounty Office Ballding 111 W. Chesquouse Avenue 111 W. Chesquouse Avenue Towson, Maryland

at 11:00 A.M.

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whether or not the
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rict of Baitimore Couni parcel of land in the strict of Baltimore Coun-Southwest side of Liber-Southwest side of Liber-Southwest side of Liber-ton and the country of the side of Liberty Road i theore. South 150 do. i theore. South 150 do. ii theore. South 150 do. iii 450 degrees 250 do. iii 450 do. ii 450 do. ii

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NAME THE COMMUNITY PRESS
Dundalk, Md. THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE MD

august 17. 1957.

THIS IS TO CERTIFY, that the annexed advertisement of Walse It Celamo Jening Commissioner Statement of the Helamon Jening Commissioner Statement of the BALTIMORE COUNTIAN, a group of

three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 1724 day of Current, 1957, that is to say the same was inserted in the issues of

August 9 and 12 1957.
THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Magney.

Anmat 20, 1957

RECEIVED of Smith and Harrison, attorneys for pattitioner. Albert Karelach, the arm of Sum Dollars (46.00). to cover cost of advertising the property situate on the Southwest side of Liberty Road, beginning 625 feet Southeast of Old Court Road, Second District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

01.623-\$ 4.00



October 22, 1957

BECKTUKED of Messre. Smith & Harrison, Attorneys for Albert & Bessie T. Kermisch, petitioners, the sum of Fifty (50.00) Dollars, being cost of appeal to the County Hourd of Appeals from the decision of the Zoning Commissioner granting the reclassification. IN PART, of property of Albert Kermisch, et al, on southwest side of Liberty Road 625' southeast of Old Court Road.

Zonine Commissioner

01,622

COMPTROLLER'S OF -arm

| CERTIFICATE | OF POSTING | ₽ 4226 |
|-------------|---------------------|---------------|
| | OF BALTIMORE COUNTY | |

| District 2nd | Date of Posting Aug. 14, 1957 |
|---|---|
| Posted for:an "B-6" Zone to a "B-R" | Zone |
| Petitioner: Albert Kormisch | |
| Location of property:S, W. Side of Lib | orty Road 625' southmast of Gld Court Road, etc. See Plat |
| | |
| Location of Signs: Que sign 635 feet; a | mother 9% feet; another 1265 feet southeast of |
| Old Court Road on the southwest side | of Liberty Boad |
| Remarks: | |
| Posted by George R. Rusnel Signature | Date of return: Aug. 15, 1957 |
| True copy-test: | |
| Willie DV. adams | |
| Zoning Commissioner of | |

CERTIFICATE OF POSTING

| 20111 | O DELAKISTENI OF BALLIMO | DRE COUNTY |
|------------------------|--------------------------|---|
| | Towson, Maryland | |
| / | | #4226 |
| istrict 2 mil | . t | Date of Posting 8-14-57 |
| osted for: SSN 11-6-20 | 14.10 an 15-11 | Bonl |
| etitioner: Glille Se | Somsch. | |
| Count the Sulla | Liberty St., lug. 6. | Date of Posting 5-14-5/ Borl SE of all Cours |
| Club lebut Rd on B | 635ft, analle 975ft | Janally 1265 A Southeat Leberty Ad |
| marks: | 7 | 24 |
| sted by George R. 7 | beneaud Dute of an | 8-15-62 |

01.622-\$35.00

