

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WE, C. E. UTERMOHLE, JR., and his wife, MILDRED W. UTERMOHLE, legal 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6A zone, for the following reasons:

That the character of the neighborhood has so changed that the majority of surrounding properties on Liberty Road are R-6A classified; that there was an error in the zoning map and (2) for a variance exception to permit parking spaces within the confines of the property, but exterior to the 10 foot reservation for widening which has been proposed but never effectuated by the County, and within the 8 foot buffer strip, 232.2 side yard - Request 8' side yard setback instead of the required 12' which is the greater minimum width in an R-6 zone.

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
Sylvan L. Cornblatt
Address 11 East 1st Street
Baltimore, Maryland 21202

Legal Owner
MILDRED W. UTERMOHLE
Address 312 Merritt Hunt Drive
Baltimore, Maryland 21093

Protestant's Attorney
THEODORE C. DENICK
Address 301 Runney Bldg., 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of August, 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1968, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
NE corner of Liberty Road and Florida Road - 2nd District
C. E. Utermohe, Jr., et ux - Petitioner
NO. 69-77-RA

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn his Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19 day of November, 1968, that the said Petition be and the same is hereby DISMISSED without prejudice.

Edward D. Hedrick
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
SE corner of Liberty Road and Florida Road - 2nd District
C. E. Utermohe, Jr., et ux - Petitioner
NO. 69-77-RA

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER
The Petitioner has withdrawn his Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 day of November, 1968, that the said Petition be and the same is hereby DISMISSED without prejudice.

Edward D. Hedrick
Deputy Zoning Commissioner of Baltimore County

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
1000 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

July 16, 1968

Description to accompany Zoning Petition on property of Charles Edward Utermohe, Jr. and wife.

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, to-wit: of Maryland and described as follows to-wit:

Beginning for the same at the corner formed by the intersection of the northeast side of Liberty Road with the southeast side of Florida Road and thence running thence and binding on the southeast side of Florida Road, South 58 degrees 08 minutes East 62 feet, thence leaving said Liberty Road and running the two following courses and distances: viz: North 49 degrees 02 minutes East 36 feet and North 46 degrees 33 minutes East 62 feet to a point on the southeast side of Florida Road and thence binding on the northeast side of Florida Road, South 18 degrees 42 minutes East 250 feet to the place of beginning.

Containing 0.45 of an acre or land more or less.
Being the property of Charles Edward Utermohe, Jr. and wife as shown on the plat plan filed with the Zoning Department.



LEGAL NOTICE

PETITION FOR RECLASSIFICATION AND VARIANCE
2nd DISTRICT
ZONING: From R-6 to R-6A Zone
Purpose: For Variance for Parking and Setback
LOCATION: Northeast corner of Liberty and Florida Roads
SECTION 10, 1968 or 1969 P.D.
PUBLIC HEARING: 100 County Office Bldg., 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 on the subject matter of this petition on the 30th day of September, 1968, at 1:00 P.M. in Room 106, County Office Building, Towson, Maryland.

CERTIFICATE OF PUBLICATION

Pikesville, Md. Sept. 12, 19 68

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 30th day of Sept., 19 68, the first publication appearing on the 12th day of Sept., 19 68.

THE NORTHWEST STAR

Manager

Cost of Advertisement, \$ 13.06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 20, 1968

FROM: George E. Gavrelli, Director of Planning

SUBJECT: Petition #69-77-A. Northeast corner of Liberty and Florida Roads. Petition for reclassification from R-6 to R-6A. Petition for variance to permit a side yard of 8 feet instead of the required 12 feet, and to permit parking spaces within the confines of the property, but exterior to the 10 foot reservation for widening and within the 8 foot buffer strip.
C. E. Utermohe, Jr. - Petitioner
2nd District

HEARING: Monday, September 30, 1968. (1:00 P.M.)

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

- Liberty Road has been designated a Class II Commercial Motorway by the County Council. From a planning viewpoint, this would mean that further commercialization should not occur except in the form of integral developments, which afford the application of restrictive siting-accessibility standards.
- We stand by the stated policies of both the Planning Board and the County Council with respect to further roadside commercialization; we believe that the trend toward incremental strip-commercial zoning and development should be arrested. In the case of the subject property, we believe that development within the context of non-commercial zoning is feasible. Further, reclassification as requested would result in an unwarranted commercial intrusion into a residential area.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Theodore C. Denick, Esq.,
301 Runney Bldg.,
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this 20th day of August, 1968.

Petitioner: C. E. Utermohe, et ux
Petitioner's Attorney: Theodore C. Denick, Esq.

Reviewed by: Chairman of Advisory Committee

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

Theodore C. Denick, Esq.,
301 Runney Bldg.,
Baltimore, Maryland 21202

SUBJECT: Reclassification from an R-6 zone to a R-6A zone for C. E. Utermohe, et ux, located NE corner of Liberty Road and Florida Avenue
2nd District
(Item 46, August 20th, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING

Water - Existing 6" water in Florida Road
Existing 12" water in Liberty Road
Sewer - Existing 8" sanitary sewer in both Liberty & Florida Roads
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Florida Road is to be developed as a minimum 30' road on a 40' R/W.
Sufficient R/W should be set aside at the intersection with Liberty Road to permit the construction of a 25' radius curb return plus a 5' sidewalk.

STATE ROADS COMMISSION

The radius return into Florida Avenue must be curbed with combination curb and gutter on a 25' radius. Either the R/W line or the perimeter of the 8' setback for the parking lot must be curbed with 8' x 22" concrete curb.
The entrance will be subject to State Roads Commission approval and permit.

BUREAU OF TRAFFIC ENGINEERING

This Bureau is in complete agreement with the State Roads Commission. Florida Road must be developed with a minimum 30' road on a 40' R/W. This office considers the variance to the 8' setback for parking undesirable. Curbing will be required along the entire frontage of Florida Road.

BUILDING ENGINEER

The Petitioner must meet all requirements of the Baltimore County Building Code.

FIRE BUREAU

The petitioner will be required to meet all Fire Dept. regulations.

HEALTH DEPARTMENT

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION

The plans must be revised in accordance with the comment by the Bureau of Traffic Engineering and the State Roads Commission prior to resubmitting this petition.

BANK & DENICK
ATTORNEYS AT LAW
301 Runney Building
Baltimore, Maryland 21202

November 14, 1966

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland, 21204

ATTENTION: EDWARD D. HARBESTY,
Deputy Zoning Commissioner

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
NE corner of Liberty Road and Florida Road - 2nd district
C. E. UTERMOHLE, JR., et ux - Petitioner
NO. 69-77-RA

Dear Mr. Harbesty:

Thank you for your letter of November 13, 1968, which I have discussed with Sylvan L. Cornblatt, President of SCL-2, Inc., the contract purchaser, and with C. E. Utermohe, Jr., the legal owner.

We have not taken affirmative action on this matter as Mr. Cornblatt was recently hospitalized and, although he is doing quite well, we anticipate a protracted recovery period.

Please, therefore, accept this letter as our request to withdraw our Petition for zoning reclassification and/or Special Exception and Variance.

Thanking you for your courtesy and cooperation herein, I am

Sincerely yours,

Theodore C. Denick

CC: MR. SYLVAN L. CORNBLETT
CC: TROUT & FOX
CC: MR. C. E. UTERMOHLE, JR.



PETITION FOR RECLASSIFICATION
AND VARIANCE — 2nd DISTRICT

ZONING: From R-6 to B-1 Zone.
Petition for Variance for Parking
and 50' Yard.
LOCATION: Northeast corner of
Liberty and Florida Roads.
DATE & TIME: Monday, September
10, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 105, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Balti-
more County, by authority of the
Zoning Act and Regulations of Balti-
more County, will hold a public hear-
ing.

Present Zoning: R-6
Proposed Zoning: B-1.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard of 5
feet instead of the required 12
feet; and to permit parking spaces
within the confines of the property,
but exterior to the 10 foot reser-
vation for widening which has been
proposed but never effectuated by
the County, and within the 5 foot
buffer strip.

The Zoning Regulation to be
excepted as follows:

Section 222-2 Side Yards For
commercial buildings, none required
on interior lots, except that where
the lot abuts a lot in a residence
zone there must be a side yard
not less than the greater minimum
width required for a dwelling on
the abutting lot.

Section 409.2 - (4) - Off-Street
Parking: No parking space shall be
closer than eight feet to a street
property line.

All that parcel of land in the
Second District of Baltimore County
BEGINNING for the same at the
corner formed by the intersection
of the northeast side of Liberty
Road with the southeast side of
Florida Road and running thence
and bounding on the northeast side
of Liberty Road, South 03 degrees
04 minutes East 52 feet, thence
leaving said Liberty Road and
running the two following courses
and distances viz: North 19 degrees
02 minutes East 236 feet and
North 46 degrees 33 minutes West
52 feet to a point on the southeast
side of Florida Road and thence
bounding on the southeast side of
Florida Road, South 48 degrees 42
minutes West 250 feet to the place
of beginning.

Containing 0.45 of an Acre of
land more or less.

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 12 1968

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 12 ~~successive~~ consecutive weeks before the 30th
day of September, 1968, the ~~date~~ publication
appearing on the 12th day of September
1968.

THE JEFFERSONIAN,

L. L. Smith
Manager.

Cost of Advertisement, \$.....

TELEPHONE
823-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:
Zoning Dept. of Balto. Co.

No. 56273

DATE Sept. 10, 1968

To: Theodore C. Danick, Esq.
301 Hunsey Building
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Petition for Reclassification and variance for C. E. Urmahia, Jr. #59-77-BA	\$50.00	\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:
Zoning Dept. of Balto. Co.

No. 56325

DATE Oct. 7, 1968

To: Cornblatt Construction Co.
31 E. 21st St.
Baltimore, Md. 21210

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Advertising and posting of property for C. E. Urmahia, Jr. #59-77-BA	\$59.36	\$59.36

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ZONED BL

N

ZONED R-G

2' PLANTING STRIP
4' HIGH

PROPOSED STORES
5,200 #

MACADAM PAVING

MACADAM DRIVEWAY
TEMPORARY

TO BE RAZED
GARAGE

TO BE RAZED
2 FL DWELLING W/ PORCH

RESERVED FOR FUTURE
ROAD WIDENING

FLORIDA ROAD

LIBERTY ROAD

8025 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
205 ELECTION DISTRICT
0.45 OF AN ACRE

PROPOSED ZONING
EXISTING ZONING
PARKING REQ.
PARKING SHOWN

BUSINESS LOCAL
R-G
26
26



SCALE 1"=10'

OFFICE
COPY

MAP 2-B
WESTERN
AREA
NW-G-G
BL

69-772A

69-772A