PETITION I R ZONING REDISTICATING AND/OR SPECIAL EXCEPTION

68-169RX TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Lor we Marvin E. Choate | legal owner of the property situate in Baltimore | Mil. | County and which is described in the description and plat attack hereto and made a part hereof, I - C bereby petition (1) that the zoning status of the herein described property be re-districted, parsuant wearest to the Zening Law of Baltimore County, from R-10 s g-6 to a PECA NW-8-J

district; for the following reasons:

FA-V There have been changes in the neighborhood since the sportoval of the briginal zoning map.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to must the herein described property, for an office building

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above re-districting 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

20/ Aquin P. Feeney Contract purchaser Address 19 Cedarhill Road Randylistown, Md.

LEGAL NOTICES PETITION FOR RECLASSIFICATIO

CLINATED From R-10 and R-6 to R-A.
Per-tren for tomoral Excep-tion for an Office Building.

Present Junios 8:50 and 8:6 Patrician to Special

BY CADER OF JOHN G. BOSE ZONING COMMISSIONER OF BALTIMORE COUNTY

Address Liberty Road, Randallstown, Md. Ralph E. Deitz Protestant's Attorney Petitioner's Attorney 212 Washington Avenue Address - Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th _____day 196 Z, that the subject matter of this petition be advertised, as equired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by the Zooling Law of Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County in Room 106, County Office Building in Towson, Baltimore

. M

Zoning Commissioner of Baltimore County.

maring Choule

CERTIFICATE OF PUBLICATION

Pikesville, Md.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a eekly newspaper printed and published in Pikes ville, Baltimore County, Maryland, once in each of --- one time before the 200

the first publication appearing on the

day of . 19 . THE GORTHWEST STAR

Cost of Advertisement, \$ 11.34

it appearing that by reason of changes in the area

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

Reclassification and the above Reclassification be had; and representating should be had; and representation that by reason of .the..... requirements of Section 502.1 of the Baltimore County Zoning Regulations

a Special Exception for a office building

ME/S of L

should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of February 196.8 that the herein described property or area should be and the same is hereby re-destrosed from R-10 & R-9 20000 a RA 2000

stances and cor a Special Exception for a Office building ... should be and the same is granted from and after the date of this order, subject to approval of the site plan by

DEPUTY Zoning Commissioner of Baltimore Co

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

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this......, 196_..., that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and ---.; and/or the Special Exception forbe and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21201 To: A. P. Feeney & Co. Healtor 8308 Liberty Road Baltimore, Md. 21207 Coming Dept. of Balto. Co.

QUANTITY 01-622

\$50.00 Petition for Reclassification 5 Special Exception for Marvin E. Choate #68-169-sx

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

SUBJECT: Reclessification from R-10 to R-A and Special Exception for an office building, for Marin E. Choole, located ME/S of Liberty Road, ME of Tiverton Ed. 2nd District Litem 57, Occumber 19, 1967)

Dear Stra

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

BUREAU OF ENGINEERING:
Mater - Existing 30" water in Liberty Road.
Adequacy of existing utilities to be detardined by Geneloger or his engineer.
Samer - Not and labla.

PROJECT PLANUING:

Tax assessment records inclease that petitioner owns more land (19.00 acres) adjacent
to the parcel under question. He plans have been presented to Baltimore (county for
processing a subdivicion: of the entire acresse. Action on this propesal would be
tacit approved of a piecessed development that does not recognize the needs of this
area. It appears, for example, that Live Oak Road will need to be extended through
this parcel.

STATE 70A00 COMMISSION:
The exitre frontage must be curbed with concrete. The roadside face of curb is to be
224 from and parallel to the center line of Liberty Road. The entrence is subject
to State Roads Commission par

TRAFFIC ENGINEERING: This office will review and make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION:
If the partition is granted, no occupancy may be made until such time as plans have
been submitted and approved and the preparty 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 ware of plant or problems that rang have a barring on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the supporpriateness of the requested zoning To days before the Zoning Commissioner's

Health Department Bureau of Fire Prevention But Iding Engineer Soard of Education Industrial Development

JAMES E. DYER, Principal Zoning Technician

JEDsjd ccs Cerlyle Brown-Bur. of Engr.; Albert V. Quieby-Project Planning; John Meyers-State Roads CoMM.; C. Richard Roore-Sur. of Traffic Engr.

65-169 RX.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 1-1368 Posted for Special Greenen & Redmintisher Petitioner Marsia E. Chante.
Lecation of property. Not of Killierty Bd - 1629 Sh of Twenton RI Location of Signe 1645 St of Twenton Rd-en HE/2 of Liberty Pd

Posted by Signalare

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
254 DISTRICT CERTIFICATE OF PUBLICATION Zod DISTRICT

ZONING: From Rate and Rate to R.A.
Feetlisen to Spetial Exception
for an Office Spetial Exception
for an Office Spetial Exception
for an Office Spetial Exception
LOCATION: Northeast side of
Liberty Road 1521 feet Southeast
of Tiverion Road.
DATE & TIME: Monday, January
DATE A. TIME: Monday, January
PURLIC Rate Into A.M.
PURLIC RATE INTO TOWSON NO. 15N 11 1958 19

THIS IS TO CERTIFY, that the annexed advertisement was The Zoning Commissioner of Batts more County, by Authority of the Zoning Act and Regulations of Balts more County, will hold a public hear published in THE JEFFERSONIAN, a weekly newspaper printed secretary, will make a public state.

Freeza Zenzig A.A.

Prograd Zenzig B.A.

All the prograd of most in the secretary of the and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 29th January 19...., the first publication appearing on the _____day of ____January

THE JEFFERSONIAN.

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

JAMES E. DYER
TO Principal Zoning Technician
ALBERT V. OUIMBY ALBERT V. QUIMBY

SUBJECT Zoning Advisory Committee Agenda Item 57

Tax assessment records indicate that petitioner owns more land (19.00 acres) adjacent to the percel under question. No plans have been presented to Baltimore County for processing s subdivision of the entire acreage. Action on this proposal would be tacit approval of a piecemeal development that does not recognize the needs of this area. It appears, for example, that Live Oak Road will need to be extended through this parcel.

AVO: vh

ALBERT V. QUIMBY, Chief Proj. Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner June January 19, 1968

FROM George E. Gavrelis, Director of Planning

Petition [#]68–169-RX. Northeast side of Liberty Road 1625 feet Southeast of Fiverion Road. Petition for Roclassification from R-10 & R-6 to R.A. Petition for Special Exception for Offices and Office Building Marvin E. Cheat - Petitions

2nd District

HEARING: Monday January 29, 1/68 (11:00 A.M.)

The staff of the Office of Plenning and Zoning has reviewed the subject petition for reclassification from R-10 and R-6 to R.A., zoning together with Special Exception for offices. It has the following advisory comments to make with respect to pertinent planning factors:

1. The ubject property was part of a larger tract on which apartment zoning has been granted (see Pc lition 65-1788). Portions of the remainder of the tract still would be retained in R.6 or R-10 zoning. From a planning viewpoint, we feel strongly that further reclassification can not and should not occur until a rational and workable plan of access and circulation has been developed for the entire property. For example, Live Oak food should be extended northerly across Liberty Road to provide a public nemm of access to the apartment development and to relate that operations are development to the commercial center on which they would obst.

it is to be noted that the relationship to the commercially zoned land was the prime factor in the apartment zoning axis. If the reclassification is properties that the prime that the p

In the absence of an overall plan, the planning staff believe: that this petition is premature

GEG:bm

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your petition has been received and accepted for filing this

19th day of December

Petitioner Marvin E. Chosto

Petitioner's Attorney Raigh E. Deitz, Esq. Reviewed by Unairman of Unairman of

INVOICE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21204

Me. 51756

DETACH ALONG PERFORATION 1

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

Robert C.Nor is, Reg. Surveyor Old Court Hoad, Balto. 21207, Md.

#LS-169RX

Description for a parcel of land on the bortheast side of the Liberty Read, in the Second District of Baltimore County, Maryland.

Beginsing for the same at a point on the Northeast side of the hiberty Road, at the distance of 1625 ft. more or less measured along the side of said road in a Southeasterly direction from the Tiverton Road, said point being on the last line of the land described in a deed from Marvin E.C"oats and wife to bloyd E.Mitchell, Inc., dated lov.24,1952 and recorded among the Land Records of Balto.Co.in Liber 20.2210 folio 34 etc., thence running in a reverse direction and binding on a part of said last line North 34 degrees 35 minutes East 246.15 ft.; Thence running South 42 degrees 55 m nutes East 125.00 ft.; Thence running South 34 degrees 35 minutes West 246.05 ft. to the bortheast side of the Liberty Read; Thence running and binding on the Bortheast side of the Liberty Road North 42 degrees 52 minutes West 125.00 ft. to the point of besi ning.

Containing 0.69 of an acre more or less and being a part of the land conveyed in a deed from fathleen M.McDade to Marvin E.Choate and wife ,dated Nov.30,1936 and recorded among the Land Secords of Baito.Co.in Liber No.989 felio 284 etc...

> today to the today Robert C.Norris, Reg. Surveyor,

