

Case 9-21-54 2550

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JOHN W. CLONEY & NORA CLONEY, P/A
Plaintiffs, of the County of 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 R-4 zone;
and, for the following reasons:

To permit use of existing improvements for business and
professional offices

221.3 - Side Yards - Requests a side yard of 17.5 feet instead of the required
25 feet.

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 _____ offices

Property is to be posted and advertised as prescribed by Zoning Regulations.
Plaintiffs 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 _____
Address _____
Petitioner's Attorney _____
Address _____
Protestant's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day
of _____, 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 held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1964, at 10:00 o'clock
A.M.

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 be had; and it further appearing that by reason of _____
of Section 20-1 of the Baltimore County Zoning Regulations having been met and
practical difficulty having been shown, a Special Exception for Offices and a
Variance to permit a side yard of 17.5' instead of the required 25 feet should
be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day
of _____, 1964, that the herein described property or area should be and
the same is hereby reclassified; from an R-6 zone to an R-4 zone; and, and/or a Special Exception for a _____ should be and the same is
granted, from and after the date of this order. A Variance to permit a side yard of 17.5'
instead of the required 25' should also be granted, subject to approval of the
site plan by the Bureau of Public Services, Office of Planning and Zoning, and the
State Roads Commission and further subject to the condition that only one identifiable
sign is to be erected, 8 square feet in area.

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

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner: _____
Location of property _____
Location of Signs _____
Remarks _____
Posted by _____ Date of return _____

Description for the lot at the corner of Washington Ave. and Liberty Road, in the
Second District, Baltimore County.
Beginning for the same at the corner formed by the North side of the
Liberty Road and the West side of Washington Avenue, thence running and building on
the West side of Washington Ave. North 30 degrees 30 minutes East 150.00 feet, thence
running South 92 degrees 28 minutes East 150.00 feet, thence running South 30 degrees
32 minutes East 150.00 feet, to the North side of the Liberty Road, thence running and
building on the North side of the Liberty Road North 92 degrees 28 minutes East
to the point of beginning.

Being known as No. 7012 Liberty Road.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 27539
DATE 10/29/64
Billed to Zoning Department of Baltimore County.

DEPOSIT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01-622	1	\$51.00	\$51.00
Advertising and posting of property for John Cloney			
065-128-RX			
PAID - Baltimore County, Md. - Office of Finance			
10-2064 6356 • 27537 TIP = \$1.00			

William D. Wells, Esq.
300 Baltimore Road
Pikesville, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

2nd Dist.

Petition for Reclassification,
Special Exception & Variance
For John W. Cloney

The Zoning Advisory Committee has reviewed the subject petition and
makes the following comments:
OFFICE OF PLANNING AND ZONING: If the Zoning request is granted, it is recommended
that the 17 1/2 foot variance be restricted to the existing dwelling.

No comments from the following departments:

State Roads Commission
Health Department
Fire Bureau
Bureau of Engineering
Board of Education
Industrial Commission
R & C Commission
Buildings Department

cc: Albert Quimby - Office of Planning & Zoning

Yours very truly,

John W. Cloney
Chief of Permit and
Petition Processing

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., once in each
of _____ consecutive weeks before the _____
day of _____, 1964, the first publication
appearing on the _____ day of _____,
1964.

THE JEFFERSONIAN,

Shinner.

Cost of Advertisement, \$_____

OFFICE OF THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Baltimore, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 12, 1964.

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

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one week.
the 12th day of October, 1964, that is to say
the same was inserted in the issues of
October 9, 1964.

THE BALTIMORE COUNTEAN

By: _____
Editor and Manager

PETITION FOR
RECLASSIFICATION, SPECIAL
EXCEPTION AND VARIANCE
2nd DISTRICT
From R-6 to R-4, R-4
Zone, Petition for Special Ex-
ception for Offices, Petition for
Variance to the Zoning Regula-
tion for the use of the property
for _____

LOCATION: Northeast corner
of Liberty Road and Washington
Avenue.
DATE & TIME: THURSDAY,
OCTOBER 22, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 106,
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:
Reclassification from R-6 to
R-4 Zone, Special Exception for
Offices, Petition for Variance
to permit side yard of 17 1/2 feet
instead of the required 25 feet.
The Zoning Regulation to be
excepted as follows: Section 27-
2 Side Yard Setback.
Reclassification from R-6 to
R-4 Zone, Special Exception for
Offices, Petition for Variance
to permit side yard of 17 1/2 feet
instead of the required 25 feet.
The Zoning Regulation to be
excepted as follows: Section 27-
2 Side Yard Setback.
Being known as No. 7012 Lib-
erty Road.
The property of John W.
Cloney and Nora Cloney, as shown
on the plan filed with the
Department.
Date of Hearing: Thurs. Oct.
22, 1964 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Oct. 9,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, October 13, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 065-128-RX, R-6 to R-4. Special Exception for Offices
and Variance to permit a side yard of 17.5 feet instead
of the required 25 feet. Northeast corner of Liberty Road
and Washington Avenue. Being property of John W. Cloney.
2nd District

HEARING: Thursday, October 29, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed
and Variance to permit a side yard of 17.5 feet instead of the
subject petition for reclassification from R-6 to R-4
zoning and has the following advisory comment to make with
respect to pertinent planning factors:

1. The planning staff does not believe that the 2nd District
Zoning Map was in error here. It believes the character
of land usage here firmly is in R-6 dwellings and that
the creation of apartment zoning would be spot zoning.

GEG:bms

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 25365
DATE 10/1/64
Billed to Zoning Department of Baltimore County.

DEPOSIT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01-622	1	\$50.00	\$50.00
Petition for Reclassification, Special Exception & Variance for John W. Cloney			
065-128-RX			
PAID - Baltimore County, Md. - Office of Finance			
10-2064 6356 • 25365 TIP = \$0.00			

PAID TO BALTIMORE COUNTY, MARYLAND

WASHINGTON AVE

R-6

DWG.

UNIMPROVED

559-28 E 140'

SHRUBS
559-28 E 81.67' N59-28 W

6-7 X 20' BAY

DRIVE

EXISTING DWG.

DWG.

R-6

WATER MAIN
EDGE OF PAVING

SAN SEWER

LIBERTY ROAD

#65-128 R1A

Plat of Lots 15, 16 and 14A of the Amended Plat of Richland,
Second District, Baltimore County, Md.

Area of lot is 0.45 of an acre
Present use, residence, proposed use, Offices.
6 parking spaces provided
Balto. Co., water and sewer, available.



PLANNING DEPARTMENT in. to 50 ft. Aug. 29, 1964
Robert C. Morris
Robert C. Morris, Reg. Surveyor, # 759
Old Court Rd. Balto. # 7, Md.

