#4240 Petition for Zoning Re-Classification (MAP)

legal owner ... of the property situate BEDIEURO to be seen at a point on the coulbest side of thirty Road switches \$1.0 km or the seen at a point on the seculbest side of thirty Road switches \$1.0 km or the neuthwest tide thereof at the end of the second line of the land described in Beed from Generievo O. 7 cocks to Residultron Bank, dated James 17, 1837, and recorded smoon the Land-Records of Baitlance County in Liber Cit. 10 207 folio 481, which the Liberty Road so videned from the land the county of the county in Liberty Road and the county at the county of the c

 hereby petition that the zoning status of the about described property	
Zoning Law of Baltimore County, from an R. 62 zone to an B. Le 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.	

L 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 assing regulations and restrictions of ore County adopted pursuant to the Zoning Law for Baltimore County

General U.F. Care Legal C mer Address 5425 Purlington Way Baltimore 12. Warrland

CHDERED By The Zoning Commissioner of Baltimore County, this 16th August 19.57, 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 on the Restord Midg. in Towson, Baltimore County, on 18th day of September 19 57 at 10 o'clock A.M.

Zoning Commissioner of Baltimore County

24-51GNS

Department Of Public Morks BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From GEORGE R. LENGS September 17, 1957 WINTE H. ADAMS

This office has the following comments on the subject petition:

- 1) Channelization as shown is not acceptable.
- It is suggested that the owner be informed to have his engineer and architect work closely with this office and the Office of Planning in preparing the layout for a shopping center.

GEORGE R. LENGS

GRL:ls

9/18/57

OC: Mr. Stirling (Planning)

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" Zone to a "B-L" ZONE - S. W. Side Liberty Road and S. E. Side Sedgmoor Road, 2nd Dist., Genevieve O.F. Cook,

OF BALTIMONE COUNTY

NO. 4240

..........

Pursuant to the advertisement, posting of property and public hearing on the above petition to reclassify the property described therein from an "R-6" Zone to a "B-L" Zone, the property is located on the southwest side of Liberty Road opposite the property of Albert C. Price, the reclassification of which property was denied by the Zoning Commissioner, the Circuit Court for Baltimore County and the Maryland Court of Arceals.

The Court of Appeals in its coinion stated as follows:

We are of the optains that the resenting how would naturally increase the traffic haard on theory bod, only 22 feet in width with 5 foot shoulders. This read now hardles capacity traffic. It is indiminate also wether likewey look will be improved that traffic hazard or this narrow row!. As in changing coning regulations traffic conditions should be given material consideration.

The State Reads Commission at this time does not have a definite date or plans for the widening of Liberty Road.

For the above reasons and in the opinion of the Zoning Commissioner the petition is premature, the reclassification should be

It is this 26%. day of September, 1957, by the Zoning Commissioner of Baltimore County, CRDERED 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 an "H-6"

Wilsie N. adam of Baltimore County

RE. PET'TION FOR RECLASSIFICATION from An "R-6" Zone to a "B-L" Zone, S. W. side Liberty Road, and S. E. Side Sedgmoor Road, Second District, Genevieve O. F. Cook, Petitioner

BEFORE THE ZONING

COMMISSIONER OF BALTIMORE COUNTY

...... APPEAL

Mr. Commissioner

Please enter an appeal from your decision dated the 26th day of September, 1957, in the above matter, on behalf of the Petitioner, and transmit all papers to the Board of Appeals for Baltimore County.

OCT -2 5/ CAsse Q P ZONING JET

John Greson Turnbull 24 W. Penna Ave. Towson 4, Md. Attorney for Petitioner Va 3 4111

I CERTIFY that on this 3. day of September, 1957, I mailed copy of the foregoing appeal to George W. White, Jr., Esquire, 10 Light Street,

Baltimore 2. Maryland, attorney for protestants

Un Seen Tunch John Grason Turnbull

MASTER, WHITE, MINDEL & CLARKE IO LIGHT STREET

> PALTIMORE 2 NO July 11, 1958

County Board of Appeals for Baltimore County Towson 4, Maryland

Attention: Spiro T. Agnew

Re: Cook property Gentlemen:

Will you please enter on the records in the above appeal that it has been "dismissed at the request of the Petitioner."

I am sending a copy of this letter to John Turnbull who dvised me that he was dismissing the appeal.

Very truly yours, tronge of that George W. White, Jr.

GWW, Jr:es CC: John G. Turnbull, Esq.

E.AND F. JONES, 1766.) MEPH D. BUSCHER, 1765. 4887. 4777. 458.

040

Bond Fond



---F. A. MORISON, C. A. GOLDENEN.

STATE OF MARYLAND STATE ROADS COMMISSION

September 6, 1957

Mr. Wilsie H. Adams

Zoning Commissioner Baltimore County Office Building Towcon b, Maryland

Re: Zoning Petition #1:210 R.6 to B.L.

Dear Mr. Adams:

I as forwarding the following comments with respect to the subject polition. It is the opinion of this office that the creation of an additional traffic generact, is such that the creation of an additional traffic generact, which we con-tained conservial area requested, will only increase the criticing bad traffic contitions.

Faced with the uncertainty of the parcel of land on the opposite side of said Liberty Road, it seems detrimental to the neighborhood to, at this time, grant the prayer of this petition.

Liberty Road is to be improved in the Twelve Year Road Program; possibly after this improvement has been completed the B.L. zoning would not be considered as objectionable by this office.

> Yours very truly. Slive Week Bhward D. Reilly Assistant Engineer

cc: Mr. O. M. Stirling

OFFICE OF PLANNING

Inter-Office Correspond From Office of Planning Sept. 17, 1957

To Milsie H. Adams, Zoning Commissioner

-0

Subject Zoning Potition #1210. R-0 to B-L, Southeast corner of Liberty Road and Sedgemoor Road, 12.5 acres, 2nd Diotrict. Hearing: Sept. 18, 1957 (10:00 A.M.)

Advisory Opinion - Lane-Use; Recommendations - Site Design.

- There is something to be said in favor of enlarging the existing business zone by ing it, as shown, to provide a unified commercial center.
- The referenced property is directly serves likery leaf from the 50 arm Friedrect, which was Petitizend for reclassification from 5-0 to 5-1, 5-6 to 1, 1, 5-75, and desided by the Circuit Court, December 22, 1550, and the Sate Appeals Board, August 10, 1357. In framing rhair decision, the Circuit Court courced the possession of the Circuit Court coursed the possession of the Circuit Court Cou

It might be expected that the traffic hazard would argue against the present proposal to an equal degree. However, in the opinion of this office, an equal traffic hazard would not arise, since the subject tract could be reached from the South by 3 local roads.

- Regarding access from the South on local voids, we also note: using scome from the Death on local, scole, we also note:

 (a) provided by the control of the control to control the control of this control to a control of the control to a control the control of the control to control the control of the control to control the control of the control to control the control of the control of the control to control the control of the control o
 - us this coulse of a condition of any graving of the proposal.

) Pedestrian or coroning of Sedegacor Rode between the present and proposed pertines of the commercial center would not be heardcom in the sense per contract the contract of the contract Rode of the Rode of turn in to Liberty Road, or fark, or enter the shopping area. And, traffic volume is, of course, far less on Marston Road than on Liberty Road.
 - (c) Deallings on the South side of Farston Read, across from the rear of the man of the side of the si

(h) The Petitioner owns additional land adjacent to the subject tract - South and East - for which reclassification is not requested. Owing to irregularities in the shape of this additional land, a good portion of it widently carnot be developed in residential use. Later commercial activation of the state of the sta

CMS/1h

NOTICE OF ZONING PETITION FOR RECLASSIFICATION 268, DISTRICT

Table DESTRICT

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To determine whether or not the

owing mentioned and describe property should be changed or re-lassified as aforesaid for Bus-iness Local wit: All that purcel of land in the Ait that pared of land in the Second District of Ballissore Causity, beginning for the same at a point on the southwest side or Liberty Read as wideoed 17 feet on the southwest side thereof at the end of the second line of the land described in Deed from Geland described in Deed from Geland

land described in Doed from Graviere O. P. Cook to Readilitation Bank, dated January 11, Land Beevenhall among the Land Beevenhall among the Land Beevenhall among the Land Beevenhall and the southeast of the Land Beevenhall and the southeast of the Land Beevenhall and the southeast side of Lindson and the Landson Beevenhall and the southeast side of Lindson Beevenhall and the southeast Liberty Road and the southeast Liberty Road and the southeast. ern side of Sellgemoor Road, lo feet wide, and running thence and binding on the southwest side of Libert, Road as widened south 54

econds west 625 feet; thence unning north 54 degrees 22 min-des 50 seconds west 905 feet to or Road; thence hinding on the utheastern ride of Sedgemoor and north 35 degrees 28 min-es 29 seconds east 475 feet d conveyed by Walter F Cool nd wife to Arthur B. Shipley and continuing along the southwestern utline of the land describ**41** in the aforesaid deed from Genevieve b. P. Cook to Randallstown Bank By Order of White H. Adams Loning Commissioner of Wirg. 39-Sept.) 6.

OFFICE

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS Reisterstown, Md. Dundalk, Md. THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE. MD.

1957

THIS IS TO CERTIFY, that tile annexed advertisement of Wilsie H. adams Joneny Commissioner of Buttemine Copinty was inserted in THE BALTIMORE COUNTIAN, a group of

three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 9th day of September 1957, that is to say the same was inserted in the issues of august 30 and Lyt. 6 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

> Towson, Maryland #4240

Date of Posting 9-6-57

Posted for: Lin R-6 3on to an 5-1 3one Petitioner: Geneview O. F. Cook

Location at property: S. W.S. of Liberty SA + S. 65 of Sedgemore. Boad ille See State region of sum: Bis deright, 185 ff, famille footh faulty belong the angles? of the designed help for him g 75 ft, famille 195 ft. telestof beefform Posted by Slaugh A. Hithereevel Date of return: 9-7-57 MICROFILMED

September 19, 1957

\$22.00

RECEIVED of Turnbull & Brewster, attorneys for petitioner, Genevieve C. F. Cook, the sum of Twenty-two Dollars (\$22,00), to cover cost of additional signs and advertising the property situate on the Southwest side of Liberty Road and the Southeast side of Sedgemoor Road, Second District of Saltimore County.

Thank you.

Zoning Comissioner of Baltimore County

trd

01.622-122.10



MICROFILMED

October 3, 1957

450.00

SECRIVED of Mesors, Turnbull & Proveter, Attorneys for Geneviews C. F. Cook, petitioner, the sum of Fifty (450.00) Dollars, being cost of appeal to the County Hourd of Appeals from the Order of the Zoning Commissioner desying reclassification of property on the southwest side of Liberty Road and southeast side of Sedgmoor Road, 2nd District.

Zoning Comed saioner

01.622

August 27, 1957

\$35.00

RECEIVED of Genevieve O. F. Cook, petitioner, the sum of Thirty-five (535.00) dollars being cost of petition, advertising and posting property situate -Southwest side of Liberty Road and Southeast side of Sedgemoor Road - 2nd. District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Wodnesday, Spetember 18, 1957 at 10:00 a.n.

County Office Building 111 w. Chesapeake Avenue

c.c. Honorable John Crason Turnbull (1027 1857)

24 West Ponnsylvania Avenua
Towson 4, Maryland (MMDTown.)

Di. 622 \$35.10

MICROFILMED

BUSINESS LOCAL Carry 4 Caristmo , LIBERTY ROAD GAS STATION CHURCH EXIST. BUSINESS RESIDENCE LOCAL treeman 554°22'50' £ 175 PROPOSED DEPARTMENT SUPER MARKET STORE (PROPOSED SHOPPING CENTER) RD PROPOSED COMMERCIAL AREA 12.2 : AC. SIDENTIAL PETITIONER MARSTON RD. (PARKUIS . 796 CARS) (UNIMPROVED) S.C. arent 250 SEDU 400 PROPOSED SUPER MARKET ISTORY PROPOSOD SMALL STORES CEMETERY ISTORY N 540 22'50"W | 905'1 (PARKING - ZIS CARS) (EXIST. RESIDENTIAL) "TEN ACRES" "TEN ACRES ADDITION PLAT SHOWING PROPOSED COMMERCIAL AREA BUSINESS LOCA LIBERTY AND SEDGEMOOR RDS. STH DISTRICT BALTIMORE CO. MD. NEW PLAT PREPARED BY PETITIONER SHOWING PARKING AREA DAD RESIDENTIAL CHRAL THEODALDA 214 ACENT LAND. LOCATION INSET 1" 500 REVISSO: 9/13/57 GREEN PENCIL ADDED BY OFFICE OF PLANNING, DAVID W. PURMER prove by Col SUGGESTING BUFFER STRIP. KEGIS FRED ENGINEER & LAND SURVEYOR OFFICE: 833 PARE AVE. BALTO, 1, MD. SCALE / "= 100" ISSUED MAR 4 1915 100 BRUNING)

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