

#68-7-R  
MAP?  
1-C  
AREA  
SHEETS  
NW-10-L  
NW-10-M  
I.M.

W157001 No. 68-7-X -- Alan Shecter, et al  
-----  
Petition, description of property and Order of Zoning Commissioner  
Certificate of posting  
Certificates of advertising 2 signs  
Comments of Fire Bureau  
Order appointing Louis E. Shecter as agent  
Resolution of Baltimore County Planning Board  
Comments of Office of Planning  
Letters in favor of reclassification  
Plat filed with petition

Louis E. Shecter, Agent  
1800 N. Charles St.  
Baltimore, Maryland 21201

Baltimore County Health Dept.  
Jefferson Bldg.  
Towson, Md.

R. J. Kretschmar,  
Dept. of Public Works,  
Bureau of Water Supply  
3000 Druid Park Drive,  
Baltimore, Md. 21213

Mr. Eckhart S. Smink,  
Owings Mills, Md.

F. S. The Shecter family has owned a shopping center on Loch Haven Boulevard and other important commercial property for the last fifteen years. The Shecters have more than 35 years of experience in merchandising, promoting and advertising for leading department stores and publications dealing with retailers. Among them are Ray-Rount Co., Richards Dept. Store, Lit Bros., News-American, Washington Star and Washington Post.

My son, Alan is hospitalized. He, my son, Mark and my wife have designated me as their agent to present this data to your attention.

68-7-R

### SHECTER & LEVIN

Advertising Agency-1800 North Charles Street, Baltimore, Md.  
LOUIS E. SHECTER  
ALAN SHECTER  
ALAN SHECTER

July 10, 1967



Mr. John G. Rose  
Zoning Commissioner  
Baltimore County Office Bldg.  
Towson, Maryland 21284

Re: Application for B. M. Zoning for Farmers Market on tract of 107.32 acres on N/E Side of Liberty Road 3/10 of a mile above Ward's Chapel Road  
Petition No. 68-7-R

Dear Mr. Rose:

It was kind of you to give me this opportunity to submit to you some of the reasons which prompted the request for a change in zoning for the subject property.

#### Changes in Neighborhood

#### POPULATION CHANGE:

1. Baltimore County officials recently announced that the Liberty Road area is the fastest growing area in Baltimore County. This is true. Thousands of apartments and homes have been built between the Beltway and Carroll County along Liberty Road. The dramatic changes in the past six years along Liberty Road because of the surge of population growth have created a significant need in this part of Baltimore for a major shopping complex which will offer economy merchandise to Northwest Baltimore County.

#### TRAFFIC CHANGE:

2. The population explosion in the Liberty Road area of Baltimore County has had significant impact on traffic conditions.
  - A. Liberty Road is being widened from the Beltway outward to Randallstown.
  - B. Liberty Road area has been selected for priority construction in the County's Rapid Transit System.
  - C. Plans have been announced for the Liberty Expressway, which will begin at our site and connect up with the Northwest Expressway, the Beltway and other expressway systems to all parts of downtown and metropolitan Baltimore.

#### ZONING CHANGES:

There have been numerous changes in zoning in the Liberty Road area beyond the Beltway -- all to greater density uses. R-10 and R-20 land has been converted to R-A zoning and much B. L. strip zoning. The strip B-L zoning is inadequate to handle increasing needs of the growing population. The small shopping centers along Liberty Road do not offer the large variety that residents in the area require or the kind of price-appeal and easy-to-shop facilities that a farmers market would provide.

#### ERROR IN MAP:

1. The County failed to provide for a regional Farmers' Market in the populous Liberty Road area.
2. In fact, the County failed to provide for a Farmers' Market in the entire Northwest Baltimore County. There is one in Northeast Baltimore County on Pulaski Highway and one just southeast of Baltimore County in Anne Arundel, but there is none serving north and northwest Baltimore County. The fastest growing area of the county has no zoning provisions for a regional shopping center or a Farmers Market.
3. The County failed to foresee the immense population explosion that has occurred along Liberty Road.
4. Highest and best use of this land, considering its proximity to arterial expressways (such as the Northwest Expressway and the Outer Beltway, which will undoubtedly fall within a half-mile or so of the property) is for a shopping development of the specific type not now offered -- a Farmers Market.

Just as the Farmers Market has for many years been a picturesque institution in Baltimore City, our studies and surveys confirm the fact that the heavily-populated Liberty Road area would welcome a modern, expertly-merchandised Farmers Market designed with a gigantic parking area to provide ample parking at the peak hours.

We propose a twentieth century Farmers Market that would be a step ahead of the world famous Farmers Market in Los Angeles.

We have in mind a combination open-air year-around flower mart, fruit show and vegetable center featuring latest display techniques with the combined qualities of open-mall and inclosed storekeeping.

As a public service feature of this Farmers Market we will operate, probably on a profitless basis, a bicycle safety center.

We will install a specially-designed one mile bicycle highway for youngsters and adults. The two major features of this bicycle area will be the built-in off-the-highway safety factors and the scenic beauty of the breathtaking country side.

Our geographic location is ideal. We are at the western boundary of Baltimore County. We will be fairly close to the hundreds of farmers raising products aplenty for the buyers of the Liberty Road area. Thus we will have a favorable logistic situation for the speedy delivery of fresh vegetables, fruits, farm products, poultry and meats.

In planning for twenty years ahead as well as the immediate present needs, we feel that the subject tract is an ideal and logical site for a needed business development which will serve this community with the newest ideas in modern storekeeping.

We respectfully refer you to Appendix A (page A-1) of the Preliminary Master Plan Report, Western Planning Area of the Planning Board of Baltimore County, dated August 1960. It states:

"While the R-10 denotes land in, or suited for, acre-lot development, many areas in the County are not ready for such development, or might ultimately be suitable for more intensive usage. Thus, much land in the County currently zoned R-10 is intended to remain non-residential use until such time as it is ripe for more intensive development, if at all."

We believe that under current conditions due to growth and changes that could not be foreseen, our R-10 tract should be rezoned for a Farmers Market development.

The topography and basic physical features of our tract are perfect for the proposed usage.

The zoning change we propose would result in substantial tax revenue to the County at an early date, whereas its current usage as a farm will provide the County with only a tiny real estate tax payment.

The rezoning request is timely and unquestionably in the public interest.

We have reviewed many Farmers Market operations in Philadelphia, Wilmington, Los Angeles and the Metropolitan Baltimore area. Based on our knowledge of retailing, we believe the undertaking we have in mind will be enthusiastically accepted by the people of Baltimore County.

We are confident that you will give careful consideration to the matter.

Cordially yours,

*Louis E. Shecter*  
Louis E. Shecter

#### BALTIMORE COUNTY PLANNING BOARD

Resolution

Soldiers Delight Conservation Park Project

WHEREAS, The Soldiers Delight area of Baltimore County possesses unique geologic and botanic phenomena, a site which may also be a major recreational area for the entire population of the Baltimore County area; a physical resource most conducive to future employing types of outdoor recreation, and a focus of community interest and responsibility for conservation-park purposes, be it

RESOLVED, By the Planning Board of Baltimore County, that the Board hereby directs the Planning Staff in cooperation with the County Department of Recreation and Parks, and the State Department of Forests and Parks:

- 1) to develop mutually acceptable boundaries for the Soldiers Delight Conservation Park Project; and
- 2) to develop a schedule of priorities for acquisition of Soldiers Delight Park based on the need to fund such acquisition plans at the county park or other appropriate agencies for urban development and be it further

RESOLVED, By the Planning Board of Baltimore County, that the Board hereby:

- 1) suggests the concept of the preservation of Soldiers Delight through its conversion to a formally recognized project in the State's Park program; and
- 2) realizing the necessity for initiating some areas with out property as soon as possible, recommends that the Baltimore County consider the initiative in the acquisition of the Soldiers Delight Park, in cooperation with the State's funding of the project.

July 11, 1967

*Robert Dallas*  
Charles Manning Ed.

David W. Dallas, Jr.  
CIVIL ENGINEER

Registered Professional Engineer & Land Surveyor

8713 OLD HARFORD ROAD  
BALTIMORE, MD. 21284

AREA CODE 301  
PHONE: 685-7422

March 20, 1969

March 21, 1969

Baltimore County Board of Appeals  
County Office Building  
Towson, Maryland 21284

Gentlemen,

In accordance with your telephone request, I am submitting 6 prints each of the description and plat for the Liberty Road Farmers Market for the Shecter case.

Very truly yours,

*David W. Dallas, Jr.*  
David W. Dallas, Jr.

Morris Baker, Esq.  
301 Mount Building  
Baltimore, Md. 21202

Re: Case No. 68-7-R  
Alan Shecter, et al

Dear Mr. Baker:

Enclosed herewith is a copy of the Opinion and Order passed by the County Board of Appeals today in the above entitled case.

Very truly yours,

*Edith T. Shecter*  
Edith T. Shecter, Secretary

Encl.

cc: Mr. Eckhart S. Smink  
Mr. John G. Rose  
Mr. Geo. E. Oswald  
Mr. T. Mangum  
Mr. R. J. Kretschmar  
Board of Education

Baltimore  
File copy  
Original

*Robert Dallas*  
10/27/67

LAW OFFICES  
**BAKER & BAKER**  
301 MUNSEY BUILDING  
BALTIMORE, MARYLAND 21202

February 28, 1969

Baltimore County Board of Zoning Appeals  
County Office Building  
Towson, Maryland 21204

RE: Petition of Alan Shecter, et al No. 68-7  
Northeast side of Liberty Road  
Second Election District

Attn: Mr. Slowick

Gentlemen:

I am transmitting herewith three copies each of a revised zoning plat, and a description of the same, containing 50.51 Acres of land more or less.

Very truly yours,

*Morris A. Baker*

Morris A. Baker

MAB/v1  
Enclosures

*Rec'd 3-3-69  
9 AM/17*

LAW OFFICES  
**BAKER & BAKER**  
301 MUNSEY BUILDING  
BALTIMORE, MARYLAND 21202

November

Baltimore County Board of Zoning Appeals  
County Office Building  
Towson, Maryland 21204

RE: Petition of Alan Shecter, et al No. 68-7  
Northeast side of Liberty Road -  
Second Election District

Gentlemen:

Will you kindly enter my appearance as attorney for Petitioners in the above captioned matter, which was this day heard.

Very truly yours,

*Morris A. Baker*

Morris A. Baker

MAB/v1

*Rec'd 11/14/67  
9:30 AM*

**SHECTER & LEVIN**

Advertising Agency-1800 North Charles Street, Baltimore 1, Maryland - 752-4088

LOUIS E. SHECTER  
JACK L. LEVIN  
ALAN SHECTER

August 16, 1967

Mr. William S. Balwin  
County Board of Appeals  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Balwin:

Enclosed is the information you requested concerning

File # 68-7-R.

Sincerely,

*Alan Shecter*

Alan Shecter

AS:mak

*Rec'd 8/17/67  
9:15 AM*

August 14, 1967

Mr. Louis E. Shecter  
1800 Bl. Charles Street  
Baltimore, Maryland 21201

Re: File No. 68-7-R  
Alan Shecter, et al

Dear Mr. Shecter:

petitioner  
02000000

- Number of witnesses you anticipate calling 3
- How many of these witnesses will be "expert witnesses" 3
- Fields to be covered by experts you intend to call - please check:
  - Land Planner
  - Real Estate
  - Engineer
  - Traffic
  - Other
- Total time required (in hours) for presentation of your side of the case  
35 MINUTES

*ALAN SHECTER ET AL, Petitioners*  
Attorney for Petitioners ( )  
Petitioners (X)

*Rec'd 8/17/67  
9:15 AM*

August 4, 1967

Mr. Eckhart S. Smink,  
Cwings Mills  
Maryland

Re: Petition for Reclassification  
N/E Side Liberty Road 1425'  
N of Wards Chapel Road, 2nd  
Dist., Alan Shecter, et al,  
Petitioners - No. 68-7-R

Dear Mr. Smink:

Please be advised that an appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

You will be notified of the date and time of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Balto. Co. Health Dept.,  
Jefferson Bldg.,  
Towson, Maryland 21204

Mr. R. J. Kmetzschman,  
Dept. of Public Works,  
Bureau of Water Supply  
3001 Druid Park Drive,  
Baltimore, Maryland 21213

PETITION FOR RECLASSIFICATION  
NE/S of Liberty Road, 1,425' N  
of Wards Chapel Road - 2nd Dist.  
Alan Shecter, et al, Petitioner  
NO. 68-7-R

BEFORE THE  
BALTIMORE COUNTY  
BOARD OF APPEALS

APPEAL

Mr. Clerk:

Please enter an Appeal from the Order of the Zoning Commissioner of Baltimore County entered in this case on July 28, 1967, on behalf of the Petitioners, Rosalyn M. Shecter, Alan Shecter and Mark Shecter.



*Alan Shecter*  
Alan Shecter, Petitioner  
1800 North Charles Street  
Baltimore, Maryland 21201



**SHECTER & LEVIN**

Advertising Agency-1800 North Charles Street, Baltimore 1, Maryland - 752-4088

LOUIS E. SHECTER  
JACK L. LEVIN  
ALAN SHECTER

June 22, 1967

We, the owners, of the Liberty Road tract of 107 acres on the north side of Liberty Road where Baltimore County ends and Carroll County begins, hereby appoint Louis E. Shecter, as our agent to represent us at the July 7, 1967 zoning hearing in Baltimore County.

*Rosalyn M. Shecter*  
Rosalyn M. Shecter

*Alan Shecter*  
Alan Shecter

*Mark Shecter*  
Mark Shecter

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Byer, Chairman

TO: GEORGE A. WILSON, 1967/1969

Date: Aug 2, 1967

FROM: ALAN SHECTER

SUBJECT: PROPERTY REPORT: Alan Shecter  
Location: 1/2 of Liberty Road, 1425' N. of Wards Chapel Road  
District: 2nd  
Present zoning: R-40  
Proposed zoning: R-1

1. Site plans shall be required to indicate size of water mains and adjacent locations when submitted to this office for review.

July 28, 1967

Morris A. Baker, Esquire  
301 Munsey Building  
Baltimore, Maryland 21202

RE: Petition for Reclassification  
NE/S of Liberty Road 1425' N of  
Wards Chapel Road - 2nd District.  
Alan Shecter, et al, Petitioner  
NO. 68-7-R

Dear Mr. Baker:

I have this date passed  
my Order in the above captioned matter. Copy of said Order is  
attached.

Very truly yours,

*JGR*  
JOHN G. ROSE,  
Zoning Commissioner

JGR/jdr

cc: Louis E. Shecter  
1800 N. Charles Street  
Baltimore, Maryland 21201  
  
Baltimore County Health Dept.  
Mr. Greenwalt

R. J. Kretschmar  
Department of Public Works  
Bureau of Water Supply  
3001 Druid Park Drive - 21215  
  
Mr. Eckhart S. Smink  
Owings Mills, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

July 28, 1967

COUNTY OFFICE BUILDING  
111 W. CHESTNUT AVE.  
TOWSON, MD. 21286  
TE. 5286

GEORGE E. GARVELLIS  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

Morris A. Baker, Esquire  
301 Munsey Building  
Baltimore, Maryland 21202

RE: Petition for Reclassification  
NE/S of Liberty Road 1425' N of  
Wards Chapel Road - 2nd District.  
Alan Shecter, et al, Petitioner  
NO. 68-7-R

Dear Mr. Baker:

I have this date passed  
my Order in the above captioned matter. Copy of said Order is  
attached.

Very truly yours,

*JGR*  
JOHN G. ROSE,  
Zoning Commissioner

JGR/jdr

cc: Louis E. Shecter  
1800 N. Charles Street  
Baltimore, Maryland 21201  
  
Baltimore County Health Dept.  
Mr. Greenwalt

R. J. Kretschmar  
Department of Public Works  
Bureau of Water Supply  
3001 Druid Park Drive - 21215  
  
Mr. Eckhart S. Smink  
Owings Mills, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

July 28, 1967

COUNTY OFFICE BUILDING  
111 W. CHESTNUT AVE.  
TOWSON, MD. 21286  
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GEORGE E. GARVELLIS  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

Morris A. Baker, Esquire  
301 Munsey Building  
Baltimore, Maryland 21202

RE: Petition for Reclassification  
NE/S of Liberty Road 1425' N of  
Wards Chapel Road - 2nd District.  
Alan Shecter, et al, Petitioner  
NO. 68-7-R

Dear Mr. Baker:

I have this date passed  
my Order in the above captioned matter. Copy of said Order is  
attached.

Very truly yours,

*JGR*  
JOHN G. ROSE,  
Zoning Commissioner

JGR/jdr

cc: Louis E. Shecter  
1800 N. Charles Street  
Baltimore, Maryland 21201  
  
Baltimore County Health Dept.  
Mr. Greenwalt

R. J. Kretschmar  
Department of Public Works  
Bureau of Water Supply  
3001 Druid Park Drive - 21215  
  
Mr. Eckhart S. Smink  
Owings Mills, Maryland

RICHARD J. KRETZSCHMAR  
4714 S. WATSON HIGHWAY



KARL H. SCHAEFER  
ASSISTANT GENERAL ENGINEER

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF WATER SUPPLY  
ANNAPOLIS  
1301 BRIDG PARK DRIVE  
BALTIMORE, MARYLAND 21215

July 25, 1967

Mr. David W. Dallas, Jr.  
8713 Old Harford Road  
Baltimore, Maryland 21234

Dear Mr. Dallas:

Re: Liberty Farmers Market

In reply to your letter of July 19, 1967 enclosing a copy of the  
sewage disposal plan in relation to the anticipated  
sewage disposal plant to be constructed adjacent to the Liberty Lake in very  
close proximity to the intake structure, this Bureau objects to any sewage  
disposal plants in the drainage area. We feel that the installation of the  
Farmers Market is objectionable also because of the anticipated oil, gasoline  
and trash debris that would result from the large parking areas surrounding  
the Market.

It is our opinion, therefore, that this installation will only add  
to the pollution of the Reservoir, and for this reason, we must deny our  
approval of the proposed structure.

Very truly yours,

*R. J. Kretschmar*  
ACTING WATER ENGINEER

LGR:ep

cc: Mr. John Rose  
Mr. Thomas Singley  
Mr. L. G. Hagedorn

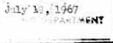
David W. Dallas, Jr.

Civil Engineer

AREA CODE 301-665-7422

8713 OLD HARFORD ROAD

BALTIMORE, MD. 21234



Mr. John G. Rose  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21286

Re: Liberty Farmers Market

Dear Mr. Rose:

In accordance with your verbal request, I am writing concerning proposed utility  
lines for the subject Farmers Market.

Water will be provided, supplied from a well system with an elevated water tank.  
This system will furnish both domestic and fire supply.

Sewage disposal will be private and completely in-site. Raw sewage will be piped  
to a sewage treatment plant of the extended aeration type, the treated sewage will  
then be chlorinated and piped to a holding lagoon. The holding lagoon will supply a  
spray irrigation system similar to the type recently developed by Pennsylvania State  
College. With this system, no treated sewage will be discharged to swales or streams  
for transmission to Liberty Lake.

The treatment plant proposed is similar to the system now in use at the Catonsville  
Community College. The water plant proposed is similar to the system now in use  
at most of the public schools not served by public water.

In an enclosure a copy of my letter to Mr. Richard J. Kretschmar, Water Engineer  
for Baltimore City, for your information.

I have contacted Baltimore County Health Department and they will comment after  
attending a meeting with the State Health Department on Friday, July 21, 1967.

In my opinion, the proposed system will furnish the market with excellent water  
and sewage disposal and in no way affect adjoining properties or the water supply in  
Liberty Lake.

I hope that this information will be useful to you in forming your opinion.  
Should additional data be required, please call on me.

Very truly yours,

*David W. Dallas, Jr.*  
DAVID W. DALLAS, JR.

DD:js  
cc: Mr. Allan Shecter  
Encl.

Registered Professional Engineer and Land Surveyor

SHECTER & LEVIN

Advertising Agency-1800 North Charles Street, Baltimore 1, Maryland-752-1088

LOUIS E. SHECTER  
JACOB L. LEVIN  
ALAN SHECTER

July 21, 1967

Mr. John Rose  
Zoning Commissioner, Baltimore County  
County Office Building  
Towson, Maryland 21286

Dear Mr. Rose:

Re: Application for Farmers' Market  
zoning

Please understand that the comment from the Health Dept. is  
the original comment based on our first layout showing a septic  
tank for the Farmers' Market. Because of their comment we altered  
our plan to a sewerage treatment plant, which is just about the  
last word in modern sewerage technique.

Under current R-40 zoning we are permitted to build 107 homes  
with 107 septic tanks, servicing approximately 600 residents, servar-  
etc. for all-purpose 24 hour living which includes bathing, laundry  
etc. Even if we had persisted in a septic tank plan for the Farmers'  
Market -- the sewerage needs for a 30-hour week of the Farmers'  
Market would be considerably less than the requirements for 107 homes,  
which are being lived in 24 hours a day. We moved to the ultimate  
in safety by our alteration to a sewerage treatment plant.

The fact that the Health Department has seen fit not to comment  
on our excellent sewerage plan should not be interpreted as any  
criticism of our proposal.

Thank you for your interest.

Cordially,

*Louis E. Shecter*  
Louis E. Shecter

LES:mk

News clipping enclosed

David W. Dallas, Jr.

Civil Engineer

AREA CODE 301-665-7422

8713 OLD HARFORD ROAD

BALTIMORE, MD. 21234

July 19, 1967

Mr. Richard J. Kretschmar  
Water Engineer  
3001 Druid Park Drive  
Baltimore, Maryland

Re: Liberty Farmers Market

Dear Mr. Kretschmar:

I have prepared zoning plate for the proposed change in zoning from  
Residential R-40 to Business Major for the construction of  
a Farmers Market. The market will be constructed on a 107 acre tract of  
land fronting on Liberty Road and binding on the Baltimore City Liberty  
Lake Property.

The Zoning Commissioner of Baltimore County, Mr. John Rose, presided  
at the zoning hearing and asked me to obtain comments from the Health De-  
partment concerning sewerage disposal. Mr. Thomas Singley of the State Health  
Department, Environmental Health, had asked me to send you copies of my  
plan and obtain the city's reaction.

You will note that I am proposing a sewage treatment plant of the ex-  
tended aeration type similar to that manufactured by the Smith and Low-  
less Company, trade name OXIGEST, chlorination tank, and storage lagoon.  
The lagoon would supply water for a spray irrigation system similar to the  
method proven by Pennsylvania State College research. With this system,  
no treated sewage would be discharged into swales or streams and therefore  
never enter Liberty Lake.

Will you please review my proposal and notify Mr. Singley concerning  
your approval?

Very truly yours,

DAVE DALLAS

DD:js  
cc: Mr. John G. Rose  
cc: Mr. Allan Shecter

Registered Professional Engineer and Land Surveyor

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 1967

COUNTY OFFICE BUILDING  
111 W. CHESTNUT AVE.  
TOWSON, MD. 21286  
TE. 5286

GEORGE E. GARVELLIS  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Maryland 21201

RE: Re-classification from R-40  
to BM for Alan Shecter,  
located Liberty Road, West  
of Wards Chapel Road

Dear Sir:

Attachment to Zoning Advisory Committee comments of May 9th:

PLANNING DIVISION: Two items should be commented on in  
addition to commenting petitioner's claim as to need in the area  
for such facility by pointing out the relative remoteness of this  
location from any significant growth.

- (1) Surface drainage flows directly into Liberty Reservoir by  
means of water courses. Roughly 25 acres of parking area  
will intensify the storm water runoff, and no provision is  
indicated to keep this debris normal to such use to finding  
its way into the reservoir. This sewage system would have  
the same ultimate outfall.
- (2) Advent of the Liberty Expressway will most certainly  
change the ingress-egress from the indicated pattern to  
one which would be probably much less direct.

Very truly yours,

*James S. Mann*  
JAMES S. MANN, PRINCIPAL  
Zoning Technician

JSD:jd

May 9, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21286

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Maryland 21201

SUBJECT: Re-classification from R-40  
to B.M. for Alan Shecter, et al.  
Located 1/2 mi. of Liberty Road,  
West of Ward's Chapel Road,  
2nd District  
(Item 5 May 9, 1967)

Dear Sir:

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

- BUREAU OF ENGINEERING:** Water and sanitary sewer are not available.
- PLANS DEPARTMENT:** Site Plans shall be required to indicate sit. of water mains and sanitary locations when submitted to this office for review.
- HEALTH DEPARTMENT:** Since this tract of land is located in the immediate vicinity of the Liberty Reservoir watershed, this office cannot approve the commercial operation as proposed for underground sewage disposal due to the large volume of parking lot involved. The reservoir would be subject to pollution from runoff of the parking lot from petroleum products, debris, garbage, and other materials and wastes from floor drains.
- STATE ROADS COMMISSION:** The stopping sight distance to the west is poor. Good sight distance in both directions can be provided by locating the entrance road to the west of the proposed location. The entire frontage of the property on Liberty Road must be curbed with 8" x 12" concrete curb. The roadside face of curb to be 24" from and parallel to the center line of Liberty Road. The entrance will be subject to State Roads approval and permit.

**BUREAU OF TRAFFIC ENGINEERING:** The proposed site is proposed as a farmer's market of 100,000 sq. ft., generating approximately 3000 to 5000 trips per day. However, in the future with the availability of water and sewer this lot could develop into a major shopping center of 1,000,000 plus square feet of floor space, with a traffic generation of 70,000 vehicles a day. Liberty Road is a two-lane road having a design capacity of approximately 9000 vehicles a day. Liberty Road has an average daily trip volume of 6875.

**ZONING ADMINISTRATION DIVISION:** Prior to refiling the subject petition a sewage disposal system must be approved by the Health Department, as required above.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to advise 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 Commission's hearing.

The following members had no comment to offer:

- Project Planning
- Building Engineer
- Board of Education
- Industrial Development

Mr. Alan Shecter

May 9, 1967

Very truly yours,

JOHN G. ROSE, Principal  
Zoning Commissioner

- cc: Carlyle Brown-Bureau of Engineering
- L. Charles Morris-Bureau of Fire Prevention
- William Grossman-Health Department
- John Mayya-State Roads Commission
- C. Harold Moore-Bureau of Traffic Engineering

Mr. Eckhardt S. Smink  
Owings Mills  
Maryland

July 11, 1967

Re: Petition for Reclassification  
from R-40 to B-M Zone - N/E  
Side Liberty Road 425' N. Wards  
Chapel Road, 2nd District  
Alan Shecter, et al. Petitioners  
No. 68-7-R

Dear Mr. Smink:

I am enclosing copy of petition, comments of the Office of Planning, copies of letter from Mal Sherman and Lewis Shecter, for your information concerning the above entitled matter.

Very truly yours

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

#68-7-R

County Office Building  
115 W. Chesebrough Ave.  
Towson, Md. 21286  
Tel. 8400

GEORGE E. GAVELLS  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

Mr. Alan Shecter,  
1800 North Charles Street  
Baltimore, Maryland 21201

June 26, 1967

Re: Petition for Reclassification  
from R-40 to B-M - N/E Side  
Liberty Road - No. 68-7-R

Dear Mr. Shecter:

The 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  
encl:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1967

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #68-7-R, Northeast side of Liberty Road 1425 feet North of Ward's Chapel Road, Petition for Reclassification from R-40 to B.M. Alan Shecter, et al - Petitioners.

2nd District

HEARING: Friday, July 7, 1967 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to B.M. zoning and have the following advisory comments to make with respect to pertinent planning factors:

- The Zoning Map embracing the subject petition was based on a careful evaluation of land use and utility potentials. The area beyond the scope of connection to the County sewerage system was designated for large lot residential zoning. Essentially, the area that fell by gravity into the Patapsco River was included in that zoning category. Selected areas for commercial activity were established or defined by the map along portions of Liberty Road. The planning staff believes that the Zoning Map applicable to this property is correct and that commercial zoning for the subject property is not appropriate. We note also comments by the Health Department with respect to the potential for pollution of Liberty Reservoir if commercial development occurs here. Similarly, the Bureau of Traffic Engineering has indicated that Liberty Road, a two lane road, is approaching its designed capacity. Establishment of over 100 acres of commercial zoning potentials certainly would have the effect of causing undue congestion and hazard from a traffic viewpoint along this portion of Liberty Road.
- The Planning staff feels, as noted above, that commercial zoning here would not be appropriate nor is it in accordance with the objectives of the Master Plan embracing this area. Creation of commercial zoning here could only cause yet other changes that would make Liberty Road revert to just another ribbon commercial street. The present zoning firmly states that commercial activity should be nucleated along Liberty Road and has made appropriate provisions therefore.

MAIL EXCHANGES  
RESIDENTIAL SALES  
INVESTMENT BROKERAGE



5132 WOODBURN ROAD  
BALTIMORE, MARYLAND 21215

MULTIPLE LISTING SERVICE  
NATIONAL BOARD OF REAL ESTATE BOARDS  
REAL ESTATE BOARD OF DISTRICT OF COLUMBIA  
NATIONAL ASSOCIATION OF REAL ESTATE BROKERS

July 7, 1967

Mr. John G. Rose, Zoning Commissioner  
Baltimore County Office Building  
Towson 4, Maryland

Dear Mr. Rose:

Pursuant to your request for my comments concerning the re-zoning of 107.32 acres from R-40 to B.M. for a Farmers' Market, situated in the Second Election District on Liberty Road, 3/10 of a mile above Ward's Chapel Road, I respectfully submit the following information:

This is the property of Rosalyn N. Shecter, Alan Shecter and Mark Shecter. I have personally made a physical inspection on this site, as well as an inspection on Liberty Road from Randallstown to the site which is located 4 1/2 miles above Randallstown. The subject site is 8/10 of a mile from Hollbrook, and 2 1/2 miles from the Harriottsville Plaza Shopping Center.

Our Company sold the Harriottsville site to the present developer, and is acting as Leasing Agent for the stores in this Center. We have been most gratified that over 15,000 square feet of space has been promptly leased-the bulk of it prior to construction, and that we now have a demand to lease an additional 10,000 square feet to be built.

As a resident of Baltimore County and a licensed Real Estate Broker and Realtor for 16 years, active in the fields of appraisal, sales, and leasing, primarily in Baltimore County, I have long felt that because of the population explosion in this suburban area of North-west Baltimore, it was necessary to think in terms of apartments, as well as shopping facilities to meet the needs of the citizens, and that these needs should be met in the planning and zoning of land even prior to the moving in of thousands of citizens into the apartments and homes of the Liberty Road section.

Much of the zoning along Liberty Rd. has been of a commercial strip zoning nature. Whereas, the proposed Liberty Road Farmers' Market seems to me to be the best type of planning, wherein a substantial tract calls for the location of a Farmers' Market Building of 100,000 square feet set back from the road, with ample parking.

Mr. John G. Rose

July 7, 1967

Baltimore Metropolitan area has long had a tradition for Farmers' Markets. The Lexington Market is world famous, and the North Avenue and Belair Markets are historic to their areas. The Plaza and Ritchie Farmers' Markets likewise serve a need that has been traditionally preferred by many greater Baltimore residents.

I believe that the Liberty Farmers' Market would help prevent future strip zoning or "ribbon commercial" zoning on Liberty Road beyond Randallstown, and would provide for a centralized shopping area near excellent roads.

I recommend that the highest and best use of the subject tract is for re-zoning from R-40 to B.M. for the proposed Liberty Farmers' Market.

My qualifications, beyond those already mentioned for this testimony, are that I am serving now as President of the Real Estate Board of Greater Baltimore, Inc., whose territory includes all of Baltimore County and Baltimore City, and has a membership of over 2,000. I am also serving as a Consultant on all Real Estate matters to the City of Columbia in Howard County, and I have served as 1962 President of the Maryland Association of Real Estate Boards.

Thank you for giving me the privilege of expressing my views in this letter.

Respectfully,

Mal Sherman

MS:am  
CC:Louis E. Shecter

June 30, 1967

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Md. 21201

Re: Petition for Reclassification  
68-7-R

Dear Sir:

This is to advise you that \$83.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 119, County Office Building, before the hearing.

Yours very truly,

JOHN G. ROSE  
ZONING COMMISSIONER

JGR/ba

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Maryland 21201

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

\_\_\_\_\_ day of \_\_\_\_\_, 1967.

*John M. Rose*  
John M. Rose  
Zoning Commissioner

Petitioner: Alan Shecter  
Petitioner's Attorney: \_\_\_\_\_  
Reviewed by: *James S. Allen*  
Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204  
Tel. 6860

June 19, 1967

George E. Gaveris  
Director  
James G. Rose  
Zoning Commissioner

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Maryland 21201

RE: Re-classification from R-40 to B.M. for Alan Shecter, et al, located N/S of Liberty Road, West of Wards Chapel Road 2nd District (Item 5 May 9, 1967)

Dear Sir:

We have received revised plans and are approving the above reference petition for a hearing date - subject, however, to the Zoning Advisory Committee comments of May 9th, 1967.

Very truly yours,

JAMES G. ROSE, Principal  
Zoning Technician

JEL:jd

Mr. Alan Shecter  
1800 North Charles Street  
Baltimore, Md. 21201

June 12, 1967

#68-7R

NOTICE OF HEARING

Re: Petition for Reclassification from R-40 to B.M. #68-7-R

TIME: 1:30 P.M.

DATE: Friday, July 7, 1967

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. Chesapeake  
TOWSON, MARYLAND

*John M. Rose*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

County Board of Appeals  
COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

April 28, 1969

MAP  
1-C  
WESTERN  
AREA  
SHEETS  
NW-10-L  
NW-10-A  
BA

TO: MR. JOHN G. ROSE, ZONING COMMISSIONER  
FROM: COUNTY BOARD OF APPEALS  
SUBJECT:

#68-7-R Alan Shecter, et al  
Granted in part (50.51 acres)  
Denied " " (5.31 " )

M.E.B.

BE: PETITION FOR RECLASSIFICATION : BEFORE  
from an R-40 zone to a B.M. zone : COUNTY BOARD OF APPEALS  
NE/S Liberty Rd. 1425' N. : OF  
of Wards Chapel Road, : BALTIMORE COUNTY  
2nd District :  
Alan Shecter, et al : No. 68-7-R  
Petitioners :

OPINION

This case comes before the Board on a petition by Alan Shecter, et al, to reclassify a sizeable tract of ground from an R-40 to a B.M. zone, for the proposed development as a Farmers' Market. The subject property is situated on the north side of Liberty Road approximately 1425 feet west of Wards Chapel Road, in the Second Election District of Baltimore County, four and one-half miles west of Randallstown.

The tract may be described as roughly square in shape having a frontage on the north side of Liberty Road of approximately 1800 feet, and an average depth of approximately 2000 feet. The western edge of the subject tract abuts Liberty Reservoir watershed and is undeveloped with generally rolling topography.

The property was acquired by the petitioners in 1965. One of the co-owners, Alan Shecter, testified that if the petition is granted they plan to develop the site into a modern, Twentieth Century, Farmers' Market, with the many amenities that are found in such a modern facility. They contemplate numerous activities: such as regular flower shows, a one mile bicycle path to be open to the public, etc. The petitioner proposes to construct a 50,000 square foot building on the property, and in the event this need arises in the future, possibly doubling the size of the facility as the surrounding area develops. He testified at length as to in-depth studies he had made on the subject site. His studies reveal that the site will be in close proximity to the new north-west terminal of the planned rapid transit system, and will be only three minutes from the Northwest Expressway. Customers and farm suppliers would be drawn from Baltimore City, and at least three or four other counties. He testified that in his opinion the area has undergone a drastic change since the adoption of the comprehensive zoning map in 1962. He documented six zoning changes in the Liberty Road area west of Randallstown. Five of these changes involve some 122 acres of residential reclassifications to higher densities, several to apartment use, and one change of a three and one-half acre tract from residential to commercial. The witness cited that in his opinion the unforeseen shift in population to this area that has taken place since the adoption of the map has caused a high density population pattern to emerge in the Liberty Road area. He cited Baltimore County population figures that show that this area has one of the heaviest population growths in west Baltimore County. He testified that Baltimore County population figures (see Petitioner's Exhibit #4) show that the projected population increase for the Second Election

Alan Shecter, et al - #68-7-R

District in which this property is located, projects a three hundred and forty-six percent increase in population between 1960 and 1985, or a statistical increase from twenty-seven thousand, five hundred persons in 1960, to a projected one hundred twenty-two thousand, seven hundred persons in 1985. He further stated that the widening of Liberty Road past Randallstown will allow a higher density in the area, and that his studies revealed that the Randallstown leg of the rapid transit system will become a reality in the near future, and that the Liberty Expressway will intersect Liberty Road at the subject property.

He further stated that he felt the original zoning placed on the property in 1962 is now erroneous as that in his opinion, the R-40 zoning placed on the property is in actuality reservoir zoning that was placed on the property due to the lack of utilities in the area, and that the rezoning of the subject tract to a commercial zone in the depth requested would be much better than the strip zoning along other portions of the Liberty Road that has been in existence for many years. In his opinion, the County Council erred in this regard because while they professed an objection to strip zoning along commercial highways, they failed to provide adequately on the map for sufficient commercial centers in depth; thus the reclassification requested here would alleviate the necessity for other strip zoning along the Liberty Road corridor.

Walter Worthington Ewell, a professional engineer specializing in traffic matters and highway construction, and a recognized expert in this field, testified that he had made a thorough study of the traffic situation with regard to the proposed reclassification that in the course of his studies he studied the Pulaski Highway Farmers' Market on the Pulaski Highway in Baltimore County, and the Ritchie Highway Farmers' Market in Anne Arundel County, and related these studies to the projected increased traffic that would be generated by the development of this property as a Farmers' Market. The Pulaski Highway Market has one hundred thousand square feet of retail floor space, while the Ritchie Highway Market has one hundred twenty-five thousand square feet of retail floor space. The subject property is proposed to be developed with fifty thousand square feet of floor space initially and, therefore, would be approximately half the size of the two other markets and, therefore, presumably generate only half the amount of traffic generated by the other markets.

It was his uncontradicted opinion that the additional traffic generated by the proposed Farmers' Market would not cause the volume of traffic on Liberty Road to exceed the practical capacity of the road to carry the traffic. He testified that the sight distances are excellent and that no traffic safety hazards would be created by the granting of this petition. As a traffic engineer he stated that in his opinion the reclassification of a tract in depth for a sizeable shopping center is better than strip zoning, which creates numerous entrances on the highway thereby making the hazard to the

Alan Shecter, et al - #68-7-R

travelling public greater than that of only one entrance.

David W. Dallas, Jr., a Civil Engineer who prepared the zoning plots and studied the property for the petitioner, testified at length as to the feasibility of the project from an engineering standpoint. There is not any public sewer or water available to the site and, therefore, the proposed shopping area must be served by a well and private septic system. He had studied and recommends a septic system of the oxygen treatment type plant as has been recently developed by the University of Pennsylvania. This is a relatively new aerated system using a system of lagoons for storing treated liquids. There would be no run-off from this system into any stream or swale that would allow any of the treated effluent to find its way to the Liberty Reservoir. Mr. Dallas recommended any of the two similar type systems that have been installed in Baltimore County; one for the Catonsville Community College in the western section of Baltimore County, and the other for the Grumman Aircraft facility at Glen Arm in the northeastern section of Baltimore County. The system is completely odorless, and would be more efficient than the numerous septic systems that would be required on the property if it were developed residentially in one acre sites. He testified that the visual appearance of the system would be one of a one acre lagoon with a small building, similar to a fenced-in lake. Water for the shopping area will be supplied by deep wells, supplemented by an elevated storage tank to develop sufficient water pressures for adequate fire protection, etc.

An expert realtor testifying on behalf of the petitioner, Mr. Sylvan Goldman, who has had extensive experience in the Liberty Road-Pikesville area, stated that he had participated in the development of Millford Mill, Yorkridge, and Marriottsville Shopping Centers, and had also been involved in the development of over sixteen hundred apartment units in the Liberty Road-Millford Mill area. His company has handled the leasing of forty thousand square feet of commercial floor space in a six months period at the Marriottsville Shopping Center, just two and one-half miles east of the subject property, and that in his opinion there is a definite demand for more retail space in this area. He described at length the subject neighborhood, both the north and south sides of Liberty Road, which in this immediate vicinity presently has a scattered development of homes on acreage sites and some farms. The northwest corner of Liberty Road and Wards Chapel Road is zoned commercial, and is occupied by a gasoline service station and a farm tractor sales agency. Mr. Goldman testified that the granting of this petition in his opinion would have no adverse effect on the neighborhood.

Replying to questions by the Board, he stated that while the proposed commercial center here is a sizeable one, he believes that the subject property has the potential to be developed into a major shopping area, and that the petitioner should have enough land to expand as necessary in the next five to

Alan Shecter, et al - #68-7-R

ten years as the growth of the neighborhood will cause an even yet greater demand for additional retail facilities in the area.

The sole protestant, Mr. Eckharts Smink, testified on his own behalf and cross-examined the petitioner's witnesses. He resides seven or eight houses east of the subject property, at the corner of Wards Chapel and Liberty Roads. He also owns and operates the general merchandise store next to the Esso station, closer to the subject property than his residence. In addition, he owns twenty-eight acres of undeveloped land on Wards Chapel Road approximately a mile and a half south of the Liberty Road, which is used primarily for the stabling and riding of horses. He opposed the granting of the petition because he felt that the subject property is a beautiful, wooded, undeveloped tract of land that in his opinion would be suitable for home sites, and more suitable even for the development of the property as a recreational facility for fishing, horseback riding, etc. He testified that he rides his horse over the property and on the land of the Liberty Reservoir on weekends, and in his opinion it would be a shame to ruin the natural beauty of the land. He did state, however, he is not necessarily opposed to commercial zoning, he even felt that it might help the area as it would bring more business into the area. His prime objection appeared to the Board to be the close proximity of the property to the Liberty Reservoir.

The Board finds, from all of the evidence presented before us, that there are elements of both error in the original zoning, and substantial change in the character of the neighborhood to justify the petitioner's requested reclassification. However, the Board is of the opinion that there is no need at the present time to grant the entire petition as requested by the petitioner. It is obvious to the Board, from questions the Board placed to the petitioner, that he does not at this time require commercial zoning on the entire tract in order to erect the proposed building with the attendant parking facility, roads, recreational facilities, etc. and, therefore, will grant only approximately half of the requested reclassification as we feel this will be adequate and sufficient to accommodate the needs of the public and the proposed Farmers' Market on the subject tract.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of March, 1969 by the County Board of Appeals, ORDERED that the 50.51 acres of land on the east side of the tract, as outlined on the attached plot and made a part hereof, be and the same is reclassified from an R-40 zone to a B.M. (Business, Major) zone, and it is

Alan Shecter, et al - 68-7-R

FURTHER ORDERED, that the reclassification requested on the 56.61 acres remainder of the tract, as shown on the attached plan and made a part hereof, is DENIED, and such remainder shall stay in the R-40 zone.

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

William S. Baldwin, Chairman

John A. Slowik

John A. Miller

PROPERTY OF ROSALYN M. SHECTER ET AL PROPOSED BUSINESS MAJOR ZONING

BEGINNING for the same in the bed of the Liberty Road at a point distant 1425 feet more or less measured westerly along the Liberty Road from the center of Wards Chapel Road, said point of beginning being at the end of the eighth line of that tract of land which by deed dated September 21, 1966 and recorded among the Land Records of Baltimore County in Liber C.T.O. No. 4523 folio 101 etc was conveyed by Brooks Investment Corporation to Marbolt, Inc., thence running reversely with and binding on said eighth and the seventh lines of said deed and in the bed of the Liberty Road and the Baltimore and Liberty Turnpike Road the two following courses and distances north 82 degrees 08 minutes west 779.53 feet and north 75 degrees 56 minutes west 200.00 feet to the beginning of said seventh line, thence leaving said Turnpike Road and running reversely with and binding on the sixth, fifth and fourth lines of said deed the three following courses and distances north 12 degrees 53 minutes east 182.00 feet north 77 degrees 07 minutes west 227.5 feet and south 16 degrees 35 minutes west 158.0 feet to the bed of said Turnpike Road, thence running reversely with and binding on a part of the third line of said deed and in the bed of said Turnpike Road north 67 degrees 16 minutes west 430.00 feet, thence running for a line of division north 46 degrees 42 minutes 35 seconds east 325.65 feet to intersect the tenth line of said deed at a point distant 680 feet from the beginning thereof, thence running reversely on a part of said tenth and the ninth line of said deed the two following courses and distances south 81 degrees 15 minutes 20 seconds east 680.00 feet and south 21 degrees 15 minutes 30 seconds west 1740.10 feet to the place of beginning.

CONTAINING 20.51 acres of land more or less.

SAVING AND EXCEPTING that portion lying in the bed of the future taking of the State Roads Commission for through highway comprising approximately 5.95 acres of land more or less.

BEING part of that tract of land which by deed dated September 21, 1966 and recorded among the Land Records of Baltimore County in Liber C.T.O. No. 4523 folio 101 etc was conveyed by Brooks Investment Corporation to Marbolt, Inc.

November 22, 1968



RE: PETITION FOR RECLASSIFICATION : BEFORE THE NE/S of Liberty Road 1425' N of Wards Chapel Road - 2nd Dist. : ZONING COMMISSIONER Alan Shecter, et al, Petitioner : OF NO. 68-7-R : OF BALTIMORE COUNTY

The Petitioners have asked for reclassification from R-40 to BM for a tract of land consisting of 107 acres more or less located on the NE side of Liberty Road approximately 1425 feet from Wards Chapel Road. This property also abuts on the Liberty Turnpike Road which now terminates in Liberty Lake. The west side of the property abuts Baltimore City property which is under the jurisdiction of the Bureau of Water Supply, Department of Public Works.

No objections appeared at the public hearing although at least one citizen was there as an observer. A letter of disapproval from the acting Water Engineer, Bureau of Water Supply, Department of Public Works, was received.

The Director of Planning and Zoning had comments as follows:

1. The Zoning Map embracing the subject petition was based on a careful evaluation of land use and utility potentials. The area beyond the scope of connection to the County sewerage system was designated for large lot residential zoning. Essentially, the area that fell by gravity into the Patapsco River was included in that zoning category. Selected areas for commercial activity were established or affirmed by the map along portions of Liberty Road. The planning staff believes that the Zoning Map applicable to this property is correct and that commercial zoning for the subject property is not appropriate. We note also comments by the Health Department with respect to the potentials for pollution of Liberty Reservoir if commercial development occurs here. Similarly, the Bureau of Traffic Engineering has indicated that Liberty Road, a two lane road, is approaching its designed capacity. Establishment of over 100 acres of commercial zoning potentials certainly would have the effect of causing undue congestion and hazard from a traffic viewpoint along this portion of Liberty Road.

2. The Planning staff feels, as noted above, that commercial zoning here would not be appropriate nor is it in accordance with the objectives of the Master Plan embracing this area. Creation of commercial zoning here could only cause yet other changes that would make Liberty Road revert to just another ribbon commercial street. The present zoning firmly states that commercial activity should be nucleated along Liberty Road and has made appropriate provisions therefore.

The Bureau of Traffic Engineering for Baltimore County has the following comments:

The proposed site is proposed as a farmer's market of 100,000 sq. ft., generating approximately 3000 to 5000 trips per day. However, in the future with the availability of water and sewer this 107 acres could develop into a major shopping center of 1,000,000 plus square feet of floor space, with a traffic generation of 70,000 vehicles a day. Liberty Road is a two-lane road having a design capacity of approximately 9000 vehicles a day. Liberty Road has an average daily trip volume of 8475.

The Baltimore County Health Department reported as follows:

Since this tract of land is located in the immediate vicinity of the Liberty Reservoir watershed, this office cannot approve the commercial operation as proposed for underground sewage disposal due to the large volume of sewage effluent involved. The reservoir would be subject to pollution from run-off of the parking lot from petroleum products, debris, garbage, and other materials and wastes from floor drains.

The zoning map for this area was adopted on November 15, 1962. Since that time the Zoning Commissioner and the Baltimore County Board of Appeals have had major requests for changes in zoning in the Liberty Road area. At all hearings a major complaint was that Liberty Road had proved itself inadequate to bear the existing traffic. We will not know the full effect of an improved Liberty Road for sometime after its completion. There is no widening of Liberty Road out to the subject property. Therefore, based on prior zoning hearings and the current thinking of the Director of Planning only one conclusion can be reached and that is that the proposed Petition is premature. This conclusion is reached without even going into the matter of sewer, water and possible drainage into Liberty Lake which provides some of the water for the Bureau of Water Supply.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1967, 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 an R-40 zone.

Zoning Commissioner

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, ROSALYN M. SHECTER, the legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-40 zone, for the following reasons:

- 1. Dramatic changes in the Liberty Road area of which this tract is a part have resulted in much greater density of population far beyond what was anticipated when the zoning map was adopted, with the result that no adequate centralized commercial zone has been provided for.
2. Error in zoning use was committed. No farmer's market has been provided for in the northern or western area of Baltimore County. Other than strip zoning or piecemeal zoning of small commercial tracts, there has been no provision for a centralized commercial development. 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:

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: Alan Shecter, Rosalyn M. Shecter, Legal Owner
Address: 1500 North Charles Street, Baltimore, Md. 21201
Petitioner's Attorney: Mrs. C. B. Bantz, 201 Maryland Bldg.
Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of June, 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 throughout 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 July, 1967, at 1:30 o'clock

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE NE/S of Liberty Road 1425' N of Wards Chapel Road - 2nd Dist. : ZONING COMMISSIONER Alan Shecter, et al, Petitioner : OF NO. 68-7-R : OF BALTIMORE COUNTY

The Petitioners have asked for a reclassification from R-40 to BM for a tract of land consisting of 107 acres more or less located on the NE side of Liberty Road approximately 1425 feet from Wards Chapel Road. This property also abuts on the Liberty Turnpike Road which now terminates in Liberty Lake. The west side of the property abuts Baltimore City property which is under the jurisdiction of the Bureau of Water Supply, Department of Public Works.

No objections appeared at the public hearing although at least one citizen was there as an observer. A letter of disapproval from the acting Water Engineer, Bureau of Water Supply, Department of Public Works, was received.

The Director of Planning and Zoning had comments as follows:

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2. The Planning staff feels, as noted above, that commercial zoning here would not be appropriate nor is it in accordance with the objectives of the Master Plan embracing this area. Creation of commercial zoning here could only cause yet other changes that would make Liberty Road revert to just another ribbon commercial street. The present zoning firmly states that commercial activity should be nucleated along Liberty Road and has made appropriate provisions therefore.

ORDER RECEIVED FOR FILING DATE 7/28/67 BY J. C. HARRIS, JR. ASSISTANT

ORDER RECEIVED FOR FILING DATE 7/28/67 BY J. C. HARRIS, JR. ASSISTANT

The Bureau of Traffic Engineering for Baltimore County has the following comments:

"The proposed site is proposed as a farmer's market of 100,000 sq. ft., generating approximately 3000 to 5000 trips per day. However, in the future with the availability of water and sewer this 107 acres could develop into a major shopping center of 1,000,000 plus square feet of floor space, with a traffic generation of 70,000 vehicles a day. Liberty Road is a two-lane road having a design capacity of approximately 9000 vehicles a day. Liberty Road has an average daily trip volume of 8475."

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For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1967, 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 an R-40 zone.

Zoning Commissioner

ORDER RECEIVED FOR FILING DATE 7/28/67 BY J. C. HARRIS, JR. ASSISTANT

ORDER RECEIVED FOR FILING DATE 7/28/67 BY J. C. HARRIS, JR. ASSISTANT

The Bureau of Traffic Engineering for Baltimore County has the following comments:

The proposed site is proposed as a farmer's market of 100,000 sq. ft., generating approximately 3000 to 5000 trips per day. However, in the future with the availability of water and sewer this 107 acres could develop into a major shopping center of 1,000,000 plus square feet of floor space, with a traffic generation of 70,000 vehicles a day. Liberty Road is a two-lane road having a design capacity of approximately 9000 vehicles a day. Liberty Road has an average daily trip volume of 8475.

The Baltimore County Health Department reported as follows:

Since this tract of land is located in the immediate vicinity of the Liberty Reservoir watershed, this office cannot approve the commercial operation as proposed for underground sewage disposal due to the large volume of sewage effluent involved. The reservoir would be subject to pollution from run-off of the parking lot from petroleum products, debris, garbage, and other materials and wastes from floor drains.

The zoning map for this area was adopted on November 15, 1962. Since that time the Zoning Commissioner and the Baltimore County Board of Appeals have had major requests for changes in zoning in the Liberty Road area. At all hearings a major complaint was that Liberty Road had proved itself inadequate to bear the existing traffic. We will not know the full effect of an improved Liberty Road for sometime after its completion. There is no widening of Liberty Road out to the subject property. Therefore, based on prior zoning hearings and the current thinking of the Director of Planning only one conclusion can be reached and that is that the proposed Petition is premature. This conclusion is reached without even going into the matter of sewer, water and possible drainage into Liberty Lake which provides some of the water for the Bureau of Water Supply.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1967, 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 an R-40 zone.

Zoning Commissioner

PROPERTY OF ROSALYN M. SHECTER ET AL PROPOSED BUSINESS MAJOR ZONING

BEGINNING for the same in the bed of the Liberty Road at a point distant 1425 feet more or less measured westerly along the Liberty Road from the center of Wards Chapel Road, said point of beginning being at the end of the eighth line of that tract of land which by deed dated September 21, 1966 and recorded among the Land Records of Baltimore County in Liber C.T.O. No. 4523 folio 101 etc was conveyed by Brooks Investment Corporation to Marbolt, Inc., thence running reversely with and binding on said eighth and the seventh lines of said deed and in the bed of the Liberty Road and the Baltimore and Liberty Turnpike Road the two following courses and distances north 82 degrees 08 minutes west 779.53 feet and north 75 degrees 56 minutes west 200.00 feet to the beginning of said seventh line, thence leaving said Turnpike Road and running reversely with and binding on the sixth, fifth and fourth lines of said deed the three following courses and distances north 12 degrees 53 minutes east 182.00 feet north 77 degrees 07 minutes west 227.5 feet and south 16 degrees 35 minutes west 158.0 feet to the bed of said Turnpike Road, thence running reversely with and binding on a part of the third line of said deed and in the bed of said Turnpike Road north 67 degrees 16 minutes west 430.00 feet, thence running for a line of division north 46 degrees 42 minutes 35 seconds east 325.65 feet to intersect the tenth line of said deed at a point distant 680 feet from the beginning thereof, thence running reversely on a part of said tenth and the ninth line of said deed the two following courses and distances south 81 degrees 15 minutes 20 seconds east 680.00 feet and south 21 degrees 15 minutes 30 seconds west 1740.10 feet to the place of beginning.

CONTAINING 107.32 acres of land more or less.

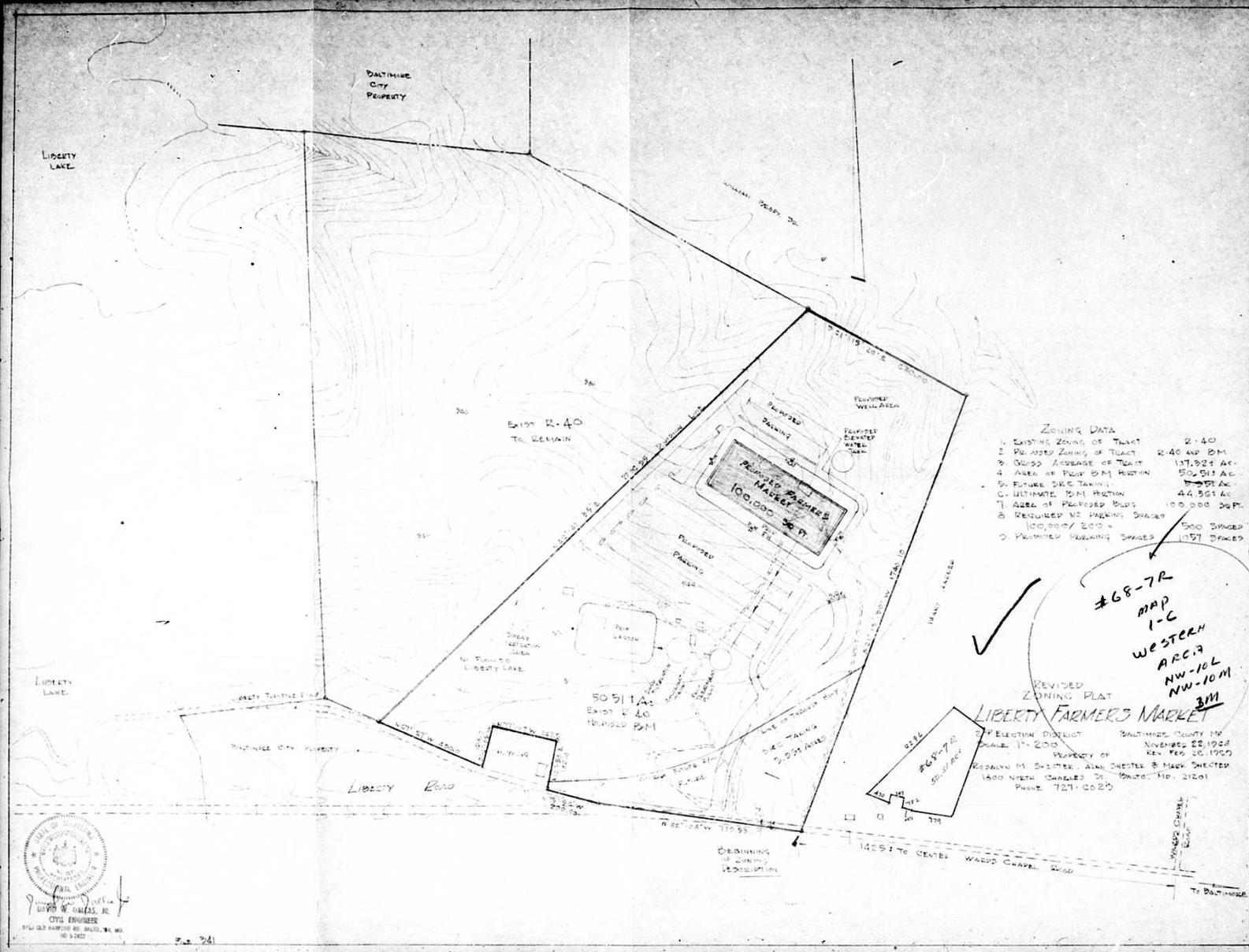
SAVING AND EXCEPTING that portion lying in the bed of the future taking of the State Roads Commission for through highway comprising approximately 5.95 acres of land more or less.

BEING that tract of land which by deed dated September 21, 1966 and recorded among the Land Records of Baltimore County in Liber C.T.O. No. 4523 folio 101 etc was conveyed by Brooks Investment Corporation to Marbolt, Inc.

DAVID W. DALLAS, JR. CIVIL ENGINEER







From *Baltimore County Population 1968* Pet #4

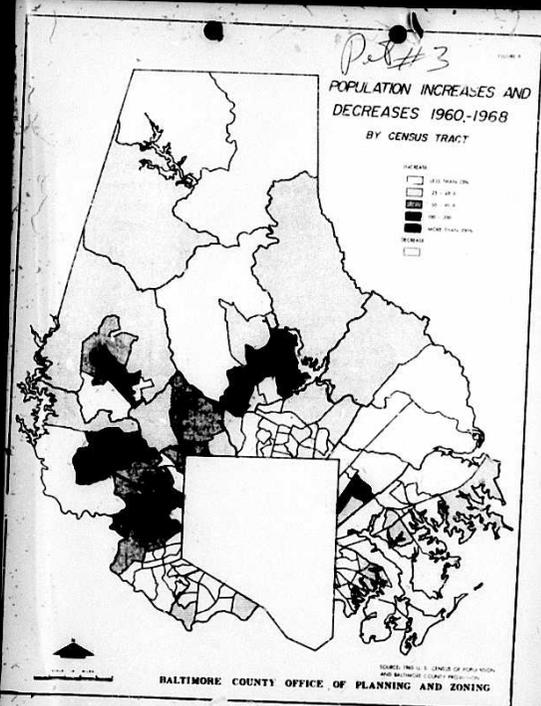
B. Population Growth by Election Districts, 1920-1985

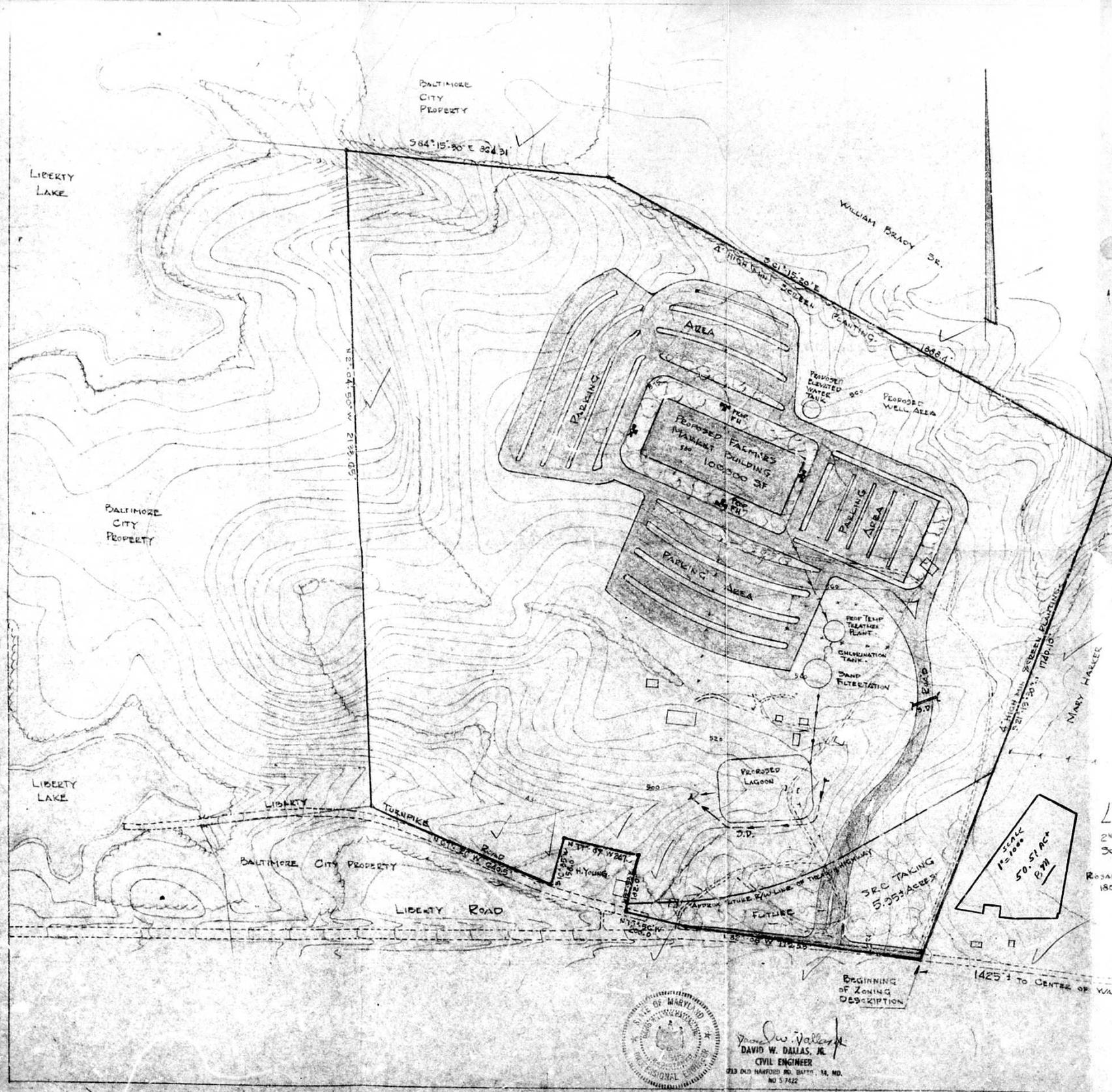
ELECTION DISTRICT	1920*	1940*	1960*	1985**	% Change 1960 to 1985
1	9,819	21,221	53,809	111,775	108%
2	4,735	7,501	27,504	122,700	346% (5)
3	3,987	7,150	26,999	84,885	214%
4	5,499	7,596	15,604	63,425	306%
5	2,116	2,121	2,551	4,770	87%
6	1,662	1,177	1,627	2,600	60%
7	2,873	3,385	4,167	5,141	23%
8	5,434	6,736	21,408	81,730	281%
9	6,800	21,641	86,045	132,090	53%
10	2,288	2,448	3,740	7,659	104%
11	5,196	7,225	20,582	74,890	261%
12	4,162	15,436	70,659	80,000	13%
13	4,588	13,366	35,708	57,725	61%
14	3,500	10,420	27,742	78,760	183%
15	12,138	28,402	94,283	169,950	80%
<b>TOTAL</b>	<b>74,817</b>	<b>155,825</b>	<b>492,428</b>	<b>1,078,100</b>	<b>119%</b>

\* U.S. Bureau of the Census  
 \*\* Projection By Regional Planning Council

#68-7R  
 MAP  
 1-C  
 WESTERN  
 AREA  
 NW-10L  
 NW-10M  
 3M

Part #3  
 POPULATION INCREASES AND DECREASES 1960-1968 BY CENSUS TRACT





*PE*  
*XB* #1

#68-7 R

OFFICE COPY

- ZONING DATA
- |                                   |            |
|-----------------------------------|------------|
| 1. EXISTING ZONING OF TRACT       | R-40       |
| 2. PROPOSED ZONING OF TRACT       | B1M        |
| 3. GROSS ACRESAGE OF TRACT        | 107.32 AC  |
| 4. FUTURE SRC TAKING (APPROX)     | 5.25 AC    |
| 5. ULTIMATE GROSS ACRESAGE        | 101.37 AC  |
| 6. AREA OF PROPOSED BUILDING      | 100,000 SF |
| 7. REQUIRED NUMBER PARKING SPACES | 500 CARS   |
| 8. PROPOSED NUMBER PARKING SPACES | 1450 CARS  |

MAP  
1-C  
WESTERN  
AREA  
SHEETS  
NW-10-L  
NW-10-M  
B1M

ZONING PLAT FOR LIBERTY FARMERS MARKET

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD  
SCALE 1" = 200' MARCH 6, 1967  
PROPERTY OF ROSALYN M. SNEYDER, ALAN SNEYDER & MARK SNEYDER  
1800 NORTH CHARLES STREET BALTO. MD. 21201  
PHONE 727-0023



David W. Dallas, Jr.  
DAVID W. DALLAS, JR.  
CIVIL ENGINEER  
213 OLD HANFORD RD. BALTO., MD.  
NO. 57422

68-7

BALTIMORE COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

*Re Farmers' Market*

DONALD J. ROOP, M.D., M.P.H.  
Deputy State and County Health Officer

Phone: 823-3090

June 18, 1969



Mrs. Vivian Lepski  
3700 Woodspring Court  
Randallstown, Maryland 21133

Dear Mrs. Lepski:

This is to confirm, in writing, the answers to your questions in our telephone conversation on June 16, 1969.

The Baltimore County Department of Health is not in favor of the proposal to build a Farmers Market on Liberty Road directly adjacent to the Liberty Reservoir.

This office has not received any plans or specifications for the proposed sewage treatment plant that would serve this commercial installation. The run-off from such a plant could reach the reservoir together with oil, garbage and trash from the parking area. Before any sewage treatment plant can be constructed in Baltimore County it must be jointly approved by the State Department of Health, Baltimore County Department of Health and the County Council and, in this case, the Baltimore City Bureau of Water Supply.

The Baltimore County Department of Health was not summonsed to testify before the Board of Appeals at the time of the hearing.

Very truly yours,

*Timothy W. Margerum*  
Timothy W. Margerum, Director  
Division of Sanitary Engineering  
BUREAU OF ENVIRONMENTAL HEALTH

TWM/ca

MICROFILMED