

Lester Mats
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Associate
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MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore 18, Maryland
HOplins 7-5700

Water Supply
Sewerage
Drainage
Highways
Structures
Developments

DESCRIPTION

TO ACCOMPANY PETITION FOR RECLASSIFICATION OF ZONING OF
PROPERTY KNOWN AS NO. 7929 LIBERTY ROAD, 2nd ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND - April 20, 1970

Beginning for the same at the intersection of the Southwest side of Liberty Road with the Southeast side of Abbie Place, laid out 30 feet wide, said beginning point being the beginning point called for in the first parcel of land described in a deed from Stanley S. Sass and wife, to Daniel Mendelsohn and wife, dated February 28, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3820, Folio 561, and running thence binding along the said Southwest side of Liberty Road, which is also on the first line of said first parcel and continuing on the first line of the land secondly described in the above mentioned deed (1) S. 55° 20' E., 110 feet, thence binding on the second line of said second parcel (2) S. 34° 28' W., 141.1 feet, more or less, thence binding on the third line of said second parcel and continuing on the third line of said first parcel (3) N. 53° 33' W., 119.57 feet to intersect the Southeast side of Abbie Place, 30 feet wide, thence binding thereon and also on the fourth and fifth lines of said first parcel (4) N. 50° 42' E., 32.93 feet and (5) N. 34° 40' E., 105.3 feet to the place of beginning.

Containing 0.35 Acres, more or less.

Being all of that parcel of land described in two parts by a deed

February 28, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3820, Folio 561 was conveyed by Stanley S. Sass and wife to Daniel Mendelsohn and wife.



EHS:sbr

J. O. #61159

#71-140R
MAP
2-B
WESTERN
AREA
NW-5-G
BL

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

DANIEL MENDELSON and

I, or we, DANIEL MENDELSON, legal owner(s) 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 RA zone to an BL zone; for the following reasons:
See attached.

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

Address

Legal Owner

Address

PARK HEIGHTS AVE.
OWINGS MILLS, MD. 21117

Buckmaster, White, Minder & Clarke

Address

Protestant's Attorney

Address

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 held before the Zoning Commission in Baltimore County in Room 106, County Office Building, in Towson, Maryland, on the 26th day of October, 1970, at 1:00 o'clock.

By Charles D. Hardisty

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SW corner of Liberty Road and Abbey : ZONING COMMISSIONER
Place - 2nd District :
Daniel Mendelson, et ux - Petitioners :
NO. 71-140-R (Item No. 321) : OF
BALTIMORE COUNTY

The Petitioners seek a Reclassification of their property, consisting of 0.35 of an acre, from an R.A. Zone to a B.L. Zone. The house on the property at this time is being used strictly for dwelling purposes and not as an office building.

Various zoning changes in the general area were introduced into evidence. However, it is significant to note that there are no commercial uses or commercially zoned property on either side of Liberty Road from Abbey Place eastwardly to the Baltimore County Beltway. Furthermore, the Petitioners had no set plans for development.

Without further reviewing the evidence, it would appear that the subject property now serves as an excellent buffer or transitional zone from the commercially zoned property situated at the southwestern corner of Abbey Place and Liberty Road.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of December, 1970, that the above Reclassification 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.A. Zone.

Charles D. Hardisty
Zoning Commissioner of
Baltimore County

Since the original zoning map was adopted in 1962, the following changes have occurred in close proximity to the property for which this rezoning application is being filed:

1. Liberty Road has been widened to expedite the movement of traffic; and
2. The following commercial enterprises have been rezoned and presently occupy areas in close proximity to the property in question:
Carpet Fair
Donut Shop
Burger King
Seven-Eleven
Esso Station

Similarly, other properties in close proximity to the property in question have been rezoned and have commercial establishments on them. Due to the rezoning of the properties referred to above, the property in question, being residential, is an island within the commercial area. The lot in question is also within two blocks of the entrance and exit of the Baltimore Beltway and within two blocks of Milford Mill Road, the location of numerous commercial establishments. Furthermore, the lot in question is immediately adjacent to a lot occupied by Liberty Nurseries which is a commercial operation.

INVOICE		No. 73892	
BALTIMORE COUNTY, MARYLAND		DATE: 9th 2, 1970	
OFFICE OF FINANCE		BILLED	
Former Division		COUNTY HOUSE	
TOWSON, MARYLAND 21204		Zoning Dept. of Baltimore County	
TO: Daniel Mendelson Upper Park Heights Ave. Owings Mills, Md. 21117			
DEBIT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT	\$50.00
Petition for Reclassification 71-140-R		COST	\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
OFFICE OF FINANCE, REVENUE DIVISION			
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204			

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 4, 1970

Charles Mindel, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an RA zone to an BL zone. Locations SW/S of Liberty, Int. with Abbey Place. Petitioners: Daniel and Helen Mendelson. Committee Meeting of May 12, 1970. 2nd District. Item 321.

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 improved with an office building used for a real estate company. The property to the east and south are improved with dwellings. The property to the west is improved with an existing florist zoned BL. The property to the north is improved with garden type apartments. Liberty Road in this location is improved as far as concrete curb and gutter are concerned; however, Abbey Place is not.

BUREAU OF ENGINEERING:

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

Highways:

Liberty Road is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Abbey Place is an existing road which shall ultimately be improved in this area with a 50-foot right-of-way. Dedication of the 10-foot widening will be required at the time the site develops.

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Storm Drains:

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.

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 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 and Sanitary Sewer:

Public water and sanitary sewer services are available to serve this site.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RA to BL of .35 acres. This should increase the trip density from 40 trips per day to 150 trips per day. Due to the size of the site, this increase should have no major effect on the total volume of Liberty Road.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No effect on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

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HEALTH DEPARTMENT:

Public water and sewers are available.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, 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 plan indicates a proposed 34' wide entrance to the subject site from Liberty Road. A 30' wide entrance would be sufficient to serve the type of business proposed.

The corner of the property at Abbey Place must be improved with combination curb and gutter on a 30' radius.

Either the Right of Way line of Liberty Road or the parking setback line must be curbed with concrete.

The plan must be revised prior to the hearing.

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

ZONING ADMINISTRATION DIVISION:

It is recommended that the petitioner submit revised plans to this office in accordance with the State Roads Commission and Bureau of Engineering comments as to road widening and proper channelization.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING		ZONING DEPARTMENT OF BALTIMORE COUNTY	
Towson, Maryland		Date of Posting: <u>Oct. 10-1970</u>	
District: <u>2nd</u>		Date of Posting: <u>Oct. 10-1970</u>	
Posted for: <u>RECLASSIFICATION FROM R.A. TO B.L.</u>		Petitioner: <u>DANIEL MENDELSON</u>	
Location of property: <u>SW COR. OF LIBERTY RD. & ABBEY PLACE</u>		Location of Sign: <u>OWINGS OF LIBERTY RD. 3.5 FT. S.E. OF ABBEY PLACE</u>	
Remarks: <u>3/5 OF ABBEY PLACE 3.5 FT. S.E. OF LIBERTY RD.</u>		Posted by: <u>Charles D. Hardisty</u>	
Date of return: <u>Oct. 16-1970</u>		Date of return: <u>Oct. 16-1970</u>	

INVOICE		No. 75353	
BALTIMORE COUNTY, MARYLAND		DATE: 24, 1970	
OFFICE OF FINANCE		BILLED	
Former Division		COUNTY HOUSE	
TOWSON, MARYLAND 21204		Zoning Dept. of Baltimore County	
TO: Daniel Mendelson Upper Park Heights Ave. Owings Mills, Md. 21117			
DEBIT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT	\$5.75
Advertising and posting of property 71-140-R		COST	\$5.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
OFFICE OF FINANCE, REVENUE DIVISION			
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204			

Daniel Wondelohn
Upper Park Heights Ave.
Owings Mills, Md.
Zone 21117 Route 2

PLEASANT HEIGHTS

ROUTE 2

GREENWOOD

0 100 200 300 FEET

TERACE

ROCKDALE

PLEASANT HEIGHTS

GREENWOOD

BROOKHAVEN

MARLBURY

MARYVALE

LIBERTY

ROCKDALE

GREENWOOD

PLEASANT HEIGHTS

ROUTE 2

0 100 200 300 FEET