

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, C. E. UERMÖHLE, JR., legal owner 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-4 zone, for the following reasons:

Need in area for stores and offices, due to change in the neighborhood.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for to permit 30 car parking spaces instead of the required 10 and 100 feet also yard set back in lieu of the twelve (12) foot requirement.

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.

C. E. UERMÖHLE, JR.
Contact purchaser
Address: 312 Horrie Hunt Drive
Baltimore, Maryland 21093
Petitioner's Attorney
Address: 312 Horrie Hunt Drive
Baltimore, Maryland 21093
Protestant's Attorney
Address: 312 Horrie Hunt Drive
Baltimore, Maryland 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1969, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Reclassification from R-6 Zone to R-4 Zone Variance to Zoning Regulations - N/E Cor. Liberty and Florida Roads, 2nd Dist. C. E. Uermöhle, Jr. Petitioner - No. 69-147-RA

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice.

Zoning Commissioner of Baltimore County

Date: January 15, 1969

Re: Petition for Reclassification from R-4 Zone to B-1 Zone Variance to Zoning Regulations - N/E Cor. Liberty and Florida Roads, 2nd Dist. C. E. Uermöhle, Jr. Petitioner - No. 69-147-RA

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice.

Zoning Commissioner of Baltimore County

Date:

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

July 16, 1968

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

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State 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 running thence and binding on the northeast side of Liberty Road, South 88 degrees 08 minutes East 62 feet, thence lying said Liberty Road and running the two following courses and distances with North 49 degrees 00 minutes East 236 feet and North 46 degrees 33 minutes East 82 feet to a point on the southeast side of Florida Road and thence binding on the southeast side of Florida Road, South 45 degrees 43 minutes East 250 feet to the place of beginning.

Containing 0.45 of an Acre of land more or less.

Being the property of Charles Edward Uermöhle, Jr. and wife as shown on the plat plan filed with the zoning Department.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
119 S. CONGRESS AVE.
TOWSON, MARYLAND 21204

JAMES DYER
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPT. OF PUBLIC WORKS

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

December 20, 1968

Mr. C. E. Uermöhle, Jr.
312 Horrie Hunt Drive
Baltimore, Maryland 21093

Re: Type of Hearing: Reclassification
Locations: N/E Cor. Liberty Rd. & Florida Avenue
Districts: 2nd
Petitioner: C. E. Uermöhle, Jr.
Committee Meeting of Dec. 10, 1968
Item 136

Dear Sir:

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

Subject property was recently filed for a zoning reclassification and subsequently withdrawn. This petition represents a new petition with a different site plan. The property is bounded on the north, east and west by residential homes and residential zoning. The property on the east fronting on Liberty Road between Florida Avenue and Kennon Road was also recently filed but has been withdrawn and has not been resubmitted as of this date. Florida Avenue is a narrow macadam road with no curb and gutter approximately 15 or 16 ft. wide. It is improved with dwellings on both sides for its entire length, which appears to be about one block. Subject site is improved with a large two-story, shingle dwelling in fair condition. The topography is level. Liberty Road has recently been widened in this area and improved with curb and gutter along the frontage of the property.

BUREAU OF ENGINEERING:

Highways: Access to this site is from Liberty Road and Florida Road. Liberty Road has recently been

Page 2

Mr. C. E. Uermöhle, Jr.
312 Horrie Hunt Drive
Baltimore, Maryland 21093
Re: Item 136

December 20, 1968

BUREAU OF ENGINEERING: (Continued)

Improved State Road Commission requirements apply concerning the proposed entrance. Florida Road has only a 20' right-of-way and terminates on the north at an improved apartment site. An additional 10' widening must be provided along the frontage of this site to create a 40' right-of-way by taking 10' from the northeast side also. Curb and gutter, paving widening and sidewalks placed in the ultimate location for a 30' paving section on a 40' right-of-way must be constructed with the improvement of this site.

Water: 6" water exists in Florida Road and 12" water exists on the north side of Liberty Road. A service connection may be applied for from either main.

Sanitary Sewer

8" sanitary sewer exists in both Florida Road and Liberty Road.

Storm Drains

No storm drain problems are evident. The property falls generally easterly and toward Liberty Road. State Road Commission requirements must be met regarding drainage into Liberty Road.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the developer.

Grading: A grading permit may be required for this site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and the parking arrangement is inadequate by dimension. Thirty-eight (38) feet total length is not enough to maneuver a vehicle in and out of a space eight and one-half (8-1/2) feet wide and by the access to the rear most seven spaces where the eight (8) foot strip requires severe turns right against the entrance way.

Page 3

Mr. C. E. Uermöhle, Jr.
312 Horrie Hunt Drive
Baltimore, Maryland 21093
Re: Item 136

December 20, 1968

BUREAU OF TRAFFIC ENGINEERING:

This property was originally reviewed as zoning petition #59-77.

Review of the present plan indicates insufficient access to the northernmost 7 spaces behind the building. The location of the first driveway on Florida Avenue does not take into consideration the radius return from Liberty Road, therefore creating an unsafe situation. With the poor access to 7 spaces and the variance to parking, this office considers the parking as shown, as unsatisfactory and considers any variance undesirable.

FIRE DEPARTMENT:

Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: 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.

STATE ROAD COMMISSION:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

There must be a minimum of 10 ft. from the P.C. of the radius return into Florida Road to the beginning of the depression transition of the entrance on Liberty Road. This distance scales 7' on the plan. The width of the transitions at the curb line may be reduced to 2 ft.

The frontage on Liberty Road must be curbed with combination curb and gutter.

The dimension of the radius at the corner must be indicated.

The plan must be revised prior to a hearing date being assigned.

The entrance on Liberty Road will be subject to State Road Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

The recommendations have been revised to comply with the Bureau of Traffic Engineering comments. However, the comments by the State Roads

Mr. John G. Rose
Zoning Commissioner
119 County Office Bldg.
Towson, Md. 21204

Re: Petition for Reclassification from R-6 Zone to B-1 Zone and Variance to Zoning Regulations - N/E Cor. Liberty and Florida Roads, 2nd District - C. E. Uermöhle, Jr., No. 69-147-RA

Dear Mr. Rose:

The petitioner wishes to withdraw his petition filed in the above matter without prejudice to the petitioner.

John L. Soley
8801 York Road
Towson, Md. 21204

Mr. C. E. Utermohle, Jr.
312 Merrie Hunt Drive
Baltimore, Maryland 21093
Item 136

December 20, 1968

ZONING ADMINISTRATION DIVISION (Continued)

Commission and Project Planning Division have not been complied with prior to the hearing date.

Very truly yours,

James E. Oyer
JAMES E. OYER, Chairman

JED:JJD
Enc.

cc: Mr. Joseph Solay
3 Hollins Avenue
Baltimore, Md. 21210

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
December 12, 1968

Mr. John G. Rose
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Zoning Advisory Committee
Meeting, Dec. 10, 1968
Property Owner: C. E. Utermohle, Jr.
Location: N.E. cor. Liberty Road
& Florida Ave.
Route 26
District: 2
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 0.45

Dear Mr. Rose:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

There must be a minimum of 10 ft. from the P.C. of the radius return into Florida Road to the beginning of the depression transition of the entrance on Liberty Road. This distance scales 7' on the plan. The width of the transitions at the curb line may be reduced to 2 ft.

The frontage on Liberty Road must be curbed with combination curb and gutter.

The dimension of the radius at the corner must be indicated.

The plan must be revised prior to a hearing date being assigned.

The entrance on Liberty Road will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

CLJ:EM:bk



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John Rose Date December 11, 1968
FROM William M. Greenwalt
SUBJECT Item 136 - Zoning Advisory Committee Meeting, December 10, 1968

136. Property Owner: C.E. Utermohle, Jr.
Location: N.E. Cor. Liberty Rd. & Florida Ave.
District: 2nd
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 0.45

Public water and sewers are available to the site.

Air Pollution Comments: 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.

William M. Greenwalt
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMD/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Date December 10, 1968
FROM Captain Charles F. Morris, Sr.
Fire Department
SUBJECT C. E. Utermohle, Jr.
Item 136 - Zoning Agenda - Tuesday, December 10, 1968.
Location: N.E. Corner Liberty Road and Florida Avenue
District: 2nd

- Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

December 12, 1968

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 136 - ZAC - December 10, 1968
Property Owner: C.E. Utermohle, Jr.
Liberty Road & Florida Avenue

This property was originally reviewed as zoning petition #69-77.

Review of the present plan indicates insufficient access to the northernmost 7 spaces behind the building. The location of the first driveway on Florida Avenue does not take into consideration the radius return from Liberty Road, therefore creating an unsafe situation. With the poor access to 7 spaces and the variance to parking, this office considers the parking as shown, as unsatisfactory and considers any variance undesirable.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:rf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

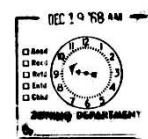
TO JOHN G. ROSE
Zoning Commissioner Date December 12, 1968
FROM PROJECT PLANNING DIVISION
SUBJECT Zoning Advisory Agenda Item #136

December 10, 1968
C. E. Utermohle
N/E Cor. of Liberty Road
and Florida Avenue

This plan has been reviewed and the parking arrangement is inadequate by dimension (width) eight (8) feet total length is not enough to maneuver a vehicle in and out of a space eight and one-half (8-1/2) feet wide and by the access to the rear most seven spaces where eight (8) foot strip requires severe turns tight against the entranceway.

AVQ:vh

Albert V. Quimby
ALBERT V. QUIMBY, Chief



BUREAU OF ENGINEERING

Comments - Zoning Plat

136. Property Owner: C. E. Utermohle, Jr.
Location: N.E. Cor. Liberty Rd. & Florida Rd.
District: 2nd
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 0.45

Highways: Access to this site is from Liberty Road and Florida Road. Liberty Road has recently been improved and State Road Commission requirements apply concerning the proposed entrance. Florida Road has only a 30' right-of-way and terminates on the north at an improved apartment site. An additional 10' widening must be provided along the frontage of this site to create a 40' right-of-way by taking 10' from the northeast side also. Curb and gutter, paving widening and sidewalks placed in the ultimate location for a 40' paving section on a 40' right-of-way must be constructed with the improvement of this site.

Water: 6" water exists in Florida Road and 12" water exists on the north side of Liberty Road. A service connection may be applied for from either main.

Sanitary Sewer: 8" sanitary sewer exists in both Florida Road and Liberty Road.

Storm Drain: No storm drain problems are evident. The property falls generally easterly and toward Liberty Road. State Road Commission requirements must be met regarding drainage into Liberty Road.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Grading: A grading permit may be required for this site.

CL:Sim

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 3, 1969
FROM George E. Gonnelli, Director of Planning

SUBJECT: Petition #69-147-BA. Reclassification from R-6 to B.L. Variance to permit 30 car parking spaces instead of the required 34 spaces; and to permit zero feet side yard setback instead of the required 1 1/2 feet. Northeast corner of Liberty and Florida Roads. C.E. Utermohle, Jr., Petitioner.

2nd District

HEARING: Monday, January 13, 1969 (10:00 A.M.)

The Planning staff commented earlier on a similar petition for the same property - Petition #69-77BA. We reiterate those comments. Additionally, we note that the requested variances indicate the inappropriateness of commercial zoning on this tract at this time. The variance would not allow the property to develop within the standards of the B.L. Zone and would have an adverse effect on the adjacent property within the context of its residential zoning. Similarly, the parking particularly adjacent to Liberty Road is not workable. The dimensions on the site plan and a scaling of the specific proposals indicates a gross conflict between the two. Sufficient site space is not allocated so as to allow maneuvering of cars in the rear parking lot. Additional lengthening of the proposed building to comply with its dimensioned size further makes this petition suspect and the variance undesirable.

GEG:bms

TELEPHONE 822-3000 EXT. 587

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE Jan. 30, 1969

60753

To: Maryland General Contractors, Inc.
3 William Ave.
Baltimore, Md. 21209

Invoice Sent. of Balto. Co.

REPORT TO ACCOUNT NO. 09-482

QUANTITY 1

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COPIES

50.00

50.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

TELEPHONE 822-3000 EXT. 587

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE Jan. 14, 1969

60782

To: Maryland General Contractors, Inc.
3 William Ave.
Baltimore, Md. 21209

Invoice Sent. of Balto. Co.

REPORT TO ACCOUNT NO. 09-482

QUANTITY 1

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COPIES

48.94

48.94

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

PETITION FOR RECLASSIFICATION AND VARIANCE - 2nd DISTRICT

EDWARD FROM R. A. to R. L. Zone

LOCATION: Northeast corner of Liberty and Florida Roads, 111 W. Chesapeake Avenue, Towson, Maryland.

DATE: Monday, January 13, 1969 at 10:00 A.M.

Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The zoning Commission of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County to permit the use of the property for the purpose of the proposed use, and to permit the use of the property for the purpose of the proposed use, and to permit the use of the property for the purpose of the proposed use.

The zoning Commission of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County to permit the use of the property for the purpose of the proposed use, and to permit the use of the property for the purpose of the proposed use, and to permit the use of the property for the purpose of the proposed use.

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Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1969

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 one time before the 13th day of January, 1969, the last publication appearing on the 2nd day of January, 1969.

THE JEFFERSONIAN,

Arnold Landau
Manager

Cost of Advertisement, \$.....

LEGAL NOTICE

PETITION FOR RECLASSIFICATION AND VARIANCE

EDWARD FROM R. A. to R. L. Zone

LOCATION: Northeast corner of Liberty and Florida Roads, 111 W. Chesapeake Avenue, Towson, Maryland.

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Cost of Advertisement, \$ 13.44

CERTIFICATE OF PUBLICATION

Pikesville, Md. Jan. 2, 1969

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 13th day of January, 1969, the first publication appearing on the 2nd day of January, 1969.

THE NORTHWEST STAR

Arnold Landau
Manager

Cost of Advertisement, \$ 13.44

LEGAL NOTICE

PETITION FOR RECLASSIFICATION AND VARIANCE

EDWARD FROM R. A. to R. L. Zone

LOCATION: Northeast corner of Liberty and Florida Roads, 111 W. Chesapeake Avenue, Towson, Maryland.

DATE: Monday, January 13, 1969 at 10:00 A.M.

Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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THE NORTHWEST STAR

Arnold Landau
Manager

Cost of Advertisement, \$ 13.44

CERTIFICATE OF POSTING

EDWARD FROM R. A. to R. L. Zone

District 2nd

Date of Posting 12-27-68

Posted for EDWARDS

Petitioner: C. E. Edwards, Jr.

Location of property: N/E Cor. of Liberty Rd. & Florida Rd.

Location of Signs: 35' S of Florida Rd. on E of Liberty Rd.

Remarks: 200' E of Liberty Rd. on S of Florida Rd.

Posted by *Arnold Landau*

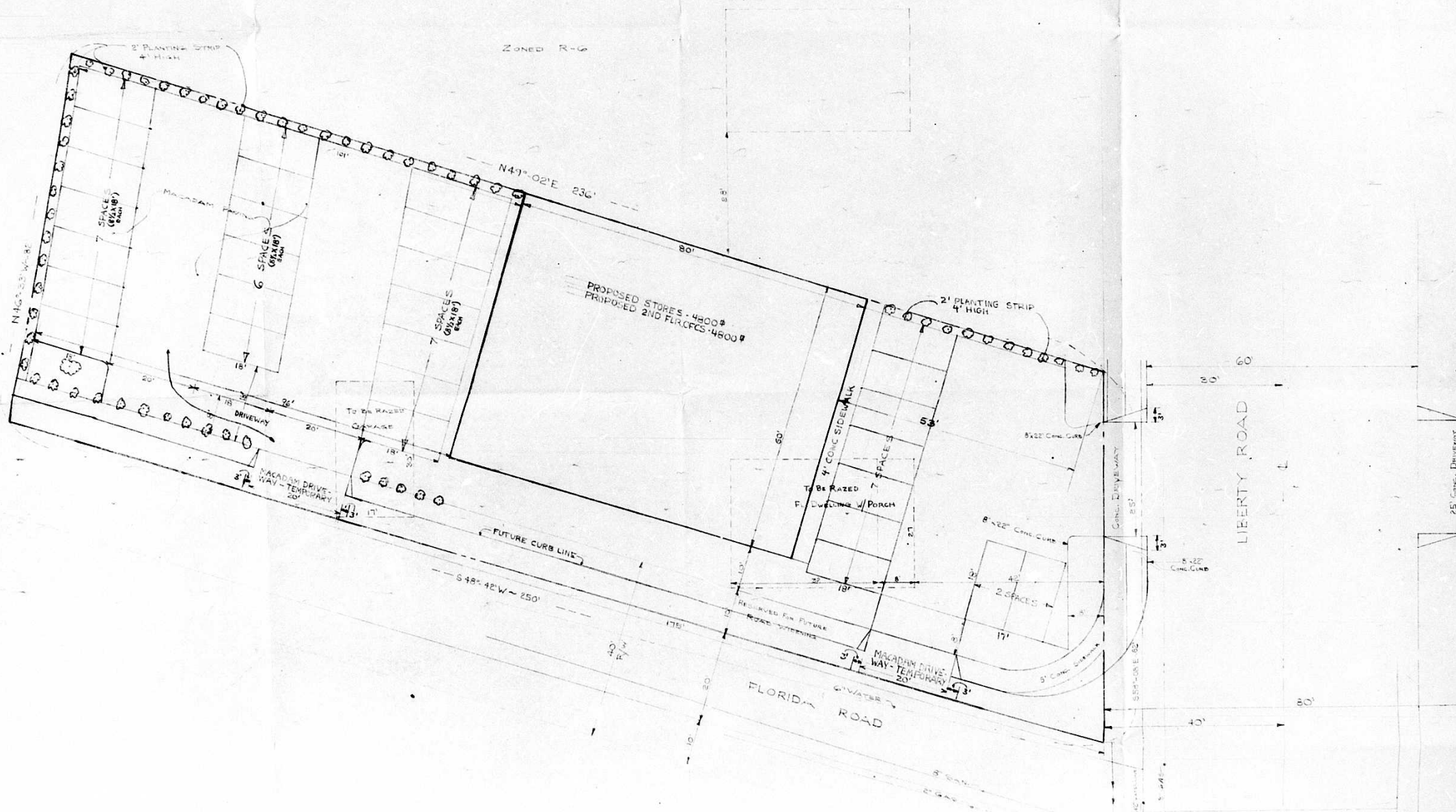
Date of return 1-3-69

ZONED BL



2000 10/1/88

ZONED R-6



8028 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
20th ELECTION DISTRICT
0.45 OF AN ACRE

OFFICE COPY

Map 26
Western Area.
N.W. 66
BL + Var.

PROPOSED ZONING
EXISTING ZONING
PARKING REQUIRED
PARKING SPACES
VOLUMES REQUIRED 2ND FLOOR
VOLUMES REQUIRED 1ST FLOOR

BUSINESS DISTRICT
R-6
24
24

SCALE 1"=10'



25' CONC. DRIVEWAY

12/14/88