

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert J. Craemer, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Special exception for parking on R-1 zoned property at 3511 Longrehr Road.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

Address 3511 Longrehr Road
Carl A. Durkee, Esq.
7 Church Lane, Pikesville, Md. 21208
Petitioner's Attorney
Address 3511 Longrehr Road
Albert J. Craemer
Legal Owner
Address 3511 Longrehr Road
Baltimore, Maryland 21207
Respondent's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of January, 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 15th day of January, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

February 13, 1969

Carl A. Durkee, Esq.,
7 Church Lane
Pikesville, Maryland 21208

RE: Type of Hearings: Special
Exception for parking
Locations: S/E/S Longrehr Rd., 247.50' ±
S. of Liberty Road
Districts: 2nd
Petitioners: Albert J. Craemer
Committee Meeting of Nov. 26, 1968
Item 129

Dear Sirs:

The following is addendum to our Zoning Advisory Committee comments of December 10th, 1968 under the above referenced subject:

BUREAU OF ENGINEERING:
The Applicant is required to provide 36' curb and gutter paving on a 50' right-of-way. He shall also construct sidewalks 4' wide. This construction is to be done under County inspection. The widening shall be dedicated to the County at no cost.

Very truly yours,

Oliver L. Ayers
OLIVER L. AYERS, Chairman

OLM:JO

BUREAU OF ENGINEERING

Zoning Plat - Comment

129. Property Owner: Albert J. Craemer
Location: S/E/S Longrehr Rd., 247.50' ±
S. of Liberty Road

District: 2nd
Present Zoning: RA
Proposed Zoning: Special Hearing for Parking
No. Acres: 0.31

The Applicant is required to provide 36' curb and gutter paving on a 50' right-of-way. He shall also construct sidewalks 4' wide. This construction is to be done under County inspection. The widening shall be dedicated to the County at no cost.

RAM:aw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date: January 24, 1968

Mr. George E. Gavalis, Director of Planning

Petition #69-154-SPH. Special Hearing for Off-Street Parking in a Residential Zone. Southeast side of Longrehr Road 298.87 feet South of Liberty Road. Albert J. Craemer, Petitioner.

2nd District

HEARING: Wednesday, February 5, 1969 (10:00 A.M.)

The Planning staff endorses the concept of utilizing the subject property for offstreet parking in connection with an existing commercial facility. Pending submittal of details on hours of operation, lighting, and provision of additional landscaping along the Longrehr Road frontage, the Planning staff as yet is not prepared to approve the site plan.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 10, 1968

Carl A. Durkee, Esq.,
7 Church Lane
Pikesville, Maryland 21208

RE: Type of Hearings: Special
Exception for parking
Locations: S/E/S Longrehr Rd., 247.50' ±
S. of Liberty Road
Districts: 2nd
Petitioners: Albert J. Craemer
Committee Meeting of Nov. 26, 1968
Item 129

Dear Sirs:

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.

Property is presently improved with a one family dwelling. Directly to the south is a parking lot for the Liberty West Apartments; to the north is a 2 story building with a millinery shop and beauty salon. To the rear of the property are family dwellings. Immediately on the other side of Longrehr Road are the Liberty West Apartments.

BUREAU OF ENGINEERING:
This zoning application is for a parking use permit. No Engineering comments are required.

PROJECT PLANNING DIVISION:
If the requested is granted, it is suggested that same be conditioned on redoing the entrances to facilitate ingress and egress.

BUREAU OF TRAFFIC ENGINEERING:
From a field inspection, it would appear that the building is being used for commercial rather than the office building as indicated. The site plan could be effectively served by only one entrance.

HEALTH DEPARTMENT:
Since the proposed zoning is for parking only, this office does not anticipate any health problems.

Carl A. Durkee, Esq.,
7 Church Lane
Pikesville, Maryland 21208
RE: Albert J. Craemer
Item 129

December 10, 1968

FIRE BUREAU:
Fire Bureau has no comments on this site.

BOARD OF EDUCATION:
Does not affect school population.

ZONING ADMINISTRATION DIVISION:
The plan indicates that there is an existing one-story black office building -- A to Z Rental Company, Millinery Shop and beauty salon exist in this building. The four parking spaces immediately to the rear of this existing building do not exist, and there has been an enclosure constructed of Redwood fencing. No screening exists in any of the parking areas and there is access between the A to Z Rental Company and the commercial properties along Liberty Road.

The plan must be revised to properly indicate the existing uses, building parking and parking date prior to any further processing of the petition.

Very truly yours,

James E. Over
JAMES E. OVER, Chairman

JEO:JO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner Date: November 29, 1968

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #129

November 26, 1968
Albert J. Craemer
S/E/S of Longrehr Rd., 247.5' ±
South of Liberty Rd.

If the requested is granted, it is suggested that same be conditioned on redoing the entrances to facilitate ingress and egress.

AVQ:vh

Albert V. Quimby
ALBERT V. QUIMBY, Chief

Baltimore County, Maryland

BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

December 4, 1968

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 129 - ZAC - November 25, 1968
Property Owner: Albert J. Craemer
Longrehr Road south of Liberty Road

From a field inspection, it would appear that the building is being used for commercial rather than the office building as indicated. The site plan could be effectively served by only one entrance.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 26, 1968

FROM: William M. Greenwalt

SUBJECT: 129 - Zoning Advisory Committee Meeting, November 26, 1968

129. Property Owner: Albert J. Craemer
 Location: SE/4 Langrehr Rd., 247.50' ±
 S. of Liberty Road
 District: 2nd
 Present Zoning: RA
 Proposed Zoning: Special Hearing for Parking
 No. Acres: 0.31

Since the proposed zoning is for parking only, this office does not anticipate any health problems.

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

WMS/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: November 26, 1968

FROM: Captain Charles F. Morris, Jr.
 Fire Bureau

SUBJECT: Item #129 - Zoning Agenda, Tuesday, November 26, 1968

Property Owner: Albert J. Craemer
 Location: SE/4 Langrehr Rd., 247.50' S. of Liberty Road
 District: 2nd

1. Fire Bureau has no comments on this site.

cc: Mr. Martin J. Hanna,
 Fire Protection Engineer

Comments - Zoning Plat

129. Property Owner: Albert J. Craemer
 Location: SE/4 Langrehr Rd., 247.50' ±
 S. of Liberty Road

District: 2nd
 Present Zoning: RA
 Proposed Zoning: Special Hearing for Parking
 No. Acres: 0.31

This zoning application is for a parking use permit. No Engineering comments are required.

EAM:aw

DESCRIPTION

TO ACCOMPANY APPLICATION FOR
 PARKING USE PERMIT
 PROPERTY OF
 ALBERT J. CRAEMER
 SECOND ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the southeast side of Langrehr Road, as laid out and now existing, at the beginning of that parcel of land which by deed dated September 9, 1968 recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. No. 4917 at Folio 441 was conveyed by Marvin D. Posner and Phyllis D. Posner, his wife, to Albert J. Craemer, said point being in the center of an entrance road, twelve feet wide, at the end of the Second Line of that parcel of land which by deed dated March 21, 1946 recorded among the aforesaid Land Records in Liber R.J.S. No. 1443 at Folio 249 was conveyed by E. Warren Emart and wife to Donald N. Lages and wife, and distant 298.87 feet from a fillet at the south side of Liberty Road, and running thence binding along the Second and Third Lines of that parcel of land described in the above first mentioned deed, as now surveyed, the two following courses and distances, viz.:

(1) South 65° 14' 30" East 160.70 feet, and

(2) North 29° 55' 50" East 82.78 feet to the end of the Second Line of that parcel of land which by deed dated January 1, 1968 recorded among the aforesaid Land Records in Liber O.T.G. No. 4839 at Folio 271 was conveyed by Hillcrest Properties, Inc. to A.J.C. Inc., thence binding reversely along said Second Line and along the Third Line of that parcel of land described in the above first mentioned deed North 55° 14' 30" West 164.90 feet to a point in the center of the aforesaid entrance road, twelve feet wide, and to a point in the Second Line of that parcel of land described in the above second mentioned deed, thence binding along said Second Line and along the center of said entrance road and along the East Line of that parcel of land described in the above first mentioned deed South 27° 01' 30" West 82.50 feet to the place of beginning, containing 0.31 acres of land more or less.

PURDUM AND JESCHKE, ENGINEERS 24 Park Avenue, Elmhurst City, Maryland 21043

October 14, 1968

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DESCRIPTION

TO ACCOMPANY APPLICATION FOR
 PARKING USE PERMIT
 PROPERTY OF
 ALBERT J. CRAEMER
 SECOND ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND



BEING that parcel of land which by deed dated September 9, 1968 recorded among the aforesaid Land Records in Liber O.T.G. No. 4917 at Folio 441 was conveyed by Marvin D. Posner and Phyllis D. Posner, his wife, to Albert J. Craemer.

SUBJECT TO Langrehr Road, as proposed to be laid out 50 feet wide, as shown on Baltimore County Bureau of Land Acquisition Plat No. H.R.W. 63-083-1 and subject to the proposed Temporary Slope Easement as shown on said Plat.

TELEPHONE 823-3000 EXT. 367

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

No. 60824
 DATE Feb. 5, 1969

TO: Carl A. Burton, Esq.,
 7 Church Lane
 Pikesville, Md. 21208

FROM: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Albert Craemer 800-154-974	\$57.30
		57.30

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 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

No. 60773
 DATE Feb. 15, 1969

TO: Carl A. Burton, Esq.,
 7 Church Lane
 Pikesville, Md. 21208

FROM: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Hearing for Albert J. Craemer 800-154-974	35.00
		35.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Carl A. Burton, Esq.,
 7 Church Lane
 Pikesville, Maryland 21208

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

Your Petition has been received and accepted for filing this
 6th day of January 1969

John G. Rose
 Zoning Commissioner

Petitioner: Albert J. Craemer

Petitioner's Attorney: Carl A. Burton, Esq. Reviewed by: *John G. Rose*
 Chairman of Advisory Committee

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd
 Date of Posting: 1-16-69
 Posted for: Special Hearing
 Petitioner: A.J. Craemer
 Location of property: SE/4 of Langrehr Rd. - 248' ± S. of Liberty Rd.
 Location of Signs: SE/4 of Liberty Rd. on SE/4 of Langrehr Rd.
 Remarks: *McBride*
 Posted by: *McBride* Date of return: 1-23-69

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Carl A. Burton, Esq.,
 7 Church Lane
 Pikesville, Maryland 21208

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

Your Petition has been received and accepted for filing this

6th day of January 1969

John G. Rose
 Zoning Commissioner

Petitioner: Albert J. Craemer

Petitioner's Attorney: Carl A. Burton, Esq. Reviewed by: *John G. Rose*
 Chairman of Advisory Committee

PURDUM AND JESCHKE, ENGINEERS 24 Park Avenue, Elmhurst City, Maryland 21043

October 14, 1968

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