

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Court Plaza Realty Co., 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 (that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an AREA zone to an AREA zone for the following reason:

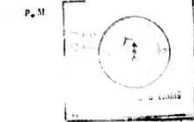
See attached description

I request for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Car Wash.

Property is 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.

Court Plaza Realty Co.
Contract Howard C. Gorman, Partner
Legal Owner
Address 2100 South Hill
Baltimore, Md. 21204
Richard C. Murray
Petitioner's Attorney
Address Angela Building, Tow. 4
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of August, 1965, 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 20th day of September, 1965, at 2:00 o'clock.



Zoning Commissioner of Baltimore County

Richard C. Murray, Esq.
Loyola Federal Building
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
day of August, 1965

John G. Rose
Zoning Commissioner

Owners Name: Court Plaza Realty Co.

Reviewed by James S. Rye

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 32067

DATE 8/19/65

To: Richard C. Murray, Esq.
Loyola Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception for Court Plaza Realty Co.

6-25-65 103 2067 HP- 50.00

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

that the reclassification should be made, and the Special Exception should be granted

A Special Exception for a Car Wash should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22 day of September, 1965, that the herein described property be and the same is hereby continued as and to remain a Car Wash zone; and/or the Special Exception for Car Wash be and the same is hereby DENIED.

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

the above reclassification should NOT BE MADE, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of September, 1965, that the above reclassification 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 Car Wash zone; and/or the Special Exception for Car Wash be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 33499

DATE 11/3/65

To: S. Frank Kahn
Richard C. Murray, Esq.
Loyola Federal Building
Towson, Md. 21204

Bill to: Zonin, Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Court Plaza Realty Inc.

66-75-X

11-463 4327 33499 HP- 65.85

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2 Date of Posting Sept 4 1965
Posted for Special Exception - Car Wash
Petitioner Court Plaza Realty Co.
Location of property 298 ft. N.E. of Liberty Rd. @ 3rd St.
Location of Signs 36 ft. of frontage on 298 ft. N.E. of Liberty Rd. @ 3rd St.
Remarks Signs to be posted on 36 ft. of frontage on 298 ft. N.E. of Liberty Rd. @ 3rd St.
Posted by J. S. Rye Date of return Sept 21 1965
2 Signs

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

0.7265 ACRE PARCEL, CAR WASH, LIBERTY
PLAZA SHOPPING CENTER, SECOND ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Brenbrook Road (formerly Hendon Road), as laid out seventy feet wide, at the distance of 298 feet, more or less, as measured along said southeast side of Brenbrook Road from its intersection with the northeast side of Liberty Road, as laid out sixty-six feet wide, said point of beginning being in the first or S 22°44'55" E 624.00 foot line of the land described in the deed from Rose Lazinsky and others to Lee M. Cohen and wife, dated January 5, 1959 and recorded among the Land Records of Baltimore County in Liber W. J. R. 3473, Page 4, and running thence, binding on the southeast side of said Brenbrook Road, (1) N 24°35'05" E 50.00 feet, thence for new lines of division the two following courses and distances: (2) S 81°08'45" E 119.82 feet, and (3) S 22°44'55" E 172.00 feet to a point in the fourth or S 31°18'10" W 355.00 foot line of the land described in the deed from Lee M. Cohen and others, co-partners trading as Court Plaza Realty Company, to Randwood Bowlerama, Inc., dated December 3, 1959 and recorded among said Land Records in Liber W. J. R. 3645, Page 68, said point

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEPTEMBER 22, 1965
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 20th day of September, 1965, the day of the publication appearing on the 2nd day of September, 1965.

THE JEFFERSONIAN,

J. S. Rye Manager.

Cost of Advertisement, \$.....

MCA MATZ, CHILDS & ASSOCIATES, INC.

being distant S 31°18'10" W 395.00 feet, as measured along a part of said fourth line from the beginning thereof, thence binding on a part of said fourth line, (4) S 31°18'10" W 40.00 feet, thence for a new line of division, (5) S 67°15'05" W 106.44 feet to a point on the first line of the land first herein referred to, said last mentioned point being distant S 22°44'55" E 603.83 feet, as measured along a part of said first line from the beginning thereof, and thence, binding reversely on a part of said first line, (6) N 22°44'55" W 224.39 feet to the place of beginning.

Containing 0.7265 of an acre of land.

#61025
HOW/nb
7/16/65



CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On August 30, 1965

personally appeared before me, the undersigned, a Notary Public within and for said City and State, R. Schnackenberg, Chief Accountant of the News American newspaper published in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement of

Baltimore County, Office of Central Ser

a true copy of which is hereto attached, was published in said newspaper in its issue dated August 30, 1965

Subscribed and sworn to before me on Aug 30, 1965

NO. 44

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date, September 10, 1965

FROM: George E. Gavrils

SUBJECT: Petition 66-75-X, for a Special Exception for a car wash on the southeast side of Brenbrook Road, 298 feet Northeast of Liberty Road, 2nd District, (Court Plaza Realty Company; hearings September 20, 1965.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The car wash proposed under this petition would be well located in relation to adjacent commercial facilities and, in itself, would offer no circulation problems. Before final site-plan approval, however, it may be necessary to alter some details regarding entrance location and to provide for traffic channelization, with consideration being given to future development of the adjacent area to the north.



August 18, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

#66-75A

Richard C. Murray, Esquire
Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Special Exception for a Car Wash
For the Court Plaza Realty Co.
Located NE/S Brenbrook Road
NE of Liberty Road, 2nd District
(Item 3 A August 17, 1965)

Dear Sir:

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

BUREAU OF ENGINEERING:

Utilities exist as shown on the submitted plat, adequacy of existing utilities to be determined by the developer or his engineer.

Road - Brenbrook Road is an existing road to which no further improvements are necessary.

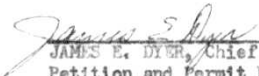
BUREAU OF TRAFFIC ENGINEERING: The plat as shown appears to be satisfactory.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

State Roads Commission
Fire Bureau-Plans Review
Health Department
Buildings Department
Industrial Development Commission
Board of Education
Office of Planning and Zoning - Zoning Administration Division

Very truly yours,


JAMES E. DYER, Chief
Petition and Permit Processing

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. Richard Moore-Bureau of Traffic Engineering

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY 12/14/37
 DATE 12/14/37

N 31° 18' 0" E 1532.37

S 64° 25' 15" E 1718.25

LIBERTY ROAD

ATLANTIC OIL CO.
STATION

EXISTING PARKING AREA

EXISTING BOWLING LANS

PROPOSED CAR WASH

PRESENT ZONING
B M

EXISTING PARKING AREA

THEATER UNDER
CONSTRUCTION

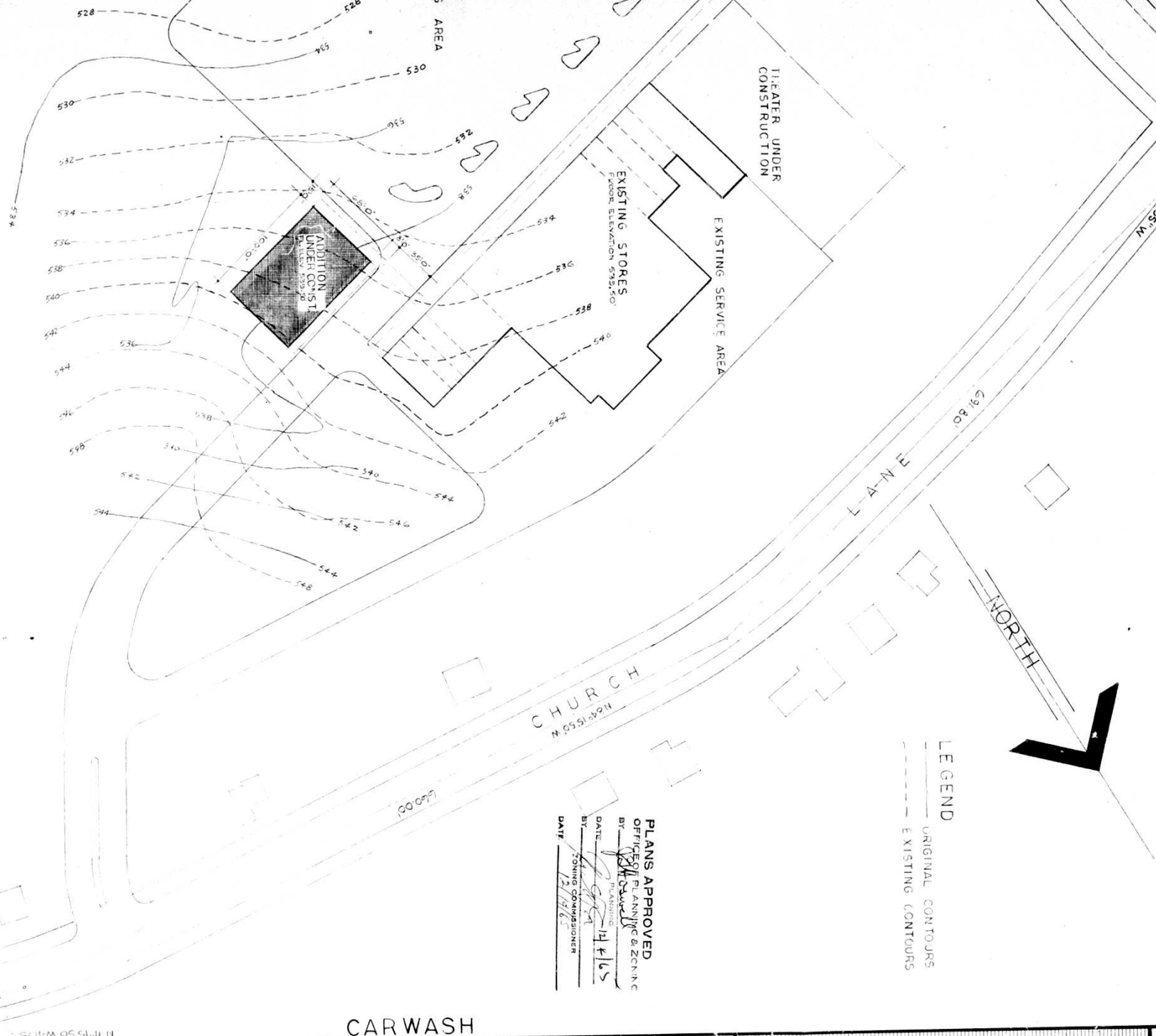
EXISTING
SCHOOL BLDG.

BRENBROOK ROAD

S 60° 12' 05" E 488.50'

S 10° 05' 00" E 1532.37

SECOND ELECTION DISTRICT



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *12/1/65*
TOWN ENGINEER
DATE *12/1/65*

CARWASH

SHEET TITLE
SITE PLAN
SCALE 1" = 50'-0"

DATE: 11/10/65
REVISIONS

LIBERTY PLAZA SHOPPING CENTER ADDITION
LIBERTY & HENDON ROADS
BALTIMORE COUNTY, MARYLAND
LIBERTY PLAZA SHOPPING CENTERS, INC.

BURKET, TILGHMAN, NELSON ASSOCIATES
MEMBERS AMERICAN INSTITUTE OF ARCHITECTS
301 583-4644
SILVER SPRING, MARYLAND 20910



SHEET
A-1
OF 3

