



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1997

Ms. Lisa F. Powell
Zimmer Development Company
111 Princess Street
P.O. Box 2628
Wilmington, NC 28402

RE: Zoning Verification
Liberty Road & Greens Lane
2nd Election District

Dear Ms. Powell:

In response to your letter of September 8, 1997, I have enclosed a copy of the official 200 scale zoning map, which confirms that the subject property is currently zoned Residential Office. Also enclosed is a copy of the zoning regulations that describe the uses that may be made of the property and the standards of compliance for those uses. You will note that these do not allow a retail establishment such as the Revco Drug Store shown on the site plan you have enclosed. A copy of case #66-217-R (also enclosed) shows that the property was reclassified in 1966 to B.L., a business zone. But as our current zoning maps show, the property was never used in that way, and the classification was changed again in the 1996 reclassification.

For further information on the change to the current classification, please contact the appropriate area planner at the Baltimore County, Office of Planning and Community Conservation (410-887-3480).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John R. Alexander", is written over a horizontal line.

John R. Alexander
Planner II
Zoning Review

JRA:rye

c: zoning case 66-217-R

Enclosure



Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

DATE

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Walter G. Musgrove, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an NR-7-I zone to an BL zone, for the following reasons:

1. It is in the zoning map.
2. It is in the neighborhood.

See attached description

and/or a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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.

David Link Walter G. Musgrove
Contract purchaser Barbara Link Barbara Link Legal Owner
Address: 8 Willow Brook Ct. 8 Willow Brook Ct.
Handalltown, Md. Handalltown, Md.

John Link John Link
Petitioner's Attorney
Address: 300 N. Holladay Street
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of February, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 4th day of April, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Approved: John Link



Page 2

Containing 0.24 of an acre of land, more or less.

HGW:mpj J.O. # 65246

December 21, 1965
MAP 2-C
WESTERN AREA
NW-7-I
BL
3/23/66

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

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

a Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of April, 1966, that the herein described property or area should be and the same is hereby reclassified; from a NR-7-I zone to a BL zone, and a Special Exception should be used and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of April, 1966, 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 NR-7-I zone; and/or the Special Exception for BL be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 37680
DATE 4/21/66

To: Harold Link
8 Willow Brook Court
Handalltown, Md. 21233
Billed Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-012	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$56.50
Advertising and posting of property for Walter Musgrove	1		56.50
4-2166 1760			37680 114
			8650

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

C. John Serio, Esquire
3 N. Lexington Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 28 day of Feb, 1966.

John G. Moss
Zoning Commissioner

Petitioner Walter G. Musgrove
Petitioner's Attorney C. John Serio Reviewed by James E. Ryan
Chairman of Advisory Committee



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

DESCRIPTION

1.00 ACRE PARCEL, SOUTHWEST SIDE OF GREEN LANE, SOUTHWEST CORNER OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING: R-6

PROPOSED ZONING: B-1

Beginning for the same at a point on the southwest side of Green Lane, at the distance of 100 feet, as measured southeasterly along said southwest side of Green Lane from its intersection with the southwest side of Liberty Road, and running thence, binding on said southwest side of Green Lane, (1) in a southeasterly direction 180 feet, more or less, to the north side of Marcella Avenue, thence binding on said north side of Marcella Avenue, (2) in a westerly direction 320 feet, more or less, to a point in the second line of the second parcel of the land conveyed by Walter G. Musgrove and wife to Board of Education of Baltimore County by deed dated September 23, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3516, Page 12, thence binding on a part of said second line, (3) in a northeasterly direction 87 feet, more or less, to a point in the third line of the second parcel of the land conveyed by John H. Claggett, Jr. and wife to Walter G. Musgrove and wife by deed dated July 19, 1950 and recorded among said Land Records in Liber T.B.S. 1854, Page 387, thence binding

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



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DESCRIPTION

0.24 ACRE PARCEL, SOUTHWEST CORNER OF LIBERTY ROAD AND A.D. GREEN LANE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING: R-A

PROPOSED ZONING: B-1

Beginning for the same at the corner formed by the intersection of the southwest side of Liberty Road and the southwest side of Green Lane, and running thence, binding on said southwest side of Liberty Road, (1) in a northwesterly direction 56 feet, more or less, thence along a part of the second line of the first parcel of the land conveyed by John H. Claggett, Jr. and wife to Walter G. Musgrove and others by deed dated July 19, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1554-387, (2) in a southeasterly direction 137 feet, more or less, thence along a part of the line dividing the area designated 2-R-6-9 from the area designated 2-R-A-6 on the Zoning Map of Baltimore County, (3) in an easterly direction 130 feet, more or less, to a point on said southwest side of Green Lane, and thence, binding on said southwest side of Green Lane, (4) in a northwesterly direction 100 feet to the place of beginning.

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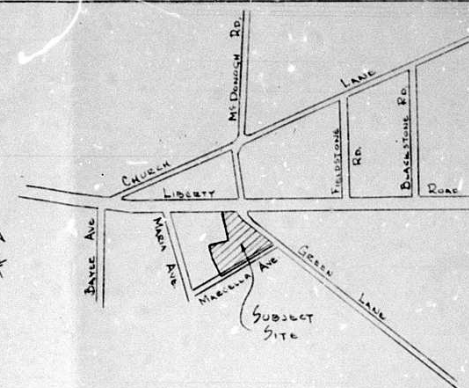
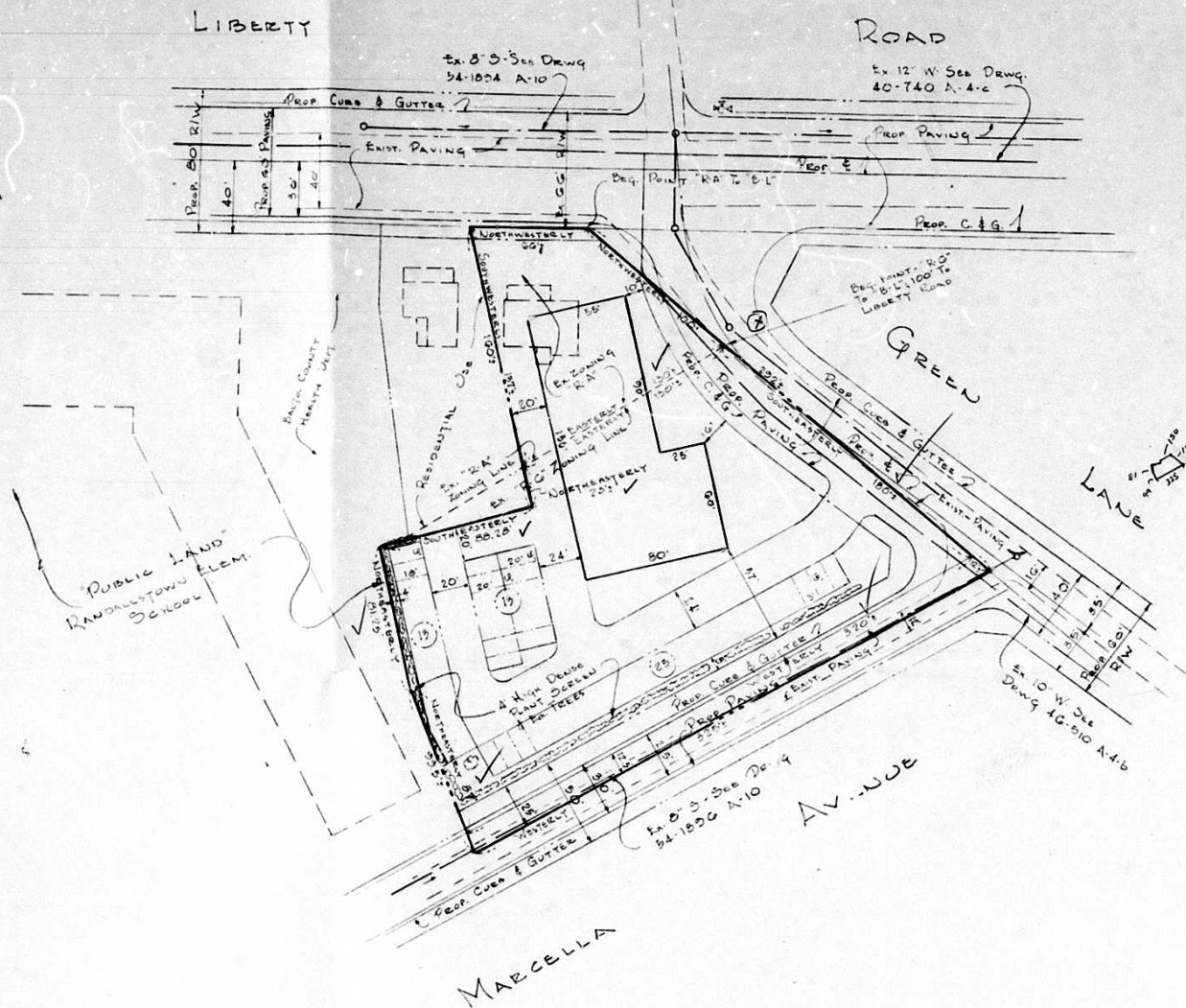
Page 2

reversely on a part of said third line and reversely on the second line of said last mentioned second parcel, (4) in a northeasterly direction 81.25 feet, and (5) in a southeasterly direction 86.28 feet to a point in the second line of the first parcel described in said last mentioned deed, thence binding reversely on a part of said last mentioned line, (6) in a northeasterly direction 23 feet, more or less, thence along a part of the line dividing the area designated 2-R-6-9 from the area designated 2-R-A-6 on the Zoning Map of Baltimore County, (7) in an easterly direction 130 feet, more or less, to the place of beginning.

Containing 1.00 acre of land, more or less.

HGW:mpj J.O. # 65246 December 21, 1965





LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF TRACT EQUALS 1.33 ACRES ±
2. EXISTING ZONING OF TRACT "R-1" & "R-2"
3. EXISTING USE OF TRACT "RESIDENTIAL USE"
4. PROPOSED ZONING OF TRACT "B-1"
5. PROPOSED USE OF TRACT "RETAIL STORES"
6. TOTAL FLOOR AREA EQUALS 2,750 SQ. FT.
7. REQUIRED OFF-STREET PARKING (85x10) EQUALS 43 UNITS
8. PROPOSED OFF-STREET PARKING (5x20) EQUALS 51 UNITS
9. EXISTING STRUCTURES ON TRACT TO BE REMOVED.
10. EXISTING TREES ALONG MARCELLA AVE. & BETWEEN THE SITE & THE SCHOOL SHALL BE RETAINED. DEVELOPER WILL PROVIDE 5' HIGH CHAIN LINK FENCE ALONG SCHOOL PROPERTY LINE TO KEEP CHILDREN OFF THE PARKING AREA.

OFFICE
COPY

MAP
2-C
WESTERN
AREA
NW-7-I
BL

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
LIBERTY ROAD & GREEN'S LANE
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
SCALE: 1" = 50' DEC. 13, 1965



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE MARYLAND 21204
J. O. NC. DRAWN BY: RLS. CHECKED BY: PL.

