

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION - VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul C. Beatty, his wife
County and who is described in the description and plat attached hereto and made a part hereof, 2-C
hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an RA zone to an NR-6-H
zone, for the following reasons:

Variance: 238.2 side yards. Request 0 feet setback on both sides
instead of required 30 feet.

Requested change of classification is made by reason of the fact
that there was an error in the original zoning map and in addition
thereto there have been changes in the neighborhood since the
approval of the original zoning map.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property for used motor vehicle outdoor
sales area

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.

Contract purchaser Paul C. Beatty
Anna B. Beatty legal owner

Address 2312 Liberty Road
Baltimore, Maryland, 21207

Protestant's Attorney
Ralph E. Deitz
Address 212 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day
of December, 1967, 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-
out 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 27th day of February, 1967, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1967, 1967
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 2 successive weeks before the 27th
day of December, 1967, the first publication
appearing on the 27th day of December,
1967.

THE JEFFERSONIAN,

Cost of Advertisement, \$

RE: PETITION FOR RECLASSIFICATION:
From R-A Zone to B-R Zone;
Special Exception for Used
Motor Vehicle Outdoor Sales
Area and Variance to Sec.
238.2 - 5/5 Liberty Road
320' E. Rolling Road, 2nd
Dist. Paul C. Beatty and Anna
B. Beatty, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The petitioners seek reclassification from an R-A Zone
to a B-R Zone of property on the south side of Liberty Road 320 feet
east of Rolling Road; a special exception for a Used Motor Vehicle
Outdoor Sales Area and a variance to Section 238.2 of the Baltimore
County Zoning Regulations to permit zero feet setback on both sides
instead of the required 30 feet.

As the petitioners have proven change in the character
of the area in which the subject property is located and error in the
re-zoning on the Land Use Map, the reclassification should be had.

The petitioners have met all requirements of Section
502.1 of the Baltimore County Zoning Regulations, therefore, a special
exception should be granted.

The variance to Section 238.2 of said Regulations to
permit zero feet setback on both sides instead of the required 30
feet should be granted.

It is this 30th day of February, 1967, by the
Zoning Commissioner of Baltimore County, ORDERED that the herein
described property or area should be and the same is hereby re-
classified from an R-A Zone to a B-R Zone and a special exception
for Used Motor Vehicle Outdoor Sales Area should be and the same
is granted, from and after the date of this Order.

It is further ORDERED that the variance to Section
238.2 to permit zero feet setback on both sides instead of the
required 30 feet should be granted.

The site plan for the development of said property
is subject to approval of the State Roads Commission, Bureau of
Public Services and the Office of Planning and Zoning.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2ND Date of Posting Jan. 14, 1967
Posted for: Reclassification, Special Exception & Variance
Petitioner: Paul C. Beatty
Location of property: 5/5 Liberty Rd. 320 E. of Rolling Rd.
Location of Sign: 5/5 Liberty Rd. 320 E. of Rolling Rd. (corner)
Remarks: 3 signs
Posted by: J. Deitz Date of return: Jan. 17, 1967

Ralph E. Deitz, Esq.
212 Washington Avenue
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

27 day of Dec, 1967.

Petitioner Paul C. Beatty

Petitioner's Attorney Ralph E. Deitz

Reviewed by James E. Myers
Chairman of
Advisory Committee

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - SOILS CONSULTANTS
281-289 Chestnut Avenue, Towson, Maryland 21204
220-2200 - 220-1201

ZONING DESCRIPTION
2nd DISTRICT
BALTIMORE COUNTY, MD.
PROPERTY OF:
PAUL C. BEATTY & ANNA B. BEATTY, his wife
RA to BR
VARIANCES

BEGINNING for the same on the south side of Liberty Road (66' wide) at the
distance of 320' east of Rolling Road, running thence and binding on the south
side of Liberty Road S61°55' E 66.50', thence leaving said road S32°47' W
200.17', thence N61°57' W 31.62', thence N32°57'11" E 50.17', thence N61°16'9"
W 34.50', thence N32°28'33" E 149.61' to the place of beginning.

SAVING and excepting therefrom the land conveyed or intended to be
conveyed to the State of Maryland for the use of the State Roads Commission
for the widening of Liberty Road.

CONTAINING 0.39 acres of land more or less.

BEING a part of the land which by deed dated November 1, 1965 and
recorded among the land records of Baltimore County in Liber OTG 4541, Folio
49, was conveyed by John H. Klorer, widower, to Paul C. Beatty and Anna B. Beatty,
his wife.

SEP 22 1966
DATE

AUGUSTINE J. MILLER, P.E. & L.S. # 1391

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICES - SUBDIVISION DESIGN AND LAYOUT -
ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: Ralph E. Deitz & Deitz
212 Washington Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			56.75
		Petition for Reclassification, Special Exception & Variance for Paul Beatty	56.75
		67-151-RXA	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: Ralph E. Deitz & Deitz
212 Washington Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			66.75
		Advertising and posting of property for Paul C. Beatty	66.75
		67-151-RXA	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 20, 1967
FROM: George E. Gourell

SUBJECT: 67-151-RXA, Reclassification from R-A to B-R, together with
petition for Special Exception for Used Motor Vehicle Outdoor
Sales Area. Petition for Variance to permit zero feet setback
on both sides instead of the required 30 feet. South side of Liberty
Road 320 feet East of Rolling Road. Being the property of Paul
Beatty.

2nd District

HEARING: Wednesday, February 1, 1967 (11:00 A.M.)

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

One of the purposes of B-R zoning is to provide areas for roadside uses where
site dimensions are sufficient to preclude the likelihood of over-crowding land.
That this is clearly not the case here that is evidenced by the fact that the
request for yard variances is accompanied by a request for reclassification to a
B-R Zone. It would appear that the sole purpose of this petition is to obtain
a zoning change that would allow greater utilization potentials than are
permitted under either the present or the requested zoning, and potential's greater
than would be allowed for adjacent properties.

If, in spite of other considerations, the reclassification and special exception are
granted, the granting should be conditioned upon site plan approval and prohibition
of "any-light" luminaires.

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

Ralph E. Deitz, Esquire
212 Washington Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from R-A to
B-R, Special Exception for a
Used Motor Vehicle Outdoor
Sales Area. Side Yard Variance
for Paul C. Beatty. Located
on the S/S of Liberty Rd.,
East of Rolling Rd.,
2nd District.
(Date: 1 - January 3, 1967)

Dear Sir:

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

STATE ROADS COMMISSION:
An entrance width of 25' is sufficient to serve any type of business.
The entrance must be a depressed curb line, with 20' transverse.
Either the right-of-way line or the parking lot line must be curved
with 6" x 24" concrete curb. The entrance and the parking must be
constructed under a permit from the State Roads Commission.

BUREAU OF TRAFFIC ENGINEERING:
This Bureau is in complete agreement with the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
Super signs should be provided along the set-back line, which in this
case would be 10'.

It is recommended that string lights not be used at this location.
Pole lights would provide sufficient illumination for the proposed
use.

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 the Deputy Director of the Office of Planning and Zoning
will submit recommendations on the appropriateness of the re-zoned
within 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Engineering
Project Planning
Health Department
Bureau of Fire Prevention

Very truly yours,

James E. Myers
JAMES E. MYERS, Principal
Zoning Technician

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

PETITION FOR RECLASSIFICATION SPECIAL EXCEPTION AND VARIANCE

for DISTRICT
ZONING: From R-4 to R-2
Zone. Petition for Special
Exception to the United Motor
Vehicle Outdoor Sales Area,
Petition for Variance for Side
Yards.

LOCATION: South side of
Liberty Road 320 feet East of
Rolling Road.
DATE & TIME: WEDNES-
DAY, FEBRUARY 1, 1967
at 11:00 A.M.

PUBLIC HEARING: Room
100, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Present Zoning: R-4.
Proposed Zoning: R-2.
Petition for Special
Exception for United Motor Ve-
hicle Outdoor Sales Area.
Petition for Variance from
the Zoning Regulations of
Baltimore County to permit
side yards not subject to
both sides instead of the
required 30 feet.

The Zoning Regulations to be
excepted as follows:
Section 230.2 - Side Yards -
30 feet.

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

BEGINNING for the same on
the south side of Liberty Road
(66' wide) at the distance of
220' east of Rolling Road, run-
ning thence and bearing on the
south side of Liberty Road
S 61 degrees 55' E 65.25',
thence bearing said road S
20 degrees 47' W 280.17',
thence N 61 degrees 37' W
21.85', thence N 32 degrees
37' 11" E 34.17', thence N
61 degrees 18' 8" W 36,
S 61 degrees 22 degrees 25'
22' E 184.81' to the place of
beginning.

SAVING and excepting
therefrom the land covered
or intended to be conveyed
to the State of Maryland for
the use of the State Roads
Commission for the widening
of Liberty Road.

CONTAINING 0.29 acres of
land more or less.

BEING a part of the land
which by deed dated November
1, 1965 and recorded among
the land records of Baltimore
County in Liber OTG 4541,
Paul C. Beatty, owner, to Paul C.
Beatty and Anne L. Beatty, his
wife.

Being the property of Paul
C. Beatty and Anne L. Beatty,
as shown on plat plan filed
with the Zoning Department.
Hearing Date: Wednesday,
February 1, 1967 at 11:00
A.M.

Public Hearing: Room 100,
County Office Building, 111
W. Chesapeake Avenue, To-
wson, Md.

BY ORDER OF
JOSEPH G. RICE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jan. 12,

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARDIS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 16, 1967.

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

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive weekly before
the 10th day of January, 1967, that is to say
the same was inserted in the issues of

January 10, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager, C. M.

