

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mr. Albert & Bessie T. Kermisch, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition you to be re-classified as Office Building and/or a Special Exception for Office Building.

For a Variance from Section 217.2, to permit a front yard of 12 feet from the front property line and 37 feet from the centerline instead of the required 30 feet from the front property line and 60 feet from the centerline of the street. Section 217.4 to permit a rear yard of 4 feet instead of the required 30 feet.

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

Property is to be posted and advertised as provided 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.

Contract purchaser Beate T. Kermisch  
Address 8525 Liberty Rd. 922-6122

Petitioner's Attorney John H. Jeffers  
Address 100 N. Gay St.

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of February, 1964, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of February, 1964, at 10:00 o'clock a.m.

Call 1500th RE 55122 for hearing date  
Zoning Commissioner of Baltimore County  
10:00 AM  
12:00 PM  
2/16/64

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

DEPOSIT TO ACCOUNT NO. 0162 TOTAL AMOUNT \$35.50

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property	63.50
		63.50

PAID - Baltimore County, Md. - Office of Finance  
2-1864 303 • 21610 • TTP • 6350

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

DEPOSIT TO ACCOUNT NO. 0162 TOTAL AMOUNT \$50.00

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Special Reclassification & Variance	50.00
		50.00

PAID - Baltimore County, Md. - Office of Finance  
2-17-63 7419 • • • TIL - 5000

Pursuant to the advertisement, posting of property, and public hearing on the above petition and that by reason of location, the safety, health and general welfare of the locality involved not being detrimentally affected.

IT IS ORDERED BY The Zoning Commissioner of Baltimore County this 17th day of February, 1964, that the above re-classification 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 residential zone; and/or the Special Exception for Office Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RECEIVED  
FEB 17 1964  
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
ZONING COMMISSIONER OF BALTIMORE COUNTY

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD. January 31, 1964

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on each 21st day of February, 1964, the 6th publication appearing on the 1st day of January, 1964.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

By Order of Albert G. Rose, Zoning Commissioner of Baltimore County

JAMES CROCKETT ASSOCIATES  
CONSULTING ENGINEERS - LAND SURVEYORS  
2828 MARYLAND AVENUE  
BALTIMORE 18, MARYLAND

DESCRIPTION OF PROPERTY FOR ZONING PETITION AT SOUTHWEST CORNER OF LIBERTY ROAD AND GREEN LANE, SECTION DISTRICT NO. 7, BALTIMORE COUNTY, MARYLAND FOR ALBERT KERMISCH

BEGINNING FOR THE SAME at a point on the southwest side of Liberty Road, 66 feet wide, said point being situated in the 3rd or North 33 degrees 30 minutes East 146° 51' - line of a parcel of land which by Deed dated August 28, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.L. No. 579 page 487 was conveyed by Charles K. Price and Ella S. Price, his wife, to Walter J. Crismer and Bessie F. Crismer; thence leaving said point of beginning and said southwest side of Liberty Road and binding reversely along said last mentioned 1st line South 33 degrees 30 minutes West 113.27 feet to the center line of Green Lane and to intersect the 4th or South 21-1/4 degrees East 17.28 perches line of a parcel of land which by Deed dated November 13, 1929 and recorded among the Land Records of Baltimore County in Liber L.M.C.L.M. No. 839 page 208 was conveyed by Charles L. Price and Ella S. Price, his wife, to Walter K. Keck and Esther H. Keck, his wife, thence running with centerline of Green Lane and binding reversely along said 4th line and also in part reversely along the 2d line of said last hereinafter mentioned Deed North 21 degrees 15 minutes West 185 feet plus or minus to intersect the southwest side of Liberty Road; thence running with and binding along said southwest side of Liberty Road South 60 degrees East 153 feet plus or minus to the point of beginning.

BEING part of a parcel of land which by Deed dated November 26, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2602 page 291 was

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 7, 1964

FROM: Mr. George E. Gavalis, Deputy Director

SUBJECT: 64-46-XA Special Exception for an office building and Variance to permit a front yard of 12 feet from the front property line and 37 feet from the center line instead of the required 30 feet from the front property line and 60 feet from the center line of the street; and to permit a rear yard of 4 feet instead of the required 30 feet. Southeast corner of Liberty Road and Green Lane, being property of Albert Kermisch.

2nd District  
HEARING: Monday, February 17, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for an office building in a R.A. zone together with variances to setback requirements. It has the following advisory comments to make with respect to pertinent planning factors:

1. Apartment use was recommended by the Planning staff here in recognition of its proximity to the Randalltown commercial area and as a means of establishing a transitional measure between that commercial area and adjoining single family residential areas. Office use was thought to be appropriate.
2. Planned conversion of the Green Lane - Liberty Road intersection and results in new limited possibilities for its reuse. The property's unusual shape makes it extremely difficult to develop in strict compliance with the requirements of R.A. zoning. The Planning staff feels that the variances being sought with respect to setbacks are the least that must be secured for reasonable development of the property.
3. Although the petitioner is not required to provide off-street parking, he shows four (4) spaces as a practical matter. Is there enough off-street parking provided to support property to the 1500 square feet of floor space being proposed?

64-46-XA  
MAP 2-C  
WESTCORN AREA  
XA  
2/10/64

DESCRIPTION OF PROPERTY FOR ZONING PETITION AT SOUTHWEST CORNER OF LIBERTY ROAD AND GREEN LANE, SECTION DISTRICT NO. 7, BALTIMORE COUNTY, MARYLAND FOR ALBERT KERMISCH

conveyed by Esther Keck Carstens and John Albert Carstens to Albert and Bessie T. Kermisch, co-owners trading as Kermisch's.

APR 1964  
12.6.63  
FILE 6663

This description is for zoning purposes only and is not to be used for the conveyance of property.

STATE OF MARYLAND  
BALTIMORE COUNTY  
RECORDS & CLERK

864-46-1A

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting Feb. 1, 1964

Posted for Petition for Special Exception for Office Bldg.

Petitioner Albert Kermisch

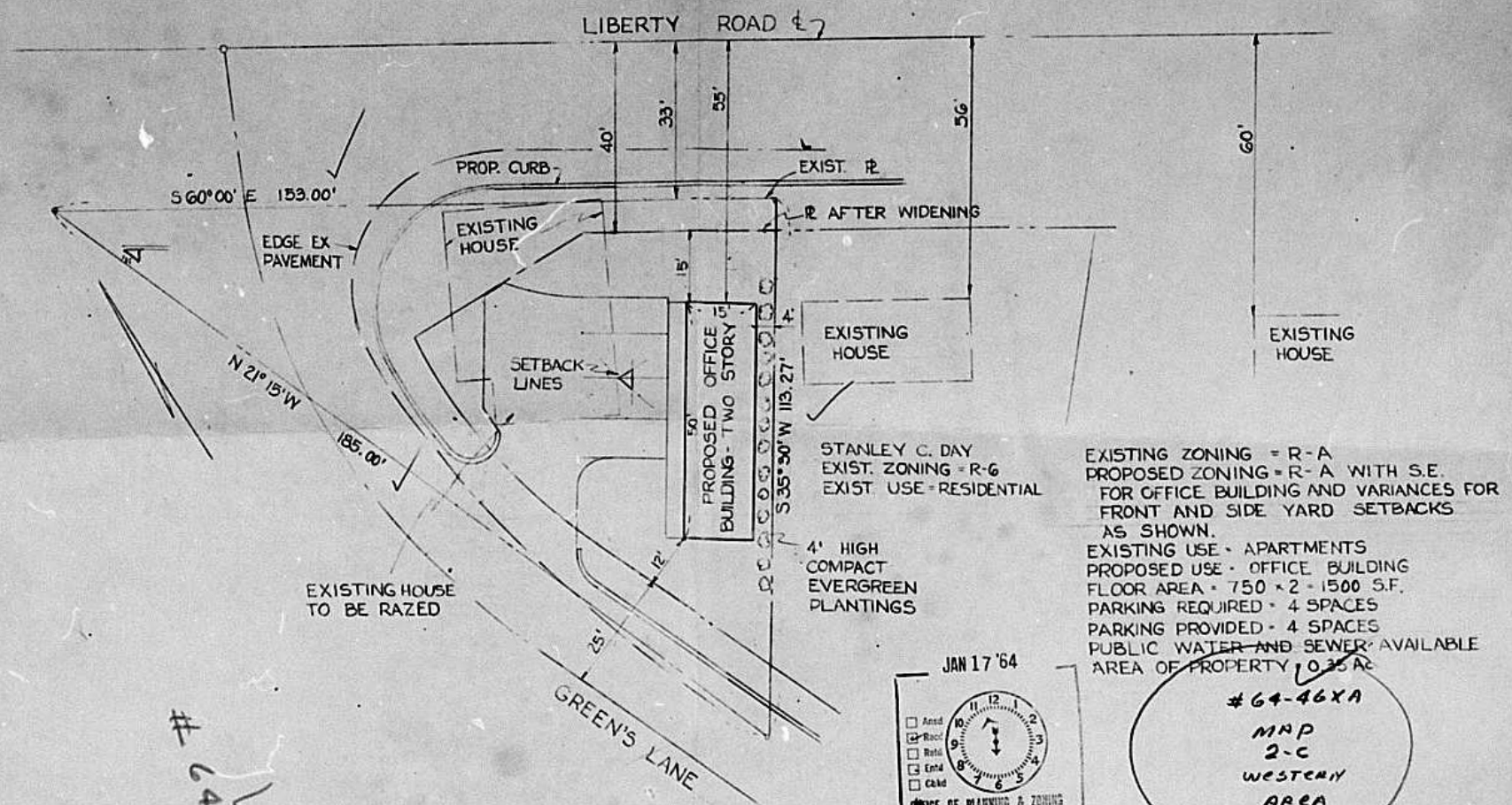
Location of property SW corner of Liberty Rd. & Green Lane

Location of Signs SW cor. of Liberty Rd. & Green Lane, attached to porch of house on Liberty Rd.

Remarks See above

Posted by J. Gavalis Date of return Feb. 7, 1964

Petition for Var. to permit front yd. of 12' from front property line & 37' from the center line instead of the req. 30' from the front property line & 60' from center line of st.; and to permit rear yd. of 4' instead of the req. 30'.



STANLEY C. DAY  
 EXIST. ZONING = R-6  
 EXIST. USE = RESIDENTIAL

EXISTING ZONING = R-A  
 PROPOSED ZONING = R-A WITH S.E.  
 FOR OFFICE BUILDING AND VARIANCES FOR  
 FRONT AND SIDE YARD SETBACKS  
 AS SHOWN.  
 EXISTING USE - APARTMENTS  
 PROPOSED USE - OFFICE BUILDING  
 FLOOR AREA - 750 x 2 - 1500 S.F.  
 PARKING REQUIRED - 4 SPACES  
 PARKING PROVIDED - 4 SPACES  
 PUBLIC WATER AND SEWER AVAILABLE  
 AREA OF PROPERTY 0.25 AC

4' HIGH  
 COMPACT  
 EVERGREEN  
 PLANTINGS

JAN 17 '64

Amend  
 Recd  
 Revis  
 Encl  
 Cldd

OFFICE OF PLANNING & ZONING  
 By *J. Hays*

#64-46XA  
 MAP  
 2-C  
 WESTERN  
 AREA

#64-46XA



JAMES CROCKETT ASSOCIATES  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 2453 MARYLAND AVENUE  
 BALTIMORE 18, MARYLAND  
 BELmont 5-5292 N.O. 6663

PLAT TO ACCOMPANY ZONING PETITION  
 PROPERTY OF ALBERT KERMISCH  
 LIBERTY ROAD AT GREEN'S LANE  
 ELECTION DIST. No. 2 BALTIMORE COUNTY, MD.  
 SCALE 1" = 20' JANUARY 16, 1964