

- crn 1 / 107 AU -

752-3985

John G. Rose, Zoning Commissionet County Office Building 111 W. Chespeake Avenue Towson, Maryland 21204

Par Patition for Paglassification from Petition for Reclassification from R-A and R-10 Zones to B/L Zone -Property Beg. 383' from S/W Liberty Road 1780' N/W Chapman Road, 2nd Dist., Liberty Road Associates, Petitioner -No. 68-39-R

Dear Commissioner Poses

Appeals Please note an appeal to the County Board of Appeals by Beth Israel Conservative Congregation, Inc., protestant, from your order of August 17, 1967 granting enclosing herewith a check in the amount of \$70.00 to cover the cost of said appeal.

Very truly yours.

Leonard E. Cohen Attorney for Beth Israel Conservative Congregation, Inc.

LEC:krh

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

RE: PETITION FOR RECLASSIFICATION : from R-A and R-10 zone to a B.L. zone, Beginning 383' from SW/S Liberty Road 1780 NW of Chapman Rd.

BEFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY

No 68-39-R 

### ORDER OF DISMISSAL

Perition of Liberty Road Associates for reclassification from R-A and R-10 zones to a B.L. zone on property located beginning 383 feet from the southwest side of Liberty Road 1780 feet northwest of Chapman Road, in the Second Election District of

WHEREAS, in open hearing before the Board of Appeals on October 24, 1968 the atterney for the Protestants-Appellants, Philip H. Knitz, Pikeswood Improvemen Association and Beth Israel Conservative Congregation, dismissed the appeals taken on behalf of the Protestants-Appellants in the above entitled matter.

It is hereby ORDERED this 24th day of October, 1968 that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

W. Giles Parker

PETITION FOR RECLASSIFICATION FROM R-A and R-10 ZONES TO % B.L. ZONE, PROPERTY LOCATED 383 FEET SOUTHWEST OF LIBERTY ROAD AND 1780 FEET NORTHWEST OF CHAPMAN ROAD, SECOND DISTRICT, LIBERTY BOAD ASSOCIATION FETITIONER Case No 69-399

FOR BALTIMORE COUNTY

MR. CLERK:

Please enter an Appeal from the decision of the Zoning Commissioner granting the above reclassification on habalf of Shilin W Whitz and the Bikeswood Improvement Association.

Harry S. Swartzwelder, Jr. 1706 Munsey Building Baltimore, Maryland Attorney for Protestants

I HEREBY CERTIFY, that on this 812 day of September 1967, copy of the foregoing Appeal was mailed to W. Lee Harrison Femuire 607 Loyola Rederal Building Towson, Maryland 21204.



68-39-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNT

District 2 V	Date of Posting 21, 1967
Posted for APPEAR	
Petitioner Liberta Rend	Asses.
	con 5.5 he hearty Rend 1280 MM Ly Send 1283 MW at Chapson Nord Send as Wash and at With figure of
mematas \	
Signature	Signs

BALTIMURE CONTY OFFICE OF PLANNING A ZONING

County Office Building Ill W. Chesapeake Avenu Towson, Maryland 21204

Your petition has been received and accepted for fit he this

Petiti er's Attorney V. Ice

PETITION FOR RECLASSIFICATION FROM R-A and R-10 TO A BL ZONE,
PROPERTY LOCATED 383 FEET SOUTHWEST OF LIBERTY POAD AND 1280 FEET WEST OF LIBERTY ROAD AND 1786 FEET NORTHWEST OF CHAPMAN ROAD, SECOND DISTRICT, LIBERTY ROAD ASSOCIATES, PETITIONER, Case No. 68 39R

DEPONE THE

BOARD OF APPEALS OF

#### ORDER OF DISMISSAL

Please enter the appeals tiled on behalf of Philip H, Knitz, Pikeswood ement Association and Beth Israel Conservative Congregation

HARRY S. SWARTZWELDER, JR. Counsel for Philip H. Knitz and Pikeswood Improvement Association

LEONARD E. COHEN Counsel for Beth Israel Conservati Congregation

68-39-R

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2 ND Date of Posting July 27,1967 Poster to: Reliansfigation from RA & R-10 to B. L. Petitioner Likety Rd assercentes Location of property Acy 38.5 from the Sufs of Liberty Ret auch 1782. wation of signs 3/3 Like to the 1445 NW (Chapman Bd (Footners) remarring Buth Derail Muriny 500 South of Liberty fol JSBorre Signatur Date of return Ling 3,1967

ON FOR RECLASSIFICATION	1
Frem R.A. and R-10 to	A.
ON: Beginning 383 feet from Southwest cide of Liberty 1786 feet Northwest of som Road	-
t TIME: Wednesday, August 957 at 10:30 A.M. HEARING: Room 108 County Building, 111 W. Chesa- Average, Towsor, Maryland.	
toning Commissioner of Bai- County, by authority of the Act and Regulations of Bai- County, will hold a public	
nt Zoning: R.A. and R-1) med Zoning: B.L. hat parcel of land to the District of Ballimore County. RANCEL A.	

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### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 27

THE IS TO CEPTEV that the annexed advertisement was mublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each \*\*\*\*\*\*\*\*\* weeks before the 16th day of August 19.57, the first publication appearing on the 27th day of July 13 67.

> THE JEFFERSONIAN, L. Lisak Structur

Cost of Advertisement. \$ ...

October 16 1969

County Beard of Appeals County Office Building Towson, Maryland 21704

Re: Petition for Reclassification for RA and R 10 Zone to BL Zone southwest side Liberty Road 1780 feet NW of Chapman Road, Liberty Road Associates, Petitioner, No. 68-39-R.

Please dismiss the appeal to the County Board of Appeals filed on behalf of the Beth Israel Conservative Congregation Inc. from the decision and Order of the Zoning Commissioner of Baltimore County dated August 17, 1967 granting the re-quested receinssification.

Very truly yours

BETH ISRAEL CONGREGATION

By: / cress

Land EGAL Leonard E. Cohen, Counsel for

BALTIMOSE COUNTY OFFICE OF PLANNING AND ZONING COUNTY COFFICE SULLDING TOWSON, MARYLAND 21204

Heels eification from R.A. and R. 10 to B.L., for Liberty Road Associates located B/M Liberty Road, Ilh0' BM of Chapman Road 2nd District (Tem 3 July 11, 1967)

Dear Stre

The Zoning Advisory Committee has review 2 the subject petition and makes the following comments:

EURALU OF ENGINEERING: Easter - Editing TO's water in Idearty Hoad. Adequacy of existing utilities to be determined by developer or his engineer. Sever - Editing O' sanitary sever in Filsewood Drive.

TRAFFIC ANGINERRING: (See attached.)

PROJECT PLANNING: This office will review and submit comments at a later date.

FIRE DURKEUF. It shall be necessary to provide water mains and approved type fire Rydrants in accordance with Baltimore County Standard Design Haumal, 1964 edition.

HEALTH DEPARTMENT: Proposed utilities must be shown on the plan prior to the hearing. ZCHING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until ruch time as plans have been submitted and approved and the property imposted for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the social action requested, but to assure that all porties are ands came of plans are called the plant as earling on this case. The Director and/or the Populy Director of the social action and Ionize will solute recommendations on the appropriateness of the requested saming and Ionize will solute Touring Countaioners's hearing the Country of the requested saming to days before the Zoning Countaioners's hearing the Country of the Popular Country of the

Very truly yours,

JAMES E. DYER, Principal Loning Technician

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or weLiberty R. ad Associates legal owner of the prope	rty situate in Baltimore MAP
County and which is described in the description and plat attached hereto a	nd made a part hereof, /
nercby petition (1) that the zoning status of the herein described property b	
to the Zoning Law of Baltimore County, from an R-A and R 10	one to at.
B. Lzone; for the following reasons:	NW- 7- J

Error in original zoning and a genuine change in conditions.

34

See attached description

200	1
	(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
Cou	nty, to use the herein described property, for
	Property is to be posted and advertised as prescribed by Zoning Regulations.
pos:	Ligible, agree to pay expenses of above re-classification and/or Special Exception adverticing, in the cut-out of this petition, and further agree to and are to be bound by the zoning

	Contract purchaser	L.
Address		Address
1, "		
11 Jon 1	644.55	

Address 607 L yoda Federal Building Towson, Maryland 323-1200

-- 8- N

ORDERED By The Zoning Commissioner of Baltimore County, thas 11th day of 1967, that the subject matter of this petition be advertised, as required by the Zoning I aw of Baltimore County in two newspaners of general circulation through

County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning 100000, Baltimore 16th day of August

To booky load associate

Legal Owner

17.7 6 11 on had, 6

### DEFINITION OF LEVELS OF SERVICE

"Level of service A describes a condition of free flow, with low volumes and hich speeds. Traffic density is low, with speeds control to by these deaths, and the service of the property of the service of the service of the service of the constant of the service of the service of the service of the constant their desired speeds with little or no delay."

"Level of service h is in the zone of stable flow, with operating speeds beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom to select their speed and lane of operation. Reductions in speed are not unreasonable, with a low probability of traffic flow being restricted. The fower limit (lowest speed, highest volume) of this lowel of service has been associated with service volumes used in the design of rural highmaps."

Design Capacity - "Level of service C is still in the zone of stable flow, but specis and maneuverability are more consely controlled by the higher volumes. Most of the drivers are restricted in their freedom to secret their our speed, change lane, or pass. A relatively antisfactory operating speed is still obtained, with service volumes perhaps suitable for urban design practice."

"Level of service D approaches unstable flow, with tolerable operating speeds being maintained though considerably affected by changes in operating conditions. Fluctuations in volume and temperary restrictions to flow may cause substantial drops in operating speeds. Drivers have little freedem to maneuver, and confort and convenience are low, but conditions can be tolerated for short periods of time."

Fossible Capacity - "Level of service E cannot be described by speed alone, but represents operations at even lower operating seven the capacity of the behavior of the capacity of the biology. At cold, the behavior of the capacity of in the neighborhood of 30 mph. Flow is unstable, and there may be stoppages of measurary duration.

"Level of service F describes forced flow operation at low speechs, where volumes are below capacity. These conditions usual test of the service of the service services of the service services of the servic

Source - 1965 Highway Capacity Manual Special Report 87 Highway Research Board

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and t appearing that by reason of ... location and that sufficient change has taken place ... in the area to warrant the change in zoning, the above Reclassification should be had: and at further appearing that he means of a very service of the control of the contr IT IS ORDERED by the Zoning Commissioner of Baltimore County this. the same is hereby reclassified; from a.n. R-A and R-10 zone to a B-L greened from and after the date of this order, subject to approval of the size plan by the State; Roads Commission, Bureau of Public Services and the Office of Planning and Coning.

Zoning Commissioner of Bultmore County 3/11/1/3 Bursuant to the advertisement, posting of property and public hearing on the above retition if appearing that he reason of DA the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....day ..... 196..... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and or the Special Exception for..... .. be and the same is hereby DENIED Zoning Commi sioner of Baltimore Counts

BALTAMURE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120L

W. Lee Harrison, Esq., 507 Loyola Federal Building

Reclassification from R.A. and R. 10 to B.L., Liberty Road Associates, located S/W side Liberty Road, N/W Chopman Road 2nd District (Item 3 July 11, 1967)

VED.

Addendum to Zoning Advisory Committee comments of July 11, 1967.

PROJECT PIANNING: The subject treat represents the change in classification for a portion of a tract recently classified to hat, some. The total Rat. treat is now being processed through the County for subdivision approval in this regard.

A major road is being considered that may affect the apartment tract and hence the subject petition. Therefore, any plan for this petition should reflect the decision on the proposed road.

It should be noted that are 36 sores of commercially sound land fronting us not nides of Idberty Nood. Applying standard of 20% of total trips generated, these being shopping trips, used by the Baltimore Metropolitan Transportation Study, What is sufficient acresse to serve 11,000 dealling units.

Very truly yours.

JAMES E. DYER, Principal

co: Albert V. Quimby, Project Planning

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. I Nawhura Avenue

PETITION FOR DELICATION OF CHARLES SPIPCATON OF CHA

Parcel A ent Zoning - RA osed Zoning: B.'.

Province contract of the Acceptance of the Company of the Company

Description, thence binding on part of said line, (8) S. 59 de grees 38' 00" E., 466 feet, mot or less, to the place of begin

green 30° CP E., 466 feet, more to the colors of the place of beginning to the colors of the colors

A. 303 feet, more or less, to the slace of beginning. Containing 0.35 of an acre of and, more or less. Beirg the property of Liberty load Associate, as shown on lat plan filed with the Zoning benartment.

Department.
Hearing Date: Wednesday,
August 16, 1967 at 10,30 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
hesapeake Avenue, Towson,

Id.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER

CATONSVILLE. MD.

July 31, 1967

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

was inserted in THE BALTIMORE COUNTIAN, a group of threes weekly newspapers published in Baltimore County, Maryland, once a week for One MEREN dire weeks bafore the 31st day of July. 1967 , that is to say the same was inserted in the issues of

> July 27, 1967 THE BALTIMORE COUNTIAN

By Paul J. Morgan Manager.

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maruland Towsen 4, Maryland

Date July 14, 1967

Mr. James E. Dyer

Eugene J. Clifford

SUBJECT: Item 3 - ZAC - Zoning Advisory Committee St Liberty Road NW Chapman Road Reclassification R. A. to B.L.

The Bureau of Traffic Engineering has conducted an analysis of the subject site and its offect on the surrounding area. As a result of this study, we submit the following.

At the present time, 30 acres of commercial land wist along Liberty Road between Chapman Road and the adaptor a to. These 36 acres can be expected to generate 21,000 shepping the state of commercial confing would increase of 9.4 acres of commercial confing would increase the state of commercial confing would increase the state of commercial confing which we constitute approximately 20% of residential trips operated.

Liberty Road has a 1967 Average Laily Traffic Volums of Commission has no plans programmed for improvements past the present reconstruction which terminates 3000 four east of the site.

Based on the 1965 Highway Capacity Manual, the capacity of Liberty Road is as follows:

1. Rural in character with low turning movements.

Level of Service "C" - 16,000 viii

Level of Service "B" - 17,000

Level of Service "B" - 19,000

2. Urban in character with increased turning movements. Level of Service "C" - 11,200 Level of Service "E" - 15,700 Level of Service "E" - 15,000

Therefore, based on the above statements, the Bureau of Traffic Engineering considers it undesirable to increase the commercial zoning.

10 Eugene J. Olifford County Traffic Engineer

F.IC · CPA · no cc: Mr. George Gavrelis

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO Hr. James A. Dyer, Chairman

Date July 12, 1967

FROM Charles F. Horris, or., Lieutenant Haltimore County Fire Bureau

SUBJECT Property Owner: Liberty Road Association Location: 5/4 Elberty Road, R/s Chapman Road District: 2nd

District: Znd Fresent Zoning: HA Proposed Zoning: SL c. Acres: 9.4

 It shall be necessary to provide water mains and approved type fire apprents in accordance with baltimore Souncy Standard Society Namual, 1900 million.

MCA ON ON ONLINE ENGINEERS

Leste Matz, P. E. John C. Childs, L. S. Associates
Honald W. Broyles, George W. Bushby, Robert W. Craban, Leonard M. Glass, E. Horman F. Herrman Paul Lee, P. E. Paul S. Smeton

1020 Cromwell Bridge Rd , Baltimore, Md. 21204, Tel. 301 823-090

### DESCRIPTION

PARCEL SOUTHWEST OF LIBERTY ROAD - NORTHWEST OF

CHAPMAN ROAD - SECOND ELECTION DISTRICT -

BALTIMORE COUNTY, MARYLAND

Present Zoning - RA Proposed Zoning- BL

Beginning for the same at the beginning point of Baltimore County Zon-

ing Description 65-153R, said point being located 383 feet as measured S. 30-22' 00" W. from a point in the center of Liberty Road, said last mentioned point being located 1780 feet, more or less, as measured N. 59' 38' 00" W., along

said center line f, om its intersection with the center line of Chapman Road, running thence and binding on the outlines of said Zoming Description, the three following courses and distances. (1) S. 32° 03' 10" W. 50 feet, more or less, (2) S. 59' 17' 30" E., 304 feet, more or less, and (3) S. 31° 06' 00" W., 539 feet, more or less, to the end of the third line of said Description, thence (4) S. 55' 42' 42" W., 720 feet, more or less, to the gas pipe line right of ways there laid out, thence binding on the southeast side of said right of ways, (5) N. 21° 37' 00" E., 68 feet, more or less, (6) N. 38' 37' 00" E., 136 feet, more or less, and (7) N. 21° 37' 00" E., 340 feet, more defines, to intersect the last line of said Zoning Description, thence binding on a part of said line, (8) S. 59° 38' 00" E., 466 feet, more or less, to he place of beginning.

Containing 9.44 acres of land, more or less. 64135

Sewerage • Drainage • Highways • Structures • Developments •

J.O. 64135 rs:deg June 12, 1967

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date August 4, 1967

PROM George E. Gavrelis, Director of Planning

JBJECT. Pelition \*68-39-R. Beginning 383 iset from the southwest side of Liberty Road 1780 feet Northwest of Chapman Road. Pelition for Reclassification from R.A. & R-10 to 8.L. Liberty Road Associates - Pelitioners

2nd DISTRICT

Hearing: Wednesday, August 16, 1967 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. and R-10 to B.L. zoning. It has the following advisory comments to make with respect to pertinent planning factors:

In Imaking its recommendations for comprehensive zoning in this postion of the County the Planning Board established or offilmed a resire of commercial nodes to accummadate shopping needs along his portion of Liberty Road. We note that none of the three larger centers have as yet been developed within the potentials of their zoning. The commercial areas referred to exist in Ronnfallstown, on the north size of Liberty Road near Live Ock Road, and at Liberty and Deer Park Roads. We do not balleve that the zoning mp is in error with respect to establishing commercial zoning here. Further, we do not balleve that additional commercial zoning is appropriate. In light of the undeveloped status of nearby, large commercially zoned tracts.

GEG:bm



Lester Matz, P. E.
John C. Childs, L. S.
Associates
Honald W. Broyles L. S.
George W. Busnby, L. S.
Hobert W. Czaban, P. E.
Leonerd M. Glass, P. E.
Norman F. Herrmann, L. I.
Paul Lee, P. E.
Paul S. Smeton

6/12/67

1020 Cromwell Bridge Rd , Nait more, Md, 21204, Tel, 301 823-090

### DESCRIPTION

PARCEL SCUTHWEST OF LIBERTY ROAD - NORTHWEST OF CHAPMAN
ROAD - SECOND ELECTION DISTRICT-BALTIMORE COUNTY, MARYLAND,

Present Zoning - R 10 Proposed Zoning - BL

Beginning for the same at the beginning point of Baltimore County Zoning Description 65-153R, said point being located 383 feet as measured S 30° 22'200° W from a point in the center of Liberty Road, said last mentioned point aeing located 1780 feet, more or less, as measured N. 59° 38' 00° W. along said center line from its intersection with the cent. r line of Chapman Road, said beginning point being also in the third line of Baltimore County Zonin; Description 2-BR-2, running thence and sinding on the outlines of said first mentioned Zoning Description, the two following courses and distances, (1) S. 32° 03' 10° W. 50 feet, more or less, and (2) S. 59° 17' 30° E. 304 feet, more or less, thence (3) N. 31° 06° 00° E. 50 feet, more or less, to intersect said third line of Baltimore County Zoning Description 2-BR-2, thence binding reversely on a part of said line, (4) N. 59° 38' 00° W. 303 feet, more or less, to the places.

Containing 0.35 an acre of land, more of less

RS:mr

Water Supply ■ Sewerage Drainage ➤ Highways ■ Structures Davelopments ➤

BALLMORE COUNTY, MARILAND

OFFICE OF FINANCE

Division of Collection and Review

COURT HOUSE

TOWNS MARTHAND 210M

OFFICE OF FINANCE

Division of Collection and Review

TOWNS MARTHAND 210M

TO: BRITTY S. Seminated Marthand 210M

TO: BRITTY S. Seminated Marthand 210M

INVOICE MARTHAND 210M

OFFICE OF FINANCE

No. 68-598-R

STORM ASSOCIATION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120M

TELEPHONE

TOWNS THE MARTHAND

TOWNS THE MARTHAND 2120M

TOWNS THE M

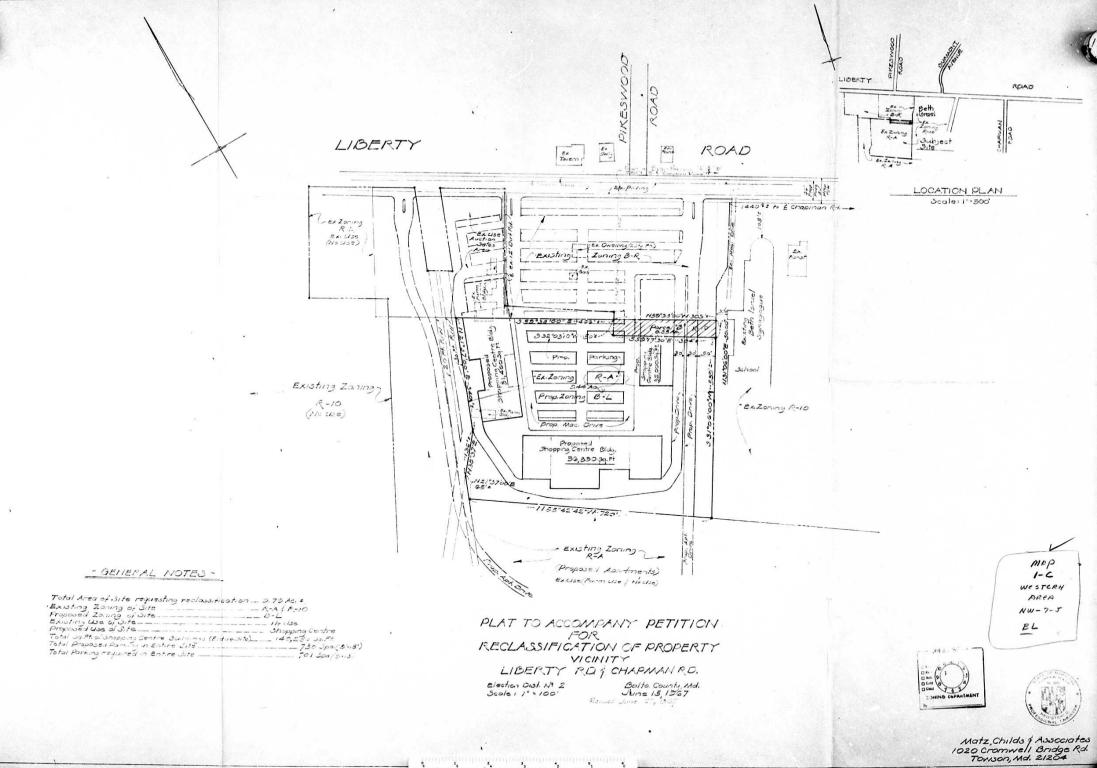
THE PROPERTY LESS CONTROL EAST DESIGNATION AND SELF-THIS POSITION WITH YOUR RESULTANCE THE PARTICLE FOR THE

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

BALL MORE COUNTY, MARYLAND
OFFICE OF FINANCE
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COUNTY DOES
TOWN, MARYLAND 21104

AND THE PORTION WITH YOUR ASSETTION AND THE PORTION FOR TH

IMPORTANT: MAKE CHECKS P. YABLE TO BALLIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



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