

#64-173R

May 20, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

William F. Bolton, Jr., Esq.
204 W. Chesapeake Avenue
Towson 4, Maryland

Dear Sir:
W.F. Bolton, Jr.
A-20
S.E. 2-2
H.L.
6/1/64

Petition for H. May Mansfield for Reclassification from B-4 to B-1, located on the 121' N. of Rockdale Terrace, 121' N. of Rockdale Terrace

OFFICE OF PLANNING & ZONING: The plans should indicate the name of the owners of the adjoining properties.

No comments from the following departments: Traffic, Bureau of Engineering, Health, State Road Commission, R. & C. Commission, Fire, Industrial Development, Buildings Department, Board of Education.

cc: Est. Unsub-Office of Planning & Zoning

Yours very truly,

James C. Dyer
James E. Dyer
Chief of Permit and Petition Processing

JB

RECEIVED
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
MAY 24 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 5, 1964
FROM: Mr. George R. Jarvello, Acting Director

SUBJECT: #64-173R, B-4 to B-1, Northeast side of Liberty Road, 121 feet North of Rockdale Terrace. Being property of H. May Mansfield

2nd District
HOARDING: TUESDAY, JUNE 16, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-4 to B-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The recent zoning map covering the 2nd District established immediately to the east of the subject property B-1 zoning. The apartment zone was established in accordance with Planning Board policy recommendations for the purpose of creating a transitional zoning measure between commercial and single-family residential areas. Since the adoption of the zoning map, reclassification to commercial instead of apartment zoning has occurred there with the consequential effect of absorbing the Comprehensive Zoning Map.
2. As a result of that commercial reclassification, the Planning staff would agree that the zoning potentials of the subject property should be reexamined. If zoning is to be based on a comprehensive plan, if the evils of ribbon commercial development are to be avoided, the Planning staff submits that the only appropriate zoning now for the subject property would be apartment zoning with, possibly, Special Exception for office use. Reclassification to apartment zoning here would reestablish the transitional zoning measure that had been created on the zoning map based on the recommendations of the Master Plan.
3. The Planning staff is completely opposed to the concept of creating commercial zoning potentials here. As noted above, such commercial zoning would further abort the comprehensive plan for this area.

GB:bm

DESCRIPTION

BEGINNING on the North side of the Liberty Road at a point 121 feet West of the intersection of Rockdale Terrace and Liberty Road; thence running North 0° 04' 30" West 120.00 feet to a point; thence North 49° 30' East 250.00 feet to a point; thence South 30° 12' East 115.50 feet to a point; thence South 49° 30' West 213.50 feet to the point of beginning.
Being known as Nos. 8020 and 8022 Liberty Road, Baltimore County, State of Maryland.

#64-173R
WESTERN AREA
S.E. 2-2
6/1/64

THE BALTIMORE COUNTION

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

No. 1 Newburg Avenue CATONVILLE, MD.

June 1, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTION, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week, commencing on the 1st day of June, 1964, that is to say the same was inserted in the issue of May 29, 1964.

THE BALTIMORE COUNTION

By Paul S. Morgan
Editor and Manager

Petition for reclassification from "B-4" zone to "B-1" zone, N.E. side Liberty Road 121' N. of Rockdale Terrace, 2nd District H. May Mansfield, Petitioner- No. 64-173-R



APPEAL

Mr. Clerk:

please enter an Appeal from the Order of the Zoning Commissioner entered in this case on July 30, 1964 on behalf of Howard Kreis, Elmer Wood and Michael Gordon, the Protestants herein.

WILLIAM F. BOLTON, JR.
1708 Lenox Building
Baltimore, Maryland 21202
727-4929
Attorney for Protestants.

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

No. 25297
DATE 9/2/64

TO: Harry S. Bartlesheimer, Jr., Esq., 1708 Lenox Bldg., Baltimore 12, Md.
BILLED TO: Office of Planning & Zoning 210 County Office Bldg., Towson 4, Md.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
		Cost of appeal - H. May Mansfield - posting No. 64-173-R	\$75.00
		PAID - Baltimore County, Md. - Office of Finance	\$75.00

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.

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

DATE 9/2/64

TO: Maryland Development & Investment Corp., 1800 N. Charles Street, Baltimore 1, Md.
BILLED TO: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
		Advertising and posting of property for H. May Mansfield #64-173-R	\$29.00
		PAID - Baltimore County, Md. - Office of Finance	\$29.00

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.

KIRK & BOLTON

ATTORNEYS AT LAW
201 CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

VALLEY PRASID
July 14, 1965

BY: WILLIAM F. BOLTON, JR.

Re: Petition for Reclassification from "B-4" Zone to "B-1" Zone, N.E. Side Liberty Road, 121' N. of Rockdale Terrace, 2nd District H. May Mansfield, Petitioner- No. 64-173-R

Dear Sir:

Enclosed find Order of Dismissal in the above entitled case.

Thanking you, I am.

Very truly yours,
William F. Bolton, Jr.

WFBjr: Joel
Enclosure

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

No. 23365
DATE 5/4/64

TO: Maryland Development & Investment Corp., 1800 N. Charles St., Baltimore 1, Md.
BILLED TO: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
		Petition for Reclassification for H. May Mansfield	\$50.00
		PAID - Baltimore County, Md. - Office of Finance	\$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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 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 or between the 1st and 15th day of June, 1964, the next publication appearing on the 29th day of July, 1964.

THE JEFFERSONIAN

Cost of Advertisement, \$.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to a B-4 zone, : COUNTY BOARD OF APPEALS
NE/S Liberty Road, 121' North of :
Rockdale Terrace, :
2nd District : OF
H. May Mansfield, : BALTIMORE COUNTY
Petitioner : No. 64-173-R

ORDER OF DISMISSAL

Petition of H. May Mansfield for reclassification from an R-6 Zone to a B-4 Zone of property on the northeast side of Liberty Road, 121 feet north of Rockdale Terrace in the Second District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal filed on July 15, 1965 from the attorney representing the protestants-appellants in the above entitled matter.

Whereas the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants-appellants, be dismissed and withdrawn as of July 15, 1965.

It is hereby ORDERED this 20th day of July, 1965 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slowik

Paul T. McHenry, Jr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: May 29, 1964

Posted for: Reclassification from R-6 to B-1.
Petitioner: H. May Mansfield
Location of property: NE/S Liberty Rd. 121' North of Rockdale Terrace

Signature of Signer: H. May Mansfield
Date of return: June 4, 1964

1516N

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or ~~we~~ H. May Mansfield 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 R 6 zone to an B L zone; for the following reasons:

Error in existing zoning map.

Change in neighborhood

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 professional offices

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.

Contract purchaser

Legal Owner

Address 8022 Liberty Rd.
Baltimore #7, Md.

Petitioner's Attorney

Protestant's Attorney

Address 301 W Chesapeake Ave Towan
VA 3-6440

5700 W. Lake Ave. #7
727-4427

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

of May, 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 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 16th day of June, 1964 at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

MAY 4 '64



10:00 A
6/14/64
10:00 A

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and~~
~~it appearing that by reason of~~ testimony indicated at the hearing that there has been
sufficient change in the area to warrant the change in classification, therefore,

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

~~Special Exception for a~~ ~~should be and the same~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th
day of July, 1964, that the herein described property or area should be and
the same is hereby reclassified; from a n "R-6" zone to a "B-L"
zone, ~~and for a Special Exception for a~~ ~~should be and the same~~
~~should~~ from and after the date of this order, subject to approval of the plot plan for
the development of said property by the State Roads Commission, Bureau of Public
Services and the Office of Planning & Zoning.

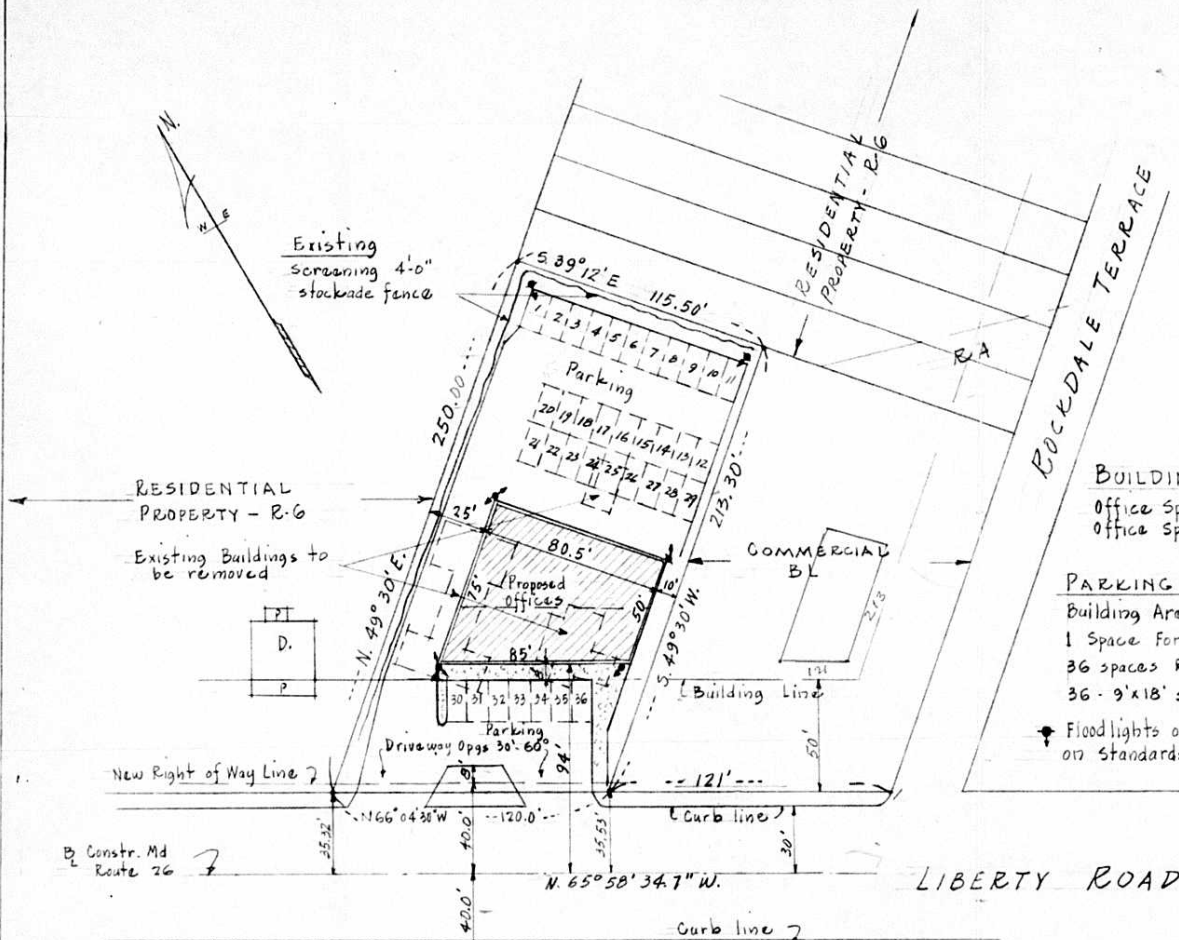
Zoning Commissioner of Baltimore County

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

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 _____, 196____, 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 _____ zone; and/or the Special Exception for _____
_____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Property Zone - Commercial BL
 2nd Elections District
 Property .75 acres
 Scale 1" = 50'-0"

RESIDENTIAL RA

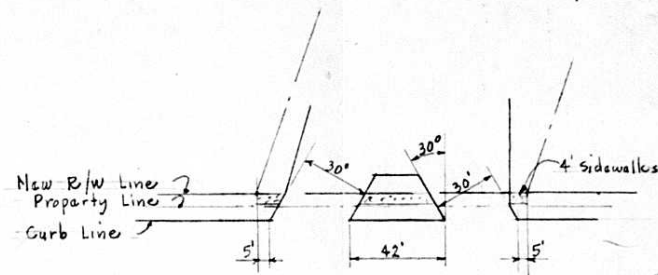
BUILDING DATA

Office Space 1st Floor - 5025 sq. ft.
 Office Space 2nd Floor - 2100 sq. ft.
 Total 7125 sq. ft.

PARKING DATA

Building Area 7125 sq. ft.
 1 Space For each 200 sq. ft.
 36 spaces Required
 36 - 9'x18' spaces provided

Floodlights on Building and/or
 on Standards 15' high



PLAN OF CURB OPENINGS

#64-173R

MAP
 2-13
 WESTERN
 AREA

BL



INFORMATION TAKEN FROM
 AMENDED PLAT OF ROCKDALE
 TERRACE

Property Owner - H. May Mansfield

EWING NELSON & BOMHARDT

Consulting Engineers
 1100 N. CHARLES STREET
 BALTIMORE 1, MARYLAND

