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#65-178R  
HARD  
1-C  
WESTERN  
AREA  
RA  
NW-9-3

HARRISON RIDGE CORPORATION NO. 65-178-R  
NE/S Liberty Road 3061' SE of Marriottville Rd. 2nd District  
Reclassification from R-6 to R-A Parcel "B" 29.94 acres  
" " R-10 to R-A Parcel "A" 2.56 "  
" " R-10 to R-A Parcel "C" 14.78 "  
47.28 " Total

Nov. 6, 1964 Petition filed  
Dec. 10 Reclassification DENIED by Z.C.  
" 11 Appealed to County Board of Appeals  
June 22, 1967 Reclassification GRANTED by the Board  
July 21 Order of Appeal filed in the Circuit Court by Carl A. Durkee, Esq. for Nora Cloney (File #3780)  
Aug. 21 TIME RAN OUT - APPEAL DROPPED  
Oct. 25 Dismissed by Plaintiff's attorney (from Court Docket)

I have requested, on several occasions, a copy of the Order of Dismissal but to date (1/2/68) have not received it. ETE

GRANTED

RE: PETITION FOR RECLASSIFICATION : BEFORE  
from an R-6 zone to an R-A zone : COUNTY BOARD OF APPEALS  
(Parcel "B"), and R-10 zones to R-A :  
zones (Parcels "A" and "C"), : OF  
Northeast side of Liberty Road 3061' :  
southeast of Marriottville Road :  
2nd District : BALTIMORE COUNTY  
Harrison Ridge Corporation, :  
Petitioner : No. 65-178-R

#### OPINION

The Petitioner in this case seeks a reclassification from R-6 and R-10 to R-A on forty-seven (47) acres, and is herewith appealing an adverse decision of the Deputy Zoning Commissioner denying same. The Petitioner-Appellant is the Harrison Ridge Corporation. Mr. Joseph Schnaper is President of the firm. The property is located on the northeast side of Liberty Road 3061 feet southeast of Marriottville Road, in the 2nd Election District of Baltimore County.

The tract is roughly rectangular in shape, averaging approximately 1000 feet wide by approximately 2000 feet in depth. The topography is generally flat to rolling and is mostly cleared land. The Petitioner proposes to build 766 garden type apartment units during a four year construction schedule.

Concretely, the zoning and land use surrounding the subject tract are as follows:

The frontage along Liberty Road on either side of the subject is commercial. Behind the commercial, on the west side of the site, is apartment zoning, and behind the commercial on the east side is R-6, Residential Zoning. To the immediate rear of the subject site is R-10, Residential Zoning. Directly across Liberty Road facing the site are the grounds and buildings of the Holy Family Church. Along the church side of Liberty Road, to the west, is a manufacturing zone, and to the east is a commercial zone.

The above described areas abutting the site and those areas across Liberty Road, except for the church property, are largely vacant undeveloped land.

Callender  
Zoning  
Policies

65-178-R - Harrison Ridge Corp. - Appealed 7/21/67

NORA CLONEY  
7018 Munsey Road  
Baltimore, Maryland 21202

JOHN A. CLONEY,  
W. GILES PARKER,  
WALTER A. BAKER, JR.,  
constituting the  
COUNTY BOARD OF APPEALS

#### CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1501-64(4) of the Maryland Rules of Procedure, John A. Cloney, W. Giles Parker and Walter A. Baker, Jr., constituting the County Board of Appeals of Baltimore County, have given notice by mail of the (File of the appeal to the representative of every party to the proceedings before R) namely, Carl A. Durkee, Esq., 7 Church Lane, Pikesville, Maryland, 21208, Attorney for the Appellant; Harry S. Swartzwelder, Jr., Esq., 1708 Munsey Building, Baltimore, Maryland, 21202, Attorney for the Petitioner; Jay Fred Cohen, Esq., 902 W. 36th Street, Baltimore, Maryland, 21211, Robert C. Vardalima, Esq., 341 N. Calvert Street, Baltimore, Maryland, 21202, and Benjamin A. Earnshaw, Esq., 1 N. Charles Street, Baltimore, Maryland, 21202, Attorneys for the Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

Muriel E. Buddemeyer  
County Board of Appeals of Baltimore County  
County Office Building, Towson, Md. 21204  
Valley 3-3000, Ext. 370

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to Carl A. Durkee, Esq., 7 Church Lane, Pikesville, Maryland, 21208,

Attorney for the Appellant; Harry S. Swartzwelder, Jr., Esq., 1708 Munsey Building, Baltimore, Maryland, 21202, Attorney for the Petitioner; Jay Fred Cohen, Esq., 902 W. 36th Street, Baltimore, Maryland, 21211, Robert C. Vardalima, Esq., 341 N. Calvert Street, Baltimore, Maryland, 21202, and Benjamin A. Earnshaw, Esq., 1 N. Charles Street, Baltimore, Maryland, 21202, Attorneys for the Protestants, on this 22nd day of July, 1967.

Muriel E. Buddemeyer  
County Board of Appeals of Baltimore County

June 22, 1967

Harry S. Swartzwelder, Jr., Esq.  
1708 Munsey Building  
Baltimore, Maryland 21202

Re: Harrison Ridge Corporation  
File No. 65-178-R

Dear Mr. Swartzwelder:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Buddemeyer

cc: Jay Fred Cohen, Esq.  
Robert C. Vardalima, Esq.  
Benjamin A. Earnshaw, Esq.  
Board of Education  
Mr. John G. Rose  
Mr. George E. Gavrilis

#65-178-R - Harrison Ridge Corp.

-2-

To justify the reclassification sought the Petitioner contends that an error was made in the zoning of the subject property on the original zoning map when it was adopted by the County Council on November 15, 1962, and that zoning changes have occurred since. The Petitioner is the developer of an adjacent subdivision of fine homes known as the Pikeswood development. In totality, he controls 117 contiguous acres for development. His plan is to provide a natural progression or transition from commercial development to apartment development to cottage development. He claims that the result would be aesthetically pleasing and break up the monotony of sameness. His studies indicated a real need for additional apartment construction in the area.

Mr. Frederick Klaus, realtor and appraiser, testified for the Petitioner as to both "Error" and "Change", and documented his testimony with a list of changes that have been granted previously by petition.

There was testimony to the effect that sewer and water utilities are available and pressure problems regarding water service are being corrected.

Mr. George Gavrilis, Director of Planning for Baltimore County, testified that there was no significant provision on the original zoning map for constructing apartments in communities west of Randallstown, but that pressures and demands for apartments there had increased since the adoption of the map. He stated that formerly it seemed logical to stop higher density development at Randallstown, but where commercial sites exist it is logical to insert apartments as a transitional zone, and placing them at the subject site is in line with this position. He further stated that apartments do not produce a great density of school children, that Liberty Road will ultimately be a four lane highway, and that placing apartments here along this corridor does make sense.

Without going into all of the testimony, the crux of the opposition is the

#65-178-R - Harrison Ridge Corp.

-3-

claim that a resulting increased volume of traffic could tax the facility of Liberty Road if the petition were granted. Liberty Road, at the site, is a two lane highway 24 feet wide, with 7 to 12 foot shoulders on each side. It is being widened to 4 lanes within 4000 feet to the east of the subject property.

Both the Petitioner and the Protestants produced witnesses who are recognized traffic experts. The Petitioner's expert, Mr. Robert Cohen, stated that the present average daily traffic at the site is 12,000 cars. He forecast that the average daily traffic would be increased to 16,480 vehicles within the next two years. He went on to compare that the theoretical capacity of Liberty Road at the City Line prior to its widening was 18,000 cars per day, but the actual traffic count there was 23,000 cars per day. He reasoned that Liberty Road facilities would not be overburdened by granting the petition.

The Protestants' traffic expert, Dr. W. Worthington Ewell, stated that the capacity of a road is subject to conjecture by many so-called experts, and all disagree. However, his studies indicated that upon construction of an aggregate of 2,340 apartment units proposed along Liberty Road, there would be an increase of 11,700 cars. He added this to his existing count of 12,571 cars for a projected average daily traffic of 24,271 cars. This he believed would be far in excess of present capacity. He agreed that apartment construction would be phased over several years.

The Board finds that the zoning of the subject property to apartments could well serve the area as a transitional zone between the existing R-6, Residential, and the commercial-industrial zones.

The tests of "Error" and "Change" in the map have been proven to the Board's satisfaction by testimony given, and apparently there is a need for additional apartments.

#65-178-R - Harrison Ridge Corp.

-4-

It is more appropriate that apartment zoning be granted along such major corridors as Liberty Road than on less important roads. Therefore, the Board unanimously concurs that the petitioned reclassification is appropriate and should be granted.

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of June, 1967, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby GRANTED, subject to site plan approval by the Department of Planning and Zoning, Bureau of Public Services and the State Roads Commission.

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

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John A. Cloney, Acting Chairman

W. Giles Parker

Walter A. Baker

Walter A. Baker

RE: PETITION FOR RECLASSIFICATION  
From R-10 to R-10 and from R-10  
and R-10 to R-10 Zone - W-1  
Liberty Road 3061 Feet Southeast of  
Marriottsville Road, Second  
Election District, Baltimore County,  
Maryland

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 65-178-R

The petitioner has requested a rezoning from R-10 and from R-10 and R-10 to R-10 Zone of property on northeast side of Liberty Road 3061 feet southeast of Marriottsville Road, in the above matter, because the petitioner through there was an error in the Western Area Planning Map adopted on November 15, 1962.

This is one of a series of petitions that would result in higher density within a relatively small area served by Liberty Road.

For some time there has been testimony before the Zoning Commission and the County Board of Appeals indicating that Liberty Road would be improved and widened. Various dates have been given and the dates have come and gone. At the present time a consulting engineer has given testimony that a portion of Liberty Road will be rebuilt and re-improved but such portion will not be in the immediate vicinity of the proposed site of R-10 and R-10 re-zoning.

In the case of Price vs. Cohen filed June 4, 1957, 213 Md. at page 604, the Court of Appeals had the following to say:

"Here, the Commission found that the proposed shopping center would increase the traffic hazard on a very heavily traveled highway to such an extent that the rezoning should be denied. Representatives of large improvement associations in the neighborhood opposing the rezoning stressed the traffic hazard and that the contemplated shopping center was not needed. Mr. Dreyer, the Location Engineer of the State Roads Commission, called by the petitioner, admitted that Liberty Road had its maximum capacity of traffic at that time. The new construction on Liberty Road depended on the twelve year construction program of the State Roads Commission. Mr. Bonnell told the legislature that the twelve year program was behind time. There were no finished construction plans available for making Liberty Road a dual highway and the contemplated improvement was merely in the planning stage. There were no plans in existence showing anything other than an increased right-of-way and these plans had not been approved. Mr. Dreyer also admitted that Liberty Road was at maximum traffic capacity and the earliest time he gave for improvement was between January 1959 and December 1961. Under this testimony the improvement might not be made until 1961. Mr. Thompson, called by the petitioner, admitted that the contemplated shopping center would increase traffic. The evidence possibly would be a hazard. The trial judge said that if the record had shown that the widening of Liberty Road would take place within a reasonable time, a different conclusion would have been reached by him.

We are of the opinion that the rezoning here would materially increase the traffic hazard on Liberty Road, only 22 feet in width with 5 foot shoulders. This road now handles capacity traffic. It is inadequate whether Liberty Road will be improved, and, if so, when. To grant the rezoning would undoubtedly increase the traffic hazard on this narrow road. As in changing zoning regulations, traffic conditions should be given material consideration and as this was not done by the Board, its rezoning was arbitrary and a matter of discretion as found by the trial judge, and the order should be affirmed. Order affirmed with costs.

It will be noted that the representative from the State commented on the traffic on Liberty Road in the case of Price vs. Cohen. In the present matter Mr. Eugene J. Clifford, Traffic Engineer, made a traffic study and his report indicated that at present Liberty Road in the vicinity of the proposed reclassification is either at capacity or about to exceed capacity. He also made observations on what the resulting traffic might be if all four of the present zoning requests for higher density should be granted. His conclusion was obvious. There would be just too much traffic on Liberty Road.

At times some may think that the protection of the health, safety and general welfare has been forgotten because error in zoning and change in the character of the area are the only things considered. This is not so in consideration of the petition now before the Zoning Commission. The health, safety and the general welfare of the residents of the area and of all other citizens using Liberty Road is a prime consideration. It is obvious that this petition is premature and the matter is now to be decided upon, the only decision can be a final denial.

For the above reasons the reclassification is DENIED.

It is this 10th day of December, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the above described property or area be and the same is hereby DENIED and that the above property or area be and the same is hereby continued as R-10 and R-10 Zone.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Marvin E. Chouteau, and the Marriott Ridge Corp., Joseph Schnager, 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 R-10 zone and from an R-10 and an R-10 zone to an R-10 zone for the following reasons:

1. Error in Comprehensive Re-zoning.
2. Change in the character of the neighborhood.
3. And for such other and further reasons as may be demonstrated at the hearing hereof.

see attached Description

*[Signature]*  
Contract purchaser  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

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Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

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Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

*[Signature]*  
Baltimore, Maryland 21202  
Address 4400 Forest Park Avenue  
Baltimore, Maryland 21202

NATZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2129 N. Charles St. - Baltimore, Maryland 21208  
685-2385

DESCRIPTION  
PARCEL "B"  
29.94 ACRE PARCEL, NORTHWEST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-6  
Proposed Zoning: R-A

Beginning for the same at a point distant 183.00 feet as measured northerly along property line there to be laid out at right angles to Liberty Road from a point in the center line of said Liberty Road, said last mentioned point being distant 3676 feet, more or less, as measured southeasterly along said center line of Liberty Road from its intersection with the center line of Marriottsville Road, and running thence, binding on a line parallel with said Liberty Road and distant 183.00 feet northeasterly from the center line thereof, northeasterly 605 feet, more or less, to a point in a property line there to be laid out, thence northeasterly, binding thereon, 42 feet, more or less, thence northeasterly along a property line there to be laid out parallel with said Liberty Road, 312 feet, more or less, to a point in the last or S. 42° 11' 00" W., 1427.52 foot line of the land which by deed dated November 24, 1952 and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2210, Page 34 was conveyed by Marvin E. Chouteau and wife to Lloyd E. Mitchell, Incorporated, thence northeasterly, binding reversely on a part thereof, 1050 feet, more or less, to a point in the

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WESTERN  
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northeast outline of the area designated "2-R-10-6" on Baltimore County Zoning Map "1-C" and "2-C", thence southeasterly, binding on a part of said outline, 1070 feet, more or less, to a point on the northeast side of Tulsame Road there proposed to be laid out sixty feet wide, thence southeasterly, binding on said northeast side of Tulsame Road, by a curve to the right with a radius of 1100.00 feet, the distance of 265 feet, more or less, to a point in a line parallel with, and northeasterly distant 620.00 feet from, the seventh or N. 24° 34' E., 134.28 perch line of the land which by deed dated January 30, 1959 and recorded among the aforementioned Land Records in Liber W.J.R. No. 3483, Page 188 was conveyed by West Ridge, Inc. to Charles D. Julio and Company, Incorporated, thence southeasterly, binding on said last mentioned parallel line, 1185 feet, more or less, to a point in a line parallel with Liberty Road and northeasterly distant 333.00 feet from the center line thereof, thence northeasterly, binding on said last mentioned parallel line, 142 feet, more or less, to a point in the last or S. 26° W., 39-1/4 perch line of the land which by deed dated March 24, 1967 and recorded among said Land Records in Liber T.B.S. No. 1655, Page 36 was conveyed by Harman Claggett to William F. Wilhelm and wife, thence southeasterly, binding on a part of said last mentioned line 35 feet, more or less to a point distant 415.00 feet as measured along said line from the stone heretofore set at the beginning thereof, thence leaving said line and running northeasterly, parallel with said Liberty Road, 125 feet, more or less, and thence southeasterly, binding on a proposed property line at right angles to said Liberty Road, 115 feet, more or less,

to the place of beginning.  
Containing 29.94 acres of land, more or less.  
HOW:abr  
J. O. #64067  
7/23/64

MAP  
1-C  
WESTERN  
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RA  
1/3/64  
NW-8-J

NATZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2129 N. Charles St. - Baltimore, Maryland 21208  
685-2385

DESCRIPTION  
PARCEL "A"  
2.56 ACRE PARCEL, NORTHWEST SIDE OF LIBERTY  
ROAD, 3061 FEET SOUTHEAST OF MARIOTTVILLE  
ROAD, SECOND ELECTION DISTRICT, BALTIMORE  
COUNTY, MARYLAND

Present Zoning: R-10  
Proposed Zoning: R-A

Beginning for the same at a point in the center line of Liberty Road, at the distance of 3061 feet, more or less as measured southeasterly along said center line of Liberty Road from its intersection with the center line of Marriottsville Road, said point of beginning being at a property line there to be laid out, and running thence southeasterly, binding on said center line of Liberty Road, 615 feet, more or less, to a point 162 feet more or less, northeasterly from the intersection of said center line of Liberty Road with the center line of the right of way of the Transcontinental Gas Line, thence northeasterly, binding on a property line there to be laid out at right angles to said Liberty Road, 183.00 feet to a point in the northeast outline of the area designated "2-R-10-6" on Baltimore County Zoning Map "1-C", thence northeasterly, binding on a part of said northeast outline and parallel with said Liberty Road, 605 feet, more or less, to a point in the property line there to be laid out, as aforesaid, and thence southeasterly, binding on

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WESTERN  
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said line, 188 feet, more or less, to the place of beginning.  
Containing 2.56 acres of land, more or less.  
HOW:abr  
J. O. #64067  
7/23/64

MAP  
1-C  
WESTERN  
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RA  
1/3/64  
NW-8-J



James H. Hill  
John C. Childs  
Associates  
George W. Bailey  
Robert W. Collins  
Edward M. Glass  
Norman F. Harman  
Paul E. Jones  
Paul S. Sauer

MATZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Soil Planners  
2129 N. Charles St., Baltimore, Maryland 21208  
465-5285

DESCRIPTION  
PARCEL "C"

14.78 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-10  
Proposed Zoning: R-A

Beginning for the same at a point in the last or S. 42° 11' 00" W.,  
1427.52 foot line of the land which by deed dated November 24, 1952 and  
recorded among the Land Records of Baltimore County in Liber G.L.B.  
No. 2210, Page 34 was conveyed by Marvin E. Choate and wife to  
Lloyd E. Mitchell, Incorporated, at the distance of 1280 feet, more or  
less, as measured reversely along said line from the end thereof and  
from a point in the center line of Liberty Road, said last mentioned  
point being distant 2749.30 feet as measured southeasterly along said  
center line of Liberty Road from its intersection with the center line of  
Marriottville Road, said point of beginning being also in the southwest  
outline of the area designated "2-R-10-3" on Baltimore County Zoning  
Maps "1-C" and "2-C", and running thence northeasterly, binding reversely  
on a part of the line herein above referred to, 148 feet to the beginning  
thereof and to a point in the sixth line of the land described in the deed

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12/3/64  
NW-8-J



from Adam Gluckert and wife to Mary Catherine Hohmann and husband,  
dated July 28, 1897 and recorded among the aforesaid Land Records in Liber  
N.B.M. No. 229, Page 311, thence northerly, binding on said sixth line,  
144.5 feet, more or less, to the stone heretofore set at the end thereof,  
thence northeasterly along a part of the seventh line of said last mentioned  
land, 400 feet, more or less, thence southeasterly to and reversely along  
a part of the fourth line of said last mentioned land, 640 feet, more or less,  
to a point on the southwest side of Allenwood Road, there proposed to be  
laid out sixty feet wide, thence southeasterly, binding thereon and on a  
line parallel with the third line of said last mentioned land and 190.00 feet  
southwesterly therefrom, 550 feet, more or less to the intersection of  
said southwest side of Allenwood Road with the northwest side of Tulsame  
Road, there proposed to be laid out sixty feet wide, thence southwesterly,  
binding on said northwest side of Tulsame Road, by a curve to the right  
with a radius of 1100.00 feet, the distance of 375 feet, more or less, to  
a point in the southwest outline of the area designated "2-R-10-3" herein  
referred to, and thence northwesterly, binding on a part of said southwest  
outline, 1070 feet, more or less, to the place of beginning.

Containing 14.78 acres of land, more or less.

HGW:shr J. O. 646067 7/23/64

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MAP  
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12/3/64  
NW-8-J

northeast outline of the area designated "2-R-10-3" on Baltimore  
County Zoning Maps "1-C" and "2-C", thence southeasterly, binding on  
a part of said outline, 1070 feet, more or less, to a point on the northeast  
side of Tulsame Road there proposed to be laid out sixty feet wide, thence  
southwesterly, binding on said northwest side of Tulsame Road, by a  
curve to the right with a radius of 1100.00 feet, the distance of 265 feet,  
more or less, to a point in a line parallel with, and northwesterly distant  
620.00 feet from, the seventh or N. 24° 34' E., 134.28 perch line of the  
land which by deed dated January 30, 1959 and recorded among the afore-  
mentioned Land Records in Liber W.J.R. No. 3483, Page 168 was conveyed  
by West Ridge, Inc. to Charles D. Jullo and Company, Incorporated, thence  
southwesterly, binding on said last mentioned parallel line, 1185 feet, more  
or less, to a point in a line parallel with Liberty Road and northeasterly  
distant 333.00 feet from the center line thereof, thence northwesterly, binding  
on said last mentioned parallel line, 142 feet, more or less, to a point in  
the last or S. 26° W., 39-1/4 perch line of the land which by deed dated  
March 24, 1947 and recorded among said Land Records in Liber T.B.S.  
No. 1658, Page 36 was conveyed by Harman Claggett to William F. Wilhelm  
and wife, thence southwesterly, binding on a part of said last mentioned  
line 35 feet, more or less to a point distant 435.00 feet as measured along  
said line from the stone heretofore set at the beginning thereof, thence  
leaving said line and running northwesterly, parallel with said Liberty Road,  
125 feet, more or less, and thence southwesterly, binding on a proposed  
property line at right angles to said Liberty Road, 115 feet, more or less.

MAP  
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WESTERN  
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NW-8-J



to the place of beginning.  
Containing 29.94 acres of land, more or less.

HGW:shr  
J. O. 646067  
7/24/64

MATZ, CHILDS & ASSOCIATES, INC.  
2129 N. Charles St., Baltimore, Maryland 21208

PETITION FOR ZONING RE-CLASSIFICATION #65-178R  
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
The undersigned, Marvin E. Choate and the Harrison Ridge Corp., Joseph Schaefer,  
County and which is described in the description and plat attached hereto and made a part hereof,  
herby 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-10 zone to an R-A zone  
and from an R-10 and an R-6 zone to an R-A zone  
for the following reasons:

1. Error in Comprehensive Re-zoning.
2. Change in the character of the neighborhood.
3. And for such other and further reasons as may be demonstrated at the hearing hereof.

and it is requested that the Zoning Commission of Baltimore County be authorized to re-classify the herein described property as follows:

Property to be petitioned and advertised as prescribed 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.

Address: 4400 Forest Park Avenue  
Baltimore, Maryland 21207  
Contract purchaser  
The Harrison Ridge Corp.  
Joseph Schaefer, President  
4400 Forest Park Avenue  
Baltimore, Maryland 21207  
Protestant's Attorney  
Harry B. Spitzwelder, Jr.  
Address: 1708 Munsey Bldg. Balto. 3, Md.  
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day  
of November, 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 10th day of December, 1964, at 1:00 o'clock  
P.M.



Zoning Commissioner of Baltimore County  
(over)

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WESTERN  
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RA  
12/3/64  
NW-8-J

James H. Hill  
John C. Childs  
Associates  
George W. Bailey  
Robert W. Collins  
Edward M. Glass  
Norman F. Harman  
Paul E. Jones  
Paul S. Sauer

MATZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Soil Planners  
2129 N. Charles St., Baltimore, Maryland 21208  
465-5285

DESCRIPTION  
PARCEL "B"

29.94 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-6  
Proposed Zoning: R-A

Beginning for the same at a point distant 183.00 feet as measured  
northeasterly along a property line there to be laid out at right angles to  
Liberty Road from a point in the center line of said Liberty Road, said last  
mentioned point being distant 3676 feet, more or less, as measured south-  
easterly along said center line of Liberty Road from its intersection with the center  
line of Marriottville Road, and running thence, binding on a line parallel with  
said Liberty Road and distant 183.00 feet northeasterly from the center line  
thereof, northwesterly 605 feet, more or less, to a point in a property line  
there to be laid out, thence northeasterly, binding thereon, 42 feet, more or  
less, thence northwesterly along a property line there to be laid out  
parallel with said Liberty Road, 312 feet, more or less, to a point in the  
last or S. 42° 11' 00" W., 1427.52 foot line of the land which by deed dated  
November 24, 1952 and recorded among the Land Records of Baltimore  
County in Liber G.L.B. No. 2210, Page 34 was conveyed by Marvin E. Choate  
and wife to Lloyd E. Mitchell, Incorporated, thence northeasterly, binding  
reversely on a part thereof, 1050 feet, more or less, to a point in the

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64  
NW-8-J

MATZ, CHILDS & ASSOCIATES, INC.  
2129 N. Charles St., Baltimore, Maryland 21208

said line, 188 feet, more or less, to the place of beginning.  
Containing 2.56 acres of land, more or less.

HGW:shr  
J. O. 646067  
7/23/64

MATZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Soil Planners  
2129 N. Charles St., Baltimore, Maryland 21208  
465-5285

DESCRIPTION  
PARCEL "A"  
2.56 ACRE PARCEL, NORTHEAST SIDE OF LIBERTY  
ROAD, 3061 FEET SOUTHEAST OF MARIOTTVILLE  
ROAD, SECOND ELECTION DISTRICT, BALTIMORE  
COUNTY, MARYLAND

Present Zoning: R-10  
Proposed Zoning: R-A

Beginning for the same at a point in the center line of Liberty  
Road, at the distance of 3061 feet, more or less as measured southeasterly  
along said center line of Liberty Road from its intersection with the center  
line of Marriottville Road, said point of beginning being at a property line  
there to be laid out, and running thence southeasterly, binding on said center  
line of Liberty Road, 615 feet, more or less, to a point 162 feet more or less,  
northwesterly from the intersection of said center line of Liberty Road with the  
center line of the right of way of the Transcontinental Gas Line, thence  
northeasterly, binding on a property line there to be laid out at right angles  
to said Liberty Road, 183.00 feet to a point in the northeast outline of the  
area designated "2-R-10-6" on Baltimore County Zoning Map "1-C", thence  
northwesterly, binding on a part of said northeast outline and parallel with  
said Liberty Road, 605 feet, more or less, to a point in the property line  
there to be laid out, as aforesaid, and thence southwesterly, binding on

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64



James W. Hall  
John W. Hall  
George W. Hall  
Edward M. Hall  
Nathan F. Hall  
Paul S. Hall

MAIZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2129 N. Charles St., Baltimore, Maryland 21218  
NATX-XXXX  
665-1788

**DESCRIPTION**  
**PARCEL "C"**

**14.78 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.**

Present Zoning: R-10  
Proposed Zoning: R-A

Beginning for the same at a point in the last or S. 42° 11' 00" W., 1427.52 foot line of the land which by deed dated November 24, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2210, Page 34 was conveyed by Marvin E. Choate and wife to Lloyd E. Mitchell, Incorporated, at the distance of 1280 feet, more or less, as measured severally along said line from the end thereof and from a point in the center line of Liberty Road, said last mentioned point being distant 2749.30 feet as measured southeasterly along said center line of Liberty Road from its intersection with the center line of Marriottville Road, said point of beginning being also in the southwest outline of the area designated "2-R-10-3" on Baltimore County Zoning Maps "1C" and "2C", and running thence northeasterly, binding reversely on a part of the line herein above referred to, 148 feet to the beginning thereof and to a point in the sixth line of the land described in the deed

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

MAIZ, CHILDS & ASSOCIATES, INC.  
2129 N. Charles St., Baltimore, Maryland  
NATX-XXXX  
665-1788

northeast outline of the area designated "2-R-10-3" on Baltimore County Zoning Maps "1C" and "2C", thence southeasterly, binding on a part of said outline, 1070 feet, more or less, to a point on the northeast side of Tullamore Road there proposed to be laid out sixty feet wide, thence southeasterly, binding on said northwest side of Tullamore Road, by a curve to the right with a radius of 1100.00 feet, the distance of 265 feet, more or less, to a point in a line parallel with, and northwesterly distant 620.00 feet from, the seventh or N. 24-3/4° E., 134.28 perch line of the land which by deed dated January 30, 1959 and recorded among the aforementioned Land Records in Liber W.J.R. No. 3483, Page 188 was conveyed by West Ridge, Inc. to Charles D. Julis and Company, Incorporated, thence southwesterly, binding on said last mentioned parallel line, 1185 feet, more or less, to a point in a line parallel with Liberty Road and northwesterly distant 333.00 feet from the center line thereof, thence northwesterly, binding on said last mentioned parallel line, 142 feet, more or less, to a point in the last or S. 25° W., 39-1/4 perch line of the land which by deed dated March 24, 1947 and recorded among said Land Records in Liber T.B.S. No. 1658, Page 36 was conveyed by Harman Claggett to William F. Wilhelm and wife, thence southwesterly, binding on a part of said last mentioned line 35 feet, more or less to a point distant 435.00 feet as measured along said line from the stone heretofore set at the beginning thereof, thence leaving said line and running northwesterly, parallel with said Liberty Road, 125 feet, more or less, and thence southwesterly, binding on a proposed property line at right angles to said Liberty Road, 115 feet, more or less,

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

to the place of beginning.  
Containing 19.94 acres of land, more or less.  
HWG:abr J. O. #64067 7/23/64



MAIZ, CHILDS & ASSOCIATES, INC.  
2129 N. Charles St., Baltimore, Maryland  
NATX-XXXX  
665-1788

from Adam Gluckert and wife to Mary Catherine Hohmann and husband, dated July 28, 1897 and recorded among the aforesaid Land Records in Liber N.B.M. No. 229, Page 311, thence northerly, binding on said sixth line, 144.5 feet, more or less, to the stone heretofore set at the end thereof, thence northeasterly along a part of the seventh line of said last mentioned land, 400 feet, more or less, thence southeasterly to and reversely along a part of the fourth line of said last mentioned land, 640 feet, more or less, to a point on the southwest side of Allenwood Road, there proposed to be laid out sixty feet wide, thence southeasterly, binding thereon and on a line parallel with the third line of said last mentioned land and 190.00 feet southwesterly therefrom, 550 feet, more or less to the intersection of said southwest side of Allenwood Road with the northwest side of Tullamore Road, there proposed to be laid out sixty feet wide, thence southwesterly, binding on said northwest side of Tullamore Road, by a curve to the right with a radius of 1100.00 feet, the distance of 375 feet, more or less, to a point in the southwest outline of the area designated "2-R-10-3" herein referred to, and thence northwesterly, binding on a part of said southwest outline, 1070 feet, more or less, to the place of beginning.  
Containing 14.78 acres of land, more or less.  
HWG:abr J. O. #64067 7/23/64



MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, the undersigned, **MARVIN E. CHOATE** and **the Marriottville Ridge Land, Inc.**, 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 **R-A** zone, and from an **R-10** and an **R-6** zone to an **R-A** zone, for the following reasons:

1. Error in Comprehensive Re-zoning.
2. Change in the character of the neighborhood.
3. And for such other and further reasons as may be demonstrated at the hearing hereof.

See Attached Description

and the undersigned hereby petition that the said zoning law and zoning regulations of Baltimore County be amended to read as follows:

Property 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, 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.

**Marvin E. Choate**  
Contract purchaser  
Address: 4400 Forest Park Avenue...  
Baltimore, Maryland 21207  
**Joseph E. Schaefer, Jr.**  
Petitioner's Attorney  
Address: 1708 Munsey Bldg. Balto. 2, Md.  
**Harry S. Swartzwelder, Jr.**  
Protestant's Attorney  
Address: 4400 Forest Park Avenue  
Baltimore, Maryland 21207

ORDERED BY The Zoning Commissioner of Baltimore County, this **6th** day of **November**, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **10th** day of **November**, 1964, at **1:00** o'clock P.M. **NATX-XXXX**  
Zoning Commissioner of Baltimore County.

MAIZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2129 N. Charles St., Baltimore, Maryland 21218  
NATX-XXXX  
665-1788

**DESCRIPTION**  
**PARCEL "A"**  
**2.56 ACRE PARCEL, NORTHEAST SIDE OF LIBERTY ROAD, 3061 FEET SOUTHEAST OF MARIOTTVILLE ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND**

Present Zoning: R-10  
Proposed Zoning: R-A

Beginning for the same at a point in the center line of Liberty Road, at the distance of 3061 feet, more or less as measured southeasterly along said center line of Liberty Road from its intersection with the center line of Marriottville Road, said point of beginning being at a property line there to be laid out, and running thence southeasterly, binding on said center line of Liberty Road, 615 feet, more or less, to a point 162 feet more or less, northwesterly from the intersection of said center line of Liberty Road with the center line of the right of way of the Transcontinental Gas Line, thence northeasterly, binding on a property line there to be laid out at right angles to said Liberty Road, 183.00 feet to a point in the northeast outline of the area designated "2-R-10-6" on Baltimore County Zoning Map "1-C", thence northwesterly, binding on a part of said northeast outline and parallel with said Liberty Road, 605 feet, more or less, to a point in the property line there to be laid out, as aforesaid, and thence southwesterly, binding on

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

MAIZ, CHILDS & ASSOCIATES, INC.  
Engineers - Surveyors - Site Planners  
2129 N. Charles St., Baltimore, Maryland 21218  
NATX-XXXX  
665-1788

**DESCRIPTION**  
**PARCEL "B"**

**29.94 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.**

Present Zoning: R-6  
Proposed Zoning: R-A

Beginning for the same at a point distant 183.00 feet as measured northwesterly along a property line there to be laid out at right angles to Liberty Road from a point in the center line of said Liberty Road, said last mentioned point being distant 3676 feet, more or less, as measured southeasterly along said center line of Liberty Road from its intersection with the center line of Marriottville Road, and running thence, binding on a line parallel with said Liberty Road and distant 183.00 feet northwesterly from the center line thereof, northwesterly 605 feet, more or less, to a point in a property line there to be laid out, thence northeasterly, binding thereon, 42 feet, more or less, thence northwesterly along a property line there to be laid out parallel with said Liberty Road, 312 feet, more or less, to a point in the last or S. 42° 11' 00" W., 1427.52 foot line of the land which by deed dated November 24, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2210, Page 34 was conveyed by Marvin E. Choate and wife to Lloyd E. Mitchell, Incorporated, thence northeasterly, binding reversely on a part thereof, 1050 feet, more or less, to a point in the

MAP  
1-C  
WESTERN  
AREA  
RA  
12/3/64

MAIZ, CHILDS & ASSOCIATES, INC.  
2129 N. Charles St., Baltimore, Maryland  
NATX-XXXX  
665-1788

said line, 188 feet, more or less, to the place of beginning.  
Containing 2.56 acres of land, more or less.

HWG:abr J. O. #64067 7/23/64



# DESCRIPTION

## PARCEL "C"

14.78 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD,  
SOUTHEAST OF MARIOTTVILLE ROAD, SECOND  
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-10

Proposed Zoning: R-A

Beginning for the same at a point in the lat or S. 42° 11' 00" W.,  
1427.52 foot line of the land which by deed dated November 24, 1952 and  
recorded among the Land Records of Baltimore County in Liber G.L.B.  
No. 2210, Page 34 was conveyed by Marvin E. Choate and wife to  
Lloyd E. Mitchell, Incorporated, at the distance of 1280 feet, more or  
less, as measured reversely along said line from the end thereof and  
from a point in the center line of Liberty Road, said last mentioned  
point being distant 2749.30 feet as measured southeasterly along said  
center line of Liberty Road from its intersection with the center line of  
Marriottville Road, said point of beginning being also in the southwest  
outline of the area designated "2-R-10-3" on Baltimore County Zoning  
Maps "1C" and "2C", and running thence northeasterly, binding reversely  
on a part of the line herein above referred to, 148 feet to the beginning  
thereof and to a point in the sixth line of the land described in the deed

from Adam Gluckert and wife to Mary Catherine Hohmann and husband,  
dated July 28, 1897 and recorded among the aforesaid Land Records in Liber  
N.B.M. No. 229, Page 311, thence northerly, binding on said sixth line,  
144.5 feet, more or less, to the stone heretofore set at the end thereof,  
thence northeasterly along a part of the seventh line of said last mentioned  
land, 400 feet, more or less, thence southeasterly to and reversely along  
a part of the fourth line of said last mentioned land, 640 feet, more or less,  
to a point on the southwest side of Allenwood Road, there proposed to be  
laid out sixty feet wide, thence southeasterly, binding thereon and on a  
line parallel with the third line of said last mentioned land and 190.00 feet  
southwesterly therefrom, 550 feet, more or less to the intersection of  
said southwest side of Allenwood Road with the northwest side of Tulsamee  
Road, there proposed to be laid out sixty feet wide, thence southwesterly,  
binding on said northwest side of Tulsamee Road, by a curve to the right  
with a radius of 1100.00 feet, the distance of 375 feet, more or less, to  
a point in the southwest outline of the area designated "2-R-10-3" herein  
referred to, and thence northwesterly, binding on a part of said southwest  
outline, 1070 feet, more or less, to the place of beginning.

Containing 14.78 acres of land, more or less.

HGW:sbr J. O. #64067 7/23/64



IN RE: PETITION OF  
THE HARRISON RIDGE CORPORATION  
FOR RE-ZONING  
AT LIBERTY ROAD AND  
MARIOTTVILLE ROAD



TO THE SHERIFF,  
Please summons the following witness:

EUGENE J. CLIFFORD, CHIEF  
Bureau of Traffic Engineering  
Baltimore County, Maryland  
Division of Traffic Engineering  
Jefferson Building  
Towson, Maryland 21204

SUBPOENA DUCES TECUM - to appear and bring with him all  
records concerning the traffic conditions at Liberty Road  
and Marriottville Road, Baltimore County, Maryland,  
to testify for the Protestants  
returnable on the 10th day of December, 1964, at 1:00 P.M.,  
before the Zoning Commissioner of Baltimore County.

*Benjamin A. Eames*  
Attorney for Protestants  
Benjamin A. Eames  
Suite 1606, One North Charles Street  
Baltimore, Maryland 21201  
Saratoga 7-0329

PETITION FOR RECLASSIFICATION  
N/4 Side of Liberty Road  
3061 East S.W. of Marriottville Road  
Harrison Ridge Corp., Petitioner  
Petition No. 65-178R

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
Case No. 65-178R

Mr. Clerk:  
Please summons the following witness:

George E. Carvelles,  
Director of Planning  
County Office Building  
Towson, Maryland 21204

to testify for the petitioners in this case, and make the same  
returnable before John Rowe, Zoning Commissioner, County Office  
Building, Towson, Maryland 21204, on Thursday, December 10, 1964  
at 1:00 p.m.

*John A. Rowe*  
John A. Rowe, Jr.,  
Attorney for petitioners

Mr. Sheriff:  
Please issue summons in accordance with the above.

*John A. Rowe*  
John A. Rowe, Jr.,  
Zoning Commissioner of Balto. Co.,

RE: PETITION FOR RECLASSIFICATION  
FROM R-10 TO R-A AND FROM R-10  
AND R-6 TO R-A ZONE - N/4 S  
LIBERTY ROAD 3061 E. OF MARIOTTVILLE  
ROAD, 2ND DISTRICT  
THE HARRISON RIDGE CORPORATION,  
Petitioner

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
Case No. 65-178-R

The petitioner has requested a rezoning from R-10 to  
R-A and from R-10 and R-6 to R-A Zone of property on northeast  
side of Liberty Road 3061 E. of Marriottville Road,  
in the above matter, because the petitioner through an error  
in an error in the Western Area Planning Map adopted on November 15,  
1962.

This is one of a series of petitions that would result in  
higher density within a relatively small area served by Liberty Road.

For some time there has been testimony before the Zoning  
Commissioner and the County Board of Appeals indicating that Liberty  
Road would be improved and widened. Various dates have been given and  
the dates have come and gone. At the present time a consulting  
engineer has given testimony that a portion of Liberty Road will be  
rebuilt and re-widened but such portion will not be in the immediate  
vicinity of the proposed site of R-A and R-6 rezoning.

In the case of Price vs. Cohen filed June 1, 1957, 213 Md.  
at page 469, the Court of Appeals had the following to say:

"Here, the Commissioner found that the proposed shopping  
center would decrease the traffic hazard on a very heavily traveled  
highway to such extent that the rezoning should be denied. Representa-  
tives of large improvement associations in the neighborhood opposing  
the rezoning, stressed the traffic hazard and that the contemplated  
shopping center was not needed. Mr. Drayer, the Location Engineer of  
the State Roads Commission, called by the petitioner, admitted that  
Liberty Road had its maximum capacity of traffic at that time. The  
new construction on Liberty Road depended on the twelve year con-  
struction program of the State Roads Commission. Mr. Bennett told the  
legislature that the twelve year program was behind time. There were  
no finished construction plans available for making Liberty Road a  
dual highway and the contemplated improvement was merely in the planning  
stage. There were no plans in existence showing anything other than  
an increased right-of-way and these plans had not been approved. Mr.  
Drayer also admitted that Liberty Road was at maximum traffic capacity  
and the earliest time he gave for improvement was between January 1958  
and December 1961. Under this testimony the improvement might well not  
be made until 1961. Mr. Thompson, called by the petitioner, admitted  
that the contemplated shopping center would increase traffic. The  
entrances possibly would be a hazard. The trial judge said that, if  
the record had shown that the widening of Liberty Road would take place  
within a reasonable time, a different conclusion would have been reached  
by him.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2<sup>ND</sup> Date of Posting DEC 17 1964  
Posted for: APPEAL  
Petitioner: HARRISON RIDGE CORP.  
Location of property: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Location of Sign: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Remarks: SEE DEED AND 2<sup>ND</sup> TULSAMEE RD.  
Posted by: John A. Rowe Date of return: DEC 23 1964

3 SIGNS

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2<sup>ND</sup> Date of Posting DEC 21 1964  
Posted for: RECLASSIFICATION FROM R-10 & R-6 TO R-A  
Petitioner: THE HARRISON RIDGE CORP.  
Location of property: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Location of Sign: N/4 S. LIBERTY RD. 175 E. OF TOWSON AVE. GATE LINE  
Remarks: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Posted by: John A. Rowe Date of return: DEC 26 1964

3 Signs

We are of the opinion that the rezoning here would materially  
increase the traffic hazard on Liberty Road, only 27 feet in width  
with 5 foot shoulders. This road now handles capacity traffic,  
so, when. To grant the rezoning would undoubtedly increase the  
traffic hazard on this narrow road. As in changing zoning regula-  
tions, traffic conditions should be given material consideration  
and as this was not done by the Board, its rezoning was arbitrary  
and abuse of discretion as found by the trial judge, and the order  
should be affirmed. Order affirmed with costs.

It will be noted that the representative from the State  
commented on the traffic on Liberty Road in the case of Price vs. Cohen.  
In the present matter Mr. Eugene J. Clifford, Traffic Engineer, made a  
traffic study and his report indicated that at present Liberty Road  
in the vicinity of the proposed reclassification is at capacity  
or about to exceed capacity. He also made observations on what the  
resulting traffic might be if all four of the present zoning requests  
for higher density should be granted. His conclusion was obvious.  
There would be just too much traffic on Liberty Road.

At times some may think that the protection of the health,  
safety and general welfare has been forgotten because error in zoning  
and change in the character of the area are the only things considered.  
This is not so in consideration of the petition now before the Zoning  
Commissioner, the health, safety and the general welfare of the residents  
of the area and of all other citizens using Liberty Road is of prime  
consideration. It is obvious that this petition is premature and since  
the matter is now to be decided upon, the only decision can be a firm  
denial.

For the above reasons the reclassification is DENIED.

It is this 17<sup>TH</sup> day of December, 1964, by the Zoning  
Commissioner of Baltimore County, ORDERED that the above described  
property on area be and the same is hereby ORDERED and that the above  
property area be and the same is hereby continued as R-10 and  
R-6 zones.

*John A. Rowe*  
John A. Rowe, Jr.,  
Zoning Commissioner of  
Baltimore County

65-178-R  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2<sup>ND</sup> Date of Posting DEC 17 1964  
Posted for: APPEAL  
Petitioner: HARRISON RIDGE CORP.  
Location of property: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Location of Sign: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Remarks: SEE DEED AND 2<sup>ND</sup> TULSAMEE RD.  
Posted by: John A. Rowe Date of return: DEC 23 1964

3 SIGNS

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2<sup>ND</sup> Date of Posting DEC 21 1964  
Posted for: RECLASSIFICATION FROM R-10 & R-6 TO R-A  
Petitioner: THE HARRISON RIDGE CORP.  
Location of property: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Location of Sign: N/4 S. LIBERTY RD. 175 E. OF TOWSON AVE. GATE LINE  
Remarks: N/4 S. LIBERTY RD. 3061 E. OF MARIOTTVILLE RD.  
Posted by: John A. Rowe Date of return: DEC 26 1964

3 Signs

65-178-R  
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
November 13, 1964  
Harry L. Shortmiller, Esq., Esq. TOWSON 4, MARIETTA  
1700 Ramsey Building  
Baltimore 2, Md.  
SUBJECT: Petition for reclassification  
from R-10 to R-A  
N/4 S. of Liberty Rd. 3061 E.  
of Marriottville Rd. 2nd Dist  
12/3/64

The Zoning Advisory Committee has reviewed the subject petition and  
makes the following comments:  
OFFICE OF PLANNING AND ZONING: The proposed development plan does not  
adequately provide road conditions for the proposed roads in the surrounding  
area. It is requested that a petitioners engineer contact this office for  
details concerning this matter.  
All apartment buildings would have a minimum 100 ft. set back from the Gas  
pipe line.  
FIRE DEPARTMENT: All perpendicular parking spaces on the private drives should have a  
minimum depth of 30 ft.  
BUREAU OF TRAFFIC ENGINEERING: Since the main entrance drive will serve the proposed  
700 apartment units with such time as the surrounding road pattern has been  
completed. It is suggested that this road be widened to a width of 30 ft.

No comments from the following departments:

Board of Education  
Health Department  
H & R Commission  
Building Department  
Industrial Commission  
State Roads Commission  
Bureau of Engineering

Yours very truly,

*John A. Rowe*  
John A. Rowe, Jr.,  
Chief of Permit and  
Petition Processing

Robert C. Verderaime, Esq.  
Benjamin A. Earnshaw, Esq.  
Board of Education  
Mr. John G. Rose  
Mr. George E. Gavrellis

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 25, 1964

COUNTY OFFICE BUILDING  
1705 HANNEY BUILDING  
BALTIMORE 2, M.D.

Harry S. Swartzwelder, Jr., Esq.  
1705 Hanney Building  
Baltimore 2, Md.

Dear Sir:

The enclosed memorandum is sent to you in Compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE  
Zoning Commissioner

JGR/h

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date November 25, 1964

FROM: GROVER M. SAVELLE, Director

SUBJECT: #65-178-R, Reclassification from R-10 and R-6 to R-A Zoning. Northeast side of Liberty Road 3061 feet southeast of Harriottsville Road. Being the property of the Harrison Ridge Corporation.

2nd District

HEARING: Thursday, December 10, 1964 (1:00 P.M.)

Due to the demands on the writer's time I am unable to make comment on the subject petition.

CEG:bms

## CARMODY, EARNSHAW AND HARDWICK

REPRESENTED BY CARMODY  
BENJAMIN A. EARNSHAW  
JACK LEE HARDWICK  
BENJAMIN A. EARNSHAW, JR.  
FRANK J. TARDIA

SUITE 1405  
ONE NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

December 21, 1966

Telephone  
727-9628

William S. Baldwin, Esquire  
Chairman, County Board of Appeals  
Room 301, County Office Building  
Towson, Maryland 21204

Re: Case #65-178-R - Harrison Ridge Corp.  
Hearing Date: January 12,  
1967 - 10:00 A.M.

Dear Mr. Baldwin:

I have discussed this case with Harry S. Swartzwelder, Jr., Esquire, counsel for petitioner, and we have agreed this case should not be tried pending a final decision on case No. 65-153-R, which is presently before the Court of Appeals of Maryland.

In view of the above, please postpone this hearing by agreement not to be reset until requested by any of the parties hereto.

Very truly yours,

Benjamin A. Earnshaw  
Benjamin A. Earnshaw

BAE/rah

CC: Harry S. Swartzwelder, Jr., Esquire  
Jay Fred Cohen, Esquire  
Robert C. Vandorame, Esquire

Re 2-2-23-66  
4,154.00

## INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING  
Baltimore County, Maryland

Towson 4, Maryland

Date November 18, 1964

TO: Mr. James S. Dyer  
FROM: C. Richard Moore

SUBJECT: Item 10 - ZAC - November 10, 1964  
The Harrison Ridge Corp., Northeast of Liberty Road  
3061' Southeast of Harriottsville Road  
Reclassification from R-10 & R-6 to R-A

Review of the plat dated August 5, 1964 and revised  
October 19, 1964 results in the following comments:

The proposed Live Oak Road should be shown 70 feet  
east of the northeasterly 1050' property line. This road  
should be a 48 foot pavement on a 80 foot R/W.

The proposed road cutting the property in an  
east-west direction should enter the property 90 feet north  
of its present location on the northeasterly 1050' property  
line.

C. Richard Moore, Engineer IV  
Bureau of Traffic Engineering

CRM:mr

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 27633

DATE 12/14/64

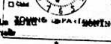
TO: Harry S. Swartzwelder, Jr., Esq.  
1705 Hanney Building  
Baltimore 2, Md.

BILLED TO: Office of Planning & Zoning  
119 County Office Bldg.  
Baltimore 4, Md.

| QUANTITY                              | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT              |
|---------------------------------------|------------------------------------------------------|---------------------------|
|                                       |                                                      | COPY                      |
| Cost of appeal - Harrison Ridge Corp. | 3 signs                                              | 175.00                    |
|                                       |                                                      | 15.00                     |
|                                       |                                                      | 190.00                    |
|                                       |                                                      | 12-1564 7466 • 27633 TIP- |
|                                       |                                                      | 85.00                     |

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.

PETITION FOR RECLASSIFICATION  
W/S side of Liberty Road  
3061 Feet S/W of Harriottsville Road  
Harrison Ridge Corp., Petitioner  
Petition No. 65-178 R



BEFORE THE  
ZONING COMMISSIONER

FOR  
BALTIMORE COUNTY

APPEAL

Mr. Clerk:

Please enter an Appeal to the Board of Appeals for  
Baltimore County from the Order of the Zoning Commissioner  
dated December 10, 1964, and entered in the above entitled  
case denying the reclassification applied for, on behalf of the  
Petitioners herein.

Harry S. Swartzwelder, Jr.,  
1705 Hanney Building  
Baltimore, Maryland 21202  
727-4939  
Attorney for Petitioners

## WESTERN UNION

TO: HARRY S. SWARTZWELDER, JR., ESQ.  
1705 HANNEY BUILDING  
BALTIMORE 2, M.D.  
FROM: JAY FRED COHEN, ESQ.  
119 COUNTY OFFICE BUILDING  
BALTIMORE 4, M.D.  
SUBJECT: RECLASSIFICATION FROM R-10 & R-6 TO R-A  
ZONING. N.E. SIDE OF LIBERTY ROAD 3061 FEET S.E. OF  
HARRIOTTVILLE ROAD. BEING THE PROPERTY OF THE  
HARRISON RIDGE CORPORATION.

DEC-14-64



ZONING DEPARTMENT

No. 65-178-R Harrison Ridge Corporation

Petition, description of property and Order of Zoning Commissioner  
Certificates of posting  
Certificates of advertisement  
Comments of Traffic Engineering  
Comments of Office of Planning  
Copy of Appeal  
Photostatic Map  
Plat filed with petition

Harry S. Swartzwelder, Jr., Esq/  
1705 Hanney Building  
Baltimore 2, Md.

Jay Fred Cohen, Esq.,  
902 W. 36th Street  
Baltimore 11, Md.

Robert C. Vandorame, Esq.,  
361 N. Calvert St.  
Baltimore 2, Md.

Benj. A. Earnshaw, Esq.,  
Hanney Bldg.  
Baltimore 2, Md.

Mr. David Black,  
Baltimore County Board  
of Education, Al Shorth House,  
Towson 4, Md.

December 14, 1964

J. Fred Cohen, Esq.,  
902 W. 36th Street  
Baltimore 11, Md.

Re: Petition for Reclassification  
of property of The Harrison  
Ridge Corp., No. 65-178-R

Dear Mr. Cohen

Filed from the decision of the Zoning Commissioner rendered in the  
above matter.

You will be duly notified of the date and  
time of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

CC: Robert C. Vandorame, Esq.,  
361 N. Calvert Street,  
Baltimore 2, Maryland

Benj. A. Earnshaw, Esq.,  
Hanney Bldg.  
Baltimore 2, Md.

Mr. David Black,  
Baltimore County Board  
of Education, Al Shorth House,  
Towson 4, Md.

DEPT 11-14  
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DEPARTMENT OF TRANSPORTATION  
 PETITION FOR RECLASSIFICATION  
 N/E side of Liberty Road  
 3061 Feet S/E of Marriottsville Road  
 Harrison Ridge Corp., Petitioners  
 Petition No. 65-178 R

APPEAL

Mr. Clerk:

Please enter an Appeal to the Board of Appeals for Baltimore County from the Order of the Zoning Commissioner dated December 10, 1964, and entered in the above entitled case denying the reclassification applied for, on behalf of the petitioners herein.

*Harry S. Schwartz, Jr.*  
 Harry S. Schwartz, Jr.  
 1708 Munsey Building  
 Baltimore, Maryland 21202  
 727-4929  
 Attorney for Petitioners

INTER-OFFICE CORRESPONDENCE  
 DIVISION OF TRAFFIC ENGINEERING  
 Baltimore County, Maryland  
 Towson 4, Maryland

TO: Mr. James E. Dyer  
 FROM: C. Richard Moore

SUBJECT: Item 10 - ZAC - November 10, 1964  
 The Harrison Ridge Cor., Northeast of Liberty Road  
 3061' Southeast of Marriottsville Road  
 Reclassification from R-10 & R-6 to R-4

Review of the plat dated August 5, 1964 and revised October 19, 1964 results in the following comments:

The proposed Live Oak Road should be shown 70 feet east of the northeasterly 1050 ± property line. This road should be a 48 foot pavement on a 80 foot R/W.

The proposed road cutting the property in an east-west direction should enter the property 50 feet north of its present location on the northeasterly 1050 ± property line.

*C. Richard Moore*  
 C. Richard Moore, Engineer IV  
 Bureau of Traffic Engineering

CRM:mr

December 10, 1964

Harry S. Schwartz, Jr., Esquire  
 1708 Munsey Building  
 Baltimore 2, Maryland

RE: Petition for Reclassification  
 of property of The Harrison  
 Ridge Corp.  
 Case No. 65-178-R

Dear Mr. Schwartz:

I have this date passed my  
 Order denying the above reclassification for reasons stated  
 in the attached copy of said Order.

Very truly yours,

JOHN G. HISE  
 Zoning Commissioner

cc:

Mr. Fred Cohen, Esquire  
 900 E. 34th Street  
 Baltimore 12, Maryland

Robert C. Vandermere, Esquire  
 313 E. Calvary Street  
 Baltimore 2, Maryland

Benjamin A. Farnsworth, Esquire  
 Munsey Building  
 Baltimore 2, Maryland

November 23, 1964

Harry S. Schwartz, Jr., Esq.  
 1708 Munsey Building  
 Baltimore 2, Maryland

Re: Petition for Reclassification for  
 The Harrison Ridge Corp.  
 65-178-R

Dear Sir:

We are enclosing a copy of comment from the Bureau of Traffic Engineering, in reference to the above petition.

Yours very truly,

JAMES E. DYER

JED/ba

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John H. Rowe, Zoning Commissioner Date November 25, 1964

FROM: GEORGE H. SAYRE, Jr., Director

SUBJECT: 65-178-R. Reclassification from R-10 and R-6 to R-4  
 Zoning. Northeast side of Liberty Road 3061 feet southeast  
 of Marriottsville Road. Being the property of the Harrison  
 Ridge Corporation.

2nd District

HEARING: Thursday, December 10, 1964 (1:00 P.M.)

Due to the demands on the writer's time I am unable to  
 make comment on the subject petition.

GEO:bms

December 10, 1964

Harry S. Schwartz, Jr., Esquire  
 1708 Munsey Building  
 Baltimore 2, Maryland

RE: Petition for Reclassification  
 of property of The Harrison  
 Ridge Corp.  
 Case No. 65-178-R

Dear Mr. Schwartz:

I have this date passed my  
 Order denying the above reclassification for reasons stated  
 in the attached copy of said Order.

Very truly yours,

JOHN G. HISE  
 Zoning Commissioner

cc:

Mr. Fred Cohen, Esquire  
 900 E. 34th Street  
 Baltimore 12, Maryland

Robert C. Vandermere, Esquire  
 313 E. Calvary Street  
 Baltimore 2, Maryland

Benjamin A. Farnsworth, Esquire  
 Munsey Building  
 Baltimore 2, Maryland

Mr. David Black,  
 Baltimore County Board of  
 Education, Towson 4, Md.

PETITION FOR RECLASSIFICATION  
 2nd DISTRICT

From R-10 and R-6 to R-4 Zone  
 Northeast side of Liberty Road 3061 Feet Southeast  
 of Marriottsville Road  
 THURSDAY, DECEMBER 10, 1964 at 1:00 P.M.  
 Room 105, 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

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

Being the property of the Harrison Ridge Corporation, et al as shown on plat maps and  
 filed with the Zoning Department.

Hearing Date: Thursday, December 10, 1964 at 1:00 P.M.  
 Public Hearings Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

*Mr. Clifford - Jeff Engineer*

*Liberty Road 24 feet width 11' shoulder  
 40 MPH - Pavement in good  
 condition.*

*At 100 - Oct 65 Oct 67  
 Very fine 8000 vehicle a day North Street  
 13750 E. of Baltimore  
 18,575 East of Calvary Rd  
 20,000 E of Baltimore.*

*Estimate volume 9000 per day at site.  
 24 ft by 10 ft curb 24 ft - 8 ft 16 ft curb  
 day with sign - 10 ft curb at about  
 110400 vehicle per day over a year as average.*

*4.35 trips per second by proposed 40 ft wide road with  
 CAPACITY of 1000 ft per second with  
 40 MPH - capacity of 1000 ft per second  
 at one of peak 10 ft curb at 100 ft per second*

*Price in Cohen - 213 Rd - 457*

|                      |                                                                                                                                      |                 |                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|
| District             | <u>2<sup>nd</sup></u>                                                                                                                | Date of Posting | <u>Oct 2, 1964</u> |
| Post for             | <u>REDIMAGINATION FROM R-10 TO RA To RA</u>                                                                                          |                 |                    |
| Priest for           | <u>THE HARRISON RIVER CAPP.</u>                                                                                                      |                 |                    |
| Location of property | <u>NEL S. LEWITT Ed. 2061 SE of MORGENTHAU Ed.</u>                                                                                   |                 |                    |
| Location of Slips:   | <u>(1) N&amp;S LIBRARY Rd. 175 NE St. TAMPAS SENT GAS LINE</u><br><u>Ed. 28</u><br><u>(2) NO LIBRARY " 2061 SE of MORGENTHAU Ed.</u> |                 |                    |
| Remarks:             | <u>Signed by [Signature]</u>                                                                                                         |                 |                    |
| Dated by             | <u>Nov. 28, 1964</u>                                                                                                                 |                 |                    |

TOWSON, MD. November 27, 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. 5000-10-3400 on 1 day, successive weeks before the 11th day of December 1964, the first publication appearing on the 27th day of November 1964.

THE JEFFERSONIAN,  
L. Frank Street  
Mass.

Cost of Advertisement, \$.

1.          Date of Rezoning Hearing
2. ✓ Forward Copy of Zoning Commissioner's Order
3. ✓ If Appeal is Taken From the Decision of the Zoning Commissioner

Re: *HARRIS Bridge Corp.*  
NE/S on CLAWAY Rd; 3061 SE of HARRIS Rd.  
R104 R6 to RA 2nd DIST.

3-22-

[illegible]

OFFICE OF  
BALTIMORE COUNTY  
UNITY NEWS  
town, Md  
Avenue  
CATIONSVILLE, MD  
November 22, 1904.  
TO CERTIFY, that the annexed advertisement of  
G. Rose, Acting Commissioner for  
Baltimore County  
THE BALTIMORE COUNTEAN, a group of  
newspapers published in Baltimore County, Mary-  
land for one week  
day of one week before  
November 22, 1904, that it is say  
BALTIMORE COUNTEAN  
By *Frank J. Morgan*  
Editor and Manager, R. M.

[illegible][illegible]



③  
S B

5 B

③  
S.B. View of property looking N.



5 F Same as D further East



5

5D Same as C further East



⑦

S.F.

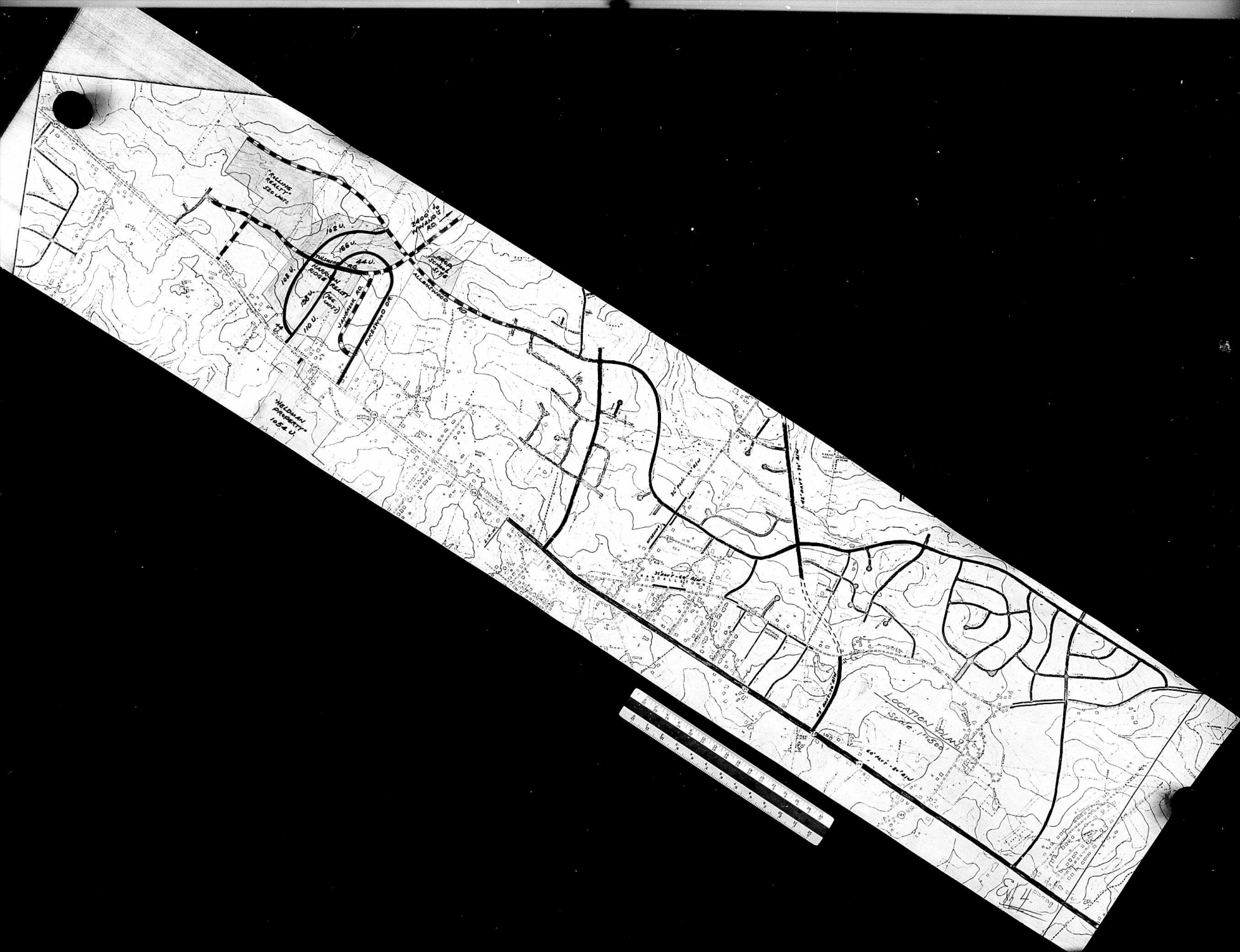
S.F. View of property

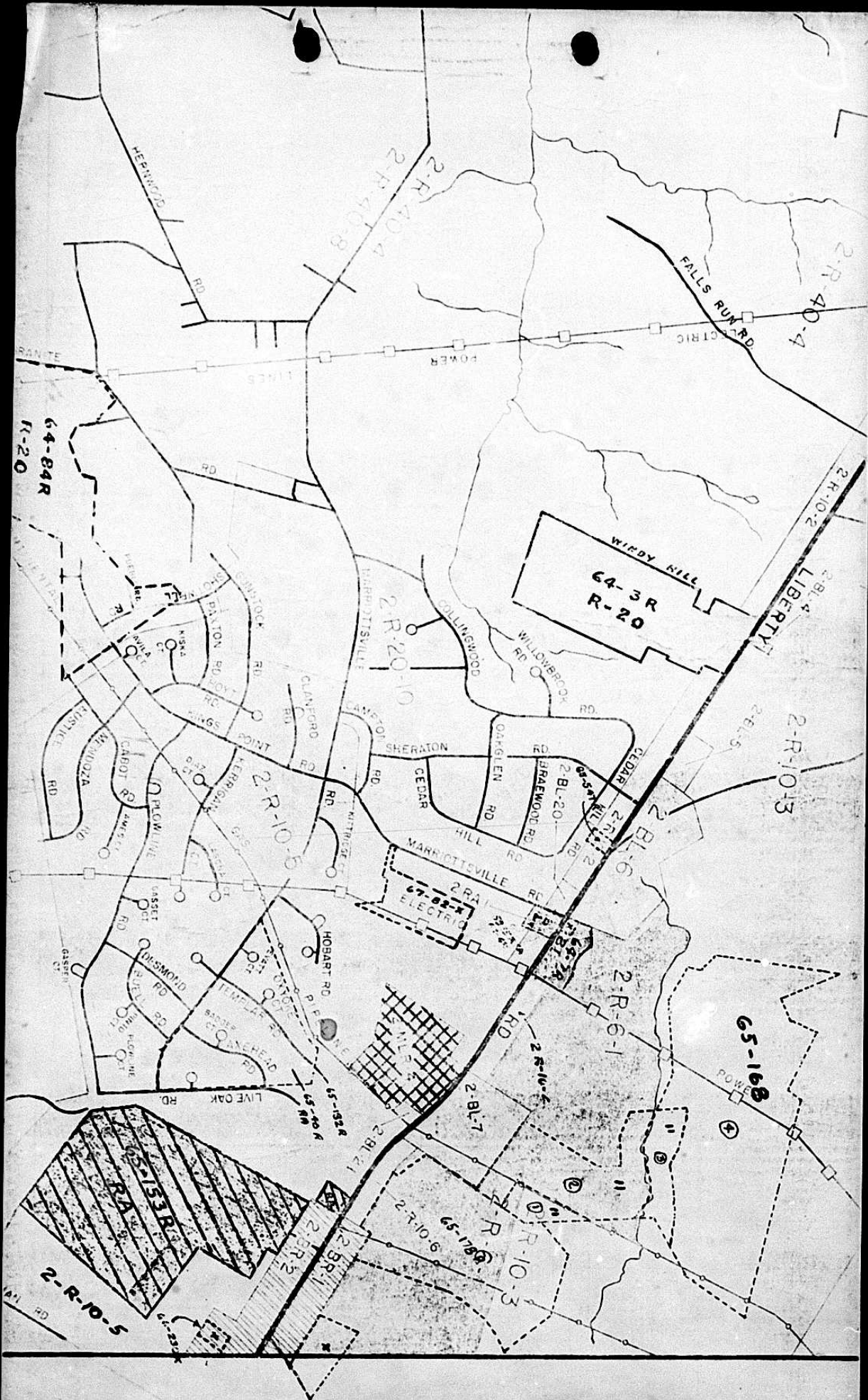
#65-178R

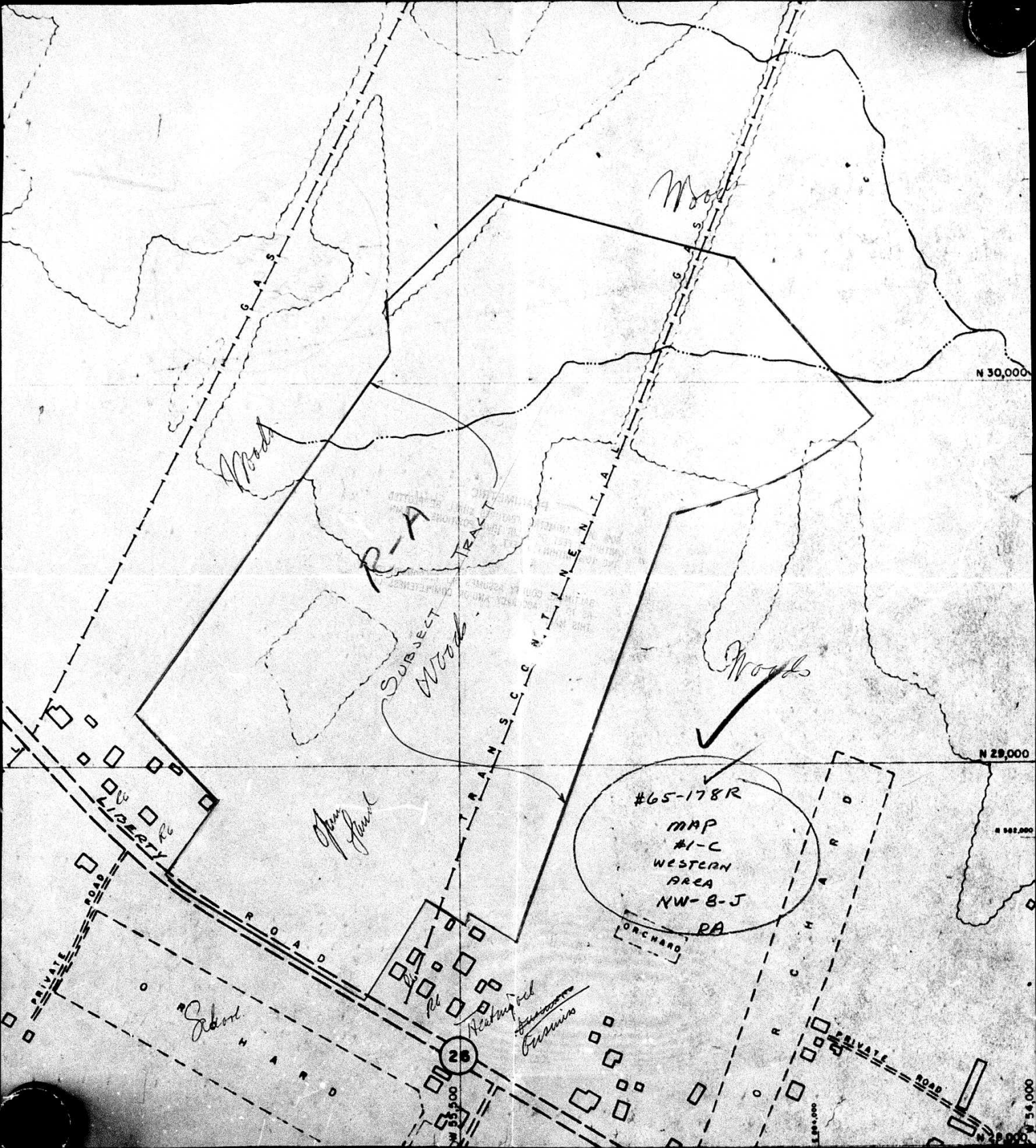


DS

Liberty Road looking E.







R-A

TRACT

SUBJECT Woods

Woods

Woods

Woods

Open Field

#65-178R  
MAP  
#1-C  
WESTERN  
AREA  
NW-B-J  
PA

ORCHARD

25

Neighborhood  
Business

LIBERTY ROAD

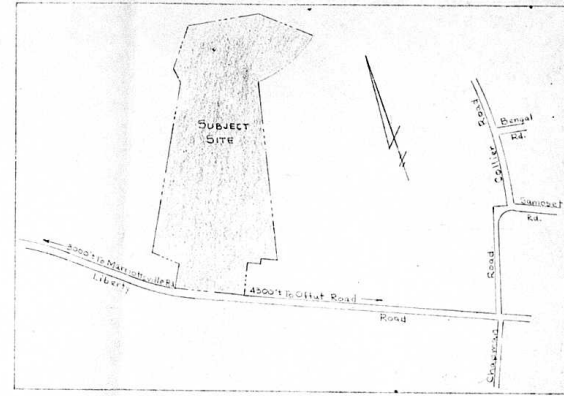
PRIVATE ROAD

School

RAILROAD



Pet. Ex 1



VICINITY MAP  
SCALE 1"=500'

### GENERAL NOTES

PRESENT ZONING OF TRACT  
 PRESENT USE OF TRACT  
 PROPOSED ZONING OF TRACT  
 PROPOSED USE OF TRACT

BR. R-10  
 Farm Use & No Use  
 R-10  
 General Residential

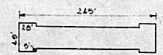
|                                             |           |
|---------------------------------------------|-----------|
| TOTAL ACRES OF TRACT                        | 27.15 AC. |
| GROSS RESIDENTIAL ACRES                     | 26.13 AC. |
| NET RESIDENTIAL ACRES                       | 25.41 AC. |
| TOTAL NO. OF APT. UNITS PERMITTED (R-10-10) | 700       |
| TOTAL NO. OF APT. UNITS PROPOSED            | 700       |
| GROSS RESIDENTIAL DENSITY                   | 15.01     |
| NET RESIDENTIAL DENSITY                     | 16.52     |
| TOTAL NO. PARKING SPACES REQUIRED           | 700       |
| TOTAL NO. PARKING SPACES PROPOSED           | 824       |

Liberty Road will be widened to 60 feet with a 40' Right of Way.  
 Curb & gutter on Ave. 20' R/W.  
 EXIST. STREAM, DRAINAGE, POTENTIAL SWAMP OR COASTAL OR OTHER DRY SOILS  
 SHOWN IN ITS PRESENT CHANNELS  
 \* INDICATES PROPOSED FIRE HYDRANT LOCATIONS

PLAT TO ACCOMPANY PETITION  
 FOR RECLASSIFICATION OF PROPERTY  
 VICINITY OF

LIBERTY ROAD  
 3000' EAST OF MARIOTTSSVILLE RD

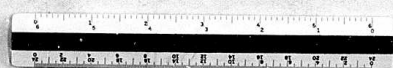
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.  
 SCALE 1"=100' AUG 5 1964  
 REVISED: OCT. 19, 1964



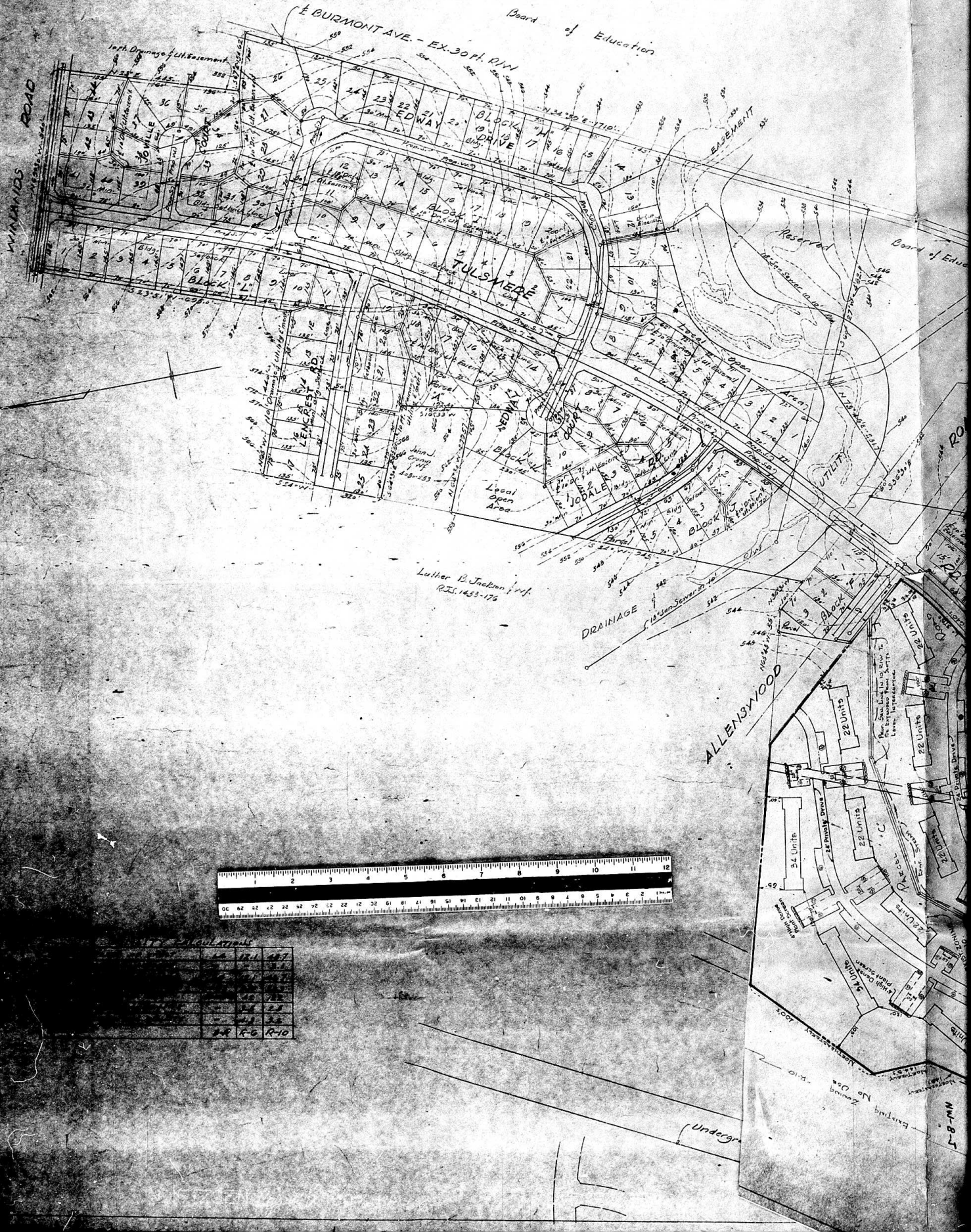
TYPICAL 34 UNIT BLDG.



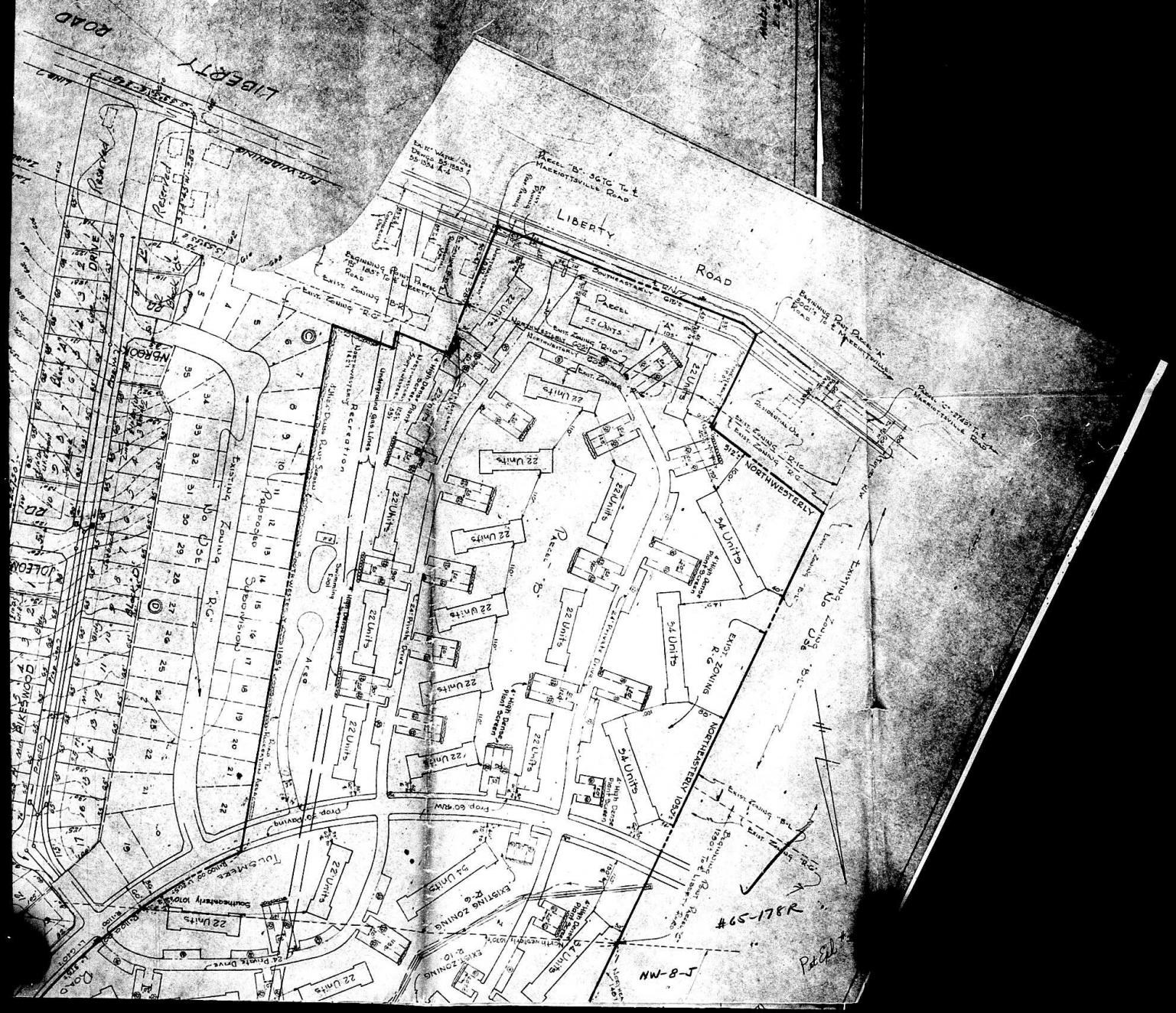
TYPICAL 22 UNIT BLDG.

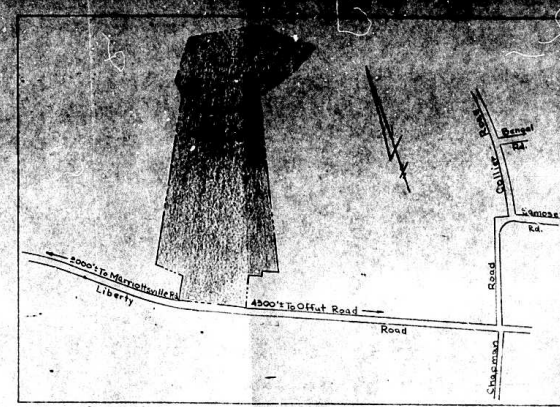
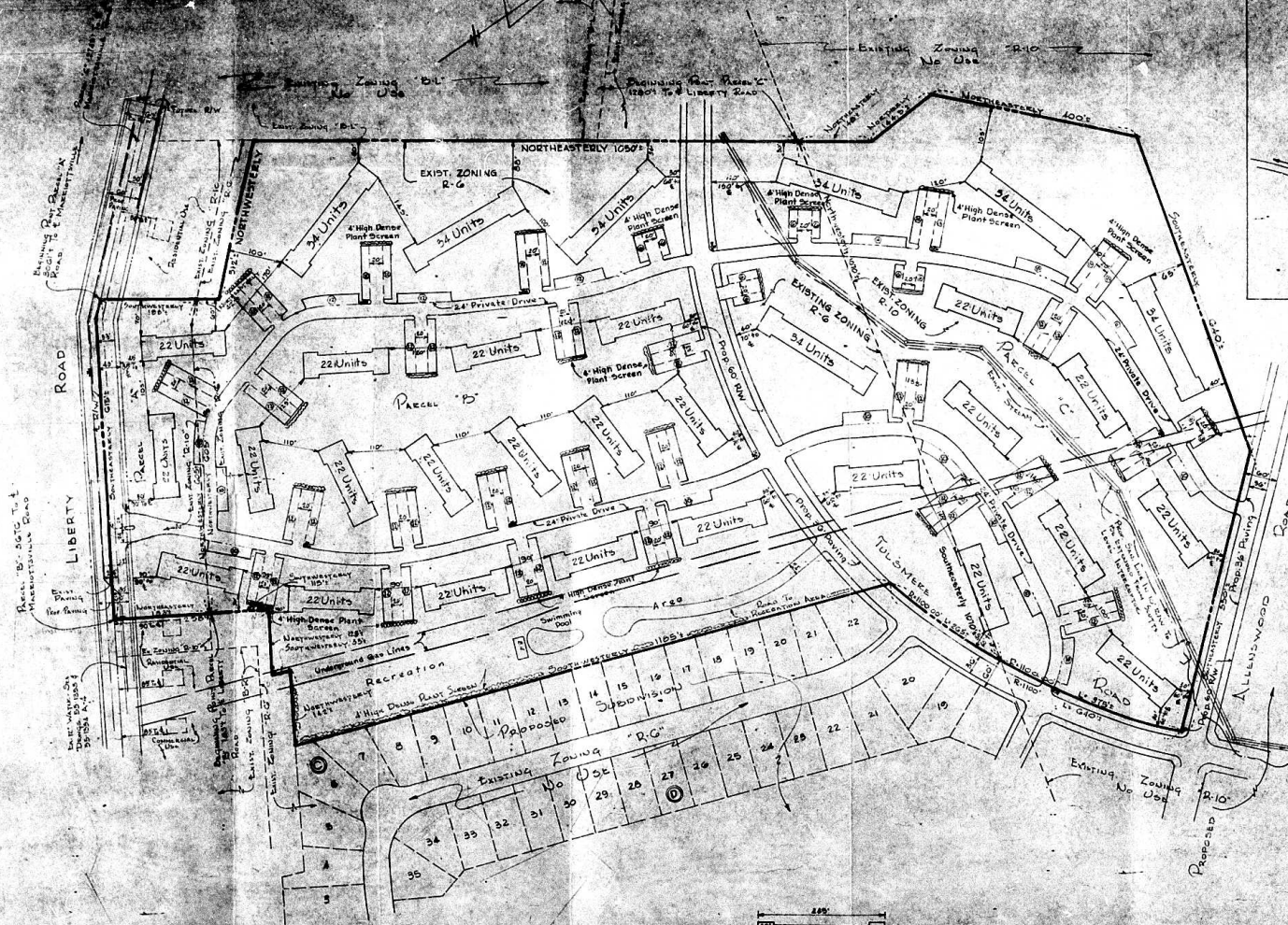


WATZ, CHILDS & ASSOCIATES  
 320 N. CHARLES STREET  
 BALTIMORE 12, MARYLAND  
 PLANNERS & ARCHITECTS  
 64087 L.S. 1 R.D.









VICINITY MAP  
SCALE: 1"=500'

### GENERAL NOTES

PRESENT ZONING OF TRACT  
PRESENT USE OF TRACT  
PROPOSED ZONING OF TRACT  
PROPOSED USE OF TRACT

TOTAL ACRES OF TRACT  
GROSS RESIDENTIAL ACRES  
NET RESIDENTIAL ACRES  
TOTAL NO. OF APT. UNITS PERMITTED (8.10-16)  
TOTAL NO. OF APT. UNITS PROPOSED  
GROSS RESIDENTIAL DENSITY  
NET RESIDENTIAL DENSITY  
TOTAL NO. PARKING SPACES REQUIRED  
TOTAL NO. PARKING SPACES PROPOSED

Liberty Road will ultimately be improved with a 60' Parking Station, Curb & Gutter and 60' R/W.  
Saint Stearns Intersection Property Shall Be Cleared of Debris But Shall Remain in Its Present Condition.  
\* Indicates Proposed Tree Removal Locations

BR. R.G. R10  
Park Use & No Use  
RA  
GARDEN APARTMENTS

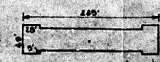
27.25 Acs  
28.10 Acs  
45.41 Acs  
705  
706  
19.91  
16.56  
705  
816

#65-178R  
MAP  
#1-C  
WESTERN  
AREA  
NW-B-T  
RA

PLAT TO ACCOMPANY PETITION  
FOR RECLASSIFICATION OF PROPERTY  
VICINITY OF

LIBERTY ROAD  
3000' EAST OF MARIOTTVILLE RD

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.  
Aug 5, 1964  
SCALE: 1"=100'  
REVISED: OCT. 19, 1964



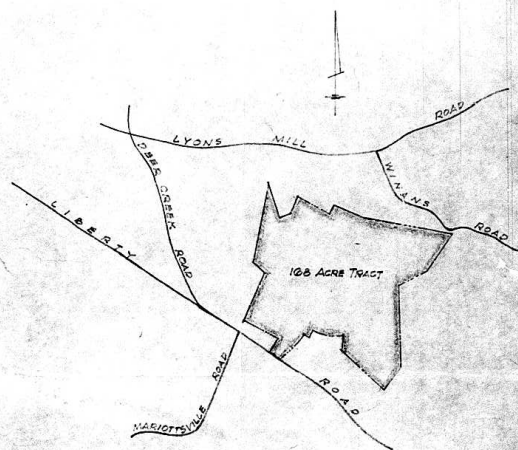
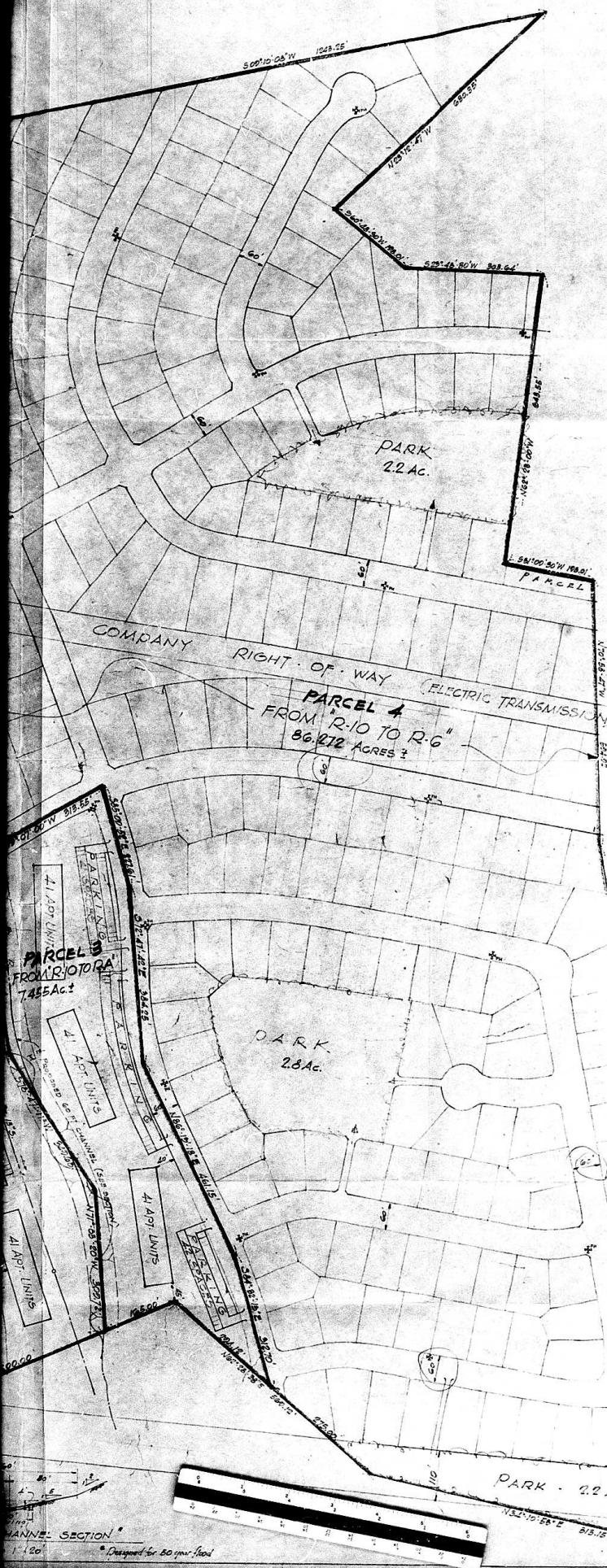
TYPICAL 34 UNIT BLOCK



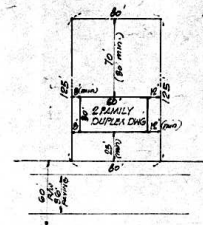
TYPICAL 22 UNIT BLOCK



WATZ, CHILDS & ASSOCIATES  
2100 N. CHARLES STREET  
BALTIMORE, MD. 21201  
TELEPHONE 333-7777  
FAX 333-7777



VICINITY SKETCH



TYPICAL DUPLEX PLOT PLAN

PLAT TO ACCOMPANY PETITION FOR REZONING  
FROM 'R10' TO 'R6', AND FROM 'R6' AND 'R10' TO 'R-A'

# ROLLING GREEN

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100'

OCTOBER 7, 1964

| <u>APARTMENT AREA</u>  | <u>DUPLEX AREA</u>      |
|------------------------|-------------------------|
| EXISTING USE :         | VACANT                  |
| PROPOSED USE           | 3 FAMILY DWELLINGS      |
| EXISTING ZONING        | "R-10"                  |
| PROPOSED ZONING        | "R-6"                   |
| GROSS RESIDENTIAL AREA | 86,278 Ac.              |
| NET RESIDENTIAL AREA   | 63.0 Ac.                |
| DESIGNED DENSITY       |                         |
| GROSS                  | 5.0 %/Ac.               |
| NET                    | 6.8 %/Ac.               |
| TOTAL NO. UNITS        | 430 - (215 DUPLEX LOTS) |
| PERMITTED DENSITY      |                         |
| GROSS                  | 6.0                     |
| NET                    | 8.7                     |
| TOTAL NO. UNITS        | 514 ALLOWED             |
| OFF STREET PARKING     | OPEN SPACE              |
| SPACES REQUIRED        | REQUIRED 5.2 AC.(6%)    |
| SPACES PROVIDED        | PROVIDED 7.2 AC.        |

DEVELOPER :

DEVELOPMENT SALES COMPANY  
2430 N. CALVERT ST.  
BALTIMORE 18, MD.

NOTE: ALL 60 FT. STREETS TO BE PAVED 36 FT. WITH STD. CURB/GUTTER.

GEORGE WILLIAM STEPHENS, JR.  
AND ANGLIC INS. CO.  
CHICAGO  
30 - ALL STATE AVE.  
TORONTO 4, ONTARIO

JEROME B WOLFE & ASSOCIATES  
SUITE 105, JEFFERSON BLDG.  
TOMSON 4 MD.

BCMD GRID MERIDIAN

ROAD

PIMLICO  
BAPTIST CHURCH

CONSOLIDATED GAS, ELECTRIC

LIGHT & POWER

TIVERTON

'DURMONT'  
SUBDIVISION  
EX ZONING 'R-10 & R-6'  
EX USE: SINGLE FAMILY DWELLINGS

TULSKIE

EX. ZONING: 'B-1'  
EX. USE: VACANT

45 APT. UNITS

45 APT. UNITS

45 APT. UNITS

45 APT. UNITS

45 APT. UNITS

45 APT. UNITS

45 APT. UNITS

PARCEL 2  
FROM 'R-10 TO R-1'  
24,380 AC. ±

PARCEL 1  
FROM 'R-10 TO R-1'  
3,755 ACRES ±

PROPOSED CHANNEL  
Scale: 1" = 100'