#4920 MAP H2-13 RE: PETITION FOR RECLASSIFICATION to FROPERTY FROM AN "Re-6"come to a "B-0" Zone - S. E. Side to Old Court Road hOO' from Liberty Road, and Dustrict - 1 E. Lynd Russell and Daris Euseal, Petitioners : BL REFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 4920 OPINION The politioner askes to have reclassified certain "R-6"

property located on Old Court Road about hoo feet south of Liberty Road. The reclassification sought is Business Local to permit the erection of a Garden Center, including a florist shop, gift shop and certain related business uses. The property in question has a frontage of 221 feet and rune approximately parallel to Liberty Road to a depth of 93h feet. It abute at the rear other business property running from the Liberty Road.

Directly northeast of the property is the proposed telephone building and the Telephone Company property runs to an equal depth with the subject property. On the other side of Old Court Road is other business

After the original hearing the Board requested Mr. Walter J. Addison, the County Traffic Engineer, and Mr. Malcolm H. Dill, Director of the Office of Flarning, to express opinions for the Board's guidance relative to the advisibility of the proposed rezoning. Mr. Addison testified that the use sought would not constitute a traffic hazard; he gave recent traffic counts and stated that he had made a recent survey of the area. Mr. Bill testified that the Flanming Board proposes

MAP 2-B

#4420

"Business Local" for the subject property on the new Land Use Map so that BL the reclassification would not be out of conformity with the projected

Since the subject property in all respects is suitable to the business category proposed and since there have been substantial changes in the area since the adoption of the original map and since the Planning Board proposes business use for this property on the new map, the reclassification is granted.

ORDER

For the reasons set forth in the aforeing Coinion, it is this _2and_ day of July, 1960, by the County Board of Appeals, ORDERED that the reclassification from an "R-6" Zone to a "B-L" Zone, be and the sain is hereby granted.

Any appeal from this decision must be in accordance with Rule No. 1101 (b) of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS

Note: Mr. Nathan H. KauCman, Jr., did not sit in the above case.

Petition for Zoning Re-Classification 4920 To The Zoning Commissioner of Baltimore County:-I, or we, E. Lynd Kussell, Jr. & Doris V. Russell, his wife
I, or we, E. Lynd Kussell, Jr. & Doris V. Russell, his wife Beginning for the same at a point on the Southest side of Old Court Road at the distance of 100 feet from the South same at a side of Liberty Road at the end of the second line of the land described in a deed from East to Russell, dated June 14%, and recorded among the Land Records of Batto, County on a part of the third line South 82 degrees 22 minutes East 839 feet, thence south 37 degrees 38 minutes West 252 centure in the South 82 degrees 38 minutes West 252 centure East 100 feet hereby petition that the zoning status of the above described property be re-classified, pursuant to the

80 220
Size and height of building: front 90 feet; depth 160 feet; height 1 story Front and side set backs of building from street lines: front 85 feet; side 30 feet. Property to be posted as prescribed by Zoning Regulations

Reasons for Re-Classification: Desire to construct retail stores

Zoning Law of Baltimore County, from an R-6

and garden center

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

E Lynd Russell & Downes & Deitz, Attys 212 Washington Ave., Towson 4

Address Old Court Road, Baltimore 7, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of February 19 60, 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 Balti-Compet that apperty he posted, and that the public hearing hereon be had in the office of the

County, in the Reckord Bldg., in Towson, Baltimore County, on April 19.50, add;coo'clock. A. M.

Zoning Commissioner of Baltimore County (200 (1-5/GN)

Pursuant to the advertisement, posting of property, and public hearing on the above petition week that the changes in the area since the original soning have been such as to find this property benned in by commercial soning, it is only logical that this property should be zoned "Business Local". It would meen impossible to continue using the said property for residential purposes, the above re-classification should be had. It Is Ordered by the Zoning Commissioner of Baltimore County this. 7th. hereby reclassified, f.om and after the date of this Order, from an "R-6" to a ."B-L"

Olilie St. Cedamo Pursuant to the advertisement, posting c. property and public hearing on the above petit

... the above re-classification should NOT be had: It Is Ordered by the Zoning Commissioner of Baltimore County, this..... ..., 19 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...

appearing that by reason of

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

.

INTER-OFFICE CORRESPONDENCE Baltimore County, Maryland

Towson, Maryland

Date. May 26, 1960.....

Mr. Walter J. Addison, FROM: County Board of Appeals Reclassification of property on southeast side of Old Court Road hoo' from Liberty Road,

Please make a truffic survey with reference to the above case and be prepared to testify before the Board with reference to the impact of the proposed reclassification on the traffic patterns of Old Court and Liberty Reads.

As soon as you have completed your study, kindly notify Mrs. Harris, in the Zoning Office, so that the case can be scheduled for testimony.

Spiro I. Agnew

INTER-OFFICE CORRESPONDENCE Baltimore County, Margland Towson Maryland

Date... May 26, 1960....

Mr. Malcolm H. Hill

FROM: County Board of Appeals

SUBJECT: Property on Southeast side of Old Court Road hoo' from Liberty Road, 2nd District

Please make a study of the above property and be prepared to give your opinion concerning the desirability or unlesirability of the coning request.

As soon as Mr. Walter J. Addison has completed his traffic survey we will schedule the case for a 9:00 a.m. hearing

Spiro T. Agney

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING Mr. & Mrs. E. Lynd Russell, Jr. Old Court Rd. #7

Re: SE/S Old Court Rd. 100° S/S liberty Rd. 2nd District-E-Lynd Russell, Jr.-Petitioner

TDE: __10:00 A.M. DATS: ___Wedgesiay, April 6, 1960_ PLACE: _Boom_106, County_Office_Building,_111_W. Chesapeake_Avenue____ Towson, Maryland

Zoning Commissioner of Baltimore County

RECEIPT

Date: ___3/14/60_ RECEIVED of: ___ Bosnes & PAID - Pellinger County, Md. - Office of Finance

LOCATION OF PROPERTY: AMOUNT: \$10.00 5-15-60 1935 . . . IXL-

016xx \$ 40,00

Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION
OF PROFERTY FEOM AN "R-6" ZONE
TO A "B-1" ZONE - S. E. SIDE
OLD COURT ROAD 400" FEOM LIBERTY
ROAD, AND DIST., E. LIND RUSSELL
AND DORS RUSSELL, PETITIONEELL

BALTIMORE COUNTY OFFICE

OF PLANNING AND ZONING

....... ORDER OF APPEAL

Please enter an appeal from order of April 7, 1960, filed in the above entitled matter.

APR 19 60

OFFICE OF FINANCE DATE 3/30/60 Division of Collection and Receipts TOWSON 4. MARYLAND #4920 TOTAL AMOUNT DEPOSIT TO ACCOUNT NO. COST DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY 1.25 idditional Advertising for Realestification PARL Delicence Greaty Add - Office of Plans 125 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLA PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

No. 0907

INVOICE BAL MORE COUNTY, MACYLAND

TELEPHONE

TELEPHON VALLEY 3-30		DRE COUNTY, MACYLAI FICE OF FINANCE Division of Collection and Receipts COUNTY HOUSE TOWSON 4, MARYLAND	ND No.	0963 L/19/60
	os. Schnaper Co. Inc., 1400 Forest Park Ave. Saltimore 7, Md.	mirtie A	nig D	TOTAL AHOUNT
DEPOSIT TO	ACCOUNT NO. 01-622	PER SECTION AND RETURN WITH YOUR REMITTANCE		COST
_	Cost of appeal in matter et al, S.E.Side Old Cou	r of property of E. Lynn Russell, rt Road 100° from Liberty Road	d.—Ciller of Flores	\$50.00
		4-2160 3432 * *	• ILL-	50.00
		g=-3-2160 3 - 32 • • •	• m	50.00. 7.4.
	3			

OTICE OF ZONING PETITION FOR RECLASSIFICATION —2nd DISTRICT NOTICE OF ZONING PETITOS

TOR INSTANCTION

TOR INSTANCTION

TO A STATE OF THE STATE OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisteretown, Md.

THE COMMUNITY PRESS Dundalk, Md.

THE HERALD - ARGUS Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 26. 1960.

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 successive weeks before 1950 , that is to say the same was inserted in the issues of

March 18 - 25, 1960.

BY ORDER OF WILSIE H. ADAMS ZONING COMMISSIONER OF BALTIMORE COUNTY

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Managers

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#41920 Date of Posting 3-23-60 District_____ Location of Signs: Anthur Diel Remarkst. Date of return:__

