

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County—

I, or we, Overly O. P. Cook legal owner of the property situate Beginning for the same on the southern side of Liberty Road, 66 feet wide, at a point where the south side of Liberty Road is intersected by the eastern side of Tulsa Road, 40 feet wide, and running thence easterly to the south side of Tulsa Road, 180 feet, thence running southerly at right angles to Liberty Road 150 feet, thence running westerly parallel to Liberty Road 150 feet to the eastern side of Tulsa Road, thence running on the eastern side of Tulsa Road in a northerly direction 150 feet to the place of beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1 zone to an R-2 zone. This parcel is contiguous to and is opposite from land which is utilized for commercial purposes. The lot in question does not lend itself to residential development because of its location.

Size and height of building: front 147 feet; depth partly 50' feet; height 30 feet; front and side set backs of building from street lines: front partly 50' feet; side 15 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 of Baltimore County.

Overly O. P. Cook
Legal Owner
Address 5425 Purlington Way
Baltimore 12, Maryland

ORDERED BY The Zoning Commission of Baltimore County, this 14th day of August 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 Bedford Bldg., in Towson, Baltimore County, on the 11th day of September 1957 at 10 o'clock A. M.

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 location, being contiguous and opposite property zoned "R-1" and not desirable for residential development, the granting of which will not be detrimental to the safety, health and the general welfare of the locality, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of September 1957, 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 "R-1" (residential) zone to an "R-2" (business local) zone, subject, however, to approval of plans for the development of said property by the Bureau of Land Development of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being contiguous and opposite property zoned "R-1" and not desirable for residential development, the granting of which will not be detrimental to the safety, health and the general welfare of the locality, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of September 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 residential zone.

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

Date: _____ By: _____ President

EARL I. ROSENTHAL
ATTORNEY AT LAW
1011 MURPHY BUILDING
BALTIMORE 2, MD.

Sept. 20, 1957.

John G. Rose,
Deputy Zoning Commissioner,
Zoning Department of Baltimore County,
111 W. Chesapeake Av.,
Towson 4, Md.

Dear Sir:

I hereby take an appeal from the Order of the Zoning Commissioner in reclassifying the S.E. of Liberty Road at Tulsa Road from R-1 to R-2 zone to a R-1 zone issued on Sept. 16, 1957 on behalf of the Protestants living in above mentioned area and will be prepared to present their case at the proper time before the Appeal Board of Baltimore County.

Registered mail
return receipt requested

Yours Very Truly,
Earl I. Rosenthal
Earl I. Rosenthal
1011 Murphy Bldg.
Sa 7 6217

EARL I. ROSENTHAL
ATTORNEY AT LAW
1011 MURPHY BUILDING
BALTIMORE 2, MD.

Oct. 16, 1957.

Zoning Commissioner,
Baltimore County,
Towson, Md.

Dear Sir:

Please dismiss the appeal filed on behalf of the protestants as a result of the change in zoning of the corner of Liberty Road at Tulsa. Thanking you for your cooperation, I remain,

Yours Very Truly,

Earl I. Rosenthal
Earl I. Rosenthal

EW

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 8-28-57
Posted for Overly O. P. Cook
Petitioner: Overly O. P. Cook
Location of property S.E. of Liberty Rd. and S.E. of Tulsa Road
Location of Signs Southeast corner of Liberty Road and Tulsa Road
Remarks: See above
Posted by George A. Herring Date of return: 8-28-57



STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 2, MD.

August 28, 1957

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

Re: Zoning Petition #233
R-1 to R-2.

Dear Mr. Adams:

This office has reviewed the subject petition and is forwarding the following comment with respect thereto:
Liberty Road, Route 26, is in the Twelve Year Road Program for improvement and additional rights of way will be required. When this rights of way is acquired the majority of the parking layout will be eliminated. This office, therefore, requests denial of this petition.

Thank you for your co-operation.

Yours very truly,

Edward D. Kelly
Edward D. Kelly
Assistant Engineer

EDW

cc: Mr. O. M. Stirling

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning Sept. 11, 1957
To Wilkie H. Adams, Zoning Commissioner
Subject Zoning Petition #233, R-1 to R-2, Southeast corner of Liberty Road and Tulsa Road. Approx. 1/2 acre. 2nd District. Hearings Sept. 11, 1957 (10:00 A.M.)

Advisory Opinion - Land Use
Hearings on Site Plans

- (1) Despite considerations relating to residential development on properties behind the road frontage, we feel that there is more merit than defect in this case of a nearly rectangular, dual-purpose area of commercial land, which extends along Liberty Road from the City Line. Also, the reclassification would clearly establish Tulsa Road as one boundary of the larger commercial area.
- (2) Tulsa Road is to be widened and a 50 foot right-of-way maintained. With this improvement, it will be an even stronger natural barrier between residential and commercial. The 1/2 acre tract immediately opposite the subject property, across Tulsa Road, is undeveloped. It will be recommended for R-2. In our new 2nd District Zoning proposal, and, definitely, in the meantime, should not be carried along with the subject property into commercial development. (For a good distance on both sides of Liberty Road North of Tulsa Road, occupying this 1/2 acre undeveloped corner opposite the subject property, the frontage is already completely occupied with dwellings.)
- (3) We note also that the plan for development presented by the Petitioner will need to be completely revised. The 8 ft. parking space setback is not shown, or not taken from the lines based on widening - along the Liberty Road frontage and part of the Tulsa Road frontage. Allowance for these additional setbacks evidently cannot be made without altering the size of the building or making drastic changes in the site plan - or possibly both.
- (4) Screening should be provided on the rear on the property, to protect adjacent residences.

OS/LS

Department of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From GEORGE H. LEMIS September 10, 1957
To WILKIE H. ADAMS
Subject Zoning Petition #233, R-1 to R-2, Southeast corner of Liberty Road and Tulsa Road. Approx. 1/2 acre. 2nd District.

- This office has the following comments on the referenced petition:
- (1) Tulsa Road shall be widened to a 30' road on a 50' right of way, requiring a 5' widening strip from the subject property.
 - (2) Building lines as shown require no parking spaces; however, the parking plan as shown will not function properly. 10' and 15' driveways are insufficient for interior circulation on commercial sites.
 - (3) Location of curbs as shown on the plat are incorrect.
 - (4) Channelization as shown is not acceptable.
 - (5) Owner should check the elevation of the available sewer line in Liberty Road. Due to the rapid fall of this land away from Liberty Road, the elevation of the buildings may be controlled by the sanitary sewer elevation.
 - (6) Wetlands of this site may be a problem due to its natural grade away from Liberty Road. Owner should be advised that drainage of this site must not affect the adjacent residential property.
 - (7) Screen planting will have to be provided adjacent to the residential area to the rear.

OS/LS
cc: Mr. Stirling (Planning)

George H. Lemis
GEORGE H. LEMIS
Chief - Permit Section

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
2nd DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R. 6 Zone to B.1. Zone of the property herein-after described, the Zoning Commissioner of Baltimore County, by Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, September 11, 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 10 will:

All that parcel of land in the Second District of Baltimore County beginning for the same on the southern side of Liberty Road, 66 feet wide, at a point where the South side of Liberty Road is intersected by the eastern side of Tulsa Road 40 feet wide, and running thence easterly binding on the South side of Liberty Road 180 feet; thence running southerly at right angles to Liberty Road 150 feet; thence running westerly parallel to Liberty Road 180 feet to the eastern side of Tulsa Road; thence binding on the eastern side of Tulsa Road in a northerly direction 150 feet to the place of beginning, as shown on plat filed with the Zoning Department, being property of Genevieve O. F. Cook.

By Order of
WILKIE H. ADAMS,
Zoning Commissioner
of Baltimore County.
Aug. 23 - 30

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD-ARGUE
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 26, 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 26th day of August, 1957, that is to say the same was inserted in the issues of August 23 and 30, 1957.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.

September 11, 1957

\$2.00

RECEIVED of John Grason Turnbull, attorney for petitioner, Genevieve O. F. Cook, the sum of Two Dollars (\$2.00), being cost of advertising the property situate on the South side of Liberty Road and the East side of Tulsa Road, Second District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

01.622-42.4

RECEIVED

SEP 11 1957
COMPTROLLER'S OFFICE

By *an*

August 20, 1957

\$35.00

Received of Genevieve O. F. Cook, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting of property situate South side of Liberty Road and East side of Tulsa Road - 2nd. District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wed Sept. 11
Monday, September 9, 1957
at 10:00 a.m.

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

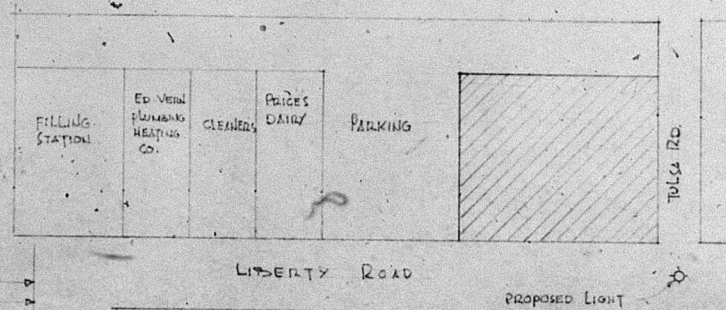
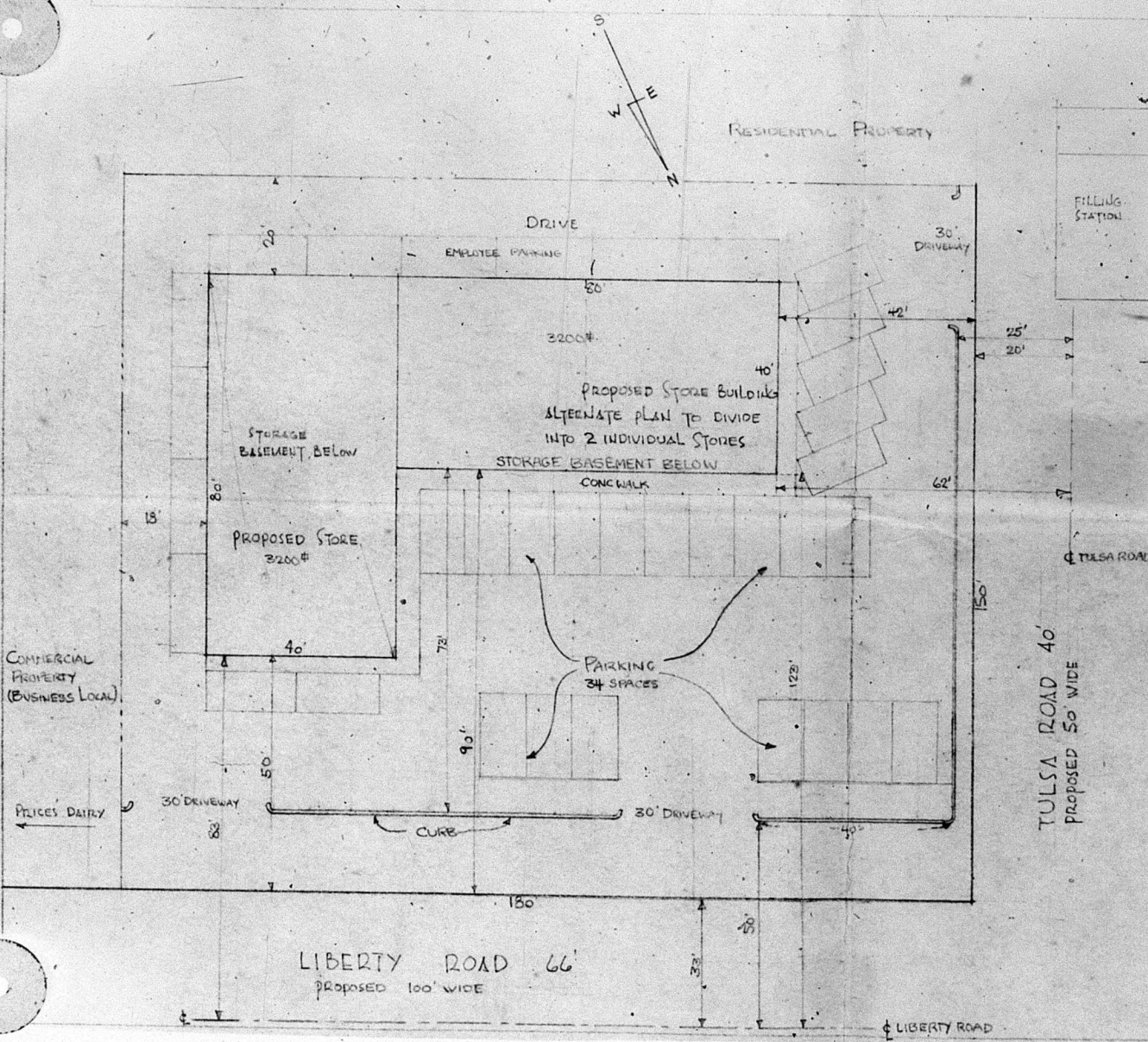
c.c. - Honorable John Grason Turnbull
24 West Pennsylvania Avenue
Towson 4, Maryland

RECEIVED

AUG 20 1957
COMPTROLLER'S OFFICE

By *an*

01.622-\$35.00



INSERT LOCATION PLAN
SCALE: 1"=100'

TULSA
JOBAR CORPORATION
901 LAKE DRIVE
BALTIMORE 17, MD
LA 3 0276
SCALE: 1"=20'

TOTAL AREA: 27,000 SF
EXISTING USE: VACANT
EXISTING ZONING: RESIDENTIAL
PROPOSED ZONING: BUSINESS LOCAL
2ND ELECTION DISTRICT

