

MICHAEL WALL WITH
N. LEE HARRISON
EDWARD D. HARRISON
GEORGE BARNETT JONES
EDWARD A. REED
DONALD J. GUNDEL

LAW OFFICES
SMITH AND HARRISON

THE JEFFERSON BUILDING
TOWSON 4, MARYLAND

TELEPHONE 322-3000

September 16, 1963

Edward D. Hardesty, Esq.
Deputy Zoning Commissioner
County Office Building
Towson 4, Maryland

Re: #63-64, R-6 to R-A, Northwest side of Liberty Garden Road, 300 feet Northeast of Timanus Lane. Being property of Charles Rapner.

Dear Mr. Hardesty:

Please withdraw the application on the above entitled property, without prejudice.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLB:b

CC: Harry S. Swartzwelder, Jr., Esq.



TELEPHONE
322-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 21606

DATE 9/17/63

TO: Michael P. Smith, Esq.
Jefferson Building
Towson 4, Md.

BILLED BY

Sending Department of
Baltimore County

QUANTITY	DEBIT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	01A22	Advertising and posting of property for Charles Rapner	\$6.00
		#63-64	
		PAID - Baltimore County, Md. - Office of Finance	
		4-1764 328 • 21606* 11P-	5600

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.

RE: PETITION FOR RECLASSIFICATION
from R-6 to R-A Zone
NW 1/4 of Liberty Garden Road,
300' NE of Timanus Lane-2nd Dist.
Charles Rapner-Petitioner
Case No. 63-64

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn its petition and the matter is dismissed without prejudice.

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

DATE: September 17-1963

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles A. & Pearl M. Rapner, 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 an R-6 zone to an R-A zone; for the following reasons: Error in original zoning.

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 used 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.

Charles A. Rapner
Pearl M. Rapner
Contract purchaser
Address: 3406 Liberty Garden Rd.
Baltimore 7, Md.

W. Lee Harrison
Petitioner's Attorney
Address: Jefferson Building
Towson 4, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 20th day

of September, 1963, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 16th day of September, 1963, at 2:00 o'clock



(over)

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Description of 7.54 Acre Tract on Liberty Garden Road

Continued:

North 65 degrees 43 minutes 18 seconds West 605.36 feet to the end of the first line of said first hereinafter mentioned deed, thence running and binding on the second and on said third line of said first hereinafter mentioned deed, the two following courses and distance, viz: South 42 degrees 42 minutes 42 seconds West 567.29 feet and South 56 degrees 06 minutes 18 seconds East 566.00 feet to the place of beginning.

Containing 7.54 acres of land, more or less.



J. Allen Owens

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 17888

DATE 9/18/63

TO: Messrs. Smith & Harrison
Jefferson Building
Towson 4, Md.

BILLED BY

Sending Department of
Baltimore County

QUANTITY	DEBIT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	01A22	Petition for Reclassification for Charles Rapner	\$0.00
		PAID - Baltimore County, Md. - Office of Finance	
		4-1764 943 • 17888* 11P-	5000

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

Post District

ZONING: From R-6 to R-A Zone
LOCATION: Northwest side of Liberty Garden Road 300 feet Northeast of Timanus Lane, 2nd Dist.
DATE & TIME: MONDAY, SEPTEMBER 16, 1963 at 1:00 P.M.
PUBLIC HEARING: Room 105, 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

Being the property of Charles A. Rapner and Pearl M. Rapner, as shown on plat plan filed with the Zoning Department.

IN ORDER OF
JAMES G. HARRIS
ZONING COMMISSIONER OF BALTIMORE COUNTY

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

RE - BALTIMORE 14, MARYLAND - HAMILTON 6-2144

• POPULAR STREET - CAMBRIDGE, MARYLAND - AC 4.31

June 13 1963

DESCRIPTION OF 7.54 ACRE TRACT ON LIBERTY GARDEN ROAD

Beginning for the same at a point on the northwest side of Liberty Garden Road said point being situate 300 feet, more or less, measured northeasterly along said northwest side of Liberty Garden Road from its intersection with Timanus Lane, said place of beginning also being situate at the end of the third line of the land which by deed dated December 20, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 1824 folio 467 was conveyed by C. A. Rapner to Bryan Realty Company said point also being in the second line of the land which by deed dated October 9, 1946 and recorded among the Land Records of Baltimore County in Liber R.L.D. No. 1211 folio 450 was conveyed by Louis Agins and wife to C. A. Rapner and wife, thence running and binding on said northwest side of Liberty Garden Road and reversely on said second line of the last hereinafter mentioned deed North 42 degrees 33 minutes 42 seconds East 456.84 feet, thence leaving said northwest side of Liberty Garden Road and running for new lines of division now made through the land described in said last hereinafter mentioned deed, of which two parcels now being described is a part, the three following courses and distance, viz: North 47 degrees 26 minutes 18 seconds West 170.00 feet, North 42 degrees 33 minutes 42 seconds East 125.00 feet and South 47 degrees 26 minutes 18 seconds East 170.00 feet to said northwest side of Liberty Garden Road and to intersect said second line of the last hereinafter mentioned deed, thence running and binding on said northwest side of Liberty Garden Road and reversely on part of said second line of said last hereinafter mentioned deed North 42 degrees 33 minutes 42 seconds East 171.00 feet the beginning of said second line, thence leaving said northwest side of Liberty Garden Road and running and binding reversely on a part of the first line of said last hereinafter mentioned deed

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 5, 1963

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #63-64. R-6 to R-A. Northwest side of Liberty Garden Road
300 Feet Northeast of Timanus Lane. Being property of Charles
Kepner.

2nd District

HEARING: Monday, September 16, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Reclassification from R-6 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. In making recommendations for comprehensive rezoning for the Western Planning Area, the Planning Board and its staff sought carefully to identify standards for the location of apartment development. On one hand, it recognized the need for providing for rental housing in the planning area. On the other hand, it recognized that apartments are developed at higher densities than occurs in other types of residential development. Apartments require locations which not only are related to community services and facilities but to superior access. Such locations were provided by the Western Planning Area Map.
2. The subject property is located well within a residential neighborhood whose principal access is by means of either Liberty Road or Windsor Mill Road. Its access is by means of Liberty Gardens Road which links to the north with other residential streets and provides a secundus route to Liberty Road or the Beltway. Property is removed by approximately one-half mile from direct access to either Liberty Road or Windsor Mill Road.
3. In the opinion of the Planning staff, creation of apartment zoning here would constitute spot zoning in the sense that such zoning is not in accordance or consistent with the objectives of the comprehensive plan.

GEO:bmw

PETITION FOR ZONING RECLASSIFICATION, 2ND DISTRICT.

ZONING: From R-6 to R-A Zone.
LOCATION: Northwest side of Liberty Garden Road 300 feet northeast of Timanus Lane.
DATE & TIME: Monday, September 16, 1963 at 2:00 P.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 & warning all that parcel of land in the second District of Baltimore County:

Beginning for the same at a point on the northwest side of Liberty Garden Road, said point being situate 269 feet, more or less, measured northwesterly along said northwest side of Liberty Garden Road from its intersection with Timanus Lane, said place of beginning being situate at the end of the third line of the land which by deed dated December 29, 1953 and recorded among the Land Records of Baltimore County in Liber C.L.R. No. 2844, folio 467 was conveyed by C. A. Kepner to Byron Realty Company, said point also being in the second line of the land which by deed dated October 5, 1946 and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1511, folio 459 was conveyed by Louis Apple and wife to C. A. Kepner and wife, thence running and blinding on said northwest side of Liberty Garden Road and reversely on part of said second line of the last hereinmentioned deed North 45 degrees 33 minutes 42 seconds East 498.84 feet, thence leaving said northwest side of Liberty Garden Road and running for new lines of division now made through the land described in said last hereinmentioned deed, of which the parcel now being described is a part, the three following courses and distances, viz: North 47 degrees 26 minutes 18 seconds West 120.60 feet, North 42 degrees 23 minutes 42 seconds East 125.00 feet and South 47 degrees 26 minutes 18 seconds East 178.00 feet to said northwest side of Liberty Garden Road and to intersect said second line of the last hereinmentioned deed, thence running and blinding on said northwest side of Liberty Garden Road and reversely on part of said second line of said last hereinmentioned deed North 42 degrees 33 minutes 42 seconds East 171.00 feet the beginning of said second line, thence leaving said northwest side of Liberty Garden Road and running and blinding reversely on a part of the first line of said hereinmentioned deed North 65 degrees 43 minutes 18 seconds West 605.52 feet to the end of the first line of said first hereinmentioned deed, thence running and blinding on the second and on the third line of said first hereinmentioned deed the two following courses and distances, viz: South 42 degrees 42 minutes 42 seconds West 567.29 feet and South 54 degrees 06 minutes 18 seconds East 566.00 feet to the place of beginning, Containing 7.54 acres of land, more or less.

Being the property of Charles A. Kepner and Pearl M. Kepner, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Aug. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 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., ~~times~~ ^{one} time ~~successive weeks~~ before the 16th day of September, 1963, the ~~next~~ publication appearing on the 30th day of August 1963.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Aug 30 1963

Posted for: Warning Mon. Sept. 16 1963 at 2:00 P.M. Public hearing for R-6 to R-A

Petitioner: Charles Kepner

Location of property: NW 1/2 of Liberty Garden Rd. 300 NE of Timanus Lane

Location of Signs: NW 1/2 of Liberty Garden Rd. 528' NE of Timanus Lane
1 sign NW 1/2 of Liberty Garden Rd. 300 NE of Timanus Lane

Remarks:

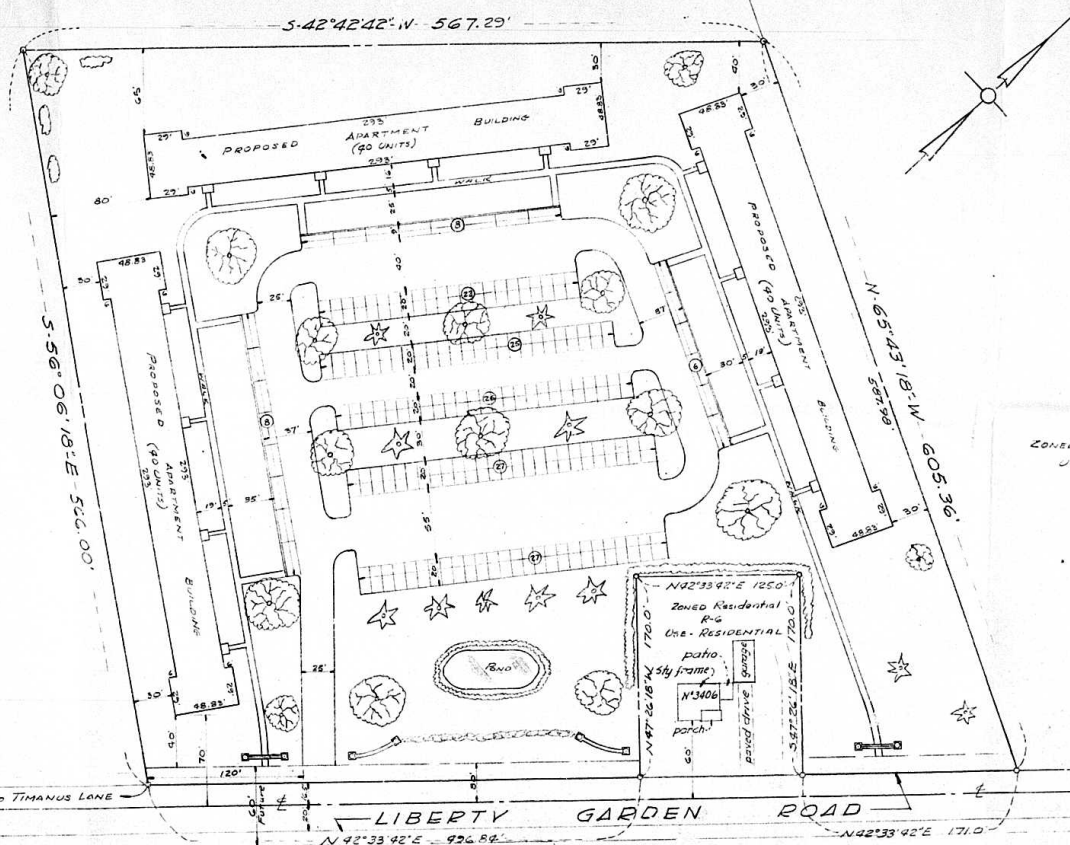
Posted by: Julius J. Boase Signature Date of return: Sept 6 1963

2 signs

ZONED RESIDENTIAL R-6
USE: UNIMPROVED

S-42°42'42"N - 567.29'

ZONED RESIDENTIAL R-6
USE: UNIMPROVED



ZONED RESIDENTIAL R-6
USE: UNIMPROVED

NOTES

ELECTION DISTRICT N° 2
AREA OF PROPERTY - 7.54 Acres
EXISTING USE - Residential R-6
PROPOSED USE - APARTMENTS
PRESENT ZONING - RESIDENTIAL R-6
PROPOSED ZONING - RESIDENTIAL APARTMENTS

TOTAL NET UNITS - 120
TOTAL NET PARKING - 120
GROSS DENSITY - 16.0
NET DENSITY - 17.0



DATE	REVISION	BY
L. ALAN EVANS SURVEYORS & CIVIL ENGINEERS 4200 ELSBROCK AVE. - PHONE NA 8-2144 BALTIMORE 14, MARYLAND — branch office — 8 POPLAR STREET - PHONE AG 8-3350 CAMBRIDGE, MARYLAND STATE OF MARYLAND REG. NO. 2827 DATE: JUNE 12, 63 SCALE: 1"=50' <i>L. Alan Evans</i>		
DATE: _____ COMPUTED BY: _____ DATE: _____ DRAWN BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____ DWG. No. 1432		