

PROCTOR, ROYSTON & MUELLER
ATTORNEYS AT LAW
TOWNSHIP 4, MARYLAND
VALLEY 3, 1950

October 17, 1950

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

Re: Petition for Zoning Reclassification and
Special Exception of Irving Littman & W.
Liberty and Kelso Roads - 2nd District.

Dear Mr. Adams:

This will confirm the statement made before
you at the hearing in this matter on September 17,
1950.

The Applicants hereby voluntarily withdraw
their Application for Zoning Reclassification and
Special Exception.

Very truly yours,
Kenneth C. Proctor
Kenneth C. Proctor.

KCP:lg

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

We, Irving Littman & Shirley P. Littman, his wife,
Legal Owners of all

All that parcel of land in the Second District of Baltimore County on the
Southwest corner of Liberty and Kelso Roads; thence running West and North
on the South side of Liberty Road 135 feet; thence South 25 degrees 35 minutes West
70 feet; thence South 64 degrees 25 minutes East 135 feet to the West side of Kelso
Road; thence North and binding on the West side of Kelso Road 70 feet to the place
of beginning.

County, from an R. 6 Zone to an R. A. Zone; and

(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for a professional office building

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication and Special Exception, 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.

Kenneth C. Proctor
Kenneth C. Proctor
Campbell Building
Towson 4, Maryland
Attorney for Owners

Irving Littman
Irving Littman
Campbell Building
Towson 4, Maryland
Legal Owners
Shirley P. Littman
6201 Liberty Heights Terrace
Baltimore 7, Maryland

9/17/50
1 PM

AUG 11 1950

that lot or parcel of ground situate, lying and being, in the Second Election
District of Baltimore County, State of Maryland, and described as follows,
that is to say: (See reverse side)

herby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an R. 6 Zone to an R. A. Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for a professional office building

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication and Special Exception, 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.

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Towson 4, Maryland
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1 PM

AUG 11 1950

DESCRIPTION OF PROPERTY

BEGINNING for the same on the Southwest side of Liberty Heights Terrace at a
point where it intersects the Northwest side of Kelso Road, and running thence and
binding on the Southwest side of Liberty Heights Terrace, North 64 degrees 25
minutes West 135 feet; running thence, at right angles to the said Liberty Heights
Terrace and for a division line, South 25 degrees 35 minutes West 70 feet; running
thence, and parallel 70 feet from the Southwest side of Liberty Heights Terrace,
South 64 degrees 25 minutes East 135 feet to a point on the Northwesternmost side
of Kelso Road running thence, and binding on the Northwest side of Kelso Road,
North 25 degrees 35 minutes East 70 feet to the place of beginning.

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning
To: Willis H. Adams, Zoning Commissioner,
Subject: Zoning Petition #4487, Re: 1st and
Special Exception for Office Building,
Southwest corner of Liberty and Kelso Rd.,
Approx. 1/2 acre, 2nd District.
Hearings: Sept. 17, 1950
(1:00 P.M.)

Advisory Recommendation:

This Office is making, herewith, a statement unfavorable to the request.

Use of the dwelling for Office and residence by different persons rather than by
the same professional individual is apparently the reason for making the Petition,
and the slight change intended in immediate use would, we feel, have little or
none to effect on this neighborhood. The reclassification in zoning necessary to
pursue the change in use would, however, be likely to have a substantial effect,
and the effect would be detrimental.

The subject dwelling is the last in a line of residential lots on the southwest
side of Liberty Road which are protected by a service road. Their condition and
careful development justify public protection of their essentially residential
character. They are not easy to protect, because only one block to the south-
east both sides of Liberty Road are developed and zoned commercially. The
zoning is proposed for this frontage in our recently presented comprehensive
re-zoning recommendations. Intervening between commercial development and the
subject lots on the Southwest side of Liberty Road, is 500 ft. of undeveloped
land, then a dwelling on as a large lot (across Kelso Rd. from the subject lot),
if not is granted to the subject lot, it will be difficult to hold out against
pressures for commercial and apartment zoning on parts of the intervening land.
A trend will have been established which may break down the cottage residential
character of the other dwellings fronting on the service road. The effect may
also spread across Liberty Road.

Other locations further to the Northwest are more desirable for apartment and
office development, because they will not tend as strongly to overuse Liberty
Road. These locations are recommended for R-4 in our recent proposals. Liberty
Road is well-known to be over-used, traffic-wise, and future measures to relieve
it will barely keep pace with natural traffic increases. The good quality of
housing near Liberty Road, immediately to the Northwest should be considered, and

\$1.25

RECEIVED of Kenneth C. Proctor, the sum of One Dollar
and Twenty-five cents (\$1.25) to cover cost of advertising the
property on Liberty and Kelso Roads, Irving Littman, petitioner.

Thank you.

September 27, 1950

Zoning Commissioner
of Baltimore County

August 26, 1950

\$3.00

RECEIVED of Irving Littman, petitioner, the sum of
Forty-three Dollars (\$43.00) to cover cost of petition, ad-
vertising and posting property situate on the Southwest corner
of Liberty and Kelso Roads.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED

September 17, 1950
At 1:00 P. M.

Room 109
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED

AUG 28 1950
COMPTROLLER'S OFFICE

01622-4487

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Date of Posting: 9-2-50
Posted for: Irving Littman & Shirley P. Littman, Office Building
Petitioner: Irving Littman & Shirley P. Littman
Location of property: SW corner of Liberty & Kelso Roads, 2nd District
Location of Sign: Southwest corner of Liberty & Kelso Roads
Remarks: See back of petition
Date of return: 9-4-50

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTION
-2nd DISTRICT-

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md. THE COMMUNITY PRESS
Baltimore, Md.
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

September 4, 1950

THIS IS TO CERTIFY, that the annexed advertisement of
Willis H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 3 successive weeks before
the 22 day of September, 1950, that is to say
the same was inserted in the issues of
August 29 and September 5, 1950.

THE BALTIMORE COUNTIAN

By Paul J. Drury
Editor and Manager.

