



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-3000

June 20, 1966

GEORGE E. GAVNELLS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERW. Lee Harrison, Esquire
Loyola Federal Building
Towson, Maryland 21204RE: Petition for Variance
3/4 Side Liberty Road 308'
3/4 Rolling Road - 2nd Dist.
Estate of Irvin Keyser
NO. 66-276-A

Dear Mr. Harrison:

I have this date passed my
Order granting the above Variance to permit a side yard of zero feet
instead of the required 25 feet, subject to approval of the site plan
by the Bureau of Public Services and the Office of Planning and Zoning.Very truly yours,
John G. Rose
JOHN G. ROSE
Zoning Commissioner

JGR/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-3000

June 14, 1966

GEORGE E. GAVNELLS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERW. Lee Harrison, Esq.,
Loyola Federal Building
Towson, Maryland 21204

Dear Mr. Harrison:

RE: Petition for Variance
3/4 Side Liberty Road 308'
3/4 Rolling Road, Estate of
Irvin Keyser, No. 66-276-AThe 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/ba

Encls:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

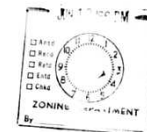
TO: Mr. John G. Rose, Zoning Commissioner Date: June 10, 1966

FROM: George E. Gavvels, Director of Planning

SUBJECT: Petition #66-276-A, Southwest side of Liberty Road 308 feet Southeast of Rolling Rd.
Petition for Variance to permit a side yard of Zero feet instead of the required 25 feet.
Estate of Irvin S. Keyser, et al - Petitioners.

2nd District

HEARING: Monday, June 20, 1966. (10:00 A. M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comment:If it should be decided to grant this petition, we recommend that the
site plan be made subject to our approval.

May 11, 1966

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204RE: Petition for Variance for the Estate
of Irvin S. Keyser.

Dear Sir:

The Zoning Advisory Committee reviewed the subject petition on
January 25, 1966. The Bureau of Traffic Engineering commented
that the plan did not show proper circulation and should be
corrected. As of this date revised plans have not been submitted
to this Office.Since the Petitioner's Engineer has been unable to submit
acceptable revised plans, it appears that the property is being
overcrowded with buildings. However, rather than withhold a
hearing date any longer, the petition will be accepted and a
date assigned in the near future.

Yours very truly,

James E. Ryan
JAMES E. RYAN
PRINCIPAL ZONING TECHNICIAN

JED/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-3000

May 13, 1966

GEORGE E. GAVNELLS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERW. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204RE: Estate of Irvin S. Keyser
(Item 5, January 25, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of
the date on the enclosed filing certificate. Notice of the hearing
date and time 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 3-3000, Extension 353.

Very truly yours,

James E. Ryan
JAMES E. RYAN, Principal
Zoning Technician

JED/yl

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

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

10 day of MAY, 1966

JOHN G. ROSE
Zoning Commissioner

Petitioner: Estate of Irvin S. Keyser

Petitioner's Attorney: W. Lee Harrison

Reviewed by
James E. Ryan
Chairman of
Advisory CommitteeBALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

January 27, 1966

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

Dear Sir:

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

STATE ROADS COMMISSION: The entrance will be subject to State Roads Commission approval.

BUREAU OF TRAFFIC ENGINEERING: The plan does not show proper circulation. This should
be corrected prior to a hearing date being assigned.The above comments are not intended to indicate the appropriateness of the
siting 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 the 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:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Bureau of Engineering
Office of Planning and Zoning
Buildings Department

Very truly yours,

James E. Ryan
JAMES E. RYAN, Principal
Zoning Technician

JED/yl

cc: Mr. John Moore-State Roads Commission
Mr. G. Richard Moore-Bureau of Traffic Engineering

May 27, 1966

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204

NOTICE OF HEARING

RE: Petition for Variance for Estate of Irvin S. Keyser
#66-276-A

TIME: 10:00 A.M.

DATE:

Monday, June 20, 1966

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.ZONING COMMISSIONER OF
BALTIMORE COUNTY

June 16, 1966

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204RE: Petition for Variance for Estate of Irvin Keyser
#66-276-A

Dear Sir:

This is to advise you that \$59.00 is due for advertising and
posting of the above property.Please make check payable to Baltimore County, Md. and remit
to Mrs. Anderson, Room 121, County Office Building, before
the hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

District - 2ND Date of Posting - June 3, 1966
 Posted for: W. Lawrence
 Petitioner: Estate of Mrs. S. Meyer
 Location of property: sub's Lot 2, Bl. Box 28 of Rolling Rd
 Location of Sign: sub's Lot 2, Bl. 330 35 of Rolling Rd
 Remarks: _____
 Posted by: W. Lawrence Date of return: June 9, 1966

TELEPHONE
RB-3000

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

No. 38646
DATE 5/27/64

TO: Mr. Lee Harrison, Esq.
507 Loyola Federal Building
Baltimore, 21204

BILLED BY
Zwing Dept. of Balto. Co.

DEBIT TO ACCOUNT NO. <u>01-522</u>		TOTAL AMOUNT <u>\$22.00</u>
QUANTITY	BEING UPPER SECTION AND 3. DUNN WITH YOUR REMITTANCE	COST
	Petition for Variance for Estate of Irvin L. Keyser #66-276-A	25.00
	FND - Jefferson County, Ind. - Office of the 3-3100 3603 • 38646 TTP -	25.00

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.

TO: W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	REPORT TO ACCOUNT NO. 01-612 ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00 COST
	Advertising and posting of property for Irvin Fayer #66-276-A	\$50.00
	6-2166 4440 • 38691 HTL -	\$50.00

**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.**

TOWSON, MD. June 2, 1966.

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 of 1 week successive weeks before the 20th day of June, 1966, the first publication appearing on the 2nd day of June 1966.

THE JEFFERSONIAN.
L. Frank Street
 Manager.
 Cost of Advertisement, \$.....

No. 1 Newburg Avenue CATONSVILLE, MD

June 8, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Hanes, Acting Commissioner of
Baltimore County
was inserted in THE BALTIMORE CCNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One successive weeks before
the 8th day of June, 1966, that is to say
the same was inserted in the issues of

By Paul J. Morgan
Editor and Manager

ZONING: Petition for Variance for Side Yard.
LOCATION: Southwest side of Liberty Road 308.99 feet South east of Bolling Road.
DATE & TIME: MONDAY JUNE 20, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townson

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard of Zero feet instead of the required 25 feet.

The Zoning Regulation to be excepted as follows:

Section 232.2 - Side Yards

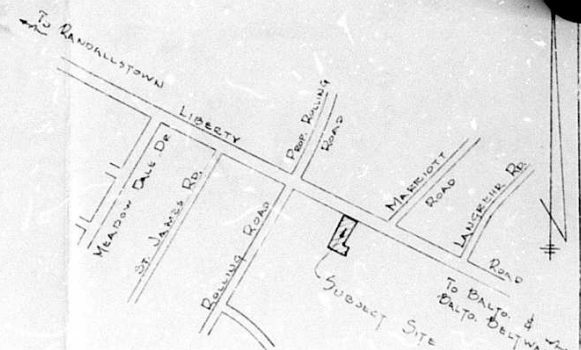
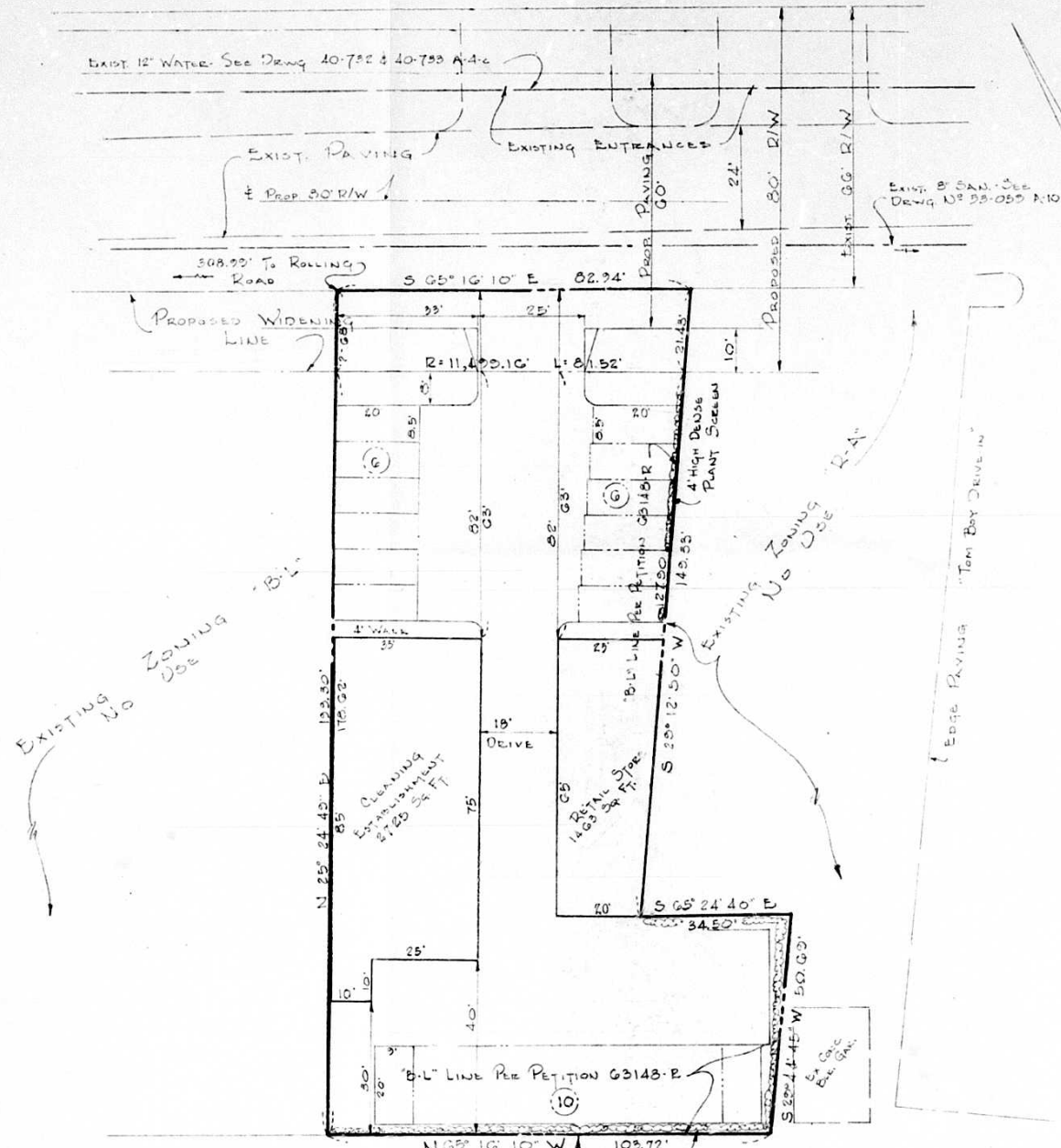
For all other buildings not required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for dwelling on the lot fronting and on corner lots the side yard on the street side shall be no less than 10 feet in width.

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

[illegible]

LIBERTY

ROAD



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. GROSS AREA OF TRACT EQUALS 0.3033 ACRES ±
2. NET AREA OF TRACT EQUALS 0.35 ACRES ±
3. EXISTING ZONING OF TRACT "B.L."
4. EXISTING USE OF TRACT "NONE"
5. PROPOSED ZONING OF TRACT "B.L." WITH SIDE YARD VARIANCE.
6. PROPOSED USE OF TRACT RETAIL STORE & CLEANERS
7. PETITIONER IS REQUESTING A VARIANCE OF SECTION 282.2 (SIDE YARD B.L. ZONE) FROM REQUIRED YARD OF 25' TO A PROPOSED YARD OF 9 FEET
8. REQUIRED OFF-STREET PARKING EQUALS 21 UNITS (8.5x20)
9. PROPOSED OFF-STREET PARKING EQUALS 22 UNITS (8.5x20)

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE ON PROPERTY
VICINITY

LIBERTY ROAD & MARIOTT ROAD

ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.

SCALE: 1"=20' APRIL 19, 1965
REVISED: MAY 3, 1965



MATE CHILDS & ASSOCIATES
2100 N. CHARLES STREET
BALTIMORE 12, MARYLAND
G-2505 R.L.S. R.L.

