

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

John R./Alexander

Planner II Zoning Review

JRA:rye

c: zoning case 66-217-R

Enclosure



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Yarald Link

Paula Fink

Address 8 Willowbrook Ct Handallstown, Md.

Cloh Sers

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day ..., 196.6 , 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 missioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

__zone; for the following reas

See attached description

roperty is to be posted and advertised as prescribed by Zoning Regulations I. or we, agree to pay expenses of above re-classification and/or Special Exception advertising.

posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Walter Mussor

Buttal Musgrove

t, or we, we have the human way. Hegal owner as of the property situate in Baltimore Western county and which is described in the description and plat attached hereto and made a part hereof. DRCA

hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant www- 7-1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

to the Zoning Law of Baltimore County, from an A. & Re6

1. Mr. or to the Months Hap.

2. duringe in the neighborhood.

FEB 2 FE AN ___day of __April _____ 198.6 , at 1:00 o'clock

MCA □○▷

+66-217R

4/4/66

BES-SOOD

#66-217-8

66-217 R

MAP

24

3/23/66

y Rd. 6 Green Lane 2nd

Page 2

Containing 9, 24 of an acre of land, more or less.

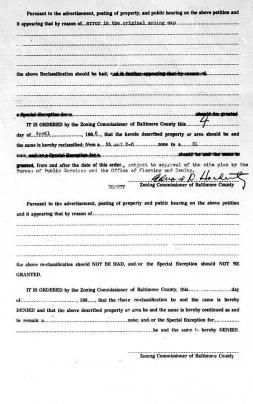
ucw-mal

J. O. # 65246

Zoning Commissioner of Baltimore County

MAP December 21, 1965 2-C

WESTERM ARCA NW - 7-1 3/23/66



BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE
TOWSON MARYLAND 21204

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

BALTIMORS COUNTY OFFICE OF PLANNING AND ZONING

four petition has been received and accepted for filing this

_ day of FEB

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

4-2166 1 160 * 37680 NW-

BALTIMORE COUNTY INFICE OF PLANTED AND ZONIES COUNTY OFFICE BUILDING TORSON, MARYLAND PLYCH Screening will be required along the entire length one concents are not intended to indicate the appropriateness of the guested, but to assure that all particle are note mare of plans or have a bearing on this case. The threater analyer the length libration Planning and Jonine will sobult reconsendations on the appropriateness somine 10 days before the Centing Consistenties to the appropriateness somine 10 days before the Centing Consistences to betting

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DESCRIPTION

" #66-217F

MAP

WESTER

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3/23/66

1.00 ACRE PARCEL, SOUTHWEST SIDE OF GREEN LANE, SOUTH-EAST OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MAPYLAND,

PRESENT ZONING: R-6

PROPÓSED ZONING: B-L

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. 3616, 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. Clagett, 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 S Structures ● Developments ➤ Investigations ■





MAP

2-6

WESTERH ARCA

BL

3/23/66

DESCRIPTION

0, 24 ACRE PARCEL, SOUTHWEST CORNER OF LIBERTY ROAD AND GREEN LANE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

PRESENT ZONING: R-A

PROPOSED ZONING: B-L

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 on feet, more or less, thence along a part of the second line of the first parcel of the land conveyed by John H. Clagett, Jr. and wife to Walter G. Musgrove and others by ore County in Liber T. B. S. 1554-387. (2) in a southwesterly 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 1 ane, and



reversely on a part of said third line and reversely on the second line said last mentioned second parcel, (4) in a northeasterly direction 81.25 map feet, and (5) in a southeasterly direction 88.28 feet to a point in the second 2-C line of the first parcel described in said last mentioned deed, thence binding Wester reversely on a part of said last mentioned line, (b) in a northeasterly direction NW-7-1 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 3/23/66 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.

J. O. # 65246

December 21, 1965



TO Mr. John G. Rose, Zoning Commissioner Date	March 24, 19
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Mr. George E. Gavrelis, Director of Planning

"Petition #66-217-R. Southwest corner of Liberty Road and Green Lane. Petition Petition for Reclassification from R.A. & R.6 to B.L. Walter G. Musgrove-Petitioner."

2nd District

HEARING: Monday, April 4, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject

1. RA zoning was recommended by the planning staff for the subject property in recognition of its proximity to the Randallstown commercial area and as a means of establishing a transitional measure by ween that commercial area adjoining single-family esidential areas. In addition to apartment development, special exception uses were thought to be appropriate.

We understand that it is the petitioner's desire to establish what is essentially an art conservatory on the subject's property. This use is, in fact, permi'ted as a special exception in RA zones.

 In view of the above considerations, we recommend that the requested reclassification not be granted. But we also recommend adjustment of the present RA-R-6 zone line so as to accommodate the proposed use entirely within the RA zone. We believe that such an adjustment would be in accord with the intent of the comprehensive rezoning map for this area.

66-217 R

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

, wD	Date of Posting March 19, 1965
District A	from RB &R & to B.L.
Petitioner: Walter 9 Ma	I flat ld & Run Fore
Location of property: 5 M/COLL	7 3007
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	ACCOUNT NO. 01-622 DETACH UPPER SECTION AND BETURN WITH YOUR REMITTANCE	SO.OO
QUARTITY	Cetition for Reclassification for Water 2. Nagruer.	50.00
	\$500 = 1, term County 11.4 = Offin	al Street,
	5-1466 9185 * 37607 TIP-	50.00

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARVLAND 21204

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

No.37607

DATE 3/11/66

PETITION FOR ECLASSIFICATION 2nd DISTRICT IG: From R.A. and R-6

APRIL 4, 1988 # 1:60 F.M.
PUSLG HEARING: Room 108,
Cusaty Office Building, 111 W.
The Zoning Commissioner of
Baltimore County, by subscrity of
Baltimore County, by subscrity of
Baltimore County, by subscrity of
Baltimore County, will hold a
public bearing:
Present Zoning: RA, and R-8
Proposed Zoning: BL.
All that parvel of lead in the
Second District of Baltimore

All the parent of band in bemore parent Zonfag: E.A.

Present Zo

side of Green Lane, (1971). Incru-westerly direction 100 feet to be place of beginning. O.21 Containing 0.24 of an acre of Present Zoning: R.-B. Proposed Zoning: R.-B. Beginning for the same at a point on the southwest side of Green Lane, at the distance of 100 feet, an ensawed soothearterly along said sootheest side of Green Lane from its inter-sed Creen Lane from its inter-or Creen Lane from its inter-tor of Liberty Road and rinning those, binding on said sootheest become with the absolute at lade of bottom, the lade of bottom, butfull on and southwest side of Green Lane, (1) in a subsoluteatively direction 180 feet, and the lade of Marcella Avenue, the call hade of Marcella Avenue, the call avenue of the lane of the call avenue of the lane of the call avenue of the lane of the call avenue of the cal a just of said second line, (3) in frontbasteryl fuercio. ST feet, more or less, in a point in the off the land conveyed by John H, Clagett, Jr. and wife to Walter Q. Muagrows and wis by deed and the land conveyed by John H, Tage 187, Land Record for the land conveyed by John H, Tage 187, Land Bereit St. Land Record for the land for the land

2-R-6-9 from the area designated 2-R-A-6 on the Zoning Map of Baltimore County, (7) in an east-erly direction 130 feet, more or less, to the place of beginning. Containing 1.00 aere of land, more or less. Being the property of Walter G. Musgrove and Bertha S, Mus-G. Musgrove and Bertha S. Mus-grove, as shown or Jaiplain filed with the Zeuling Department. Hearing Dates: Monday, April 4, 1966 at 1:00 P.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Torson, O. JOHN G. HOMESSONER OF BALTIMORE COUNTY. March 12.

THE BALTIMORE COUNTIAN

CATONSVILLE MD

1966.

March 21.

THIS IS 70 CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marylend, once a week for One successive weeks before

the 21st day of March, the same was inserted in the issues of

March 17, 1986.

THE BAILTIMORE COUNTIAN

PETITION FOR RECLASSIFICA-ZONING: From R.A. and R.4 Zones to BL. Zone. LOCATION. Southwest corner of Lib-etty Road and Green Lane. DATE & TIME: Monday, April 4, 1364 at 130 P.M. PUBLIC HEARING, Boom 167, Coun-ty Office Bullding, 111 W. Cens-peaks Avenue, Townen, Maryland.

The final Committee of the Marine Court is a second to the Court of th

By Paul J Morgan Editor and Manager R. M.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore Courty, Md., once in each

day of _____APT11_______, 19.5%, the first publication appearing on the 1745 day of Yer

THE :EFFERSONIAN.

Cost of Advertisement, \$.....

