

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Caption R. Rush, Jr.
I, or we, Leslie R. Rush, 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-4E zone, for the following reasons:

- To Section 238.1 to permit a frontyard setback of 0 feet instead of the required 25 feet.
Section 238.2 to permit a sideyard setback of 2 feet instead of the required 30 feet.

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:

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: Leslie R. Rush, Jr.
Address: 1561 S.W. Liberty Road, Towson, Maryland 21204
Petitioner's Attorney: Downs & Davis
Address: 212 Washington Avenue, Towson, Maryland 21204
Protestant's Attorney: None

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of September, 1969, at 2:00 o'clock.

Zoning Commissioner of Baltimore County

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MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
607 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-94-2921
ENGINEERING • SURVEYING • PLANNING

ZONING DESCRIPTION
FLANNERY LANE - 1 FT. S.W. LIBERTY ROAD

Beginning for the same at a point on the Northwest Side of Flannery Lane, 50 feet wide, said point being situated S 44° 58' 32" W, 17° 61 feet from the intersection of said Northwest Side of Flannery Lane and the Southwest Side of Liberty Road, 80 feet wide, said point of beginning being also the intersection of the Northwest Side of Flannery Lane and the present R-6 Zoning Line; thence leaving the place of beginning and binding on the Northwest Side of Flannery Lane S 44° 58' 32" W, 108.98 feet; thence N 45° 01' 28" W, 170.10 feet to intersect the Southeast Side of Venetian Rd., 50 feet wide; thence binding on said Southeast Side of Venetian Rd. N 44° 58' 32" E, 50.75 feet to intersect the aforementioned R-6 Zoning Line; thence binding on said line S 64° 13' 45" E, 180.13 feet to the place of beginning.



Signed This 25th day of June, 1969

SCALE: 1" = 1 inch

File No. 2172

MICROFILMED

Re: Petition for Reclassification
Variance to Zoning Regulations - N/W Side Flannery Lane 151' S/W Liberty Road
2nd District
Campbell W. Rush, Jr.,
Leslie R. Rush,
Petitioners
Before
Zoning Commissioner
of
Baltimore County
No. 70-42-RA

The petitioners requested reclassification of property on the north west side of Flannery Lane, 151 feet southwest of Liberty Road, from an R-6 Zone to a B-R Zone, and variance to Section 238.1 of the Baltimore County Zoning Regulations to permit a front yard setback of zero feet instead of the required 25 feet and a variance to Section 238.2 of said Regulations, to permit a side yard setback of 2 feet instead of the required 30 feet.

The subject property has been used as a gasoline service station and upholstery repair shop. In order to reconstruct the service station it was necessary to remove the upholstery shop to protect the small space represented by the upholstery shop. The requested variances are necessary as well as the change in zoning.

The petitioners proved error in the zoning of the subject property on the Land Use Map, therefore, the above reclassification should be had.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variance would give relief without substantial injury to the public health, safety or welfare of the locality, the variances should be granted.

It is this 24th day of September, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to a B-R Zone.

It is further ORDERED that a variance to permit a front yard setback of zero feet instead of the required 25 feet and a side yard setback of 2 feet instead of the required 30 feet, should be granted.

The site plan for the development of said property is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 22, 1969
FROM: Mr. George E. Gervilly, Director of Planning
SUBJECT: Petition 70-42-RA, Reclassification from R-6 to B-R Zone. Variance to permit a front yard setback of zero feet instead of the required 25 feet; and to permit a side yard setback of 2 feet instead of the required 30 feet. Northwest side of Flannery Lane 156 feet southwest of Liberty Road, Leslie R. Rush, Petitioner.

2nd District

HEARING: Wednesday, September 3, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-R zoning together with variance for front and side yards. It opposes the requested reclassification to commercial zoning on the basis that an extension of commercial zoning would be an incursion along a residential side street. We feel that the extraordinary screening requirements for the proposed Esso Service Center more than protect this property from its relationships to the commercial activities nearby.

GEG:sm

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BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 16, 1969
FROM: Captain Charles E. Morris, Jr., Fire Department
SUBJECT: Property owned Leslie R. Rush

Item #7 Zoning Agenda Tuesday July 15, 1969
Location: N/W Side Flannery Lane, 156 feet SW of Liberty Road
District: 2

1. Owner shall be required to comply to all Fire Department regulations when construction plans are submitted for approval.
2. NOTES:
Water is located within 100 feet on East side of Liberty Road.

cc: Mr. Martin J. Hanna
Fire Protection Engineer

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BUREAU OF ENGINEERING

Zoning Plat - Comment

7. Property Owner: Leslie R. Rush
(1969-1970)
N/W Flannery Lane, 156' S/W of Liberty Rd.
District: 2nd
Present Zoning: R-6 and S-4
Proposed Zoning: B-R and Variance to Section 238.1 and 238.2 (Front yard and Side yard)
No. Acres: 0.39

Highways

Venetian Road is an existing County road which has been improved as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way. Flannery Lane is an existing County road which has been improved as a 36-foot closed section with flexible type pavement on a 17-foot right-of-way. No further highway improvements are required at this time except the construction of public sidewalks along the frontages of the subject property. However, highway widening will be required along the frontage of Flannery Lane and shall be based on a line parallel and 10 feet off of the face of the existing curb.

The entrance locations are subject to the approval of the Department of Traffic Engineering.

Storm Drainage

The Applicant 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 Applicant.

Sediment Control

Development of this property through stripping, grading, and stabilization could result in a sediment pollutant. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

Power

See N.W. Key Sheet
M. & E. Co. Utility - Street
No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 152

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: July 16, 1969
 FROM: Mr. William H. Greenwalt
 SUBJECT: Item 7 - zoning Advisory Committee Meeting July 15, 1969

7. Property Owner: Leslie R. Rush
 Location: NW/4 Flannery La., 156' S.W. of Liberty Road
 Present zoning: S.R. and R2
 Proposed zoning: S.R. and Variance to Section 238.1 and 238.2 (Front Yard and Side Yard)
 2nd District
 No. Acres: 0.39

Public water and sewers are available to the site.

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.

INTER-OFFICE CORRESPONDENCE
 BUREAU OF TRAFFIC ENGINEERING
 Baltimore County, Maryland
 Towson, Maryland, 21204

TO: John G. Rose
 FROM: C. Richard Moore
 SUBJECT: Item 7 - ZAC - July 15, 1969
 Property Owner: Leslie R. Rush
 NW/4 Flannery Lane
 156' SW of Liberty Road
 2nd District
 S.R. and Variance to Section 238.1 and 238.2
 (Front yard and side yard)

Venetian Road is not designed for commercial traffic.

C. Richard Moore
 Assistant Traffic Engineer

CRM:jc

William H. Greenwalt
 Chief
 water and sewer section
 BUREAU OF ENVIRONMENTAL HEALTH

WH:lp

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose
 FROM: Zoning Commissioner
 SUBJECT: PROJECT PLANNING DIVISION
 Zoning Advisory Agenda Item 7, 7

July 15, 1969
 Leslie R. Rush
 NW/4 Flannery La.
 156' S/W of Liberty Rd.

The plan should be revised as there is no need for the variances requested.

RBW:vh

RICHARD B. WILLIAMS
 Planner

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INTER-OFFICE CORRESPONDENCE
 BUREAU OF TRAFFIC ENGINEERING
 Baltimore County, Maryland
 Towson, Maryland, 21204

TO: Mr. John G. Rose
 FROM: Attn: Oliver L. Myers
 SUBJECT: Item 7 - Revised Comments
 Plan dated August 8, 1969
 Property Owner: Leslie R. Rush
 Flannery Lane SW of Liberty Road
 S.R. & var. to Sec. 238.1 & 238.2
 (Front yard & side yard)

Review of the revised plan indicates no change in previous comments.

C. Richard Moore
 Assistant Traffic Engineer

CRM:mr

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 28, 1969

COUNTY OFFICE BUILDING
 212 Washington Avenue
 Towson, Maryland 21204

Oliver L. Myers
 Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PLANNING DIVISION

BOARD OF EDUCATION

ZONING ADJ. DIVISION

INDUSTRIAL DEVELOPMENT

Downes & Deltz
 212 Washington Avenue
 Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-6 zone to an SR zone
 Location: NW/4 Flannery La., 156' S.W. of Liberty Road
 Petitioner: Leslie R. Rush
 Committee Meeting of July 15, 1969
 Item 7 2nd District

Gentlemen:

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

The subject site is approximately level but is elevated above the two streets that it fronts on as well as the Esso Service Center. The property to the rear is improved with a story and a half aluminum sided dwelling in good repair. The property on the opposite side of Venetian Road is improved with a plumbing supply house and individual dwellings. These dwellings are in good repair. The property on the opposite side of Flannery Lane is improved with group homes in fair condition. At the time of the field inspection a foundation was being dug for the Esso Care Center.

BUREAU OF ENGINEERING:

Highways:

Venetian Road is an existing County road which has been improved as a 36-foot closed section with flexible type pavement on a 50-foot right-of-way. Flannery Lane is an existing County road which has been improved as a 36-foot closed section with flexible type pavement on a 42-foot right-of-way. No further highway improvements are required at this time except the construction of public sidewalks along the frontages of the subject property. However, highway widening will be required along the frontage of Flannery Lane and shall be based on a 110' parallel and 10 feet off of the face of the existing curb.

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Downes & Deltz
 212 Washington Avenue
 Towson, Maryland 21204
 Item 7 Page 3

July 28, 1969

FIRE DEPARTMENT:

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

NOTE: Water is located within 100 feet on East side of Liberty Road

BOARD OF EDUCATION:

Acresage too small to affect student population.

ZONING ADMINISTRATION DIVISION:

If the petitioner owns or leases the adjoining service station property, his plans should be revised to combine the two sites to one overall site plan. This will provide some assurance that the expansion of commercial zoning along the residential side streets will be controlled. The location of the proposed 8 ft. stockade fence should be dimensioned. It is also suggested that some landscaping be provided between the fence and the adjoining residential properties.

If the petitioner has any plans for the unused portion of his property, which represents approximately two-thirds of the overall site and is labeled "surplus area", it is suggested that he indicate the planned use on revised drawings prior to the hearing. Prior to a hearing date being assigned revised plans must be submitted in compliance with the Bureau of Engineering comments.

Very truly yours,

JAMES E. DYER
 Zoning Supervisor

JED:JO
 Enc.

Downes & Deltz
 212 Washington Avenue
 Towson, Maryland 21204
 Item 7 Page 2

July 28, 1969

Highways: (Continued)

The entrance locations are subject to the approval of the Department of Traffic Engineering.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creation 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 Applicant.

Sediment Control:

Development of this property through stripping, grading, and stabilization would result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

The plan should be revised as there is no need for the variances requested.

BUREAU OF TRAFFIC ENGINEERING:

Venetian Road is not designed for commercial traffic.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 64696
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE 7/8/69
TO: Messrs. Downes & Deltz, 212 Washington Avenue Towson, Md. 21204	Office of Planning & Zoning 115 County Office Bldg. Towson, Md. 21204	
REPORT TO ACCOUNT NO. 64-622	QUANTITY	TOTAL AMOUNT \$3.42
Cost of advertising and posting property - R/A, et al No. 78-62-2A		53.42
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 64654
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE Aug. 6, 1969
TO: Rush's Inc., 505 Liberty Road Baltimore, Md. 21207	Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 64-622	QUANTITY	TOTAL AMOUNT \$2.00
Position for Reclassification and Variance 64-62-2A		2.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

Mr. Brewster
Complaint Dept.
Court House.
Towson, Maryland
Dear Mr. Brewster,

I am a widow and do not
have available transportation. Would
you please come to see me and

explain the exact meaning of the notice, also just how close this would allow commercial construction. The hearing petition is on Sept. 3, 1969. I would appreciate hearing from you before this date.

Thank you.

Sincerely,
Margaret Hartline
3525 Venetian Road
Baltimore, Maryland
21207

944-2017

MI CROFILMED

RECEIVED
MAY 19 1961
U.S. DEPT. OF JUSTICE
COMMUNICATIONS SECTION

[illegible]

CERTIFICATE OF PUBLICATION

Pikesville, Md. Aug. 14, 1969

THIS IS TO CERTIFY, at the annexed advertise-
ment was published in THE MOUNTAIN STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of --- one time before the 3rd
day of September, 19 69
the first publication appearing on the 14th
day of August, 19 69.

THE NORTHWEST STAR

Arnold Landau
Manager Arnold Landau

MICROFILMED

Cost of Advertisement, \$ 10.92

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Town, Maryland

District: 2nd Date of Posting: Aug. 16, 1969
 Posted for: RECLASSIFICATION & FOR A VARIANCE
 Petitioner: LESLIE R. RUSH
 Location of property: N.W. 1/4 of FLANNERY LANE 156' SW. of LIBERTY Rd
 Location of Signs: 010' NW 1/4 of FLANNERY LANE 156' SW. of FLANNERY LANE
LIBERTY Rd. (010) SW 1/4 of FLANNERY LANE 156' SW. of FLANNERY LANE
LIBERTY Rd
 Remarks:
 Posted by: Charles M. Paul Date of return: Aug. 21, 1969

MICROFILMED

[illegible]

CERTIFICATE OF PUBLICATION

AUG 14 1969

TOWSON, MD..... 19

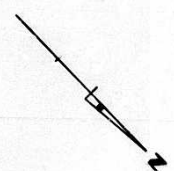
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 3rd day of September, 19 66, the first publication appearing on the 11th day of August, 19 66.

THE JEFFERSONIAN

G. Frank Strickler
Manager.

Cost of Advertisement, \$ _____

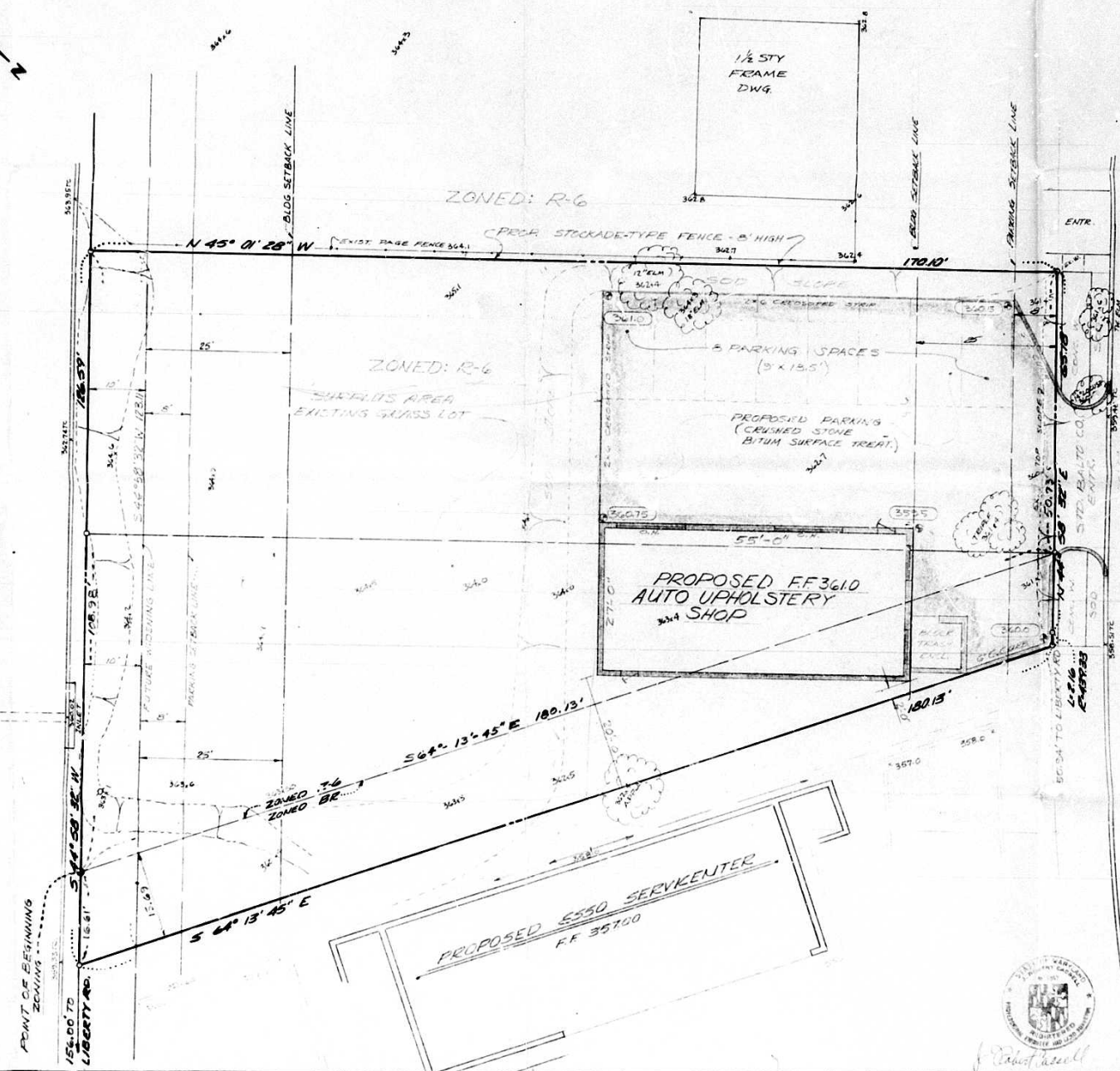
MICROFILMED



LANE

(50' RW)

FLANNERY



RD

(50' RW)

VENETIAN

AREA
AREA BEFORE WIDENING
16492.848 SQ. FT. 0.379 AC.
AREA AFTER WIDENING
15245.384 SQ. FT. 0.350 AC.

PARKING DATA
BLDG AREA: 14855 SF
PARKING REQ. = 74 SPACES
PARKING PROVIDED = 5 SPACES

ZONING NOTES
PRESENT ZONING: BR & RG
PROPOSED ZONING: BR
VARIANCE REQUESTED ON
FRONT & SIDE SETBACKS
EXISTING USE: VACANT LOT
PROPOSED USE:
AUTO UPHOLSTERING SHOP
BUILDING AREA: 14855 SF
LOT AREA: 0.350 AC.
OWNER: 870-42 RD
CAMPION W. RUSH JR.
5505 LIBERTY RD
342-4411

MAP 2-B
WESTERN
AREA
NW-4-E
BR-A



OFFICE COPY
#1708
Leslie R. Rush, et al
ZONING PLAN

CHECKED BY W.E.C.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
SCALE 1" = 10'	SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 301-844-9291
AUTH. NO.	DATE: JUNE 20 '69
PROP. NO.	FILE: 2172

MICROFILMED

#70-42

HYMAN K. COHEN
ATTORNEY AT LAW
Second Floor
514 St. Paul Street
BALTIMORE, MARYLAND 21202
(Area Code 301)
MUliberry 5-5566

November 10, 1970

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Attention: Mr. James Byrnes

Re: Mr. Campion W. Rush, Jr.
Auto Upholstery Shop-Venetian Road property

Dear Mr. Byrnes:

In accordance with our telephone conversation of Friday, November 6, 1970, in reference to the above-captioned matter, I am herewith enclosing a photocopy of my office carbon copy of a letter which was written on April 22, 1970, to Mr. Campion W. Rush, Jr., and to the best of our knowledge a copy of said letter was forwarded to your office.

I am sorry that the enclosure is not a perfectly clear copy, but you said that it would be acceptable for your purposes.

On behalf of Mrs. Margaret Hartline, who resides at 3525 Venetian Road, the abutting property owner, it is respectfully requested that an eight-foot high stockade fence not be erected between the property owned by Mr. Rush and the property owned by Mrs. Hartline, but that a four-foot fence be permitted in lieu of the required dividing barrier.

If you have any comments or questions concerning this matter, please do not hesitate to communicate with me.

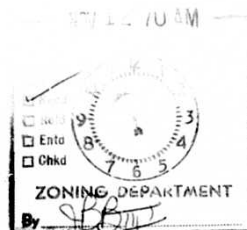
Very truly yours,

Hyman K. Cohen

HKC/dca

Enclosure

cc: Mrs. Margaret Hartline



April 22, 1970

Mr. Campion W. Rush, Jr.
5906 Liberty Road
Baltimore, Maryland 21207

Re: Venetian Road property
Auto upholstery shop

Dear Mr. Rush:

This office represents Mrs. Margaret Hartline of 3525 Venetian Road the owner of the property adjacent to your property which I believe is designated as 3527 Venetian Road, Baltimore County, Maryland. It is the request of Mrs. Hartline individually, as well as several of her neighbors on Venetian Road whom I do not represent, that you do not erect a stockade type fence with an 8 foot height between your property and her property. Her primary concern is for her safety inasmuch as she lives alone and she feels that the lights from Liberty Road and the traffic on Liberty Road are important to her as a safety measure. Inasmuch as there is a slope between your parking area and her lot, she is amenable to waiving the requirement for the aforementioned 8 foot high stockade type fence.

A copy of this letter is being forwarded to the office of the Zoning Commissioner for Baltimore County in an effort to solicit the cooperation of that office relative to this request.

If you have any comments or questions concerning this matter, please do not hesitate to communicate with the undersigned, or in the alternative, have your attorney communicate with me.

Your cooperation and attention to this matter will be very much appreciated by your neighbor, Mrs. Margaret Hartline.

Very truly yours,

Hyman K. Cohen

HKC/ah

cc: Mrs. Margaret Hartline

