

5619-XV PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION + VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from _____ zone to an _____ zone; for the following reasons:

Section 217.2 - Front Yard - 30 feet requesting 23.5' & 23.2'
Section 217.3 - Side Yards - 25 feet; requesting on the NE/S 16.3' & 6.3'
Section 217.4 - Rear Yard - 30 feet; requesting 16'

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 re-classification 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.

Elliott H. Dickler
Legal Owner
Address: 3210 Garrison Blvd

James E. Myers
Petitioner's Attorney
Address: _____

Protestant's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 _____ day of _____, 1962, at 10:00 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 6-27-62
Posted for: Special Exception, Re-classification, and Variance
Petitioner: Elliott H. Dickler, et al
Location of property: M.W.S. of Liberty Rd. 23.5' & 6.3' from Rockdale Terrace, etc. Liberty Rd. 23.5' & 6.3' from Rockdale Terrace, etc.
Location of Sign: Both signs posted on property between 23.5' & 6.3' from Liberty Rd.
Remarks: _____
Posted by: _____ Date of return: 6-28-62

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1962.

John G. Rose
Zoning Commissioner
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____, the safety, health and the general welfare of the locality involved not being detrimentally affected, a special exception for _____ Professional Offices should be granted. The variances requested to Sections 217.2; 217.3 and 217.4 to permit a front yard of 23.5 feet instead of the required 30 feet; a side yard on the northeast side of 16.3 feet and on the southwest side of 6.3 feet instead of the required 25 feet and a rear yard of 16 feet instead of the required 30 feet, should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1962, that the above reclassification 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1962, that the above reclassification 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

To: Elliott H. Dickler, D.D.S.
8027 Liberty Road
Baltimore 7, Md.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
1	Petition for Special Exception & Variance to your property	50.00
		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.

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

To: Elliott H. Dickler, D.D.S.
8027 Liberty Rd.
Baltimore 7, Md.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
1	Advertising and posting of your property	80.00
		80.00

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.

SUTCLIFFE & ASSOC.
SURVEYORS
ENGINEERS
1000 N. E. 10th St.
Towson, Md. 21204
Tel. 276-1111

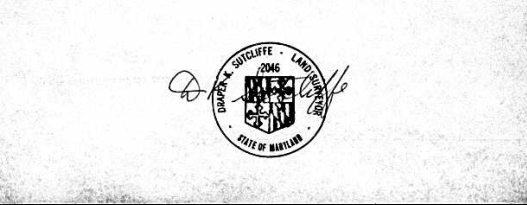
ZONING DESCRIPTION OF E. M. DICKLER, ET AL PROPERTY

ALL THIS PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SECOND ELECTION DISTRICT OF BALTIMORE COUNTY, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING FOR THE SAME ON THE CENTERLINE OF LIBERTY ROAD AT THE DISTANCE 255.6 FEET NINTHENTHLY FROM THE INTERSECTION OF CENTERLINE OF ROCKDALE TERRACE AND LIBERTY ROAD, AT THE BEGINNING OF THE LINE DESCRIBED IN A DEED FROM GEORGE LOOS AND WIFE, TO WILLIAM C. KIRK AND ANNE E. KIRK, HIS WIFE, DATED JUNE 25, 1909, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER WFC No. 348, FOLIO 460, ETC. (THENCE RUNNING AND BEINGING ON THE FIRST, IN SOUTH 45 DEGREES 50 MINUTES WEST 189.75 FEET LINT AND PASSING OVER A STONE MEASURED SET ON THE EDGE OF THE RIGHT OF WAY OF THE LIBERTY ROAD, SOUTH 45 DEGREES 50 MINUTES WEST 197.68 FEET TO A PIPE NOW SET IN SAID LINE THENCE RUNNING FOR A LINE OF DIVISION NORTH 55 DEGREES 18 MINUTES WEST 36.50 FEET TO A PIPE NOW SET IN THE RIGHT OF WAY OF THE LINE OF DIVISION AND PASSING OVER A PIPE NOW SET ON THE EDGE OF THE RIGHT OF WAY OF THE LIBERTY ROAD NORTH 32 DEGREES 26 MINUTES EAST 14.03 FEET TO A POINT IN THE CENTER OF SAID ROAD - 40 TO INTERSECT THE LAST ON SOUTH 59 DEGREES 25 MINUTES EAST 16.0 FEET LINE OF THE ABOVE DEED THENCE RUNNING ALONG THE CENTER OF SAID ROAD AND BEINGING ON LAST MENTIONED LINE SOUTH 59 DEGREES 50 MINUTES EAST 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.19 AC OF LAND

BEING ALL AND THE SAME LAND WHICH BY DEED DATED FEBRUARY 21, 1908, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. No. 2515, FOLIO 56, WAS GRANTED AND CONVEYED BY MILTON CALVERT TEGLER AND GRACE CALVERT TEGLER, HIS WIFE, UNTO JOSEPH ROBBER AND JEAN A. ROBBER, HIS WIFE, THE WITHIN GRANTORS.



PETITION FOR ZONING SPECIAL EXCEPTION AND A VARIANCE 2nd District ZONING: Petition for Special Exception for a Variance to permit front yards 23.5 feet and 23.2 feet instead of the required 30 feet; and to permit side yards on the northeast side 16.3 feet and on the southwest side 6.3 feet instead of the required 25 feet; and to permit rear yard of 16 feet instead of the required 30 feet.

LOCATION: Northeast side of Liberty Road 23.5 feet from Rockdale Terrace, Towson, Maryland.
DATE & TIME: THURSDAY, JULY 5, 1962, at 10:00 A.M.
100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be excepted as follows:
Section 217.2 - Front Yard - 30 feet.
Section 217.3 - Side Yard 25 feet.
Section 217.4 - Rear Yard 30 feet.

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing, commencing at that time, on the petition for the above Special Exception and Variance, and will, in the presence of the public, receive and consider the petition and the objections thereto, and will, in the presence of the public, make a decision thereon, and will, in the presence of the public, make a decision thereon, and will, in the presence of the public, make a decision thereon.

THIS IS TO CERTIFY, that the annexed advertisement of _____ was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for _____ weeks before the _____ day of _____, 1962, that it is to say the same was inserted in the issues of _____

June 28, 1962.

THE BALTIMORE COUNTIAN

By _____
Editor and Manager

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE
COUNTY
June 28.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 7, 1962
FROM: Mr. George E. Garvelis, Deputy Director

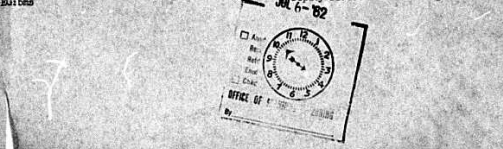
SUBJECT: 5619-XV, Special Exception for Professional Office and Variance to permit front yards 23.5 feet and 23.2 feet instead of the required 30 feet; to permit side yards on Northeast side 16.3 feet and Southwest side 6.3 feet instead of the required 25 feet; and to permit rear yard of 16 feet instead of the required 30 feet. Northeast side of Liberty Road 25.6 feet from Rockdale Terrace. Being property of Elliott H. Dickler.

2nd District
MEETING: Thursday, July 19, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for office in an apartment, some together with variances. It has the following advisory comments to make with respect to pertinent planning factors:

- Conversion of the existing dwelling to professional office use is exactly the use which the Western Planning Area Zoning Map intended for the subject property. The Planning staff is in hearty accord with the concept of professional office use here.
- However, the site plan as reviewed is not satisfactory in that it does not make proper provision for off-street parking. Even though the building area is less than 5000 feet, off-street parking to meet the needs of the office use and its visitors should be provided. Any granting of the Special Exception should be conditioned upon provision of off-street parking in accordance with the site plan to be approved by the Office of Planning and Zoning. Parking should be provided at least on the basis of one off-street parking space for every 300 square feet of building area.
- The Planning staff is in accord with the granting of the variances as requested.

George E. Garvelis
Deputy Director of Planning



PETITION FOR ZONING SPECIAL EXCEPTION AND A VARIANCE 2nd District ZONING: Petition for Special Exception for a Variance to permit front yards 23.5 feet and 23.2 feet instead of the required 30 feet; and to permit side yards on the northeast side 16.3 feet and on the southwest side 6.3 feet instead of the required 25 feet; and to permit rear yard of 16 feet instead of the required 30 feet.

LOCATION: Northeast side of Liberty Road 23.5 feet from Rockdale Terrace, Towson, Maryland.
DATE & TIME: THURSDAY, JULY 19, 1962
100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be excepted as follows:
Section 217.2 - Front Yard 30 feet.
Section 217.3 - Side Yard 25 feet.
Section 217.4 - Rear Yard 30 feet.

THIS IS TO CERTIFY, that the annexed advertisement of _____ was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for _____ weeks before the _____ day of _____, 1962, that it is to say the same was inserted in the issues of _____

June 28, 1962.

THE BALTIMORE COUNTIAN

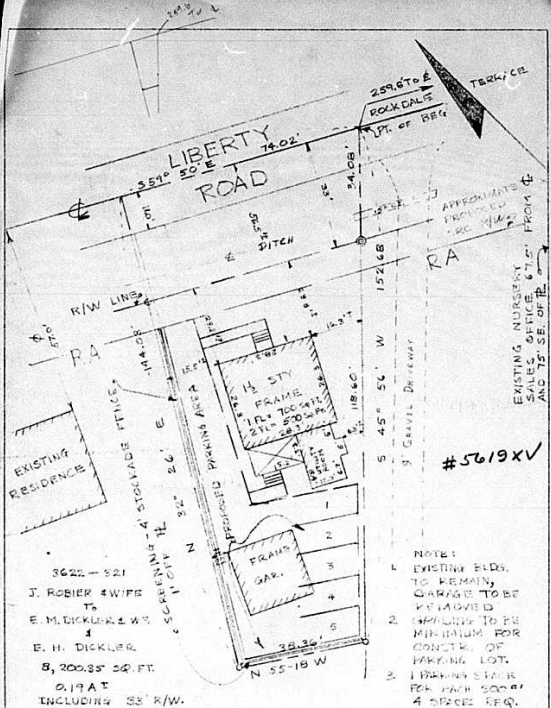
By _____
Editor and Manager

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE
COUNTY
June 28.

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.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____



#5619XV



I HEREBY CERTIFY THAT I HAVE
MADE A LOCATION SURVEY OF THIS PROPERTY
SITUATED 8027 LIBERTY RD.
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MD.
AND HAVE LOCATED THE STRUCTURES AS
SHOWN HEREON.

DATE 10 APRIL 1962 SCALE 1" = 20' PLAT NO. S 482 A

