

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **LIBERTY HOLDING CO., INC.** 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 **B-1** zone, for the following reasons:

For that many changes in the neighborhood make such a reclassification reasonable and necessary.
For that there was an error in the original zoning.

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
By **Anthony J. Albertini**, President
Address **3007 Liberty Road**
Baltimore, Maryland 21207
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this **11th** day of **September**, 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 the **30th** day of **October**, 1969, at **10:00** o'clock.

John E. Myers
Zoning Commissioner of Baltimore County

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and to further appearing that by reason of

a Special Exception for **LIBERTY HOLDING CO., INC.** should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **31** day of **October**, 1969, that the herein described property or area should be and the same is hereby reclassified, from an **R-6** zone to an **B-1** zone, and as a Special Exception for **LIBERTY HOLDING CO., INC.** should be and the same is hereby granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **11th** day of **September**, 1969, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an **R-6** zone, and/or the Special Exception for **LIBERTY HOLDING CO., INC.** be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MALCOLM F. HARRIS, ARCHITECT

August 29, 1969

Beginning for the same at a point distant 193 feet measured southwesterly and at right angles to the southeast side of Liberty Road and distant 130 feet more or less from the north side of Abble Place thence parallel to the southeast direction to intersect the eighth line in a conveyance from Franklin G. Russell and wife to Ruff and Brawley, Inc. dated 8/23/67 and thence thence reversely for part of the distance on the said eighth line and all of the seventh, sixth and fifth lines of said conveyance the four following courses and distances: (1) 55°23'W 172 feet more or less to the end thereof (2) S41°50'W 191.8 feet to the end thereof (3) S51°00'E 172 feet to the end thereof and (4) S51°00'E 192 feet to the end thereof and to the point of beginning.

Containing 16,491 sq. feet of land more or less.



Malcolm F. Harris Reg. L.S. #5995

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hendry, Deputy Zoning Commissioner Date: October 17, 1969

FROM: Mr. George E. Gemmell, Director of Planning

SUBJECT: Petition for Re-classification from R-6 to B-1. Beginning 193 feet from the southeast side of Liberty Road 130 feet northwest of Abble Place, Liberty Holding Co., Petitioner.

2nd District

HEARING: Thursday, October 30, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning. We voice no objections to this request noting that commercial zoning here would have an adverse effect on potentials for residential development on adjacent parcels. Similarly, we note that the current planning proposals for comprehensive rezoning in this area do not recommend such commercial extension.

GEG:bms

MICROFILMED



STATE OF MARYLAND
STATE ROADS COMMISSION

RE: Zoning Advisory Committee Meeting
July 22, 1969 Item 16
Property Owner: Liberty Holding Co.
Location: NW 1/4 Liberty Road Rte. 26
130' NW of Abble Place

Mr. John S. Rose
Planning Commissioner
County Office Building
Towson 21204

ATTN: Mr. John S. Myers
Present: Zoning 36
Proposed District: 2ND
Election District: 2ND

Dear Mr. Rose:

Subsequent to our comment of July 22, 1969 regarding the subject petition we have received word from the petitioner's attorney that no changes or additions are proposed to the existing buildings on the site. It is also our understanding that there will be no change in the use of the buildings. Considering the foregoing, there will be no requirement from the State Roads Commission at this time, however, it is strongly recommended that the existing entrance be widened to 25' to provide a better and safer entrance.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John S. Myers
By: John S. Myers

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1969

Downes & Seiland
202 W. Pennsylvania Avenue
Towson, Maryland 21204
Attention: Mr. John Seiland

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF PLANNING
BUREAU OF PUBLIC SERVICES
BUREAU OF ZONING
BUREAU OF HIGHWAYS
BUREAU OF UTILITIES
BUREAU OF LANDS
BUREAU OF TREASURY
BUREAU OF RECORDS
BUREAU OF LEGAL COUNSEL
BUREAU OF CHIEF OF POLICE
BUREAU OF CHIEF OF FIRE
BUREAU OF CHIEF OF HEALTH
BUREAU OF CHIEF OF SOCIAL SERVICES
BUREAU OF CHIEF OF YOUTH SERVICES
BUREAU OF CHIEF OF SENIORS SERVICES
BUREAU OF CHIEF OF COMMUNITY DEVELOPMENT
BUREAU OF CHIEF OF ECONOMIC DEVELOPMENT
BUREAU OF CHIEF OF ENVIRONMENTAL PROTECTION
BUREAU OF CHIEF OF HISTORIC PRESERVATION
BUREAU OF CHIEF OF PARKS AND RECREATION
BUREAU OF CHIEF OF PORTS AND WATERS
BUREAU OF CHIEF OF TRANSPORTATION
BUREAU OF CHIEF OF UTILITIES
BUREAU OF CHIEF OF ZONING

Gentlemen:

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.

The property lies to the rear of an existing real estate firm along Liberty Road. Its access is through a private drive off of Liberty Road. There is currently a business in the existing dwelling on the property.

BUREAU OF ENGINEERING

Highways

Liberty Road is a State Road; therefore, this site will be subject to State Roads Commission requirements.

Galther Road, also known as Shady Lane, is an existing road which presently terminates at the south-westermost property line of the subject property. No improvements are proposed for this road at this time and Galther Road is proposed to be relocated in the future to intersect Liberty Road directly opposite Rockdale Terrace, approximately 175 feet northwesterly from the northernmost corner of the subject property.

Downes & Seiland
202 W. Pennsylvania Avenue
Towson, Maryland 21204
Attention: Mr. John Seiland
Item 16 Page 2

August 4, 1969

Highways: (Continued)

This property does not have access from Galther Road at this time and will not be provided access in the future. The proposed relocation of Galther Road has no effect on this site and no right-of-way will be required.

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.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control

Development of this property through striping grading, and stabilization could 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 striping 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.

Sanitary Sewer

Public sanitary sewerage is available to serve this property.

Water

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION

The plan must be revised to show a minimum 17' drive all the way to Liberty Road with an entrance on Liberty Road to conform to State Roads Commission specifications. The off street parking data must be revised to include the existing office building and the spaces must be shown.

Downes & Seiland
202 W. Pennsylvania Avenue
Towson, Maryland 21204
Attention: Mr. John Seiland
Item 16 Page 3

August 4, 1969

BUREAU OF TRAFFIC ENGINEERING

Review of the subject petition indicates no change from existing use. Therefore, there should be no major change in trip density.

BOARD OF EDUCATION

Area too small to affect student population.

FIRE PREVENTION BUREAU

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE

This office has no comment.

HEALTH DEPARTMENT

Since public water and sewers are available, no health problems are anticipated.

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 ROADS COMMISSION

The existing entrance to the site is 17' wide. The minimum width for a commercial entrance is 25' with 24" depression transitions.

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

The entrance will be subject to State Roads Commission approval.

ZONING ADMINISTRATION DIVISION

This office is withholding approval of a hearing date until revised plans are received as requested by the State Roads Commission.

Very truly yours,
Oliver L. Myers
OLM:JD
Enc.

MICROFILMED

TELEPHONE
823-3000
EXT. 387

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

No. 57039

DATE Oct. 5, 1969

FILED BY

In g Dept. of Baltimore County

To: Liberty Holding Co., Inc.
8807 Liberty Road
Baltimore, Md. 21207

01-522

RETURN TO THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$18.75

COST

Advertising and posting of property
870-57-2

\$18.75

MICROFILMED

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

CERTIFICATE OF PUBLICATION

Pikesville, Md. October 8, 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 30th day of October, 1969, the first publication appearing on the 24th day of October, 1969.

THE NORTHWEST STAR

Ernest L. Linder
Manager

Cost of Advertisement, \$ 9.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2ND Date of Posting Oct. 11, 1969
Posted for RECLASSIFICATION R. 6 TO D.L.
Petitioner LIBERTY HOLDING CO. INC.
Location of property 192 FT. FROM THE SW/S OF LIBERTY RD. 230 FT. N.W. & E. ARBIE PLACE
Location of Signs D.W. & E. LIBERTY RD. 230 FT. N. OF ARBIE PLACE @ 200 FT. E. IN BARK OF SIBU #1
Remarks
Posted by Charles H. Gial Date of return Oct. 17, 1969

Adams, Barnes & Seiland
282 W. Pennsylvania Ave.
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this

11th day of September, 1969

John G. Ruhl
John G. Ruhl,
Zoning Commissioner

Petitioner Liberty Holding Co.

Petitioner's Attorney Adams, Barnes & Seiland (witnessed by Oliver S. Myers)
Advisory Committee

MICROFILMED

PETITION FOR RECLASSIFICATION
CITY—2ND DISTRICT

ZONING: From R-1 to B-1 Zone.
LOCATION: Beginning 100 feet
from the East and West
sides of Liberty Road, 100 feet
from the North and South
sides of Arbie Place.
DATE & TIME: Thursday, October
11, 1969, at 10:00 A.M.
PLACE: REARDOCK, Room 118
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.

The Board, Commissioners of Baltimore County, in accordance with the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 100, has held a public hearing on the petition for the reclassification of the above described property from R-1 to B-1 Zone. The Board, Commissioners of Baltimore County, in accordance with the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 100, has held a public hearing on the petition for the reclassification of the above described property from R-1 to B-1 Zone. The Board, Commissioners of Baltimore County, in accordance with the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 100, has held a public hearing on the petition for the reclassification of the above described property from R-1 to B-1 Zone.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 5, 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 30th day of October, 1969, the first publication appearing on the 24th day of October, 1969.

THE JEFFERSONIAN

Ernest L. Linder
Manager

Cost of Advertisement, \$ 9.25

MICROFILMED

TELEPHONE
823-3000
EXT. 387

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

No. 67001

DATE Oct. 6, 1969

FILED

In g Dept. of Baltimore County

To: Adams, Barnes & Seiland
282 W. Pennsylvania Ave.
Towson, Md. 21204

IMPORT TO ACCOUNT NO. 01-522

REMITTANCE

RETURN TO THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$30.00

COST

Advertising and posting of property
870-57-1

\$30.00

Position for Reclassification for Liberty Holding Co.
870-57-1

MICROFILMED

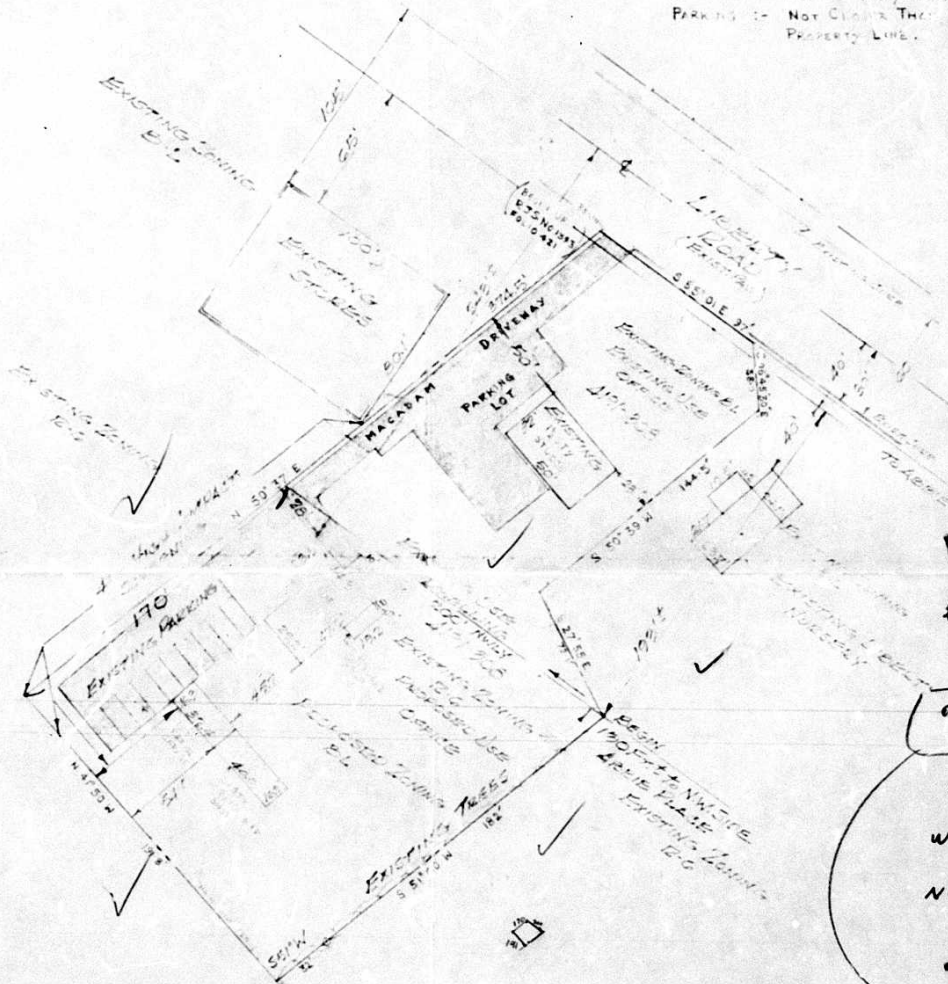
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

AREA 192 FLOOR 1742 S.F.
1742+100+100+100

OFF STREET PARKING DATA

NUMBER OF SPACES REQUIRED : 2
NUMBER OF SPACES PROVIDED : 10
SIZE OF SPACE PROVIDED : 9'x20'

GRASS PLANTING - DENSE - 4 FT. HIGH.
SURFACE - DURABLE, DUSTLESS, & PROPERLY DRAINED.
LIGHTING - REFLECT AWAY FROM RESIDENTIAL LOTS.
PARKING - NOT CLOSER THAN 8 FT. TO A STREET PROPERTY LINE.



#70-87 R

OFFICE COPY

MAP
2-B
WESTERN
AREA
NW-5-G

BL

ZONING RECLASSIFICATION
for

LIBERTY HOLDING COMPANY
8007 LIBERTY ROAD

ELECT DIST. #2
SCALE 1"=50'

BALTIMORE CO MD.
4/10/69
REV. 7/10/69



Malcolm E. Hudkins

PREPARED BY:
M. HUDKINS & ASSOCIATES, INC.
305 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

