

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert Kermisch 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 R-10 to RE-A and (2) for the following reasons:

1. Error in original zoning
2. Genuine change in condition in 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:

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: Albert Kermisch, Legal Owner
Address: 8517 Glenn Michael Lane
Randallstown, Maryland 21133

W. Lee Harrison, Esq.
Petitioner's Attorney

Address: 206 W. Joppa Road
Towson, Maryland 21204 823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1970, 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 22nd day of October, 1970 at 2:00 o'clock.

Edward D. Hendry
Zoning Commissioner of Baltimore County.

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204
Item 228

- 2 - May 12, 1970

Highways:

Chapman Road is an existing 16-foot wide macadam road proposed for improvement as a 40-foot closed roadway within a 60-foot right-of-way. Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

Wilbur Avenue may be terminated at the property line as indicated on the plat.

The status of the "20-foot road - Use 'n Common" extending into the site from Chapman Road must be clarified. Any access to Chapman Road must be approved by the Department of Traffic Engineering and the Office of Planning.

Storm Drainage:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drain facilities and easements will be required in connection with the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

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

Water:

Public water supply is available to serve this property.

Re: Petition for Reclassification
From R-10 Zone to B-R Zone
Property Beg. 554' S/W of
Int. of Liberty and Chapman
Roads, 2nd District
Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 71-137-R

Order of Dismissal

As the matter in the above captioned case is now moot the petition is hereby DISMISSED without prejudice.

Edward D. Hendry
Zoning Commissioner

Date: 6/24/71

ORDER RECEIVED FOR FILING
MAY 12 1971
BY John Harrison
71-137-R
1-228

RE: RECLASSIFICATION FROM
R-10 to B-R, LIBERTY ROAD
NEAR CHAPMAN ROAD, 2ND
ELECTION DISTRICT
PETITIONER: ALBERT KERMISCH

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Albert Kermisch, Legal Owner of the above captioned property, by W. Lee Harrison, his attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate neighborhood.
 - a. Case No. 64046 - SE/C Liberty Road and Green Lane. Special Exception for Office Building. Granted 2/17/64.
 - b. Case No. 66-217-R - SW/C of Liberty Road and Green Lane. Reclassification from R-A and R-6 to B-L. Granted 4/4/66.
 - c. Case No. 66-230-Y - SW/S Liberty Road, 870' NW of Chapman Road. Special Exception for Contractor's Equipment Storage Yard. Granted 8/11/66.
 - d. Case No. 68-37-A - Beg. 383' from SW/S of Liberty Road, 1780' NW of Chapman Road. Reclassification from R-A and R-10 to B-1. Granted 8/17/67.
 - e. Case No. 68-44-R - S/S Liberty Road, 60' SE of Chapman Road. Reclassification from R-6 and R-10 to B-R. Granted 8/22/67.
2. And for such other and further reasons as may be shown at the time of hearing herein.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 11, 1970

COUNTY OFFICE BUILDING
100 W. Chesapeake Ave.
Towson, Maryland 21204

CLIVE L. MYERS
Chairman

MEMBERS

WILLIAM L. HARRISON
Vice-Chairman

JOHN HARRISON
Treasurer

STATE ROADS COMMISSION

HEALTH DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

PLANNING DEPARTMENT

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearings Reclassification
from an R10 zone to an B-R zone
Locations: 554' SW of Int. Chapman
and Liberty Roads
Petitioner: Albert Kermisch
Committee Meeting of April 14, 1970
2nd District
Item 228

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.

The subject property is presently an unimproved tract of land, with the property to the north improved with dwellings, as well as the properties to the east and south. Liberty Road and Chapman Road are not improved as far as concrete curb and gutter are concerned at the present time.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Liberty Road is a State road; therefore, all street improvements, entrance locations, drainage requirements and utility construction within the State road right-of-way are under the jurisdiction of the Maryland State Roads Commission and will be subject to the standards, specifications and approval of that agency.

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204
Item 228

- 5 - May 12, 1970

ZONING ADMINISTRATION DIVISION: (Continued)

1. The top 540 as indicated near the proposed ejector station must be changed to indicate 580. The entrances as shown along Liberty Road do not meet State Roads Commission standards. (See comments by State Roads in the foregoing).
2. The dimensions of the front piece which is a portion of this petition must be indicated.

Very truly yours,

Clive L. Myers
CLIVE L. MYERS, Chairman

CLM:JD

Enc.

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204
Item 228

- 3 - May 12, 1970

Sanitary Sewer:

Public sanitary sewer is not presently available in the Patapsco River drainage area, the natural drainage area in which this property lies. It will be possible to reach the Scotts Le Drainage Area by constructing a private sewage pumping station as indicated on the subject plan. The private pumping station must be constructed on site in accordance with Department of Health regulations and requirements, and will not be permitted to be constructed within any drainage utility easement or flood plain reservation.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The property proposed for zoning is physically oriented to Chapman Road which is not equipped to handle commercial traffic.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 6.3 acres from R10 to BR.

This should increase the trip density from 220 trips to 4700 trips. This additional increase in trip density can be expected to create capacity problems, since Liberty Road presently exists as a 2 lane road and there is a great deal of commercial land along Liberty Road which is undeveloped.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements for Baltimore County Building Code Rules and Regulations, when plans are submitted. See also Parking Section 409.10.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the 104 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204
Item 228

- 4 - May 12, 1970

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

Public water and sewers available. Proposed ejector must be equipped with auxiliary pump and emergency power.

Food Service Comment: If a food service is planned complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

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 ROADS COMMISSION:

The lanes of monumental entrances must have a maximum width of 24'. The medians must have a minimum length of 120' from the proposed curb line.

There is poor sloping sight distance at the westerly entrance due to an over vertical curve (hill) to the east. To establish an entrance to a large traffic generator at this location would create a traffic hazard. A single monumental entrance as proposed at the east property line should be sufficient to serve the site, therefore, the westerly entrance should be eliminated.

Access to Liberty Road will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans to this office prior to the hearing date using assigned indicating the following:

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

the above Reclassification should be had; and it further appearing that by reason of.....

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....

day of..... 196..... that the herein described property or area should be and

the same hereby reclassified; from a..... to a.....

zone; and/or a Special Exception for a..... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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..... day

of..... 196..... 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 a..... zone; and/or the Special Exception for.....

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RECEIVED FOR
PROCESSING
BY: *OSM*
DATE: *3-8-70*
OFFICE OF
PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: April 26, 1970
FROM: Oliver L. Myers
SUBJECT: Item 228 (1969-1970)

Property Owner: Albert Kermisch
554' S/W of Int. Chapman and Liberty Roads
District: 2nd
Present Zoning: R-10
Proposed Zoning: Reclassification to BR
No. Acres: 6.331 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Liberty Road is a State Road. Therefore, all street improvements, entrance locations, drainage requirements and utility construction within the State Road right-of-way come under the jurisdiction of the Maryland State Roads Commission and will be subject to the standards, specifications and approval of that agency.

Highways:

Chapman Road is an existing 18-foot wide macadam road proposed for improvement as a 10-foot closed roadway within a 60-foot right-of-way. Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

Wilbur Avenue may be terminated at the property line as indicated on the plat.

The status of the "20-foot road - Use In Common" extending into the site from Chapman Road must be clarified. Any access to Chapman Road must be approved by the Department of Traffic Engineering and the Office of Planning.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drain facilities and easements will be required in connection with the proposed development of this property.

W. Lee Harrison, Esq.,
306 West Joppa Road,
Towson, Maryland 21204

June 24, 1971

Re: Petition for Reclassification
from R-10 to B-R Zone
554' S/W of Int. of Liberty
and Chapman Roads, 2nd Dist.
Albert Kermisch, Petitioner
No. 71-137-R

Dear Mr. Harrison:

I have today dismissed the petition, in the above matter, in accordance with the attached.

Very truly yours

Zoning Commissioner

cc: Fred. E. Waldrop, Esq.,
Loyola Federal Building
Towson, Maryland 21204

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 1628, TOWSON, MD. 21204

Description to Accompany Zoning
Petition from R-10 to BR
Chapman Road, Reclassification.

March 26, 1970

Beginning for the same in the center of Chapman Road, 30 feet wide, at a
point 354 feet more or less measured southeasterly along the center line of
Chapman Road from the intersection of the center line of said Road with the
southeasterly side of Liberty Road, 66 feet wide, running thence from said place
of beginning the eight following courses and distances, viz: (1) South 36° 15'
West 163.08 feet, binding on the center line of Chapman Road, thence leaving
Chapman Road, (2) South 53° 45' East 140.00 feet, (3) South 36° 15' East 120.00
feet, (4) South 53° 45' East 366.35 feet, (5) North 42° 00' East 371.54 feet to
a point on the outline of a parcel of land heretofore owned BR, thence binding
for a part of said land (6) North 54° 27' West 724.52 feet, (7) South 36° 15'
West 77.26 feet, and (8) North 53° 45' West 200.00 feet to the place of beginning.
Containing 6.331 Acres of land more or less.



71-137-R
MAP
2-C
WESTERN
AREA
NW-7-I
BR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
To: Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item # 228

Date: May 11, 1970

April 14, 1970
Albert Kermisch
554' SW of Int. Chapman and
Liberty Roads

This Office has reviewed the subject site plan and offers the following

The property proposed for zoning is physically oriented to Chapman Road which is not equipped to handle Commercial Traffic.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
Attn: Oliver L. Myers
Date: April 17, 1970
FROM: C. Richard Moore
SUBJECT: Item 228 - ZAC - April 14, 1970
Property Owner: Albert Kermisch
Chapman Road & Liberty Road
Reclassification to BR

The subject petition is requesting a change of 6.3 acres from R10 to BR.

This should increase the trip density from 226 trips to 4700 trips. This additional increase in trip density can be expected to create capacity problems, since Liberty Road presently exists as a 2 lane road and there is a great deal of commercial land along Liberty Road which is undeveloped.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Date: April 16, 1970
FROM: Edward D. Hardesty, Zoning
SUBJECT: #228-Albert Kermisch
554' S.W. of Int. Chapman & Liberty Roads
District 2

Petitioner to comply with all applicable requirements for Baltimore County Building Code Rules and Regulations when plans are submitted. See, also, Parking Section 409.10.h

Edward D. Hardesty

Erch

Item 228 (1969-1970)
Property Owner: Albert Kermisch
Page 2
April 26, 1970

Storm Drains: (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

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

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewer is not presently available in the Patapsco River drainage area, the natural drainage area in which this property lies. It will be possible to reach the Scotts Level Drainage Area by constructing a private sewage pumping station as indicated on the subject plan. The private pumping station must be constructed onsite in accordance with Department of Health regulations and requirements, and will not be permitted to be constructed within any drainage and utility easement or flood plain reservation.

Edward D. Hardesty
EDWARD D. HARDESTY, P.E.
Chief, Bureau of Engineering

END:KAM:RBC:es

P-SW Key Sheet
27 NW 36 Petition Sheet
NW 7 I & J Tapp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Edward D. Hardesty, Zoning Commissioner Date: April 21, 1970
 Attn: Mr. Myers
 FROM: Inspector Thomas E. Kelly
 Fire Department
 SUBJECT: Property Owner Albert Kermish

Location: 554' SW of Int. Chapman and Liberty Roads
 Item #228 Zoning Agency April 14, 1970

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Inspector T. E. Kelly

cc: Mr. M. J. Hanna III

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 14, 1970

Petitioner: Albert Kermish

Location: CHAPMAN & LIBERTY ROADS

District: A

Present Zoning: R-10

Proposed Zoning: R-10

No. of Acres: 6.331

Comments: WOULD NOT INCREASE STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Oliver Myers Date: April 20, 1970
 FROM: Ian J. Forrest
 SUBJECT: Item 228 - Zoning Advisory Committee Meeting, April 14, 1970

228. Property Owner: Albert Kermish
 Location: 554' SW of Int. Chapman and Liberty Roads
 Present Zoning: R-10
 Proposed Zoning: Reclassification to R-10
 District: 2nd
 No. Acres: 6.331 acres

Public water and sewers available. Proposed ejector must be equipped with auxiliary pump and emergency power.

Food Service Comments: If a food service is planned complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to investigation 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.

Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

137/ea

STATE OF MARYLAND
STATE ROADS COMMISSION
230 WEST PASTON STREET
BALTIMORE, MD. 21201

April 22, 1970

Mr. Edward A. Hardesty
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Attn: Mr. G. L. Myers

Re: Zoning Advisory Comm.
 Meeting April 14, 1970
 Petitioner: Albert Kermish
 Location: 554' SW of Int. Chapman
 and Liberty Roads (Route 26)
 Present Zoning: R-10
 Proposed Zoning: Reclassification to R-10
 6.331 acres.

Dear Mr. Hardesty:

The lanes of monument entrances must have a maximum width of 24'. The medians must have a minimum length of 120' from the proposed curb line.

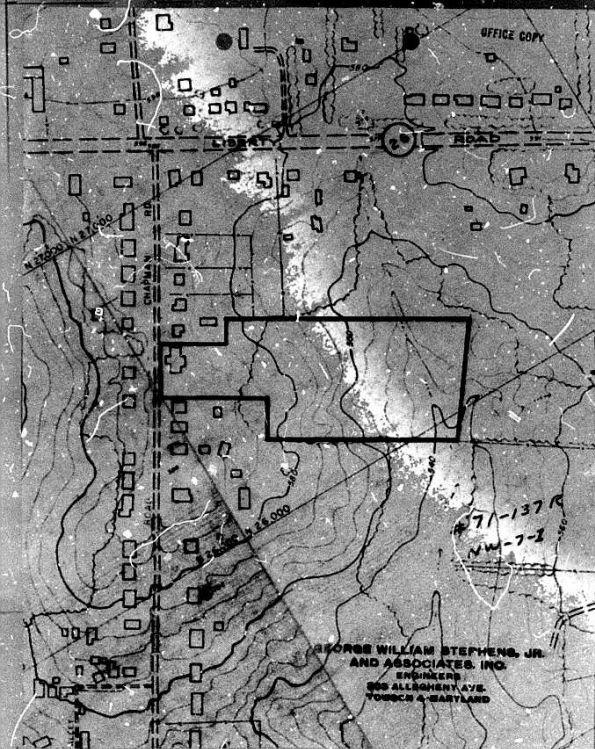
There is poor stopping sight distance at the westerly entrance due to an over vertical curve (hill) to the east. To establish an entrance to a large traffic generator at this location would create a traffic hazard. A single monumental entrance as proposed at the east property, line would be sufficient to serve the site, therefore, the westerly entrance should be eliminated.

Access to Liberty Road will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
 Development Engineering Section
 by: John E. Myers
 Asst. Development Engineer

CLJEM:bk



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1, 1970

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one (1) day, to wit, on the 22nd day of October, 1970, the first publication appearing on the 1st day of October, 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION
AND VARIANCE

APPROVED: From 5.12 to 5.12 to R-10 Zone.
 LOCATION: 554' SW of Int. Chapman and Liberty Roads.
 DATE & TIME: THURSDAY, OCTOBER 1, 1970 at 2:00 P.M.
 PUBLIC HEARING: Room 104, County Office Building, 111 W. Lombard Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing.

Present Zoning: R-10

All that parcel of land in the Second District of Baltimore County, Maryland, known as the

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PETITION FOR RECLASSIFICATION
AND VARIANCE

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ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 3 - 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week before the 31st day of Oct. 1970 that is to say, the same was inserted in the issue of October 1, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Edith Morgan*

15160

71-137-2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: OCT 3 - 1970
 Posted for: RECLASSIFICATION FROM R-10 TO R-1
 Petitioner: ALBERT KERKISH
 Location of property: 554 FT. SW. OF INTERSECTION OF CHAPMAN & LIBERTY RD.
 Location of Sign: 554 FT. SW. OF INTERSECTION OF CHAPMAN & LIBERTY RD.
 Remarks: See map
 Posted by: Charles E. Myers Date of return: OCT 8 - 1970

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75392
DATE Nov. 17, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

To: Zoning Dept. of Baltimore County

Jack Sobel
3001 Coven Ave.
Baltimore, Md. 21223

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$24.85

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Advertising and posting of property
#71-137-R

24.85

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73888
DATE Sept. 30, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

To: Zoning Dept. of Baltimore County

W. Lee Harrison, Esq.
306 W. Joppa Rd.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 08-622

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$50.00

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Petition for Reclassification for Albert Kernisch
#71-137-R

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75391
DATE Nov. 17, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

To: Zoning Dept. of Baltimore County

Kernisch's
8517 Glen Michael Lane
Randallstown, Md. 21133

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$24.85

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Advertising and posting of property
#71-137-R

24.85

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Item 228
Group 29

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

1st day of September, 1970.

Edward D. Sanders
EDWARD D. SANDERS, Jr.
Zoning Commissioner

Petitioner Albert Kernisch

Petitioner's Attorney W. Lee Harrison

Reviewed by

Chairman of the
Advisory Committee

LIBERTY

ROAD

EX. ZONING - R6

EX. USE - RESIDENTS

EX. USE - RESIDENTS

EXISTING ZONING - BR

EXISTING USE - VACANT

EXISTING ZONING
PROPOSED ZONING
AREA OF PARCEL TO BE RETAINED
TOTAL AREA STORES AND SUPERMARKET
PARKING SPACES REQUIRED (1 per 200 Sq. Ft.)
PARKING SPACES PROVIDED

R10
BR
3.33/AC.±
76,540 Sq. Ft.
382
523

NOTES: PAVING SHALL BE OF DURABLE, DUSTFREE
MATERIAL AND PROPERLY DRAINED.
LIGHTS SHOWN THIS MAP SHALL BE DIRECTED
AWAY FROM RESIDENTIAL PROPERTIES.

N. 54° 27' W.

724.52'

N. 53° 45' W. 290.00'

EXISTING ZONING - R10

EXISTING USE - RESTAURANT (NON-CONFORMING)

EX. USE - RESIDENTS

WILSON AVENUE

20 FT. ROAD - USE IN COMMON

S. 63° 45' E.

320.00'

HUDSON
807/243

EX. USE - RESIDENTS

CRAWFORD
1721/172

COWLEY
1721/172

GREENWALT
1459/180

RETAIL

STORES

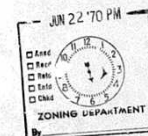
RETAIL

NOTE: 20 FT. ROADWAY IS RESERVED IN DEEDS TO
COWLEY & CRAWFORD FOR ACCESS TO CHAPMAN AVE.

#71-137R

OFFICE
COPY

MAP
2-C
WESTERN
AREA
NW-7-E
BR



REVISED PLANS
ALBERT KERNISCH
#228

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R10 TO BR

SECOND DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' MARCH 26, 1970
REVISED JUNE 19, 1970 (COUNTY COMMENTS)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGRETT AVENUE
TOWSON 4, MARYLAND

