

68-180-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. or we Carl Julio & Edward Julio, owners 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-6 Zone to an R-A Zone, for the following reasons:
1. Error.
 2. Change in the character of the neighborhood.

See attached description

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
Legal Owner
Address 341 St. Paul Place
Protestant's Attorney
Harry S. Schwartz, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of October, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Maryland, on the 29th day of November, 1967, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of change in the character of the neighborhood and error in the original zoning map

the above reclassification should be had, and that the same is hereby recommended.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 24th day of October, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R-6 Zone to an R-A Zone, and that the same be and shall be subject to the provisions of the Zoning Ordinance of Baltimore County, effective from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 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 a R-6 Zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

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

Harry S. Schwartz, Jr., Esq.,
341 St. Paul Place
Baltimore, Maryland 21202
SUBJECT: Reclassification from R-6 to R-A,
for Carl T. Julio, located 8 1/2 S of
Liberty Gardens, 1/2 S of Bexhill Road
2nd District
(Item 1, October 24, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Liberty Gardens Road approximately 350' southeast of this site.
Sewer - Existing 8" sanitary sewer in Liberty Gardens Road
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Liberty Gardens Rd. is to be developed as a minimum 60' road on a 60' R/W.

BUREAU OF TRAFFIC ENGINEERING: The entrance as shown on the plan is not satisfactory. The proposed entrance is limited to a 30 ft. width with no monumental type.

STATE ROADS COMMISSION: There are no State roads involved; therefore, this office has no comment.

RAINS DEPARTMENT: Since public water and sewer are available to the subject site this office has no comment.

ZONING ADMINISTRATION DIVISION: 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 assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members have no comment to offer:

Project Planning Division
Building Engineer
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

James S. Edgar
Principal Zoning Technician

cc: Carlisle Brown - Dir. of Eng.; C. Richard Moore - Dir. of Traffic Eng.; John Meyers - State Roads Comm.; William Greenwell - Health Dept.



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 C. Connell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0000

Lester Matz, P.E.
John C. Childs, L.S.
Associate
Ronald W. Brinkley, L.S.
George W. Brinkley, L.S.
Robert W. Craban, L.S.
Leonard M. Giese, P.E.
Norman F. Harrison, L.S.
Paul Lee, P.E.
Paul S. Smith

DESCRIPTION

1.1317 ACRE PARCEL, SOUTHEAST SIDE OF LIBERTY GARDENS ROAD,
NORTHEAST OF BEXHILL ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning: R-6
Proposed Zoning: R-A

Beginning for the same at a point on the southeast side of Liberty Gardens Road, twenty feet wide, at the distance of 603.30 feet, as measured northeasterly along said southeast side of Liberty Gardens Road from its intersection with the northeast side of Bexhill Road, eighty feet wide, as shown on the plat of "Liberty Garden Apartments" recorded among the Land Records of Baltimore County in Plat Book O, T, G, 31, Page 102, and running thence, binding on the southeast side of said Liberty Gardens Road, (1) N 42° 41' 15" E 197.00 feet, thence leaving said Liberty Gardens Road, (2) S 48° 18' 45" E 266.46 feet, thence along the outline of the land shown on said plat, (3) S 53° 20' 20" W 191.65 feet, and (4) S 42° 41' 15" W 13.30 feet, and thence (5) N 47° 18' 45" W 231.00 feet to the place of beginning.

Containing 1.1317 acres of land.

HCW:mpi

J.O. #6267



August 31, 1967

Water Supply • Sewerage • Drainage • Highways • Structures • Development • Planning • Reports

PETITION FOR RECLASSIFICATION

2nd DISTRICT

ZONING: From R-6 to R-A

LOCATION: Southeast side of Liberty Gardens Road, 803.30 feet Northeast of Bexhill Road.

DATE & TIME: WEDNESDAY, NOVEMBER 29, 1967 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R-6

Proposed Zoning: R-A

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

Beginning for the same at a point on the southeast side of Liberty Gardens Road, twenty feet wide, at the distance of 603.30 feet, as measured northeasterly along said southeast side of Liberty Gardens Road from its intersection with the northeast side of Bexhill Road, eighty feet wide, as shown on the plat of "Liberty Garden Apartments" recorded among the Land Records of Baltimore County in Plat Book O, T, G, 31, Page 102, and running thence, binding on the southeast side of said Liberty Gardens Road, (1) N 42° 41' 15" E 197.00 feet, thence leaving said Liberty Gardens Road, (2) S 48° 18' 45" E 266.46 feet, thence along the outline of the land shown on said plat, (3) S 53° 20' 20" W 191.65 feet, and (4) S 42° 41' 15" W 13.30 feet, and thence (5) N 47° 18' 45" W 231.00 feet to the place of beginning.

Containing 1.1317 acres of land.

Being the property of Carl Julio and Edward Julio as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 29, 1967 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

BY ORDER OF

JOHN C. ROSE,

ZONING COMMISSIONER OF BALTIMORE COUNTY

Nov. 8,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 10, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John C. Rose, Zoning Commissioner for Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the 13th day of November, 1967, that is to say the same was inserted in the issues of

November 9, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 9, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of nine times before the 29th day of November, 1967, the first publication appearing on the 9th day of November 1967.

THE JEFFERSONIAN,

G. Leach, Jr.,
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: November 17, 1967
FROM: George E. Gavelis, Director
SUBJECT: Petition #120-R, Reclassification from R-6 to R-A. Southeast side of Liberty Gardens Road 603.30 feet northeast of Bexhill Road. Being the property of Carl and Edward Julio.
2nd District
HEARING: Wednesday, November 29, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

1. In light of the fact that the subject property now serves as an entrance way to Liberty Gardens Apartments and the fact that buildings are not to be placed here, the planning staff will offer no adverse comment.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd
Posted for Reclassification from R-6 to R-A
Petitioner Carl Julio & Edward Julio
Location of property 548 S of Liberty Gardens Rd. 603.30 E of Bexhill Rd.
Location of Signs 111 W. Chesapeake Ave. at Bexhill Rd.
Remarks
Posted by [Signature]
Date of return: Nov 17, 1967

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNTY HOUSE TOWSON, MARYLAND 21204

TO: Harry S. Schwartz, Jr., Esq.
1708 Munsey Building
Baltimore, Md. 21202
Zoning Dept. of Balto., Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of property for Carl and Edward Julio #68120-R 45.00

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

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

No. 49672

DATE Nov. 6, 1967

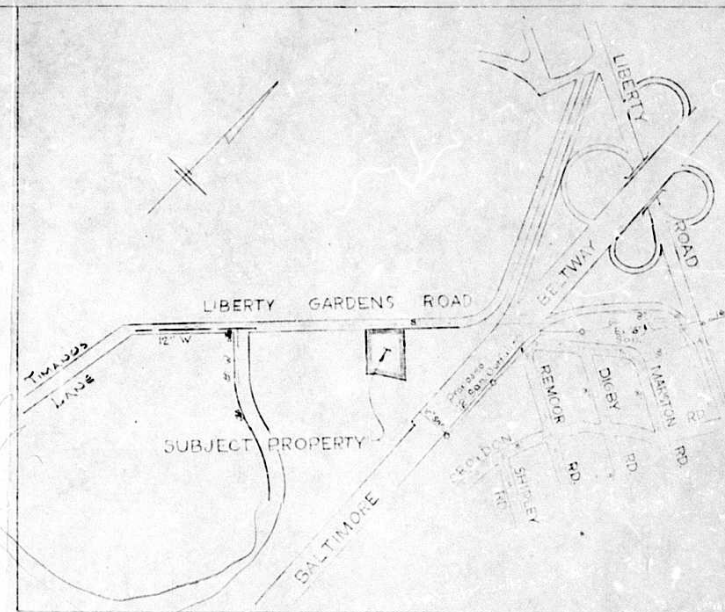
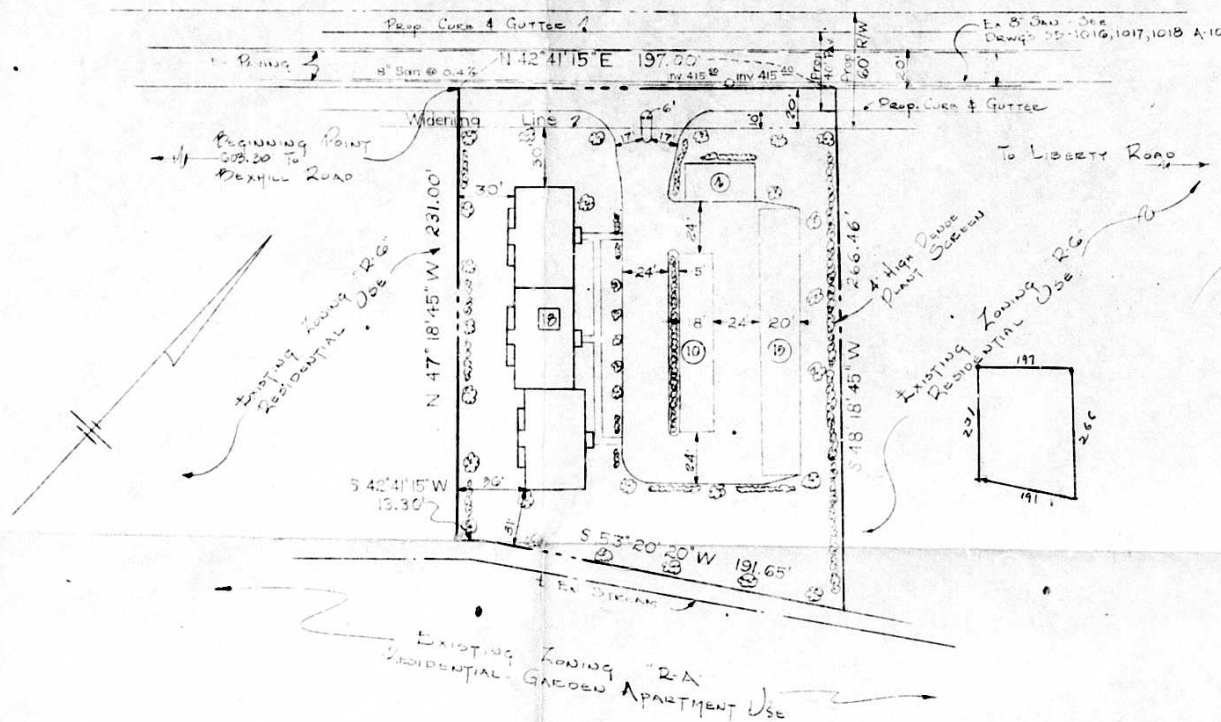
Harry S. Schwartz, Jr., Esq.
341 St. Paul Place
Baltimore, Md. 21202
Zoning Dept. of Balto., Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Petition for Reclassification for Carl T. and Edward Julio #68-120-R 50.00

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

LIBERTY GARDEN ROAD



VICINITY PLAN
SCALE: 1" = 500'

GENERAL NOTES -

TOTAL AREA OF TRACT EQUALS	1.17 ACRES
EXISTING ZONING	"R-6"
EXISTING USE	NO USE
PROPOSED ZONING	"R-A"
PROPOSED USE	"GARDEN APARTMENTS"
GROSS RESIDENTIAL AREA	1.17 ACRES
NET RESIDENTIAL AREA	1.04 ACRES
TOTAL APARTMENT UNITS PERMITTED EQUALS	18
TOTAL APARTMENT UNITS PROPOSED EQUALS	18
GROSS RESIDENTIAL DENSITY EQUALS	15.38
NET RESIDENTIAL DENSITY EQUALS	17.30
TOTAL PARKING SPACES REQUIRED EQUALS	18
TOTAL PARKING SPACES PROPOSED EQUALS	29

#68-120R

MRP
2-B
WESTERN
AREA
NW-5-G
RA

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
BETHILL RD. & LIBERTY GARDEN RD.
ELECTION DISTRICT 2
BALTIMORE CO., MD.
SEPT. 20, 1967
SCALE: 1" = 50'



J. O. GOSSET

W. S. & A. ASSOCIATES, INC.
1100 WELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

