65-127-XA

PETITION FOR ~~ZONING RE-CLASSIFICATION~~ AND/OR SPECIAL EXCEPTION - Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, L. Feeney, his wife, and Charles J. McAvoy and Mary Lorraine McAvoy, his wife, or we, Aquin P. Feeney, Marion ~~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 ..... zone to an ..... zone; for the following reasons:

(1) For variance - Section 217.3 Baltimore County Zoning Regulations. Request a 22 foot side yard setback instead of 25 feet along the South 33 degrees 30 minutes West 159.54 foot line,

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 an office building

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.

Charles J. McAvoy — Aquin P. Feeney
Mary Lorraine McAvoy — Marion Feeney
Legal Owner ~~Contract purchaser~~ — Legal Owner

Address 8627 Liberty Road — Address

Randallstown, Maryland

Ralph E. Deitz, Petitioner's Attorney
212 Washington Avenue
Address Baltimore, Maryland 21204 — Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 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 through out 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 28th day of October, 1964, at 2:00 o'clock P. M.

SEP 28'64

OFFICE OF PLANNING & ZONING

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

65-127-XA
AQUIN FEENEY, ET AL
W/S Liberty Rd. 158' W of Rolling Road
#65-127-XA
6-H

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health or general welfare of the locality involved, not being detrimentally affected, the special exception should be granted.

The Variance requested to Section 217.3 of the Zoning Regulations to permit a 22' set back instead of 25' along the S 33° 30' West 159.54' feet line, will grant relief to the petitioner without substantial injury to the public health safety or general welfare of the locality, should ~~it~~ ~~be~~ be granted.

~~The above described matter should be set back and further supporting map by owner.~~

~~special exception for ..... should be granted.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of October, 1964, ~~that the herein described property or area should be and the same is hereby reclassified from a ..... zone to the ..... zone~~ ~~and~~ that a Special Exception for an Office Building should be and the same is granted, from and after the date of this order. The variance is also granted which permits a 22' setback instead of 25' along the S 33° 30' West 159.54' foot line.

John G. Rose
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

MICROFILMED

Robert C. Norris, Reg. Surveyor
Old Court Road, Balto. # 7, Md.

June 20, 1964

#65-127-XA
WESTERN AREA
SEC. 2-G
XA
10/13/64

Description for a lot on the Liberty Road, known as No. 8308 Liberty Road, Second District Baltimore Co., Md.

Beginning for the same at a point on the Northeast side of the Liberty Road, North 59 degrees 15 minutes West 138 ft. from the Westernmost side of the Rolling Road as proposed tobe opened, thence running and binding on the Northeast side of the Liberty Road North 59 degrees 15 minutes West 79.15 ft. to the division line between lots 7 and 8 as shown on a Plat of part of Martin Jeans Land of Rockdale, filed in the Land Records of Balto. Co. in Liber W.P.C. No. 313 folio 215 and dated April 20, 1907; Thence running along said division line North 35 degrees 00 minutes East 292 ft.; Thence running South 40 degrees 00 minutes East 77 ft. to the division line between lots 6 and 7 of the aforesaid plat; Thence running along said division line as now surveyed and established, South 35 degrees 00 minutes West 108.32 ft. and South 33 degrees 30 minutes West 159.54 ft. to the point of beginning.

Containing 0.47 of an acre more or less and being lot No. 7 as shown on the above mentioned plat now laid out.

Robert C. Norris, Reg. Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date October 9, 1964

FROM George H. Gavrelis, Director

SUBJECT #65-127-XA. Special Exception for an Office Building and Variance to permit a side yard of 22 feet instead of 25 feet along the south 33 degrees 30 minutes West 159.54 foot line. Northeast side of Liberty Road 158 feet West of Rolling Road. Being property of Aquin P. Feeney.

2nd District

HEARING: Wednesday, October 28, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for an office building together with variances. It offers no adverse comment regarding the Special Exception inasmuch as office uses within this apartment zone specifically were anticipated by the comprehensive plan. If granted, the granting should be conditioned upon approval of site plans by the appropriate county agencies.

GEG:bms

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

COMMISSION MEMBERS
JOHN B. FUNK, CHAIRMAN OF COMMISSION AND DIRECTOR OF PLANNING
PAUL J. BAILEY
HARLEY P. BRANSFIELD
LINCOLN S. CLASSETT
GEO. T. L. DAVIS
MYER J. H. MILLER
WILLIAM C. OWINGS

C. R. PEASE, SECRETARY
A. S. GORDON, ASSISTANT TO CHAIRMAN
C. L. MANNING
JOSEPH D. BUECHER, SPEC. ASST. ATTY. GEN.

MAILING ADDRESS P. O. BOX 717, BALTIMORE, MD. 21203

October 15, 1964

Mr. James Dyer
Office of Planning and Zoning
County Office Building
Towson, Maryland, 21204

RE: Proposed Zoning Petition
Special Exception for Offices
North Side of Liberty Road (Route 26)
West of Rolling Road

Dear Mr. Dyer:

This office reviewed the subject plan and indicated thereon in red is the ultimate centerline, curb line, and right of way line as proposed by the State Roads Commission.

The driveway is also indicated in red and must be a minimum width of 25'.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John L. Duerr

RE: John L. Duerr
Asst. Development Engineer

JLD/ntb

CC: Mr. Charles McAvoy

OCT 16'64

ZONING DEPARTMENT

September 28, 1964

Messrs. Downes & Dietz
212 Washington Ave.
Towson, Md. 21204

#65-127-XA
WESTERN AREA
SEC. 2-G
"XA"
10/13/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

2nd Dist. - #65-127-XA
SUBJECT: Petition for Special Exception & Variance For L. Feeney, et al, on the NE/S Liberty Rd, 158' W of Rolling Rd

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

STATE ROADS COMMISSION: The owner's engineer should contact Mr. John L. Duerr, State Roads Commission Representative for details concerning proposed widening of Liberty Road and the entrance to the property. This should be done prior to resubmitting the petition and hearing.

OFFICE OF PLANNING AND ZONING: If granted, it is recommended that the Special Exception be limited to the conversion of the existing dwelling.

No comments from the following Departments:

Health Department
Fire Bureau
Industrial Commission
~~Building~~ Buildings Department
Bureau of Engineering
R & R Commission
Board of Education

cc: John L. Duerr-State Roads Commission
Albert Quimby-Office of Planning & Zoning

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

September 29, 1964

Messrs. Downes & Dietz
212 Washington Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 28th day of September, 1964.

JOHN G. ROSE
Zoning Commissioner

Owner's Name: L. Feeney, et al
Reviewed by: James E. Dyer

TELEPHONE 823-3000

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

No. 25364
DATE 10/1/64

To: Messrs. Downes & Dietz
212 Washington Ave.
Towson, Md. 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $50.00
QUANTITY		COST
—	Petition for Special Exception & Variance for Aquin Feeney, et al #65-127-XA	50.00
	PAID — Baltimore County, Md. — Office of Finance	
	10-264 0302 * 25364 TIP —	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.

TELEPHONE 823-3000

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

No. 27526
DATE 10/23/64

To: Messrs. Downes & Dietz
212 Washington Ave.
Towson, Md. 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $53.00
QUANTITY		COST
—	Advertising and posting of property for Aquin Feeney #65-127-XA	53.00
	PAID — Baltimore County, Md. — Office of Finance	
	10-264 0313 * 27526 TIP —	53.00

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.

65-127-XA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2ND — Date of Posting Oct 10 1964
Posted for: Special Exception & Variances
Petitioner: Aquin Feeney et ux
Location of property: 8306 Liberty Rd.
Location of Signs: on front of 8306 Liberty Rd.
Remarks:
Posted by: J. Sears (Signature) — Date of return: Oct 15 1964

PETITION FOR SPECIAL EXCEPTION AND A VARIANCE
2nd DISTRICT

ZONING: Petition for Special Exception for an Office Building. Petition for a Variance to the Zoning Regulations of Baltimore County for side yards setback.

LOCATION: Northeast side of Liberty Road 158 feet West of Rolling Road.

DATE & TIME: WEDNESDAY, OCTOBER 28, 1964 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:

Special Exception for an Office Building. Variance to permit 22 feet setback instead of 25 feet along the south 33 degrees 30 minutes West 159.54 foot line.

The Zoning Regulation to be excepted as follows: Section 217-.3-Side Yard 25-Feet.

All that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the Northeast side of the Liberty Road, North 59 degrees 15 minutes West 158 ft. from the Westernmost side of the Rolling Road as proposed to be opened, thence running and binding on the Northeast side of the Liberty Road North 59 degrees 15 minutes West 79.15 ft. to the division line between lots 7 and 8 as shown on a Plat of Martin Jeans Land of Rockdale, filed in the Land Records of Balto. Co. in Liber W.P.C. No. 313 folio 215 and dated April 20, 1907; Thence running along said division line North 35 degrees 00 minutes East 292 ft.; Thence running South 40 degrees 00 minutes East 77 ft. to the division line between lots 6 and 7 of the aforesaid plat; Thence running along said division line as now surveyed and established, South 35 degrees 00 minutes West 108-.82 ft. and South 33 degrees 30 minutes West 159.54 ft. to the point of beginning.

Containing 0.47 of an acre more of less.

Being the property of Aquin P. Feeney, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 28, 1964 at 2:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Oct. 9

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

October 12, 19 64.

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 12th day of October, 1964, that is to say the same was inserted in the issues of

October 9, 1964.

THE BALTIMORE COUNTIAN

By Paul J Morgan
Editor and Manager.

R.M.

PETITION FOR SPECIAL EXCEPTION AND A VARIANCE
2ND DISTRICT

ZONING: Petition for Special Exception for an Office Building. Petition for a Variance to the Zoning Regulations of Baltimore for side yards setback.

LOCATION: Northeast side of Liberty Road 158 feet West of Rolling Road

DATE & TIME: Wednesday, October 28, 1964 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:

Special Exception for an Office Building. Variance to permit 22 feet setback instead of 25 feet along the south 33 degrees 30 minutes West 159.54 foot line.

The Zoning Regulation to be excepted as follows: Section 217.3—Side Yard 25 feet.

All that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the Northeast side of the Liberty Road, North 59 degrees 15 minutes West 158 ft. from the Westernmost side of the Rolling Road as proposed to be opened, thence running and binding on the Northeast side of the Liberty Road North 59 degrees 15 minutes West 79.15 ft. to the division line between lots 7 and 8 as shown on a Plat of part of Martin Jeans Land of Rockdale, filed in the Land Records of Balto. Co. in Liber W.P.C. No. 313 folio 215 and dated April 20, 1907; thence running along said division line North 35 degrees 00 minutes East 292 ft.; thence running South 40 degrees 00 minutes East 77 ft. to the division line between lots 6 and 7 of the aforesaid plat; thence running along said division line as now surveyed and established, South 35 degrees 00 minutes West 108.82 ft. and South 33 degrees 30 minutes West 159.54 ft. to the point of beginning.

Containing 0.47 of an acre more or less.

Being the property of Aquin P. Feeney, et al as shown on plat plan filed with the Zoning Department.

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

Oct. 9.

CERTIFICATE OF PUBLICATION

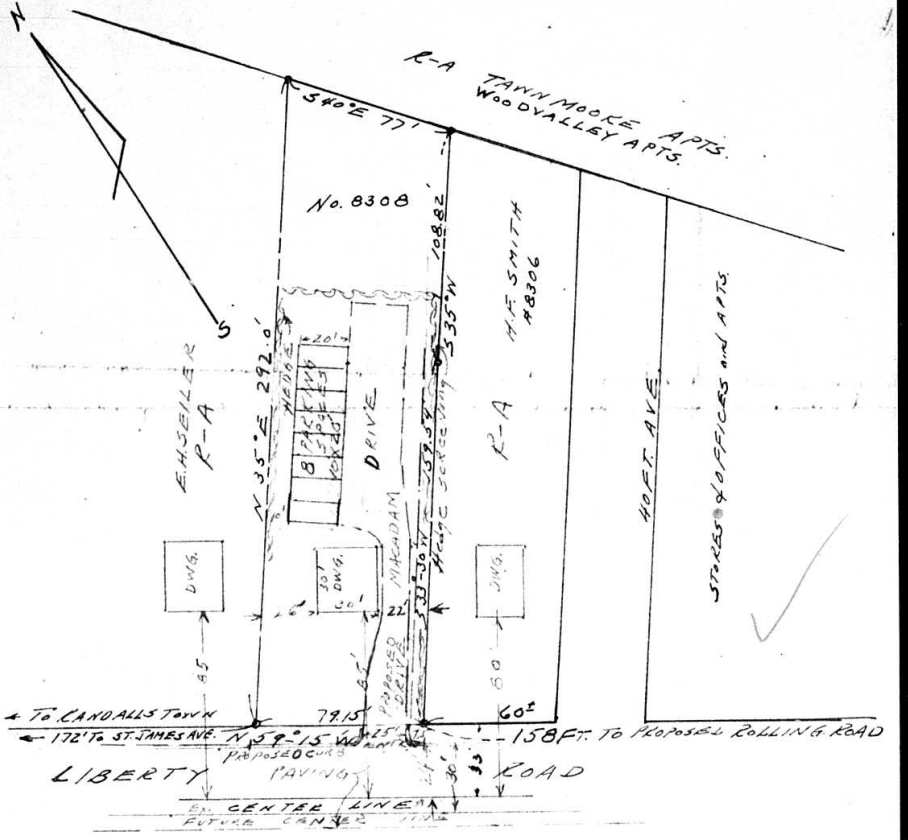
TOWSON, MD., October 9, 19 64.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ in each x of 1 time successive weeks before the 28th day of October, 19 64, the first publication appearing on the 8th day of October 1964.

THE JEFFERSONIAN,

S. Frank Streckfus
Manager.

Cost of Advertisement, $.....



Property Zoned R-A ,propesed Special exception for office building.

Area 0.47 Acres .

2nd.District, Balto.Co.,Md.

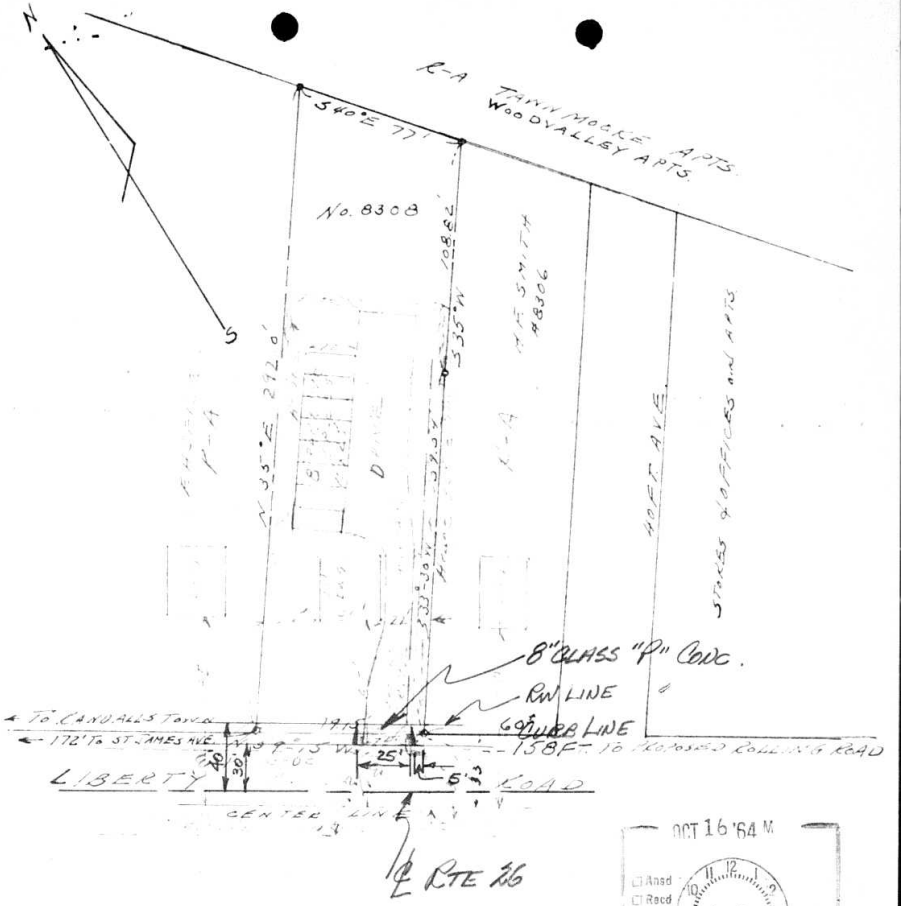
No parking spaces required, 8 parking spaces provided.

Area of offices 1800 Sq.ft.

Existing frame dwelling tobe renovated for offices.

Scale 1 in. to 50 ft. June 20,'64

Robert C. Morris,Reg.Surveyor
Old Court Road,Balto.#7,Md.



OCT 16 '64 M
Answd
Recd
Retd
Entd
Chkd
ZONING DEPARTMENT