

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County: **WILLIAM Metzger, his wife**
 I, or we, **Albert F. Metzger and Margaret T. Metzger**, legal owners of the property situate in the Second Election District of Baltimore County, on North Side of Liberty Road starting 125 feet west of Essex Road and comprising lots Nos. 10, 9, 8 and the easternmost 60 feet of lot No. 7, as shown on the Plat of Villa Home recorded among the Land Records of Baltimore County, Plat Book 3, folio 14.

All that parcel of land in the Second District of Baltimore County on the North side of Liberty Road, beginning 125 feet West of Essex Road; thence Westerly and binding on the North side of Liberty Road 135 feet; thence North 25 degrees 06 minutes East 131.20 feet; thence North 5 degrees 16 minutes West 75 feet; thence North 51 degrees 13 minutes East 223 feet to the Southernmost side of Ogwyn Falls; thence Easterly and binding on said Ogwyn Falls 315 feet; thence South 25 degrees 06 minutes West 274.4 feet to the place of beginning.

I hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **B Commercial** zone to an **B-1 Single-Family** zone.

Reasons for Re-Classification. On November 20, 1951, the Board of Zoning Appeals for Baltimore County rezoned this property **B Commercial** and under this zoning a building supplies and hardware store and the storage of lumber was permitted. The Board of Zoning Appeals requested the modification of the zoning ordinance of a 17 foot side yard strip without cost to the State of Maryland to the use of the State Board of Zoning and this deed was executed and recorded in western 1952. In addition hereto, Baltimore County is a logical classification for this area of land. Variance to Section 138.7 to permit side yard on north side of 10 feet instead of required 30 feet.

Size and height of building: front—50 feet; depth—10 feet; height—10 feet.
 99 ft. front centerline of Liberty Road.
 Front and side set backs of building from street lines: front—26 feet; side from proposed road and side—10 ft. from western boundary—10 feet from proposed driveway.
 Property to be posted as prescribed by Zoning Regulation 200 ft. from eastern boundary.

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.

William Metzger
 2 Townsend Park, Jr., City, Md.
 Albert F. Metzger & Margaret T. Metzger, Legal Owners
 3 E. Lexington Street #2
 MD 5 2045

ORDERED By The Zoning Commissioner of Baltimore County this 11th day of December, 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 Revokel Building, in Towson, Baltimore County, on the 9th day of December, 1957, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County
 (over)

4310

ALBERT F. METZGER
 MARGARET T. METZGER
 3 E. LEXINGTON ST., MD. 5 2045
 AND

RE: PETITION FOR RECLASSIFICATION
 FROM "B-1" ZONE TO A "B-2"
 ZONE AND VARIANCE TO ZONING
 REGULATIONS - N.S. Liberty
 Road 125' W. Essex Road, 2nd
 Dist., Albert F. Metzger, and
 wife, Petitioners

BEFORE
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 No. 4310

#4310-V
 MAP
 #243-A
 BR-V

Pursuant to the advertisement, posting of property and public hearing on the above petition (1) for reclassification of the property described therein from a "B-1" Zone to a "B-2" Zone and (2) for a Variance to Section 138.2 of the Zoning Regulations, since the petitioner is the owner of all of the immediately adjacent property the granting of the reclassification would have no adverse effect on the health, safety and the general welfare of the community.

The variance requested, in said petition, is to permit a side yard of 10 feet instead of the required 30 feet, the granting of which would give relief without substantial injury to the general welfare.

It is this 10th day of December, 1957 by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition be and the same is hereby granted, the first, for reclassification from a "B-1" Zone to a "B-2" Zone, and, second for a variance to the Zoning Regulations, Section 138.2, which permits a side yard on the north side of said property of 10 feet instead of the required 30 feet.

William Metzger
 Zoning Commissioner of Baltimore County

December 12, 1957

\$3.00
 RECEIVED of Turnbull & Brewster, attorneys-at-law, for petitioner, Albert F. Metzger, the sum of Five Dollars (\$5.00), to cover cost of advertising the property situate on the North side of Liberty Road, beginning 125 feet West of Essex Road, Second District of Baltimore County.
 Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
 NOV 12 1957
 COMPTROLLER'S OFFICE

November 19, 1957

\$35.00
 RECEIVED of E. Townsend Parks, Jr., attorney, for petitioner Albert F. Metzger, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the North side of Liberty Road, beginning 125 feet West of Essex Road, Second District of Baltimore County.
 An additional sign is required, therefore a balance of Three Dollars (\$3.00) due.

Zoning Commissioner of Baltimore County

HEARING:
 Monday, December 9, 1957
 at 2:00 P. M.
 Room 108
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland

RECEIVED
 NOV 19 1957
 COMPTROLLER'S OFFICE

01622-735.00

OFFICE OF PLANNING

Inter-Office Correspondence
 From: Office of Planning December 2, 1957
 To: W. H. Adams, Zoning Commissioner
 Subject: Zoning Petition 4310, 125 to 3rd, and variance to permit side yard of 10 ft. instead of 30 ft. North side of Liberty Road, beginning 125 ft. West of Essex Road, 3.24 Acres, 2nd District. Hearing: December 9, 1957 (2:00 p.m.)

The proposed reclassification of petitioners property from a B-1 zone to a B-2 zone coincides with the future zoning of this property as proposed by this office, which is now being prepared in map form. This office is not in agreement with the plan for a side yard variance. There is no apparent reason why the required 30-foot side yard can not be achieved, since the petitioner owns the adjoining property which is vacant. The 30-foot side yard was incorporated in the B-1 zone for the specific purpose of creating reasonable side yards for such uses as the one proposed by the petitioner.

W/H/r

November 22, 1957

\$3.00
 RECEIVED of Turnbull & Brewster, attorneys for petitioners, Albert F. and Margaret Metzger, the sum of Three Dollars (\$3.00), to cover cost of additional sign situate on the North side of Liberty Road, beginning 125 feet West of Essex Road, Second District of Baltimore County.
 Thank you.

Zoning Commissioner of Baltimore County

td

01622-73.00

RECEIVED
 NOV 22 1957
 COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 2nd Date of Posting 11-20-57
 Posted for Posting Petition to var. to 10' side yard & variance to zoning regulations
 Petitioner: Albert F. Metzger & Margaret T. Metzger
 Location of property: 125' Liberty Road, by 1st W. of Essex Road.
 Area: 3.24 Acres
 Location of Signs: South end of Liberty Road 175 ft. west of Essex Road.
 Remarks: None
 Posted by George A. Hunsicker Date of return: 11-27-57

NOTICE OF ZONING PETITION FOR RECLASSIFICATION AND VARIANCE TO THE ZONING REGULATIONS AND ORDINANCES
 Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from a B-1 zone to a B-2 zone and a Variance to permit a side yard on the north side of 10 feet instead of the required 30 feet, on the property described in the Zoning Regulations of Baltimore County, by authority of the Zoning and Planning Board for Baltimore County, with full and public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, December 9, 1957 at 2:00 P.M.
 Following mentioned and described property should be changed to reclassification B-2 zone and a Variance should be granted to permit a side yard on the north side of 10 feet instead of the required 30 feet, to wit:
 All that parcel of land in the Second District of Baltimore County on the North side of Liberty Road, beginning 125 feet West of Essex Road; thence Westerly and binding on the North side of Liberty Road 135 feet; thence North 25 degrees 06 minutes East 131.20 feet; thence North 5 degrees 16 minutes West 75 feet; thence North 51 degrees 13 minutes East 223 feet to the Southernmost side of Ogwyn Falls; thence Easterly and binding on said Ogwyn Falls 315 feet; thence South 25 degrees 06 minutes West 274.4 feet to the place of beginning. As shown on the plat filed with the Zoning Commissioner of Baltimore County, Albert F. and Margaret T. Metzger.

OFFICE OF THE BALTIMORE COUNTYAN
 THE COMMUNITY NEWS THE COMMUNITY PRESS
 Baltimore, Md. Catonsville, Md.
 No. 1 Newburg Avenue CATONSVILLE, MD.
 November 30, 1957

THIS IS TO CERTIFY, that the annexed advertisement of **W. H. Adams, Zoning Commissioner of Baltimore County** was inserted in **THE BALTIMORE COUNTYAN**, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks: before the 30th day of November, 1957; that is to say the same was inserted in the issues of
November 28 - 29, 1957.

THE BALTIMORE COUNTYAN
 By *Paul J. Morgan*
 Editor and Manager

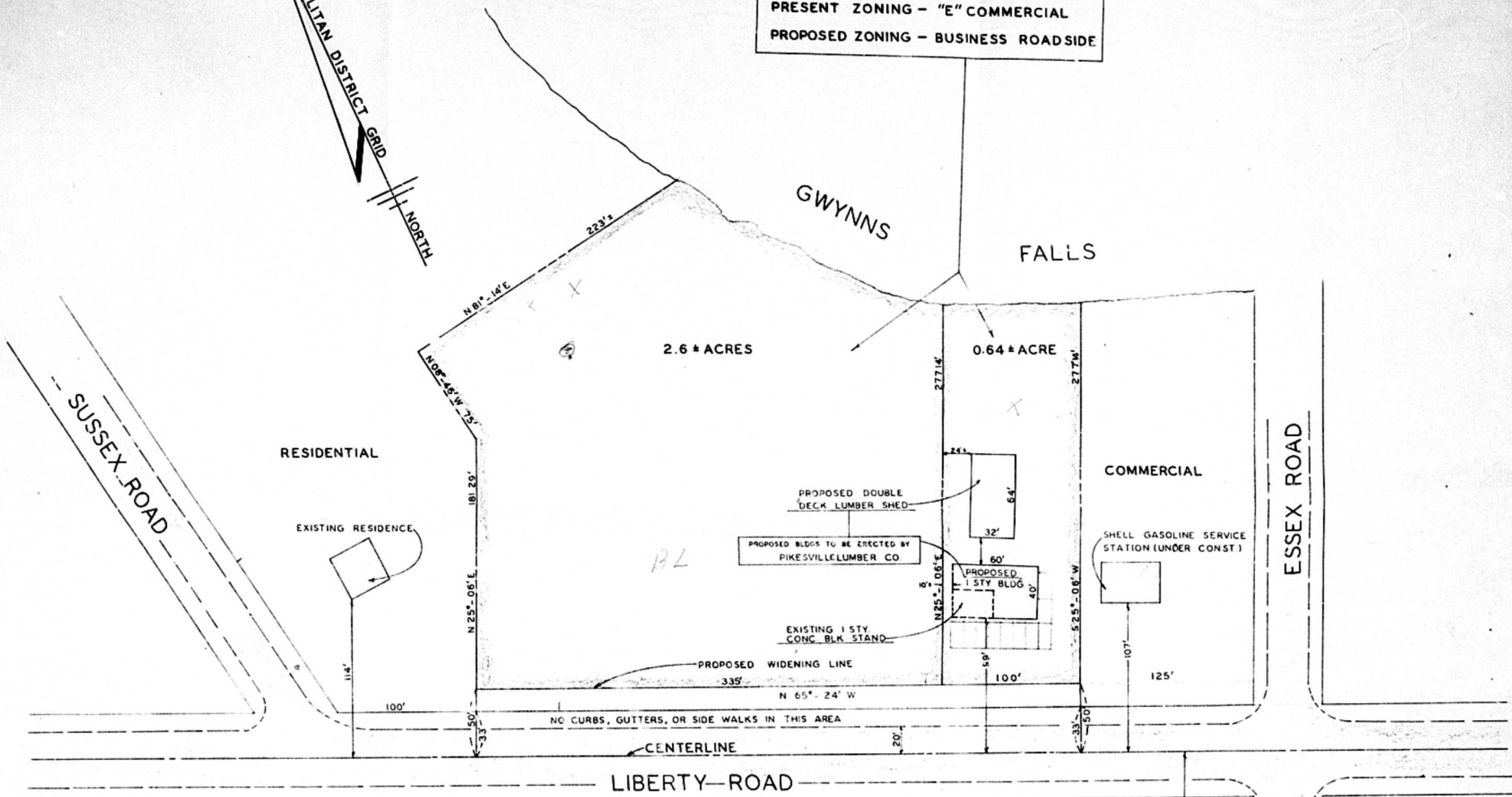
By Order of
 W. H. Adams
 Zoning Commissioner of Baltimore County
 Nov. 22 1957

11/10/57
 20M

4310

METROPOLITAN DISTRICT GRID
NORTH

EXISTING USE - COMMERCIAL
 PROPOSED USE - BUSINESS ROADSIDE
 PRESENT ZONING - "E" COMMERCIAL
 PROPOSED ZONING - BUSINESS ROADSIDE



ZONING PLAT
 OF
 PARTS OF BLOCK "M"
 "VILLA NOVA" SUB.
 LOCATED IN THE
 2ND. ELECTION DISTRICT OF
 BALTIMORE COUNTY, MD.



SUTCLIFFE AND WARD
 SURVEYORS - ENGINEERS
 5912 LIBERTY RD
 BALTIMORE - 7, MD.
 S-238 SCALE 1"=50' SC-57-28
 NOVEMBER 12, 1957

RESIDENTIAL
 EXISTING RESIDENCES

#4310
 map
 #243-A

WOODMOOR
 SHOPPING CENTER

