

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mento Enterprises, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an AR-1C zone to an NC-1 zone for the following reasons:

Section 232.3(b) To permit a rear-yard setback of two feet (2') instead of the required twenty feet (20').

To provide for ample parking and circulation of traffic, building must be located near the rear property line.

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 Service Garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 Mento Enterprises, Inc.
Address 8001 York Road
Baltimore, Maryland 21206
Petitioner's Attorney John A. Miller
Protestant's Attorney Walter A. Reiter, Jr.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on 23rd day of April, 1969, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

OFFICE PHONE: 621-5162
RESIDENCE PHONE: 445-9127
William G. Ulrich, Jr.
Registered Land Surveyor
18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same at the intersection of the northeast side of Liberty Road (80 feet wide) and the northwest side of Rockdale Terrace as shown on plat No. 25137 of the State Roads Commission of Maryland entitled NO. RTE. 26 - Baltimore Beltway to Randalltown passing thence and binding on the right of way line of Liberty Road north 65 degrees 45 minutes 09 seconds west 108.20 feet thence leaving the Liberty Road and running north 41 degrees 48 minutes 20 seconds east 208.37 feet and south 48 degrees 14 minutes 20 seconds east 108.91 feet to the northwest side of Rockdale Terrace as shown on said State Roads Commission Plat heretofore mentioned running thence and binding on the northwest side of Rockdale Terrace as shown on said plat the four following courses and distances viz: south 55 degrees 48 minutes 02 seconds west 3.90 feet, south 41 degrees 45 minutes 56 seconds west 94.09 feet, by a curve to the left having a radius of 175.66 feet and an arc distance of 53.56 feet and south 69 degrees 13 minutes 51 seconds west 28.28 feet to the place of beginning, Containing 0.479 of an acre of land more or less.



William G. Ulrich, Jr.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE from Section 232.3(b) of the Baltimore County Zoning Regulations
Northeast Corner of Liberty Road and Rockdale Terrace
2nd District
Mento Enterprises, Inc.
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 69-229-XA

ORDER OF DISMISSAL

Petition of Mento Enterprises, Inc. for Special Exception for Service Garage and Variance from Section 232.3(b) of the Baltimore County Zoning Regulations, on property located on the northeast corner of Liberty Road and Rockdale Terrace, in the Second District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of the Order of Dismissal of appeal filed November 19, 1969 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Pro-tant-Appellant in the above entitled matter,

WHEREAS, the said attorney for the said Pro-tant-Appellant requests that the appeal filed on behalf of said Pro-tant be dismissed and withdrawn as of November 19, 1969.

It is hereby ORDERED, this 19th day of November, 1969 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman
John A. Miller
Walter A. Reiter, Jr.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
NE/corner of Liberty Road and Rockdale Terrace
2nd District
Mento Enterprises, Inc. - Petitioner
Jonathan Williams - Pro-tant

BEFORE THE
BALTIMORE COUNTY
BOARD OF APPEALS
Case No. 69-229-XA

ORDER OF DISMISSAL

Mr. Clerk:

Please dismiss the Appeal heretofore entered in the above case by Jonathan Williams - Pro-tant.

Jonathan Williams - Pro-tant

Harry S. Swartzwelder, Jr.
341 St. Paul Place
Baltimore, Maryland 21202
727-4929
Attorney for Pro-tant

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
341 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
727-4929

June 10, 1969

ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and Variance NE/corner of Liberty Road and Rockdale Terrace - 2nd District
Mento Enterprises, Inc. - Petitioner
NO. 69-229-XA (Item No. 274)

Dear Sir:

Please enter an appeal from the Order granting zoning in the above case passed on May 12, 1969, on behalf of Jonathan Williams, pro-tant.

Very truly yours,

Harry S. Swartzwelder, Jr.
HARRY S. SWARTZWELDER, JR.

HSS/ds

cc: W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 4-3-69
Posted for Variance & Spec. Exception
Petitioner Mento, Inc.
Location of property NE/cor. Liberty Rd. & Rockdale Terrace
Location of Signs 50' E of Liberty Rd. on NE/S of Rockdale Terrace
35' W of Rockdale Terrace on NE/S of Liberty Rd.
Remarks See plat
Posted by Signature Date of return 4-10-69

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date April 11, 1969
FROM: George E. Gavell, Director of Planning

SUBJECT: Petition 69-229-XA, Northeast corner of Liberty Road and Rockdale Terrace.
Petition for Special Exception for Garage, Service. Petition for Variance to permit a rear yard of 2 feet instead of the required 20 feet.
Mento Enterprises, Inc. - Petitioners.

2nd District

HEARING: Wednesday, April 23, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception and variance for a service garage. It has the following advisory comments to make with respect to pertinent planning factors:

The planning staff is not satisfied that the site plan as presented in connection with the request for a special exception and variance represents an approvable scheme. We recommend therefore that no action be taken with respect to this petition until such time as a plan can be approved for the site.

GE G:m

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE MD 21201
April 19, 1969

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

Attention: Mr. O. L. Myers

Dear Sir:

follows: This office desires to charge the comments of March 5, 1969 as

Although we feel that one point of access from Liberty Road would be sufficient to serve the type of facility proposed, two points of access can be provided, however, the plan should be revised prior to the hearing to indicate a concrete curb along the right of way line of Liberty Road, and/or the perimeter of the parking area at the corner of Rockdale Terrace. The plan should also indicate the entrances as being depressed curb type.

The entrances 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:ENB:m

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 6-26-69
Posted for Appeal
Petitioner Mento Enterprises
Location of property NE/cor. Liberty Rd. & Rockdale Terrace
Location of Signs 60' E of Liberty Rd. on NE/S of Rockdale Terrace
40' W of Rockdale Terrace on NE/S of Liberty Rd.
Remarks See plat
Posted by Signature Date of return 7-1-69

FOR THE PURPOSE OF ZONING ONLY
2ND ELECTION DISTRICT BALTO. CO. MD
PRESENT ZONING - B-L
PROPOSED ZONING - B-L WITH SPECIAL
EXCEPTION FOR SERVICE GARAGE

PARKING DATA:

Sales Area 1680 SF 1 space per 200 SF
Offices, Storage,
Service Area etc. 4280 SF. 1 space per 200 SF

Parking spaces required = 24
Parking spaces shown = 24

Parking spaces & vehicle travel
areas to be paved with durable &
dustless surface

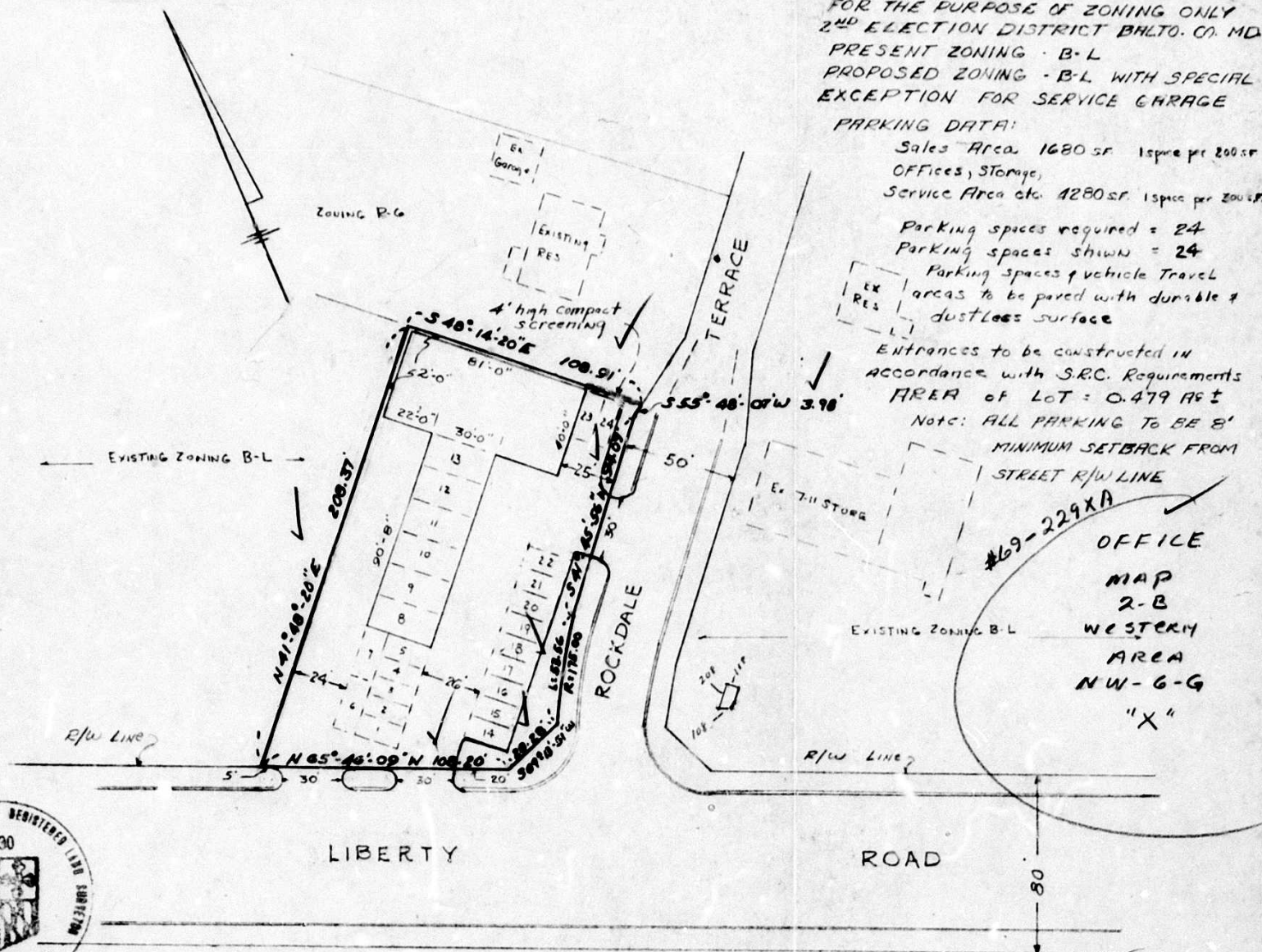
Entrances to be constructed in
accordance with S.R.C. Requirements

AREA of LOT = 0.479 AC ±

NOTE: ALL PARKING TO BE 8'
MINIMUM SETBACK FROM
STREET R/W LINE

#69-229XA

OFFICE
MAP
2-B
WESTERN
AREA
NW-G-G
"X"



William G. Ulrich Jr.

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON - MD.
SCALE 1" = 50' FEBRUARY 10, 1969

