



MILFORD
BALTIMORE COUNTY
MARYLAND

SCALE: 1" = 50'-0"
DATE: 1-5-57

LIBERTY ROAD

CROYDON ROAD

DURLEY LANE

ROAD

DEVON ROAD

BUCKINGHAM ROAD

LATHAM ROAD

PILGRIM EMB. LTR. CHURCH

PILGRIM EMB. LTR. CHURCH

N. H. SNYDER

L. C. GARD

G. D. WINE

M. C. WINE

K. A. WINE

S. WINE

F. WINE

R. WINE

G. WINE

F. WINE

M. WINE

N. WINE

#7306 S. B. COHEN

#7308 N. MURRAY

R. R. RICKETTS #7801

F. J. FRANK #7815

L. S. HEIN #7809

H. H. LESMAN #7810

L. J. BIRCHMAN #7812

R. G. WILKINSON #7813

G. H. LESTER #7815

F. J. MANNING #7817

R. G. WILKINSON #7819

F. J. MANNING #7821

M. WINE #7823

N. WINE #7825

H. J. DORF #7802

J. W. SPANGLER #7806

C. M. HOOK #7808

H. J. WILKINSON #7810

H. W. WILKINSON #7812

H. J. DORF #7814

H. J. DORF #7816

H. J. DORF #7818

H. J. DORF #7804

T. H. COLE #7805

J. W. FRANK #7809

N. E. BILLYN #7811

N. E. BILLYN #7813

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N. E. BILLYN #8211

N. E. BILLYN #8213

RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY AT 7500 LIBERTY ROAD
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
Scale: 1" = 20' SEPT. 30, 1962

GENERAL NOTES

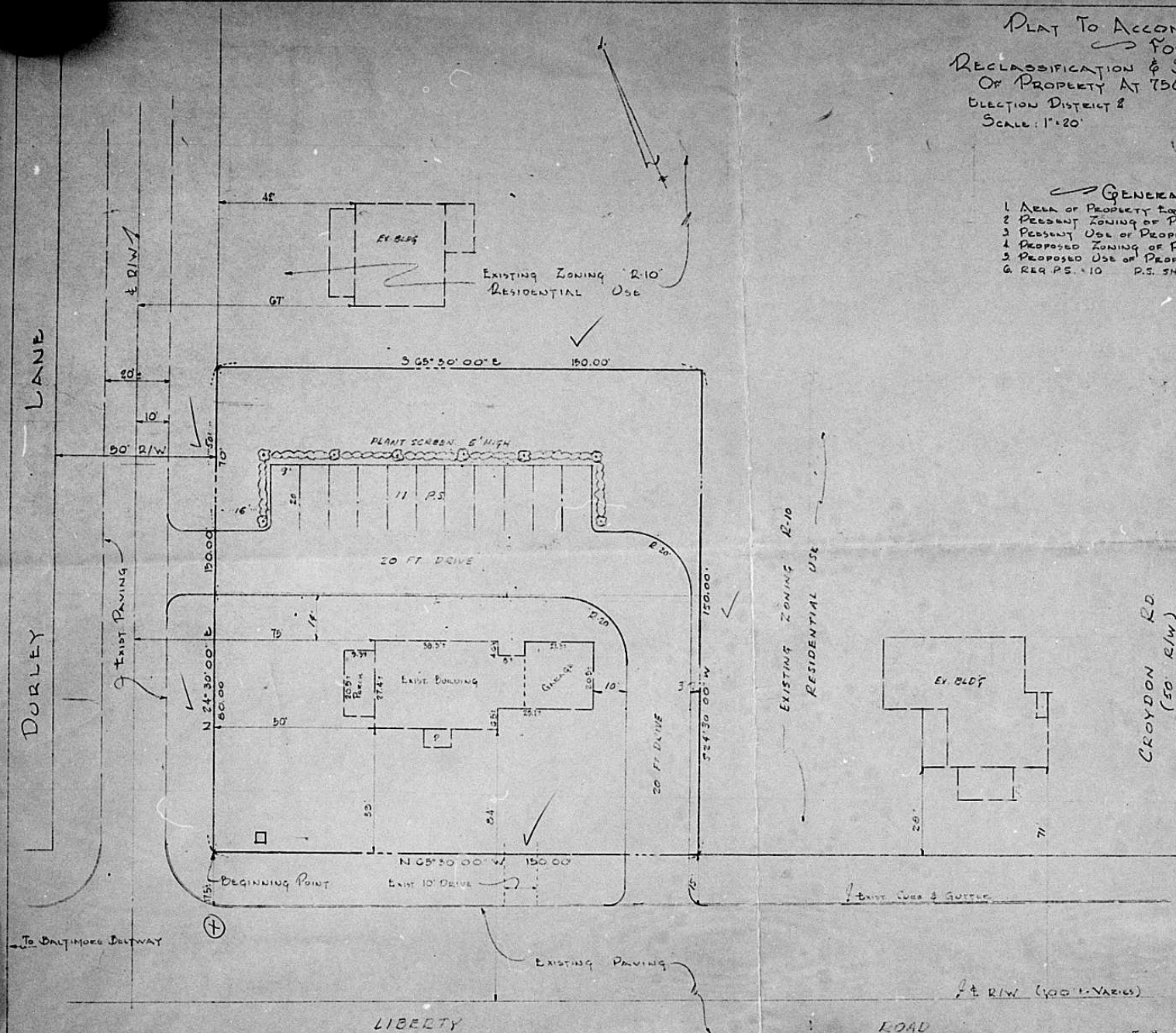
- 1 AREA OF PROPERTY EQUALS 0.52 AC.
- 2 PRESENT ZONING OF PROPERTY IS "R10"
- 3 PRESENT USE OF PROPERTY IS "RESIDENTIAL"
- 4 PROPOSED ZONING OF PROPERTY "RA WITH SPECIAL EXCEPTION"
- 5 PROPOSED USE OF PROPERTY "OFFICE USE"
- 6 REQ P.S. - 10 P.S. SHOWN - 11

WESTERN
AREA
MAP
SEC. 2-B

Patricia C. #2



63196 RL 3



EGLI AND GOMPF, INC.
ENGINEERS
1003 NORTH CALVERT STREET
BALTIMORE 2, MARYLAND

JOHN C. BURDETTE, JR., P. E.
VICE PRESIDENT

November 6, 1964

Mrs. Edith Eisenhart
Board of Appeals
County Office Building
Baltimore, Maryland - 21204

Dear Mrs. Eisenhart:

We are forwarding herewith four color
photographs, the slides of which were used in the
testimony concerning the Synder Zoning Appeal.
These are for the records.

Very truly yours,

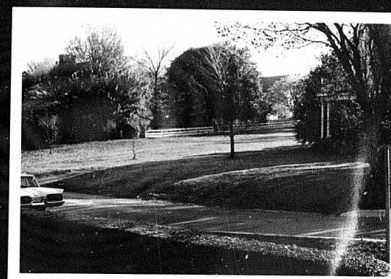
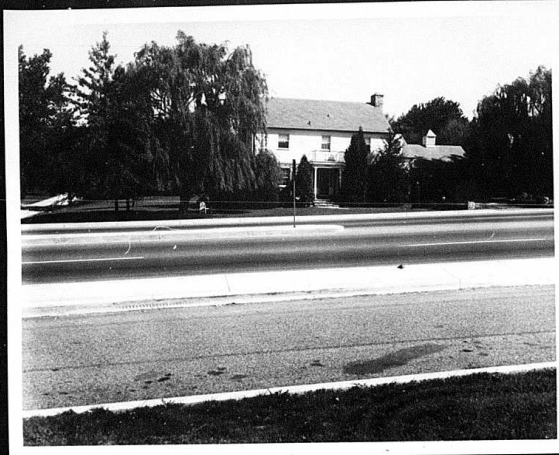


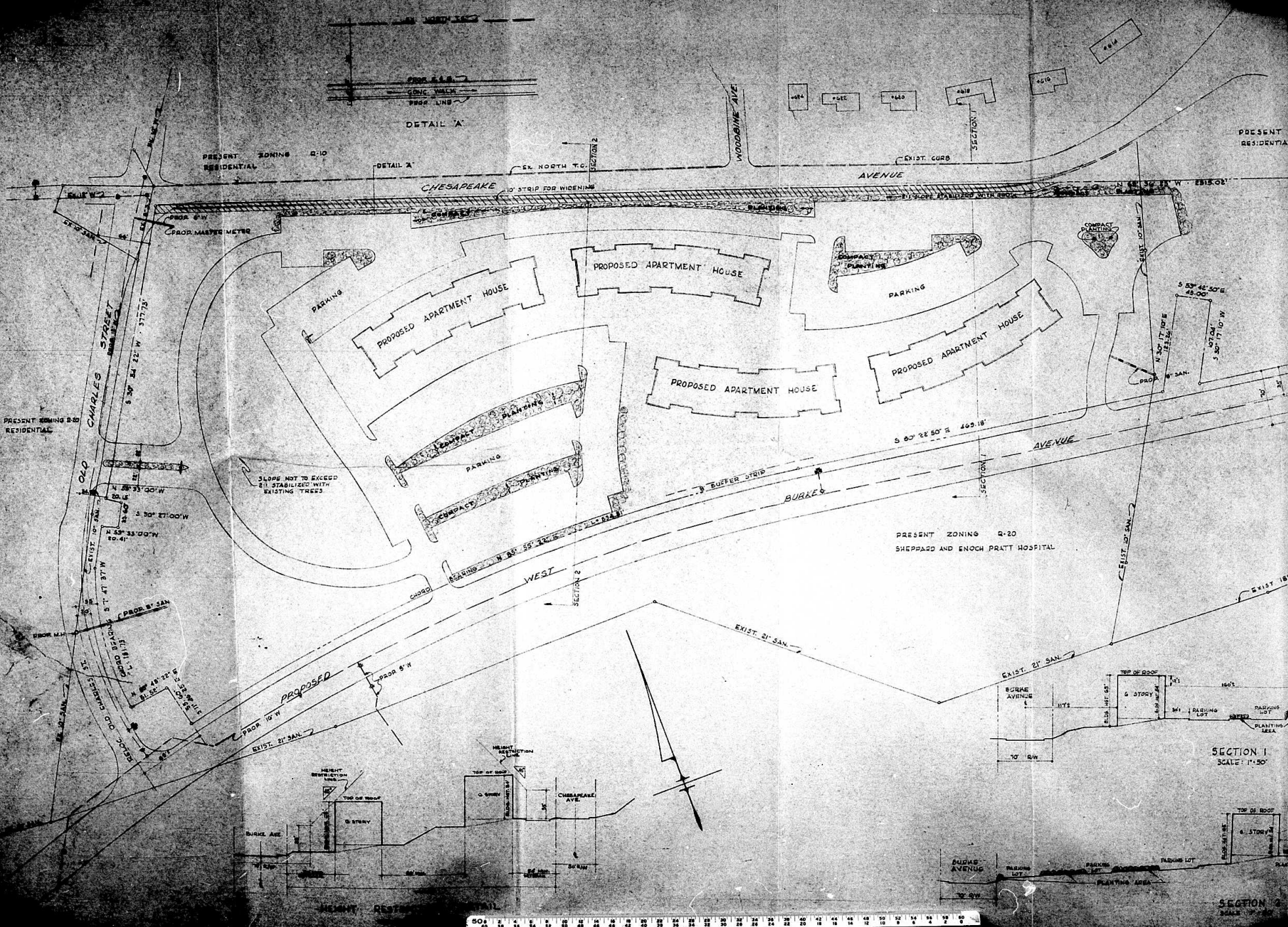
J. C. Burdette, Jr., President
Milford Improvement Association

JCB:lgt

Enclosure

*Rec'd. 11-9-64
9:00 AM*





DETAIL 'A'

SECTION 2

AVENUE

PRESENT RESIDENTIAL

PRESENT ZONING B-20 RESIDENTIAL

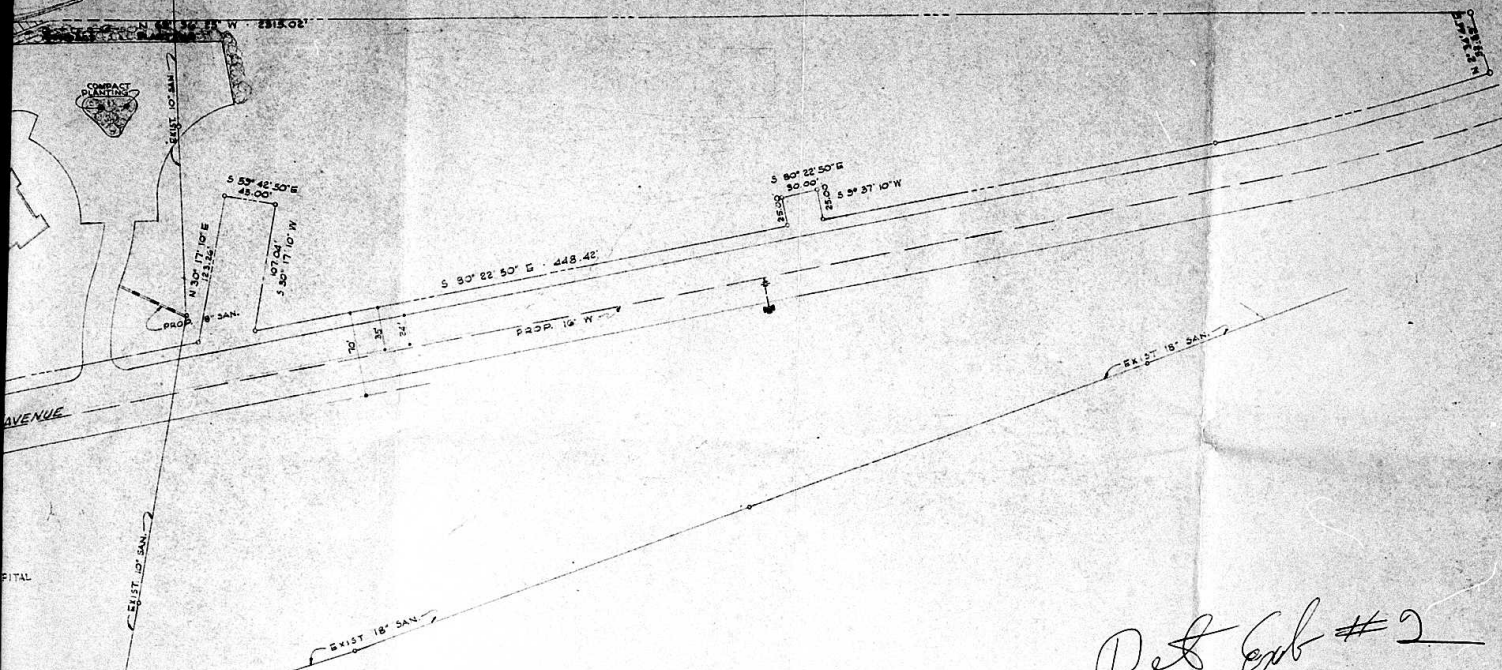
PRESENT ZONING Q-20 SHEPPARD AND ENOCH PRATT HOSPITAL

SECTION 1 SCALE: 1"=50'

SECTION 2 SCALE: 1"=50'



PRESENT ZONING R-6
RESIDENTIAL



Plat Exp #2

PROPERTY ZONE R-10 R-20
9TH ELECTION DISTRICT
PROPERTY : 16.809 ACRES
SCALE : 1" = 50'

† LIGHT STANDARDS AND DIRECTION
OF LIGHT

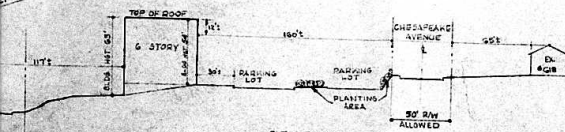
DENSITY CALCULATION			
	NET	GROSS	PROPOSED
AREA	16.8	20.0	
ALLOWABLE DENSITY	21	13	
TOTAL	352	380	340

442 PARKING SPACES (9' x 18')

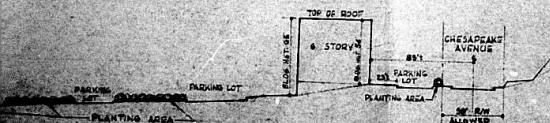
REVISED 25 JAN. 1965
REVISED 18 NOV. 1963
PROPOSED APARTMENT PROJECT
FOR:

WESTERN WOODS
1300 FIRST NATIONAL BANK BLDG.
BALTIMORE 2, MARYLAND
ELECTION DISTRICT 9
100 WEST 80TH AVENUE
BALTIMORE, MD.

SECTION 1
SCALE: 1" = 50'



SECTION 2
SCALE: 1" = 50'



Scale: 1" = 20'

SEPT. 30, 1962

- 1 AREA OF PROPERTY EQUALS 0.52 AC.
- 2 PRESENT ZONING OF PROPERTY IS "R-10"
- 3 PRESENT USE OF PROPERTY IS "RESIDENTIAL"
- 4 PROPOSED ZONING OF PROPERTY "RA WITH SPECIAL EXCEPTION"
- 5 PROPOSED USE OF PROPERTY "OFFICE USE"
- 6 REQ. P.S. 10 P.S. SHOWN - 11

1. AREA OF PROPERTY EQUALS 0.52 AC.

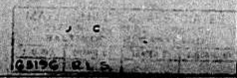
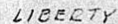
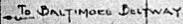
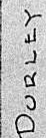
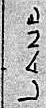
2. PRESENT ZONING OF PROPERTY IS "R-10"

4 PROPOSED ZONING OF PROPERTY "R-1A WITH

3 PROPOSED USE OF PROPERTY OFFICE USE

Q. 124 P. 5-10 P.S. SHOWN - 11

63-143



RE: PETITION FOR RECLASSIFICATION :
 from "R-10" Zone to "R-A" Zone,
 SPECIAL EXCEPTION for use as a :
 doctor's office, :
 NE/S Liberty Road & :
 SE/S Durlay Lane, :
 2nd District :
 G. Edward Snyder, :
 Petitioner :
 No. 63-143-RX

OPINION

The petitioner in this case requests a reclassification from an "R-10" Zone to an "R-A" Zone and a special exception for an office building. The property is situated on the northwest corner of Liberty Road and Durlay Lane, the lot being a square, 150 feet by 150 feet. It is presently improved by a substantial, well kept, stone and frame dwelling.

The petitioner produced testimony through a realtor who was also selling agent in the transaction, and through an expert land planner that "R-10" is an unreasonable classification for this property due to its proximity to Liberty Road which is quite heavily travelled, the average daily traffic being in excess of 20,000 vehicles per day which was stated by an expert traffic engineer testifying for the protestants to be a reason for not rezoning.

Mr. Leslie H. Graef, Chief of the Comprehensive Planning Section, testifying at the request of the petitioner, stated that they had at one time recommended "R-A" zoning for the property to the east of the subject property across from the commercial property on the south side of Liberty Road, and that had the "R-A" zoning been adopted by the County Council east of this property, it would be logical for the "R-A" zoning to continue westward to the Beltway ramp. However, he did state that the subject property was never recommended for "R-A" zoning, and is not now recommended for "R-A" zoning by the Planning staff.

There was testimony by various protestants residing in the Milford subdivision that the traffic situation on Liberty Road is intolerable, and the proposed rezoning of this property would constitute, in their belief, an encroachment into their very fine residential neighborhood. The Board has viewed the subject property and has driven

through the Milford development, and is impressed by the orderliness and fine residential atmosphere.

The Board does not feel that the petitioner in this case has proved that the Western Area Map, adopted by the County Council in 1962, is in error with regard to this property. Since we find this to be a fact it is not necessary that we discuss the special exception. Therefore, for the reasons stated above the requested reclassification and special exception are denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 5th day of December, 1964 by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

G. Mitchell Austin
 G. Mitchell Austin, Chairman

W. Giles Parker
 W. Giles Parker

William S. Baldwin
 William S. Baldwin

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 22026 DATE 12/25/64
TO: <u>Edward Snyder, Esq.,</u> <u>244, Durlay Lane, N.E.,</u> <u>Towson 4, Maryland</u>		BILLED BY: <u>Office of Planning & Zoning</u> <u>129 County Office Building</u> <u>Towson 4, Maryland</u>
DEPOSIT TO ACCOUNT NO. <u>63-143</u>	TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Appeal starts - G. Edward Snyder - No. 63-143-RX		900.00
PAID - Baltimore County, Md. - Office of Finance		
12-21-63 8326 • • • TIL -		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. 22042 DATE 1/7/65
TO: <u>Michael Paul Smith, Esq.,</u> <u>Jefferson Building</u> <u>Towson 4, Md.</u>		BILLED BY: <u>Office of Planning & Zoning</u> <u>129 County Office Bldg.,</u> <u>Towson 4, Md.</u>
DEPOSIT TO ACCOUNT NO. <u>63-143</u>	TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of posting property for appeal hearing - No. 63-143-RX - G. Edw. Snyder		5.00
PAID - Baltimore County, Md. - Office of Finance		
1-6-64 8506 • • • TIL -		5.00
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. 21604 DATE 1/21/65
TO: <u>Sam Raskley Corp.,</u> <u>Michael Paul Smith, Esq.,</u> <u>Jefferson Building</u> <u>Towson 4, Md.</u>		BILLED BY: <u>Planning Department of</u> <u>Baltimore County</u>
DEPOSIT TO ACCOUNT NO. <u>63-143</u>	TOTAL AMOUNT	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Edward Snyder		51.50
PAID - Baltimore County, Md. - Office of Finance		
2-17-64 327 • 21604 • TIL -		51.50
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.		

63-143-RX	
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 2nd	Date of Posting: Nov. 2, 1963
Posted for: Petition for Reclassification from R-10 to R-A, Petition for Special Exception for Doctor's Office.	
Petitioner: G. Edward Snyder	
Location of property: NE/S Liberty Rd. & SE/S of Durlay Lane	
Location of Signs: 2 signs corner of NE/S Liberty Rd. & SE/S of Durlay Lane	
Remarks: <u>2 signs</u>	Date of return: November 7, 1963
Posted by: <u>J. B. [Signature]</u>	

63-143-RX	
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 2nd	Date of Posting: Jan. 12, 1964
Posted for: Appeal	
Petitioner: G. Edward Snyder	
Location of property: NE/S Liberty Road & SE/S Durlay Lane	
Location of Signs: NE/S Liberty Road & SE/S Durlay Lane	
Remarks: <u>J. B. [Signature]</u>	Date of return: Jan. 12, 1964
Posted by: <u>J. B. [Signature]</u>	

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John G. Rose, Esq., 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-10 zone to an RA-X zone; and for the following reasons:

Error in the adoption of the western area land use map.

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 a special exception for use as a doctor's office.

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. I or we, agree to fill 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 of Baltimore County.

I, John G. Rose, Esq., 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-10 zone to an RA-X zone; and for the following reasons:

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Error in the adoption of the western area land use map.

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

the above Reclassification should be had; and it further appearing that by reason of.....

a Special Exception for..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 1963, that the herein described property or area should be and the same is hereby reclassified, from..... zone to..... zone, and/or a Special Exception for..... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... that the Western Area Land Use Map, adopted by the County Board on November 25, 1962 is not in error in regard to the subject property, therefore.....

the above reclassification 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..... 1963, 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 to and remain as..... zone, and/or the Special Exception for..... a Doctor's Office..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICHAEL PAUL SMITH
 W. L. HARRISON
 J. G. RICKS
 EUGENE G. RICKS
 DONALD E. HARRISON

SMITH AND HARRISON

December 20, 1963

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

Re: Petition for Reclassification from an "R-10" to an "RA-X" Zone and Special Exception for a Doctor's Office, N.E. Side of Duxley Lane, 2nd District - C. Edward Snyder, Petitioner - Dr. Milton Wilder, Cont. Pur. No. 63-141-82

Dear Mr. Rose:

Please enter an appeal from your Order dated November 22, 1963 denying the reclassification and special exception on application number 63-141-82 to the County Board of Appeals.

Enclosed you will find our check in the amount of \$70.00 to cover the cost of this appeal pursuant to the zoning regulations of Baltimore County.

Very truly yours,

SMITH AND HARRISON

Eugene G. Ricks
 Attorney for Applicants

egf/s
Enc.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION—AND OTHERS
 APPLICANT: From R-10 to RA-X Zone and Special Exception for a Doctor's Office, N.E. Side of Duxley Lane, 2nd District - C. Edward Snyder, Petitioner - Dr. Milton Wilder, Cont. Pur. No. 63-141-82

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 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., approximately 4 to 4 1/2 weeks before the first publication day of..... 1963, the first publication day of..... 1963.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$.....

TELEPHONE
VANK 3-3000

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

No. 20167

DATE 10/1/63

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

CL62

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for Milton Wilder

50.00

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER

BALTIMORE COUNTY

No. 1

10-463 4679 * * * 111-

50.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

AND RETURN WITH COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CHAS. S. RICKS & ASSOCIATES, INC.
 Engineers, Surveyors & Soil Planners
 2129 N. Charles St., Baltimore, Maryland 21203
 UH 5-1510
 DECEMBER 1963

NO. 1541 LIBERTY ROAD, SECOND ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-10"
 Proposed Zoning: "RA-X" with Special Exception

Beginning for the same at the intersection of the northeast side of Liberty Road, as shown on revised Plat No. 2435 dated January 24, 1961 of the State Roads Commission of Maryland, and the southeast side of Duxley Lane, as shown on said plat, said point of beginning being also the beginning point of the land described in the deed dated November 7, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1411, Folio 443 from John Charles Kain and wife to George Edward Snyder and wife, running thence, binding on said southeast side of Duxley Lane and also binding on the first line of said land N. 24° 30' 00" E., 80.00 feet to the southwestern corner of Lot No. 2, as shown on the Revised Plat No. 3 of Hillford, recorded among said Land Records in Plat Book C.W.B. Jr. No. 12, Folio 100, thence continuing the same course; and continuing binding on said southeast side of Duxley Lane and also binding on the northwest side of said Lot No. 2 N. 24° 30' 00" E., 70.00 feet, thence leaving said southeast side of Duxley Lane and binding on the northeastern outline of said Lot No. 2 S. 65° 30' 00" E., 150.00 feet, thence binding on the southeast outline of said Lot No. 2 and continuing binding on the third line of the land first herein

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Baltimore, Md.
 THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

November 5, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, a group of the weekly newspaper published in Baltimore County, Maryland, once a week for One Week the 5th day of November, 1963, that is to say the same was inserted in the issues of November 1, 1963.

THE BALTIMORE COUNTIAN

by Paul J. Morgan
 Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 5, 1963
 FROM: Mr. George B. Saxe, Planning Director

SUBJECT: 63-141-82, R-10 to RA-X zoning. Special Exception for a Doctor's Office, Northeast side of Liberty Road and the Southeast side of Duxley Lane, Being property of Milton Wilder.

2nd District

RECEIVED: Wednesday, November 20, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the special petition for Reclassification from R-10 to RA-X zoning, together with a Special Exception for offices. It has the following advisory comment to make with respect to pertinent planning factors:

1. In its recommendations for comprehensive zoning for this portion of the Western Planning Area, the Planning Board proposed that RA-X zoning be created opposite the shopping center at Crofton Road. This recommendation was in accordance with the policy statement contained in Appendix "B" of the Western Planning Area report. It should be noted, however, that the subject property apparently was not included in the Board's recommendations for apartment zoning. In adopting the Zoning Map for this area, the County Council zoned the Liberty Road frontage here R-10.

CHAS. S. RICKS & ASSOCIATES, INC.
 2129 N. Charles St., Baltimore, Maryland 21203
 Page Two

referred to S. 24° 30' 00" W., 150.00 feet to said northeast side of Liberty Road, thence binding thereon and also binding on the last line of said first herein mentioned land N. 65° 30' 00" W., 150.00 feet to the place of beginning.

GA:Viehr

J. G. 663196

9/24/63



LAGUNA
 Trojan Onion Skin