RE- PETITION FOR SPECIAL EXCEPTION Chapman Road, 2nd District Robert H. Reid, et al,

60

PEFORE COUNTY BOARD OF APPEALS OF DALTIMORE COUNTY

No. 66-230-X 

#### OPINION

This matter comes before the Board of Appeals on the petition of Robert H. Reid, et al., for a special exception for the operation of a Contractor's Equipment Storage Yard on property located on the southwest side of Liberty Road approximately 870 feet northwest of Chapman Road in the Second Election District of Baltimore County

The subject property does not front on the Liberty Road but the front property line is set back approximately 200 feet southwest of Liberty Road with ingress and egress being obtained along a fifty foot right-of-way on the southeast side of the property. The subject tract is zoned Business-Roudside, and is surrounded on the Liberty Road front and along both sides by Business-Roadside zoning and uses. The property to the rear is zoned R-10 and is vacant land.

The netitioner, Mr. Robert H. Reid, and a real estate broker, Mr. Richard Brawley, were the only witnesses who appeared and testified on behalf of the petitioners and no one appeared in protest of the subject petition for a special exception. Mr. Reid is a contractor who owns and operates two construction firms and proposes to use the subject property as a storage yard in conjunction with these businesses

From testimony affered, both by Mr. Reid and Mr. Brawley, the Board is satisfied that all of the requirements of Section 502.1 of the Zoning Regulations will be met; that the proposed use of the subject property will be in conformity with the surrounding unighborhood; and in no way will be detrimental to the health, safety, or general welfare of the surrounding area

For these reasons the petition for a special exception for a Contractor's Equipment Storage Yard is granted subject to the following restrictions:



DOWNES & SEILAND Area Code No

CHN O. SELAND

May 23, 1966

MWS365089

Mr. John G. Rose, Zoning Commissioner
County Orfice Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception for Contractor's Equipment Storage Yard, S.W side Liberty Road 870' N.W Chapman Road, 2nd Dist. Robert H. Reid, et al. Petitioners, No. 66-230-X

Please enter an appeal from the Order of the Zoning Commissioner of May 17, 1966.

I enclose our check in the arount of Seventy Five

Verytruly yours. DOWNES & SEILAND

John o. Seiland

Robert H. Reid, et al - 66-230-X

- That all buildings and driveways be located as shown on the zoning plat entitled Petitioners' Exhibit #1
- That the compact evergreen plantings be located as shown on said plat
- 3. Site plan approval by the Bureau of Public Services and the Office of Planning and Zoning

### ORDER

For the reasons set forth in the aforegoing Opinion, it is this 11th day of August, 1964 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the aforementioned restrictions

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

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Paul T. McHenry, Jr

March 93, 1966

BASTINGES COUNTY OFFICE OF PLANITYS AND ZOMING COUNTY OFFICE METATING TOUSER, WANTAND 21204

Dosmos & Seiland 202 W. Fernsylve

SOBJECT: Special Exception Contre Soulpment Storage Yard Special acception Contractors Southeast Storage Yard Southeast Storage Yard For Schort H. Felds, Jr Located St. Taberty Fd EV of Caspan Road, Jrd Diviriet (Item J. March 22, 1966)

The Kening Advancey Committee has reviewed the subject settlion and makes

SHOULD W MOUNTAIN.

Shows - Defecting 20 nature in Inhorty Hose.

Adequacy of extacting nature to be determined by developer or his engineer.

Secure - Det scalable.

Band - Liberty Road is - tate Bood.

Economy approximation harmonic Status portaining to experently of 50 ft. right of way smould be clarified and indicated on revised plot plans 15 days before the hearing. The above comments are not intended to invisate the appropriateness of the problem that may have a beginning action requested, but to smooth statement and make the same of plane or problems that may have a beginning that cases. The literature are not plane or at the errice of Planning and Config will subsit reconsendations on the appropriateness of the requested coming 10 days before the Youing Contactions's beautiful.

The following merders had no comment to offers

Pire 'ureau-Plans Review Sealth Department Industrial Development Coordination Board of Numericant State Nominal Coordination State Nominal Coordination

Diylb Hr. Carlyle Brosci-Bureau of Engineering

to the Zoning Law of Baltimore County, from an----

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore 

PETITIO FOR ZONING RE-COSSIFICATION

AND/OR SPECIAL EXCEPTION

\_zone: for the following reasons

I, or we. ROBERT H. REID. JR. and ELLEN K. REID, his wife

County and which is described in the description and plat attached hereto and made a part hereof, /-C

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

Storage Yard Property is to be posted and advertised as prescribed by Zoning Regulation: I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising. sting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Praint W Reid L Randallstown, Maryland

Petitioner's ENTINGEN Attorney DOWNES & SETLAND 202 W. Penna. Ave

ORDERED By The Zoning Commissioner of Baltimore County, this Jath day

., 196\_£, 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-cut 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 ... 201 \_day of\_\_\_&pril\_ \_\_, 1966\_\_, at 11100.o'clock 

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long

#66-230X

Some

4/20/66

#66-230X

zone to an ARCA

"x "

4/1/66

MULI.ER. RAPHEL & ASSOCIATES, INC.

SUSTINE J. MULLER, P.E. & L.S.

ZONING DESCRIPTION ROBERT H. REID, JR. March 1, 1966

BEGINNING for the same at a point which is \$49°38'20"W 200 Nw. 7-J from a point on the south-west side of Liberty Posd at a distance of 870'0% northwest from the intersection of the south side of Liberty Road and the northwest side of Chapman Road said point of beginning being also at the 4/1/66

beginning of the 1st. or S49°36'W 291.11' line of the land which by deed dated August 20, 1963 and recorded emong the land records of Baltimore County in liber RRG 4195, folio 381 was conveyed by John L. Lauterbach, Jr. and wife to Robert H. Reid, Jr. and wife, running thence and binding on the 1st, 2nd., 3rd., 4th. and 5th. lines of the aforesaid deed the 5 following courses and distances; 1) 549°38'20"W 291.11'; 2) 536°17'40"E 1"2.55', 3) N53\*42'20"E 312.00', 4) N53\*42'2"E 30.00', 5) N51\*15'10"W 199.97' to the place of beginning

CONTAINING 1.334 acres of land more or less.

BEING all of the land which by seed dated August 20, 1963 and recorded among the land records of Baltimore County in liber RRG 4195, folio 381 was conveyed by John L. Leuterbach, Jr. and wife to Robert H. Reid, Jr. and wife.

TOGETHER with a 50' right-of-way leading to Liberty Road as set forth in the atcresaid deed Lauterbach to Reid.

AURYEYS - LOTS . FARMS . TOFOGRAPHY . LOCATION . CONTRACTORS SERVICE . SUBDIVISION DESIGN AND LAYOUT .
ROADS . SANITARY SEWERS . STORM DRAINS . WATER . JOHNO FLATS, DESCRIPTIONS AND TERMORY

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason of the above Reclassification should be had and it further appearing that by reason of. a Special Exception for a should be granted Tr IS ORDERED by the Zoning Commissioner of Baltimore County this. ..., 196..., that the herein described property or area should be and \_zone to a\_\_\_ zone, and/or a Special Exception for a ...should be and the same is granted, from and after the date of this order Zoring Commissioner of Baltimore County int to the advertisement, posting of propercy and public hearing on the above petition ing Manhby reasons for -as-the petitions cs. failed to over all requirements ection of 502.1 of the Baltimore County Zoning Regulations pertaining to ctor's Equipment Storage Yard sification should NOTE BECHAD A sandow the Special Exception should NOT BE IT IS ORDERED by the Zening Commissioner of Baltimore County, this. May 196\_6, that the aboves rescionsifications because the same size shoreby DENNISD-and that the clove described property or sees be and the same inhereby continued as and Contractor's Equipment Storage Yard

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONICK

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

Your petition has been received and accepted for filing this \_day of \_MSQ . 1965.

IN Can

Petitioner Robert H. Reid, Jr.

Petitioner's Attorney Downes & Seiland |

BALEMORE COUNTY, MANYLAND OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

No.37645

DATE 3/28/66

PRICE DISCOURSE SOL-CHARLE

3-2866 020 + 37645 HP-5000

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

SPECIAL EXCEPTION
DESCRIBE THE SPECIAL EXCEPTION
DESCRIPTION
DESCRIP

W. Chespeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimere County, by authority of the Zoning Act and Regula-tions of Baltimore County, will hold a public hearing: Petitive for Special Exception for Contractor's Special Exception Storage Yan.
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Starge Yank.

Stored District of Baltimere Control (1988) and the Second District of Baltimere Control (1988) and the Second District of Baltimere Control (1988) and the Second District of the Second Distri

10"W 199.97 to the place of be-ginning.
CONTAINING 1.334 arras of lend more or less.
BEING all of the land which by deed dated August 29, 1983 and recorded among the land records of Baltimore County in liber RRG 4195, felio 381 was conveyed by John L. Lauterbach, Jr. and wife to Robert H. Reid, Jr. and wife to Robert H. Reid, Jr. and wife to Robert H. Reid,

overgrou by John L. Lantesbach.

Jr. and wife.

Jr.

# OFFICE OF THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

ORIGINAL.

April 4, 19 66.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Paltisons County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the 4th day of April, 1966 , that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

March 31, 1966.

By Paul I Morgan Edito and Manager & M.

PETITION FOR SPECIAL EXCEP-

TON—AND DISTRICT

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Storace Vent.

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The States Commissioner of the
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Annual Commissioner of
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## 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 County, Md., once in each 

appearing on the \_\_31s\_\_\_day of \_\_\_\_\_Yarch\_\_

> THE JEFFERSONIAN, L. Leank Streetter

Cost of Advertisement, \$ .....

#66-230X

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

. . . .

March 23, 1966

GEORGE E. GAVRELIS JOHN G. ROSE

Domes & Seiland 202 W. Pennsylvania Avenue Torson, Maryland 21204

Robert H. Reid, Jr. (Item 5, March 22, 1966)

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-7 00, Extension 353.

Very truly yours,

JAMES R. DYER, Principal Zoning Technician

JED:ylb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date\_ April 7, 1966

FROM Mr. Leslie H. Graef, Deputy Director

SUBJECT. "Petition 166-230-X. Southwest side of Licerty Road 870 feet Northwest of Chapman Rd. Petition for Special Exception for Contract at a Equipment Storage Yard.

Robert H. Reid, Jr. - Petitioner."

2nd District

HEARING: Wednesday, April 20, 1966 (10:00 A.M.)

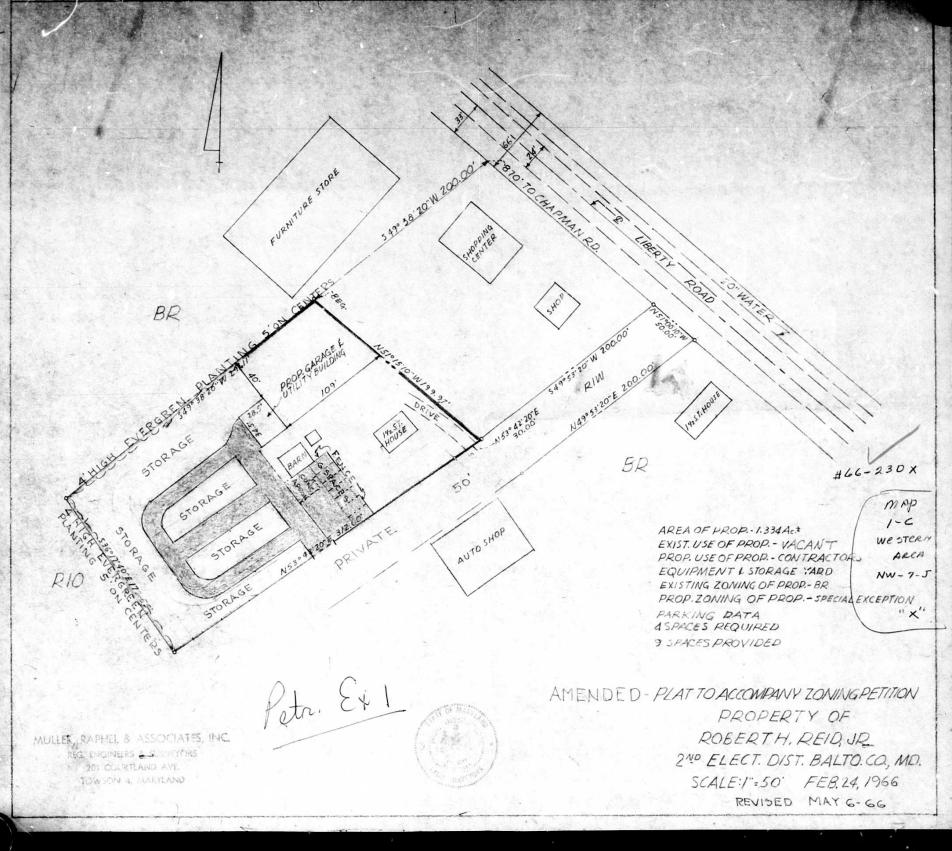
The planning staff of the Office of Planning and Zoning has reviewed the subject petiton and offers the following comments:

If this petition should be granted, we recommend that the grant be conditioned

TELEPHONE 823-3000	BALTIONE COUNTY, MARY ND OFFICE OF FINANCE Division of collection and Recipts COURT HOUSE TOWNON, MARKLAND 21204					No.38641 DATE 5/35/66	
To:	Hessrs. Dennes & Setland, 202 Vest Pannsylventa Ave. Touson, Haryland 21209		airreb.	119 Cour	of Plansing aty Office i Maryland 2	114.	
DEPOSIT TO AC	COUNT NO. CHASER 01-622					TOTAL AMOUN	
	DETACH UPPER SECTION	N AND RETURN O	WITH YOUR REMI	TYANCE		COST	
	Cost of appeal - Property a No. 66-230-X			pasting	\$70.00 5.00	\$75.00	
QUANTITY	Cost of appeal - Property o	of Ambort H.		pesting	5,00	\$75.00	

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

ELEPHON 823-3000		PRE COUNTY, M FICE OF FINA Division of Collection and Recei COURT HOUSE TOWSON, MARYLAND 2122	INCE	No.38605 DATE 5/9/66				
	To: said Commutation Co., Inc., Bandelistone, Md.							
QUANTITY	ACCOUNT NO. 01-622 DETACH UPPER	SECTION AT O RETURN WITH YOUR RI	EMITTANCE	TOTAL ANOUNT 152,25 COST				
	Advertising and posting of #66-230-x	of property		52.25				
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3.47° 38.20° W 200,00° BR BR PRIVATE AUTO SHOP AREA OF PROP. - 1.334 Ac.+ EXIST. USE OF PROP. - VACANT PROP. USE OF PROP. - CONTRACTORS EQUIPMENT & STORAGE YARD EXISTING ZONING OF PROP. - BR PROP. ZONING OF PROP. - SPECIAL EXCEPTION PARKING DATA ASPACES REQUIRED 9 SPACES PROVIDED / PLANS APPROVED OFFICE OF PLANNING & ZONING AMENDED-PLAT TO ACCOMPANY ZONING PETITION PROPERTY OF ROBERTH, REID, JR. 2" ELECT. DIST. BALTO. CO., MD. SCALE:1"=50' FEB. 24, 1966 REVISED MAY 6-66 FILE 855