PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Gerard A. 51034 _____legal owner_ of the property situate in B County and which is described in the description and plat anached hereto and made a part bereof, /-C tion (1) that the soning status of the herein described property be re-cla ARCA NW- 8-1

RA

BL

From t-10 and R-6 Zone to R-A Zone for the latly described parce Containing 12.75 arr. of land; From B.L. Zone to R-A Zone for the secondly described parcel Containing 0.41 acres of land; and

From R-10 Zone to S.L. Zone for the thirdly described parcel Containing 0.41 acres of land; for the following reasons: To straighten existing 8.L. rear boundary line and to permit development of first and second parcels as an apartment complex.

See attached description

and (it for a Special Exception; under the mid Soming Law; and

perty is to be noted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising , upon filing of this petition, and further agree to and are to be bound by the norting Land allon

GERARD A. GLOSS

Address 202 wast Manument Street Haltimore, Maryland 21201

Hadle D Hella
lam D. Wella Petitioner's Attorney
Pikesville Professional Building Pikesville, Maryland 21208

ORDERED By The Zoning Con nissioner of Baltimore County, this 5th ... 196.8.. that the subject matter of this petition be advertised, as and by the Zoning Law of Baltimore County, in two newspapers of general circulation through-lattimore County, that property be posted, and that the public hearing be had before the Zoning ____day of __December 11th 196 8 at 2:00 o'clock

JOSEPH D. THOMPSON, P. R. AL. S. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 BAST JOPPA RGAD TOWSON, MARYLAND 21204 . VAlley 3-9820

DESCRIPTION OF A PARCEL OF GROUND TO BE REZONED FROM BL TO RA NEAR LIBERTY ROAD AND DEER PARK ROAD SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the line dividing the land now zoned R10 and BL said point being located the four following courses and distances measured along said dividing line from the point where said dividing line intersects the centerline of Deer Park Road and referring the courses of the description to the Baltimore County Grid Meridian North 72 degrees 48 minutes 50 seconds East 325.00 feet, South 85 degrees 07 migutes 05 seconds East 20.50 feet ... South 25 degrees 01 minute 23 seconds East 505.34 feet and South 87 degrees 27 minutes 02 seconds East 210.00 feet and running thence and binding on said division line the two following courses and distances: South 87 degrees 27 minutes: 02 seconds East 124,51 feet and South 50 degrees 32 minutes 02 seconds East 423,00 feet thence leaving said dividing line and running North 68 degrees 06 minutes 30 seconds West 33,31 feet and North 57 degrees 38 minutes 20 seconds West 500.00 feet to the place of

CONTAINING 0.41 acres of land more or less.



00 CIVIL ENGINEERS & LAND SURVEYORS IOSEPH D. THOMPSON, P.E.AL.S.

101 SHELL BUILDING - 200 BAST JOPPA ROAD TOWSON, MARYLAND 21204 · VAlley 3-8820

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM R10 AND R6 TO RA NEAR LIBERTY ROAD AND DEER BRK ROAD SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

REGINNING for the same in the second or North 30 degrees 21 minutes 00 seconds East 1229,25 foot line of that tract of Lind which bydeed dated November 24,1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2210 folio 37 veved by Blanch C. Wright, widow to Lloyd E. Mitchell, Inc. said point of being distant 583.00 feet, North 22 degrees 47 minutes 58 seconds East from the center of Liberty Road (65 feet wide) and the beginning of said second line said point being at the line dividing the land now zoned BL and R6 thence binding on a part of said second line and on the third and fourth lines of said deed and referring all courses to True North as established by the Baltimore County Metropolitan District, as now surveyed, the three following courses and distances North 22 degrees 47 minutes 58 seconds East 646.36 feet to the end of said second line, North 32 degrees 03 minutes 00 seconds East 9.96 teet to the end of said third line, and North 48 degrees 27 minutes 00 seconds West 239.28 feet to the end of said fourth line and to the beginning of the sixth or North 85 degrees 07 minutes 85 seconds West 1114.65 foot line of the first parcel of land which by deed dated July 3,1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3378, folio 393, etc. was conveyed by Herrwood Corporation to Deer Park Investment Compan thence binding on a part of said sixth line North 85 degrees 07 minutes 05 seconds West 1094.07 feet, therce leaving said line and running South 25 degrees 01 minutes 23 seconds East 315,24 feet. South 57 degrees 58 minutes 20 seconds East 342,25 feet. South 67 degrees

6 JOSEPH D. THOMPSON, P. ...

CIVIL ENGINEERS & LAND SURVEYORS 10: SHELL BUILDING - 200 BAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

27 minutes 02 seconds East 124.51 feet and South 50 degrees 32 minutes 02 seconds East 603.00 feet to the place of beginning.

CONTAINING 12.75 acres of land more or less.

8-30-68



R10 and BL said point being located the three following courses and distances measured along said dividing line from the point where said dividing line intersects the centerline of Deer Park Road and referring the courses of the Description to the Baltimore County Grid Meridian: North 72 degrees 48 minutes 50 seconds East 325.00 feet, South 85 degrees 07 minutes 05 seconds East 20.58 feet, and South 25 degrees 31 minutes 23 seconds East 315.34 feet and running thence and binding on said dividing line, the two following courses and distances: South 25 degrees 01 minute 23 seconds East 190.00 feet and South 87 degrees 27 minutes 02 seconds East 210.00 feet thence leaving said dividing line and running North 57 degrees 58 minutes 20 seconds West 342,25 feet to the place of beginning.

DESCRIPTION OF A BARCEL OF GROUND TO BE REZONED FROM RIO TO BE.
NEAR LIBERTY ROAD AND DEER PARK ROAD
SECOND DISTRICT, BALTIMORE COUNTY, MARYIAND

CIVIL ENGINEERS & LAND SURVEYORS

BEGINNING for the same at a point in the line dividing the land now zoned

101 SHELL BUILDING . 200 EAST JOPPA RGAD

TOWSON, MARYLAND 21204 . VAlley 3-8820

CONTAINING 0.41 acres of land more or less.

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JOSEPH D. THOMPSON, P. C. AL. B.

8-30-68



RE: PETITION FOR RECLASSIFICATION : from R-10, R-5 and B.L. zones to R.A. zone, and R-10 zone to B.L.zone : COUNTY BOARD OF APPEALS 583' NE of Liberty Road and OF Western BALTIMORE COUNTY Gerard A. Gloss ARCA NW-8-J ORDER OF DISMISSAL

Petition of Gerard A. Glass for reclassification from R-10, R-6 and B.L. zones to R.A. zone, and R-10 zone to B.L. zone, an property located beginning 593 feet portherst of Liberty Road and 325 feet east of Deer Park Road, in the 2nd District of

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed February 16, 1971 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Patitioner-Appellant, in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the approal filed on behalf of said Petitioner be dismissed and withdrawn as of February 16, 1971.

IT IS HEREBY ORDERED, this 23rd day of February, 1971, that said posed be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

and R-6 to k-A Zone
O.41 netres of land from B.1
Zone to R-A Zone
O.41 netres of land from R-10
Zone to B.1. Zone
reads of Liberty and Deer Park
Roais 2nd District CEPARD A. GLOSS NO. 69-130-6 OFTER OF APPEAL

Mr. Clerk:

Please enter an appeal to the County Board of Appeals of Baltimore County on behalf of the Petitioner, GERARD A. GLOSS from the decision and Order of the Zoning Commissioner of Baltimore County dated January 15, 1969 denying reclassification of the first parcel (containing 12.75 acres) from R-10 and R-6 to R-A zone; and from the aforesaid decision and Order of the Zoning Commissioner of Baltimore County denying reclassification of the second parcel (Containing 0.41 acres) from B-L zone to R-A zone, but reclassifying the same to R-6

No appeal is hereby intended or sought with respect to the aforesaid decision and Order of the Zoning Commissioner of Baltimore County, granting reclassification of the third parcel (containing 0.41 acres) from R-10 zone to B-L zone.

WILLIAN D. WELLS
Attorney for Petitioner
Pikesville Prefessional Building
7 Church Lane
Pikesville, Maryland 21208



WELLS DURKEE & ALBERT
AITORNEYS AT LAW
PRESVILLE PROFESSIONAL BUILDING PIKESVILLE MARYLAND 21208

February 11th, 1971

County Office Building Townon, Maryland 21204

ATTENTION: MRS, EDITH EISENHART SECRETARY

Re: In the Matter of Gerard A. Gloss Application for Rezoning Case No. 69-130-R

Kindly dismiss the Appeal in the above entitled

Yours very truly,

was Dune, m WILLIAM D. WELLS Attorney for Petitioner and Appellant

WDW/dew

copy to: Harry S. Swartzwelder, Jr., Esq.

05-11-71

WILLIAM D. WELLS CARL A DURKEE WELLS, DURKEE & ALBERT ATTORNEYS AT LAW PRESVILLE PROFESSIONAL BUILDING 7 CHERCH LONE PRESSYLLE MARKHAND 21208

January 20.



John G. Rose, Esq. Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

RE: Petition for reclassification 3 parcels near Libecty 5 Deer Park Roads - 2nd District CERARD A. GLOSS, Petitioner No. 69-120-R

Dear Mr. Fose:

Enclosed piece find my check for \$80.03 payable to Baltimore County Maryland to cover costs in the appeal of your decision and Order of January 15, 1959 on the above Pettion. Also enclosed is the Order of Appeal to the board of Appeals for Baltimore County.

Haller D Hells

WDW/ml



RE: Petition for Reclassification from R 40, R-6 and B-1 Zones to B/A & B-L Zones - Property Beg. 583' N/E Liberty Road 325' E. Deer Park Road, 2nd Dist. Gerard A. Gloss

Before
Zoming Commissilner

Zoming Commissiiner

Baltimore County No. 69-130-R

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FOR

RECEIVED !

ORDER

DATE

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The petitioner has requested reclassification, in the above matter, of the secondly described parcel in the petition from B-L. Zone to R-A Zone and of the thirdly described parcel from an R-10 Zone to a B-L Zone; each parcel contrining 0.41 acres of land. The petitioner has made this request to straighten an existing B-L Zone

In order to straighten out these lines the request to rezone
the secondly described parcel from B-L Zone to R-A Zone is denied,
and instead of the requested zoning said B-L zone will be reclassified

The petition to rezone the thirdly described parcel from R-10 Zone to B-L Zone is granted.

For the above reasons the petition to rezone the firstly described parcel from R-10 and R-6 to R-A should be denied,

The petitioner also requested 12. "5 acres of land in the firstly described parcel be reclassified from R-10 and R-6 to R-A Zone

The petitioner recuested the rezoning because of existing commercial zoning fronting on Liberty Road and suggested that the

requested zoning would act as a buffer. The petitioner obtained the commercial zoning by petition ten or eleven years ago and this was confirmed by the County Council of Baltimore County when the present zoning map was approved in 1962. It would zeem that the owner, the Office of Planning and the Baltimore County Council, had adequate opportunity to create an R-A Zone on the subject property if such were the proper thing to do.

Another point made by the petitioner was that a large area within a very short distance of the subject property has been rezoned R-A. It may no added that a great deal of apartment zoning has been added in the Liberty Foas area. There should be so need or additional apartment zoning until and unless, there is a re-examination of the Western Area Map, a comprehensive study and recommendations for changes are made.

For the above reasons the petition to rezone the firstly described parcel from R-10 and R-6 Zones to R-A Zone should be

It is this Ay day of January. 1969. by the Zoning Commissioner of Baltimore County, ORDERED that the petition of reclassify the firstly described parcel from R-10 and R-6 Zones to R-A Zone is denied; that the petition to reclassify the secondly described parvel from B-L. Zone to R-A Zone is denied but that the secondly described property is hereby reclassified from B-L Zone to R-6 Zone.

It is further ORDERED that the petition to rezone the thirdly described parcel from R-10 Zone to B-1, Zone is granted.

BALTIMORE COUNTY, MARYLAND

Zoning Commissioner of Baltimore County

No. 60799

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 7, 1968

William D. Wells, Esq., Pikesville Professional Building Pikesville, Maryland 21202

SUBJECT: Item 70
Location: NE/S of Liberty
Road, E/S of Deur Perk Rd.
2nd District
Type of Hearing: Reclassification
From Field and Rd to RA, from
Patitioners General A, Closs

Dear Mr. Wells:

111 W. CHERAPEASE AV TOWNON, MO. 21854 VA. 25000

JOHN G. ROSE

The Zoning Advisory Committee has reviewed the plans for the above referenced petition, and has made an on site field inspection of this property. The following comments are a result of this review and inspection.

The subject tract consists of 30.79 acres of which 17.5 is presently round Bus Inner Long and 13 acres which is presently round Bus Inner Long and 13 acres which is presently arona 8.5 acres 10.000 at 20.000 at 20.00

The plan provides 300 marking spaces for the 210 spartment units in the 80 portion, and 970 marking spaces for the commercial portion, and 970 marking spaces for the commercial provides marking for the marking formal portion and the space of 150,730 sq. fr. for automotive service streament with an area of 3,500 sq. fr. for automotive service streament with an area of 3,500 sq. fr. for automotive service streament marking space of the boutimest corner of Liberty Road and the space of the space o

The present traffic capacity of Liberty Boad is 16,000 to 18,000 everage daily trios. If the subject moments were to be Geveloped under its present zoning stitus, that ReC, R-10, and RL, it would generate 13,700 trios are day. If the Ad and R-10 parties were to be reclassified to S-A, the wareage daily trips would be 14,600 for both the R-A and DI portions.

William D. Wells, Esq., Pikesville Frofessional Building Pkesville, Maryland 21208 RE: Gerard A. Gloss

0.0

October 7, 193

The everage delly trips on shorty hand is presently 12,000. Since its capacity is 15,000 to 18,000, and since there are no plans in the current construction program for improvements to liberty Road, it appears that the development as proposed is premature at limit time.

The public water and sewer facilities exist as indicated on the petitioner's plan. However, it will be the responsibility of the developer to determine the adequacy of these utilities.

On site fire hydrants will be required in accordance with Baltimore County Standard Design Kanual, 1964 edition.

The pion must be revised to indicate the following items prior to a hearing date being essigned.

1. Deer Park Road as rejuented is proposed to be lined up with Sheridan Road, therefore Sheridan Road must be indicated on the plan.

 The proposed road on the east side of the promoty must be developed as a full road, cut's end gustar on both side, at the entrance intersection with liberty goal if it is to be approved by State Roads Confliction.

 If the petitioner does not own the adjoining property on the east this will require a realignment of this road at its intersection with Liberty Road.

4. There is no indication that the proposed service station will meet the standards presently required by the Zoning Regulations. This must also be clerified on the revised plan.

Very truly yours,

Junes E. Uven, Shoteman

JED:JD Enc. OFFICE OF FINANCE

District of Collection and Services

COUNTY HOUSE

TO: Wm. D. Wells. Esq.,
Pitserville Professional Bidg.,
Pitserville Md. 21204

December to account to Account to County of County of

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. November 27, 1968

FROM George E. Gavrelis Director of Planning

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SUBJECT. Petition #69-130-R. Reclassification from R-10, R-6 and 3.L. to R.A. and 8.L. Zones. Beginning 583 feet northeast of Liberty No. Jan. 325 feet east of Deer Park Road. Gerard A. Gloss, Petitioner.

2nd District

HEARING: Wednesday, December 11, 1968 (2:00 PLM.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R. 10 and R. 6 to R. A. and B. L. zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. From a planning and traffic viewpoint, lond usage and zoning should not be identified beyond those now established on the comprehentive zoning map. Improvements to further improve the capability of Liberty Road are not contained in any authorized State or Comprehentive that the contract of the contract zoning postentials led alone the increased potentials identified in "his patistion. Reclassification of this property is unnive and at best is premoture.

GEG:bms

TELEPHON 823-3000 EXT. 367	BALT. JORE COUNTY, MARY AND OFFICE OF FINANCE Division of Collection and Recipia COURT HOUSE TOWNOR, MARKHAND 21204 BLEED TOWNOR, MARKHAND 21204	50701 19, 1968
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SOLOMO	4	
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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CERTIFICATE	OF	PUBLICATIO	٦

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appear	ing on the21st	day	ofNove	aber	
19-68					
	L.		HE JEFF ank	Street	AN, Har anager.
Cost o	f Advertisement, \$.				

69-130 R.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 2 rd. Posted for Reclassification	Date of Posting 11-2268
Posted for: TECHTIC	<u>N</u>
Petitioner: J. H. 2/055 Location of property: Beg - 583' M	E of Liberty Rd . & 375' E of Deer Pork Ro
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Remarks:	

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PETITION CONTINUE TO THE PETITION OF THE PETIT	cesville, Hd. Nov. 21 , 1968
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•	2-	Signs @	69-130-R
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District 2nd Posted for: Appe	al	Date of Por	1-30-69
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Location of Signa (1) - 3e0 1/2 2 - 100 I E of Dee Remarks:	r De Rd on	NE/s of Lib	ker P. Rd
Posted by Signature	L	Date of return:	2-6-69



