

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 21, 1963

FROM: Mr. George E. Gavrellis, Deputy Director

SUBJECT: #5390. R-6 to R-1. Northeast corner of Liberty and Buckingham Roads. Being property of Herman Dorf, 2nd District

Hearing: Wednesday, February 6, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. After extensive review and discussions, as well as inspection, of the subject property in the field, the Planning Board proposed that the subject property be zoned for apartment purposes in the Western Planning Area. The Board's recommendations in the Western Planning Area. Its adopted policy for for apartment zoning was based on its adopted policy for utilizing R-4 zoning in locations adjacent to commercial developments. This policy is contained in Appendix D of the Western Planning Area report.
2. After extensive review and discussions the County Council decided to zone the subject property for single-family residential purposes (R-10), rather than R-4, as had been proposed by the Planning Board. Manifestly, the legislative policy with respect to zoning here was that this side of Liberty Road should remain in a single-family residential context and should not be developed for commercial purposes.
3. The Planning staff does not believe that the Western Planning Area Map cited by not zoning the subject property for commercial purposes.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-10" Zone to a "B-1" Zone, : COUNTY BOARD OF APPEALS
NE corner Liberty Road and : OF
Buckingham Road :
2nd District : BALTIMORE COUNTY
Herman J. Dorf, et al, :
Petitioners : No. 5390

ORDER OF DISMISSAL

Petition of Herman J. Dorf, et al for reclassification from an "R-10" Zone to a "B-1" Zone, on the northeast corner Liberty Road and Buckingham Road in the Second District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated October 15, 1964 from the attorney representing the petitioner-appellant in the above entitled matter.

Whereas the said attorney for the said petitioner requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of October 15, 1964.

It is hereby ORDERED this 20th day of October, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin, Chairman

W. Giles Parker

William S. Baldwin

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM "R-10" Zone to a "B-1" :
Zone - N.E. Cor. Liberty & :
Buckingham Roads, 2nd Dist., : ZONING COMMISSIONER
Herman J. Dorf and Ada Dorf, :
Petitioners : OF
BALTIMORE COUNTY :
No. 5390

The petitioners seek a reclassification of property at the northeast corner of Liberty and Buckingham Roads, in the Second District of Baltimore County, from an "R-10" Zone to a "B-1" Zone. This property was considered in the recent Western Area Planning Map and was zoned residential.

The house located on the property is a very fine one and is similar in character to all other houses in a community built many years ago. All of the houses have maintained their former value and are in first class condition at this time. To convert this one spot of commercial zoning would be highly detrimental to the existing neighborhood.

For the above reasons the reclassification should be denied.

It is this 14th day of April, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification be and the same is hereby denied and that the above property be and the same is continued as and to remain an "R-10" Zone.

Zoning Commissioner of
Baltimore County

STATE OF MARYLAND
STATE ROADS COMMISSION

October 24, 1961

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition No. 5390
R-6 Zone to R-1 Zone
Northside of Liberty Road
(Route 26) at Buckingham Road

Dear Mr. Rose:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John L. Duerr
Asst. Development Engineer

JLD/nls

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men that we, ADA DORF, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Residential R-10 zone to an Business Local zone; for the following reasons:

1. The character of the neighborhood has completely changed in the last six years. Across the street a large service center and station was built.
2. Liberty Road is now an arterial highway, carrying more than 20,000 cars a day past our property. The beltway and its interchanges are 600 feet west of property. Liberty Road is currently being widened to 66 feet.
3. Property has no longer a residential character of is applicable for residential usage.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above reclassification and or 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.

Address: 203 W. Chesapeake Ave Address: 7604 Liberty Road

Signature of Petitioner: Ada Dorf Signature of Attorney: George W. White, Jr.

Ordered By The Zoning Commissioner of Baltimore County, this 18th day of April, 1963, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of April, 1963, at 10:00 o'clock.

Signature of Zoning Commissioner: John L. Duerr

Signature of Attorney: George W. White, Jr.

LAW OFFICES
DORF, POLLACK & CAHN

Suite 147 Eastmore Building
Calvert and Fayette Streets
BALTIMORE, MARYLAND 21202

October 15, 1964

Mrs. Edith T. Eisenhart, Secretary
County Board of Appeals
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for reclassification from "R-10" Zone to a "B-1" Zone, NE corner Liberty Road and Buckingham Road - 2nd District
Herman J. Dorf, et al, Petitioners - #5390

Dear Mrs. Eisenhart:

Please dismiss the above entitled appeal.

Very truly yours,

DORF, POLLACK & CAHN

Paul A. Dorf

PAC:rmp

cc: Maurice Baldwin, Esquire
George W. White, Jr., Esquire

DESCRIPTION OF PARCEL OF LAND IN MILFORD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the intersection of the Northwesternmost side of Buckingham Road and the Northeasternmost side of Liberty Road as shown on Flat No. 1 Revised of Milford, recorded among the Land Records of Baltimore County in Flat Book W.P.C. No. 8, folio 63, and running thence Northwesterly binding on the Northeasternmost side of Liberty Road, as shown on said Flat, 300.00 feet to the corner formed by the intersection of the Northeasternmost side of Liberty Road and the Southeasternmost side of Croydon Road as shown on Flat No. 2 of Milford, recorded among the aforesaid Land Records in Flat Book W.P.C. No. 8, folio 59, and running thence Northeastly binding on the Southeasternmost side of Croydon Road, 150.00 feet to the Northernmost corner of Lot No. 2 as shown on the Flat secondly herein referred to, thence Southeastly binding on the Northeasternmost line of Lots Nos. 2 and 1, Flat No. 2, and Lots Nos. 11 and 10, Flat No. 1, as shown on the Plats herein referred to, 300.00 feet to the Northwesternmost side of Buckingham Road herein referred to, and thence binding thereon Southwesterly 150.00 feet to the place of beginning.

Being Lots Nos. 10 and 11, Flat No. 1, and Lots Nos. 1 and 2, Flat No. 2, as shown on the Plats of Milford hereinabove referred to.

DWF:LEM.
Registered Professional Engineer and Land Surveyor

DAVID W. POHMER

833 Park Avenue, Baltimore 1, Md.

LAW OFFICES
DORF & POLLACK

Suite 147 Eastmore Building
Calvert and Fayette Streets
BALTIMORE 8, MD.

April 5, 1963

Mr. Nathan Kaufman, Chairman
Zoning Board of Appeals
Baltimore County Office Building
Towson 4, Maryland

Re: Petition for Reclassification from "R-10" Zone to a "B-1" Zone - N.E. Cor. Liberty and Buckingham Roads, Dr. Herman J. Dorf and Ada Dorf, Petitioners - No. 5390

Dear Mr. Kaufman:

Will you kindly enter our appeal in the above matter and have it set down for hearing at your earliest convenience.

Please have the Zoning Department mail me a bill for the costs involved in this matter.

Very truly yours,

DORF, POLLACK & CAHN

Paul A. Dorf

PAC:rmp

cc: George W. White, Jr., Esquire
10 Light Street
Baltimore 2, Maryland

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 1-16-63
 Posted for: Carl R. G. Zand and B. L. Zand
 Petitioner: Herman J. Dorf
 Location of property: North side of Liberty Road 115 ft. west of
Buckingham Road
 Location of Signs: North side of Liberty Road 115 ft. west of
Buckingham Road
 Remarks: None
 Posted by: George R. Hermann Date of return: 1-17-63
 Signature

CORRECTED NOTICE

PETITION FOR ZONING RECLASSIFICATION—2ND DISTRICT
 ZONING: From R-10 to B.L. Zone.
 LOCATION: Northeast corner of Liberty Road & Buckingham Road.
 DATE & TIME: Wednesday, February 6, 1963 at 10:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Second District of Baltimore County:
 Beginning for the same at the corner formed by the intersection of the North-westernmost side of Buckingham Road and the northeasternmost side of Liberty Road as shown on Plat No. 1 Revised of Milford, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 63, and running thence North-westerly binding on the Northeasternmost side of Liberty Road, as shown on said Plat, 300.00 feet to the corner formed by the intersection of the Northeasternmost side of Liberty Road and the Southeasternmost side of Croydon Road as shown on Plat No. 2 of Milford, recorded among the aforesaid Land Records in Plat Book W.P.C. No. 8, folio 59, and running thence North-easterly binding on the Southeasternmost side of Croydon Road, 150.00 feet to the Northeasternmost corner of Lot No. 2 as shown on the Plat secondly herein referred to, thence Southeasterly binding on the Northeasternmost line of Lots Nos. 2 and 1, Plat No. 2 and Lots Nos. 11 and 10, Plat No. 1, as shown on the Plats herein referred to, 300.00 feet to the Northwest-ernmost side of Buckingham Road herein referred to, and thence binding thereon Southwesterly 150.00 feet to the place of beginning.
 Being Lots Nos. 10 and 11, Plat No. 1, and Lots Nos. 1 and 2, Plat No. 2, as shown on the Plats of Milford hereinabove referred to, Being the property of Herman and Ada Dorf, as shown on plat plan filed with the Zoning Department.
 JOHN G. ROSE,
 Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 1, 1963
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 time successive weeks before the 1st day of February, 1963, the first publication appearing on the 1st day of February 1963.
 THE JEFFERSONIAN,
Frank Struthers
 Manager.
 Cost of Advertisement, \$ _____

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rosedown, Md.

THE COMMUNITY PRESS
Catonsville, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 19, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 One Week ~~before~~ before the 19th day of January, 1963, that is to say the same was inserted in the issues of January 18, 1963.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
 Editor and Manager

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 16571

DATE 4/10/63

To: Paul A. Dorf, Esq., 141 Equitable Bldg., Baltimore 2, Md.		BILLED BY: Office of Planning & Zoning 119 County Office Bldg., Towson 4, Md.	
DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	appeal Cost of publication in the matter of Petition of Dr. Herman J. Dorf No. 5390	\$70.00	
3		70.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 8098

DATE 9/18/61

To: M. Jacqueline McCurdy Attorney 203 W. Chesapeake Ave. Towson 4, Md.		BILLED BY: Zoning Department of Balto. County	
DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Petition for Reclassification for Herman J. Dorf	\$50.00	
3		50.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING RECLASSIFICATION
 2nd District
 ZONING: From R-6 to B.L. Zone.
 LOCATION: Northeast corner of Liberty Road and Buckingham Road.
 DATE & TIME: WEDNESDAY, FEBRUARY 6, 1963 at 10:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Concerning all that parcel of land in the Second District of Baltimore County:
 Beginning for the same at the corner formed by the intersection of the Northwestermost side of Buckingham Road and the North-eastermost side of Liberty Road as shown on Plat No. 1 Revised of Milford, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 63, and running thence North-westerly binding on the North-easternmost side of Liberty Road, as shown on said Plat, 300.00 feet to the corner formed by the intersection of the Northeasternmost side of Liberty Road and the Southeasternmost side of Croydon Road as shown on Plat No. 2 of Milford, recorded among the aforesaid Land Records in Plat Book W.P.C. No. 8, folio 59, and running thence North-easterly binding on the Southeasternmost side of Croydon Road, 150.00 feet to the Northernmost corner of Lot No. 2 as shown on the Plat secondly herein referred to, thence Southeasterly binding on the Northeasternmost line of Lots Nos. 2 and 1, Plat No. 2, and Lots Nos. 11 and 10, Plat No. 1, as shown on the Plats herein referred to, 300.00 feet to the Northwesternmost side of Buck-ingham Road herein referred to, and thence binding thereon South-westerly 150.00 feet to the place of beginning.
 Being Lots Nos. 10 and 11, Plat No. 1, and Nos. 1 and 2, Plat No. 2, as shown on the Plats of Milford hereinabove referred to, Being the property of Herman and Ada Dorf, as shown on plat plan filed with the Zoning Department.
 BY ORDER OF
 JOHN G. ROSE,
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Jan. 18.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 15498

DATE 2/14/63

To: Herman J. Dorf, M.D.
7404 Liberty Road
Baltimore 7, Md.
 BILLED BY: Zoning Department of
 Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Advertising and posting of your property	\$35.00	
3		35.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

VICINITY SKETCH

Scale 1" = 1000'

2ND DISTRICT
BALTO. CO.
MARYLAND

LIBERTY

ROAD

TO BALTIMORE

THEODORE DAVIS - F.A.R.A.
Architect
1026 CATHEDRAL STREET
BALTIMORE 1, MARYLAND
Telephone PL 2-1799

PLAT of the NEW PROPOSED ZONING

BUSINESS LOCAL

LOT SIZE - 45000 sq. feet (150' x 300')
NEW building - 9900 " "
PARKING - 26 cars

NEW STORE BUILDING for
THE LIBERTY ROAD STORES DEVELOPMENT

DR. HERMAN J. DORF - owner

Scale 1" = 50' Date June 27-61

JOB 2240- B-2 Dring. No. 2

REV: 7-5-61

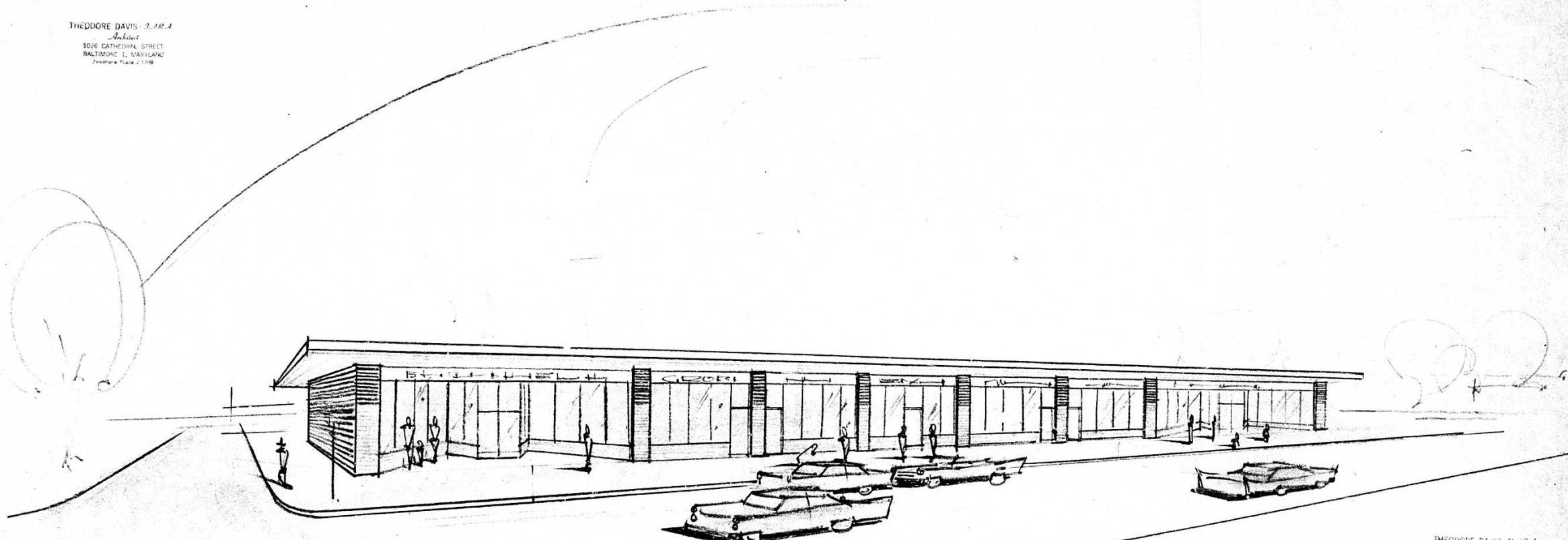
THEODORE DAVIS - ARCHITECT - F.A.R.A.
1026 CATHEDRAL ST.
BALTO. 1 - MD. Phone PL. 2-1799



NOTE:
This Plat is compiled from Title &
other sources & is not an authentic
survey by the Architect



THEODORE DAVIS - S.A.R.A.
Architect
 1026 CATHEDRAL STREET
 BALTIMORE 1, MARYLAND
 Telephone PLace 2-1799



THEODORE DAVIS - S.A.R.A.
Architect
 1026 CATHEDRAL STREET
 BALTIMORE 1, MARYLAND
 Telephone PLace 2-1799

THEODORE DAVIS - S.A.R.A.
Architect
 1026 CATHEDRAL STREET
 BALTIMORE 1, MARYLAND
 Telephone PLace 2-1799



FOR THE LIBERTY ROAD STORES DEVELOPMENT CO.
 7404 LIBERTY ROAD
 2ND. DISTRICT
 BALTO. COUNTY, MD.
 Job no. 812
 DR. HERMAN J. DORF, OWNER
 JULY 7, 1941

NEW STORE BUILDING