

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Schmidt Ford, 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 R-6 zone to an R-A and B-L zone; for the following reason:

Error in original zoning and a genuine change in conditions.

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.

Schmidt Ford, Inc.
 Lawrence Posner, Principal Owner
 Address: 9414 Liberty Road

W. Lee Harrison, Petitioner's Attorney
 Address: 306 W. Joppa Road, Towson, MD. (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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1970, at 2:00 o'clock.

Zoning Commissioner of Baltimore County

(over)



FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX # 6628, TOWSON, MD. 21204

Description to Accompany Zoning Petition
 Re-classification from R6 to RA, "Burmout Gardens".

March 12, 1970

Beginning for the same on the easterly outline of parcel of land shown on the Plat entitled: "Pikeswood" Section One, and recorded in the Plat Records of Baltimore County in Plat Book No. 30 folio 45 at the distance of 799.49 feet from the northernmost side of Liberty Road; said point of beginning being at the end of the following two lines, viz: North 59° 40' 30" West 554.64 feet, from the corner formed by the intersection of the northernmost side of Liberty Road with the west side of Burmount Avenue and North 18° 57' 12" East 799.49 feet, running thence from said place of beginning the four following lines, viz: North 18° 57' 12" East 1392.33 feet, South 42° 07' 10" East 374.86 feet, South 12° 40' 15" West 1255.55 feet and North 66° 30' 00" West 466.96 feet to the place of beginning.

Containing 11.853 acres more or less.

RE: PETITION FOR RECLASSIFICATION : BEFORE
 NE corner of Liberty Road : COUNTY BOARD OF APPEALS
 and Burmount Avenue : 2nd District : OF
 Schmidt Ford, Inc. : BALTIMORE COUNTY
 Petitioner : No. 71-160-R

ORDER OF DISMISSAL

Petition of Schmidt Ford, Inc. for reclassification from R-6 to R.A. and B.L. zones, on property located on the northeast corner of Liberty Road and Burmount Avenue, in the Second Election District of Baltimore County.

WHEREAS, by letter dated March 29, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion, dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 14th day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Baltoe, Jr., Chairman

John A. Miller

Walter C. Horn, Jr.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 NE corner of Liberty Road and Burmount Avenue - 2nd District : ZONING COMMISSIONER
 Schmidt Ford, Incorporated - Petitioner : OF
 NO. 71-160-R (Item No. 229) : BALTIMORE COUNTY

This Petition seeks a Reclassification of two (2) tracts of land, consisting of approximately twenty-three (23) acres of ground, from a R 6 Zone to R.A. and B.L. Zones. Plans call for the construction of a combination shopping center - garden type apartment development.

Without reviewing the evidence in detail, it is the opinion of the Zoning Commissioner of Baltimore County that the Petitioner has failed to show error in the original zoning map or such substantial changes in the character of the neighborhood justifying the granting of this Petition.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of January, 1971, 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 a R 6 Zone.

ORDER RECEIVED FOR FILING

DATE: 1/29/71

BY: [Signature]

[Signature]
 Zoning Commissioner of Baltimore County

RE: RECLASSIFICATION FROM : BEFORE THE
 R-6 TO R-A AND B-L ZONES : ZONING COMMISSIONER
 E/S LIBERTY ROAD AND : OF
 N/S BURMOUNT AVENUE : BALTIMORE COUNTY
 PETITIONER: SCHMIDT FORD, INC.

MEMORANDUM

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

1. Numerous reclassifications have taken place in the immediate neighborhood:

- a. Case No. 68-44-R - S/S Liberty Road, 604 feet, SE of Chapman Road, from R-6 and R-10 to B-R. Granted 8/22/67
- b. Case No. 67-111-R - NW/S Outt Road, 407 feet N of Zeta Way. Reclassification from R-10 to R-6. Granted 11/28/66.
- c. Case No. 66-54-R - NE/S McDonough Road, 1560 feet from Allenswood Road. Reclassification from R-1- to R-6. Granted 8/30/65.
- d. Case No. 65-83-XA - SW/S Samoset Road, 69 feet SE of Sonara Road. Special Exception for a Community Recreation area. Granted 10/14/64.
- e. Case No. 65-153-R - SW/S Liberty Road, 1780 feet NW of Chapman Road. Reclassification from R-10 to R-A. Granted 7/1/66.
- f. Case No. 65-178-R - NE/S Liberty Road, 3061 feet SE of Marriot'sville Road. Reclassification from R-10 and R-6 to R-A. Granted 6/22/67.

- g. Case No. 65-168-R - NE/S Liberty Road and SW of Winans Road. Reclassification from: R-6 and R-10 to R-A and R-5. Granted 3/3/67.
- h. Case No. 68-39-R - Beg. 383 feet from W/S of Liberty Road, 1780 feet NW of Chapman Road. Reclassification from R-A and R-10 to B-L. Granted 8/17/67.

i. Case No. 68-169-RX - NE/S Liberty Road, 1625 feet SE of Turiton Road. Reclassification from R-10 and R-6 to R-A and Special Exception for an office building. Granted 2/14/68.

2. And for such other and further reasons as may be shown at the time of hearing hereon.

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

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX # 6628, TOWSON, MD. 21204

Description to Accompany Zoning Petition
 Reclassification from R6 to RA, "Burmout Gardens".

March 12, 1970

Beginning for the same at a point on the west side of Burmount Avenue, said point being at the end of the two following lines, viz: North 15° 19' East, the beginning of said line being at the northeast corner formed by the intersection of the northernmost side of Liberty Road and the west side of Burmount Avenue, binding on the west side of Burmount Avenue, 200.00 feet and continuing to bind on the side of said Avenue, North 57° 14' 10" East 52.73 feet, running thence from said point of beginning parallel with and distant 273 feet measured at right angles from the center line of Liberty Road and binding on the line dividing the land previously zoned BR to the south and R6 to the north, North 59° 40' 30" West 576.47 feet, thence North 18° 57' 12" East 554.68 feet, thence South 66° 30' East 1053.50 feet to the northwesternmost side of Burmount Avenue, 33 feet wide, thence binding on the northwesternmost side of Burmount Avenue, South 59° 14' 10" West 763.58 feet to the place of beginning.

Containing 11.184 acres more or less.



May 14, 1974

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

Re: File No. 71-160-R
 Schmidt Ford, Inc.

Dear Mr. Harrison:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Budenheimer

Encl.

cc: Harry S. Swartzwelder, Jr., Esq.
 Mr. Nathan Glushko
 Mr. S. E. DiNanno
 Mr. J. D. Frown
 Mrs. A. Werneth
 Board of Education

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21284

March 29, 1974

W. Lee Harrison, Esquire
304 W. Joppa Road
Towson, Md. 21284

Re: Zoning File No. 71-160-R
Schmidt Ford, Inc., Petitioner

Dear Mr. Harrison:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

Walter A. Keller, Jr.
Walter A. Keller, Jr., Chairman

cc: Harry S. Swartzwelder, Jr., Esq.
Mr. Nathan Ghahshokar

LAW OFFICES
W. LEE HARRISON
304 WEST JOPPA ROAD
TOWSON, MARYLAND 21284

February 11, 1971



Edward D. Hardesty, Esq.
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21284

Re: Petition for Reclassification, NE corner of Liberty Road and Burmont Avenue - 2nd District, Schmidt Ford, Inc., Petitioner No. 71-160-R (Item No. 229)

Dear Mr. Hardesty:

Please note an appeal to the Board of Appeals of Baltimore County from your decision and order dated January 29, 1971, denying the reclassification requested, on behalf of the Petitioner.

I enclose herewith check in the amount of \$75.00 to cover the costs of the appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b/enc.

January 29, 1971

W. Lee Harrison, Esquire
304 West Joppa Road
Towson, Maryland 21284

RE: Petition for Reclassification
NE/corner of Liberty Road and
Burmout Avenue - 2nd District
Schmidt Ford, Incorporated -
Petitioner
NO. 71-160-R (Item No. 229)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

EDM/eri

Attachments

cc: Harry S. Swartzwelder, Jr., Esquire
210 East Redwood Street
Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Cravells, Director of Planning

Date: November 4, 1970

SUBJECT: Petition #71-160-R, Northeast corner of Liberty Road and Burmont Avenue
Petition for Reclassification from R-6 to R.A. and B.L.
Schmidt Ford, Inc. - Petitioners

2nd District

HEARING: Thursday, November 5, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. and B.L. zoning. We voice our objection to the proposed reclassification for the following reasons:

1. A previous case for petition of this subject property (67-6-R) established at the Circuit Court level that there was no error in the present zoning map relative to expansion of commercial zoning; however and that the character of the area had not changed in any substantial way so as to justify increased depth of commercial zoning on the subject property.
2. We do not feel that any changes have occurred in the area since testimony was heard before the Board of Appeals on Case #67-6-R which would justify the creation of either additional commercial zoning or apartment zoning here. In fact, large areas of undeveloped commercial zoning exist in the area in superior locations for accommodating the shopping needs of existing or potential population in the area.
3. With regard to the apartments, the Planning Staff feels that the creation of such zoning here constitutes spot zoning in the sense that residential densities would be allowed here in a manner not in harmony with or consistent with the densities now developed immediately to the West along Pikeswood Drive or to be developed in the future on essentially vacant land to the East.
4. Notwithstanding the apartment zoning nor the expansion of commercial zoning is in accordance with the presently adopted comprehensive plan for the area; such zoning is not in accord with the proposed, revised comprehensive plan for which the Planning Board has held public hearings. Again, we feel that the reclassification sought by this petition constitutes spot zoning because they are not in accordance with the existing or emerging comprehensive plan for this area.
5. In light of traffic conditions along Liberty Road, we further feel that this petition represents an undesirable change in zoning because of the substantial and dramatic increase in trip generation resulting therefrom.

GE:cmh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Richard B. Williams, Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #229

Date: May 11, 1970

April 14, 1970
Schmidt Ford, Incorporated
W/S Burmont Avenue,
Intersection N/S Liberty Rd.

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

- 1) The plan must be revised to show Allenwood and Joleon Roads carried through the property.
- 2) All access to the Service Station must be from within the shopping center except the Director of Planning and the County Traffic Engineer may grant 1 or 2 points of direct access on to public streets.
- 3) An 8' stockade fence must be shown around the proposed shopping center.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item 229 (1969-1970)
Property Owner: Schmidt Ford, Inc.
W/S Burmont Avenue, Intersection N/S Liberty Rd.
Present Zoning: R-6
Proposed Zoning: RA and BL
District: 2nd
No. Acres: 11.188 acres ±

Date: May 11, 1970

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.

Highways:

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

Allenwood Road is an existing road which is proposed to be extended through the subject site and improved as a 40-foot curbed section on a 60-foot right-of-way.

Burmout Avenue is an existing unimproved road which shall be improved as a public road with a minimum 40-foot curbed section on a 60-foot right-of-way. A realignment of this road should be investigated and subsequent improvements will be constructed with the development of this site.

Joleon Road is an existing road which is proposed to be extended through the subject site and shall be improved as a 40-foot curbed section on a 60-foot right-of-way.

Highway right-of-way and improvements to the aforementioned County roads will be required in connection with the development of this property.

The petitioner's engineer should consult with the Office of Planning concerning the projected road alignments of the proposed public roads through the subject site, the location of which should be shown on the zoning plan.

Storm Drains:

Storm drain facilities and/or easements will be required in connection with the development of this property.

Item 229 (1969-1970)
Property Owner: Schmidt Ford, Inc.
Page 2
May 11, 1970

Storm Drains: (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 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 issuance of any grading or building permits.

Water:

Public water is available to serve the commercial portion of this property from the existing 20-inch main in Liberty Road. A proposed water main will be required to be constructed in Burmont Avenue.

Public water can be made available to serve the apartment complex by constructing a public water main extension in Allenwood and Joleon Roads.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 400 feet in length from the existing 8-inch public sanitary sewer in Allenwood Road.

The proposed sewer should be extended in such a manner as to serve the undeveloped properties to the east of this site.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EDM:DFM:er

NW 87, 73, 83 Topo
P-34 Key Sheet
28 & 29 NW 37 Position Sheets

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
ATTN: Mr. Myers
FROM: Inspector Thomas E. Kelly, Fire Department
SUBJECT: PROPERTY OWNER: Schmidt Ford, Incorporated

Date: April 21, 1970

Location: W/S Burmont Avenue, Intersection N/S Liberty Road
Item # 29 Zoning Agenda April 16, 1970

Owner shall be required to comply to all applicable requirements of the U.S. Life Safety Code, 1963 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 ZONING ADVISORY COMMITTEE

May 12, 1970

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

Re: Type of Hearing: Reclassification from an R6 zone to an RA and BL zone
Location: W/S Burmont Avenue, Int. N/S Liberty Road
Petitioner: Schmidt Ford, Inc.
Committee Meeting of April 14, 1970
2nd District
Item 229

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 two vacant houses and out buildings. It appears that the property at one time was used as a farm. The property to the north and west are improved with new dwellings. The property to the south is improved with retail stores and a synagogue. The property to the east is partially farm land and partially developed residentially. Liberty Road and Burmont Avenue are not improved as far as concrete curb and gutter are concerned.

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.

Highways

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

Allenswood Road is an existing road which is proposed to be extended through the subject site and improved as a 40-foot curbed section on a 60-foot right-of-way.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 229

May 12, 1970

Highways (Continued)

Burmont Avenue is an existing unimproved road which shall be improved as a public road with a minimum 40-foot curbed section on a 60-foot right-of-way. A realignment of this road should be investigated and subsequent improvements will be constructed with the development of this site.

Joleon Road is an existing road which is proposed to be extended through the subject site and shall be improved as a 40-foot curbed section on a 60-foot right-of-way.

Highway right-of-way and improvements to the aforementioned County roads will be required in connection with the development of this property.

The petitioner's engineer should consult with the Office of Planning concerning the proposed road alignments of the proposed public roads through the subject site, the location of which should be shown on the zoning plan.

Storm Drains

Storm drain facilities and/or easements will be required in connection with the 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.

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 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.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 229

May 12, 1970

Sediment Control (Continued)

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 is available to serve the commercial portion of this property from the existing 20-inch main in Liberty Road. A proposed water main will be required to be constructed in Burmont Avenue.

Public water can be made available to serve the apartment complex by constructing a public water main extension in Allenswood and Joleon Roads.

Sanitary Sewer

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 460 feet in length from the existing 8-inch public sanitary sewer in Allenswood Road.

The proposed sewer should be extended in such a manner as to serve the undeveloped properties to the east of this site.

PROJECT PLANNING DIVISION

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

- The plan must be revised to show Allenswood and Joleon Roads carried through the property.
- All access to the service station must be from within the shopping center except the Director of Planning and the County Traffic Engineer may grant 1 or 2 points of direct access on to public streets.
- An 8' stockade fence must be shown around the proposed shopping center.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 229

May 12, 1970

DEPARTMENT OF TRAFFIC ENGINEERING

Permit: If the zoning is granted, can expect a trip density increase from 500 trips to 8400 trips. Parcel C has a trip density of 2200 trips. Parcel B can expect an increase in trip density from 500 trips to 1400 trips per day. Therefore indicating that if zoning is granted, a total trip density of 12,000 trips can be expected from the total site. With the existing volume on Liberty Road, Liberty Road cannot be expected to handle the increased trip density for the subject site.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code Rules and Regulations when plans are submitted. Also, see Parking Sec. 409.101.

HEALTH DEPARTMENT

Public water is available to the site, and public sewer is proposed.

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.

Swimming Pool Comments: Prior to approval of a public pool on this site two complete sets of plans and specifications of the pool and bathroom must be submitted to the 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.

FIRE DEPARTMENT

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: April 20, 1970
FROM: Ian J. Forrest
SUBJECT: Item 229 - Zoning Advisory Committee Meeting, April 14, 1970

229. Property Owner: Schmidt Ford, Incorporated
Location: W/S Burmont Avenue, Intersection N/S Liberty Road
Present Zoning: R-6
Proposed Zoning: RA and BL
District: 2nd
No. Acres: 11.184 acres

Public water is available to the site, and public sewer is proposed.

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.

Swimming Pool Comments: Prior to approval of a public pool on this site two complete sets of plans and specifications of the pool and bathroom must be submitted to the 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.

I. J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

April 20, 1970

WALTER B. WOODRUFF, JR.
GROUP ENGINEER
COUNTY TRAFFIC ENGINEER
WALTER B. WOODRUFF, JR.
GROUP ENGINEER
COUNTY TRAFFIC ENGINEER
WALTER B. WOODRUFF, JR.
GROUP ENGINEER
COUNTY TRAFFIC ENGINEER

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

Attn: Mr. O. L. Myers

Dear Mr. Hardesty:

Re: Zoning Advisory Comm. Meeting
April 14, 1970
Property Owner: Schmidt Ford, Inc.
Location: W/S Burmont Ave.,
Int. N/S Liberty Road (Route 26)
Present Zoning: R-6
Proposed Zoning: RA and BL
2nd District
No. Acres: 11.184 acres

The frontage of the subject site must be curbed with concrete. The curb is to be 24" from and parallel to the centerline of Liberty Road. The curb must return into Burmont Avenue on a 30' radius. The widths of the proposed entrances must be indicated.

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

The entrances 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. Meyers
Ass. Development Engineer

CLJ:EM:bk

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: April 17, 1970
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 229 - ZAC - April 14, 1970
Property Owner: Schmidt Ford, Inc.
Burmont Avenue, N/S Liberty Road
R6 to RA & BL

Parcel A. If the zoning is granted, can expect a trip density increase from 560 trips to 8400 trips. Parcel C has a trip density of 2200 trips. Parcel B can expect an increase in trip density from 500 trips to 1400 trips per day.

Therefore, indicating that if zoning is granted, a total trip density of 12,000 trips can be expected from the total site. With the existing volume on Liberty Road, Liberty Road cannot be expected to handle the increased trip density for the subject site.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 229

May 12, 1970

BOARD OF EDUCATION

The Randallstown Elementary School with a capacity of 670, and a September 17th enrollment of 679 services this area.

The current zoning could ultimately yield as much as 40 students, while a change in the zoning could yield as much as 56 students (if the proposed number of apartments were erected) or as much as 64 students (if the allowed number of apartments were erected).

The "Randall Ridge Elementary" school is programmed for construction in 1975-76 year.

STATE ROADS COMMISSION

The frontage of the subject site must be curbed with concrete. The curb is to be 24" from and parallel to the center line of Liberty Road. The curb must return into Burmont Avenue on a 30' radius. The widths of the proposed entrances must be indicated.

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

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

ZONING ADMINISTRATION DIVISION

This office is withholding the hearing date until such time as revised plans are submitted in accordance with the Bureau of Engineering and Project Planning comments.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:jd

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. G. L. Myers, Zoning Date: April 16, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #222 - Schmidt Ford, Incorporated

Petitioner to comply with all applicable requirements of the Baltimore County Building Code Rules and Regulations, when plans are submitted, also see parking Section 1521.01X1 109.108.

Everett B. Reed, Plans Review

BALTIMORE COUNTY DEPT. OF EDUCATION 229

ZONING ADVISORY COMMITTEE MEETING OF APRIL 14, 1970

Petitioner: Schmidt Ford, Inc.
Location: 415 BURMONT AVE. @ LIBERTY RD.
District: 2
Present Zoning: R6
Proposed Zoning: RA 4 St.
No. of Acres: 11.184

Comments: THE RINDILLSTON ELEM. SCHOOL WITH A CAPACITY OF 670 & A SEPT. 17TH ENROLLMENT OF 679 SERVICES THIS YEAR.

THE CURRENT ZONING COULD ULTIMATELY YIELD AS MUCH AS 40 STUDENTS WHILE A CHANGE IN THE ZONING COULD YIELD AS MUCH AS 56 STUDENTS (IF THE PROPOSED NUMBER OF ARTS WERE ERECTED) OR AS MUCH AS 64 STUDENTS (IF THE PROPOSED NUMBER OF ARTS WERE ERECTED)

THE RINDILL RIDGE ELEM. SCHOOL IS NOW PROGRAMMED FOR CONSTRUCTION IN 1975-76 YEAR.

F2 4/16/70

LESSNER, CAPLAN, MAVER, ET AL.
Appellants
vs.
SCHAUBT FORD, INC.
Intervenor
OFFICE COPY
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
MISCELLANEOUS
No. 3723

ORDER TO DISMISS

MR. CLERK
Please dismiss the Appeal heretofore entered in the above entitled case.

151
Franklin H. Horn
1765 Court Square Building
Baltimore, Maryland 21202

151
James H. Cook
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Attorney for Schmidt Ford, Inc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2-24 Date of Posting: March 2, 1971
Posted for: A775A1
Petitioner: Schmidt Ford, Inc.
Location of property: NE CORNER OF BURMONT AVE. & BURMONT AVE.
Remarks:
Posted by: Charles H. Maul Signature Date of return: March 2, 1971

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2-24 Date of Posting: Oct. 17, 1970
Posted for: RECLASSIFICATION FROM R.C.G. TO R.A. 4 B.H.
Petitioner: SCHMIDT FORD, INC.
Location of property: NE CORNER LIBERTY RD. & BURMONT AVE.
Remarks:
Posted by: Charles H. Maul Signature Date of return: Oct. 23, 1970

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 75324 DATE Oct. 13, 1970
Baltimore County Office of Finance
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
To: Mr. Leo Harrison, Esq. 306 W. Joppa Rd. Towson, Md. 21286
Advertising and posting of property 871-566-2 \$6.00
TOTAL AMOUNT \$6.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 15, 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. once in each of one line November 1970 before the 5th day of November 1970, the first publication appearing on the 15th day of October 1970.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

Pikesville, Md. Oct. 15, 1970
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 5th of November 1970 the first publication appearing on the 15th day of October 1970.

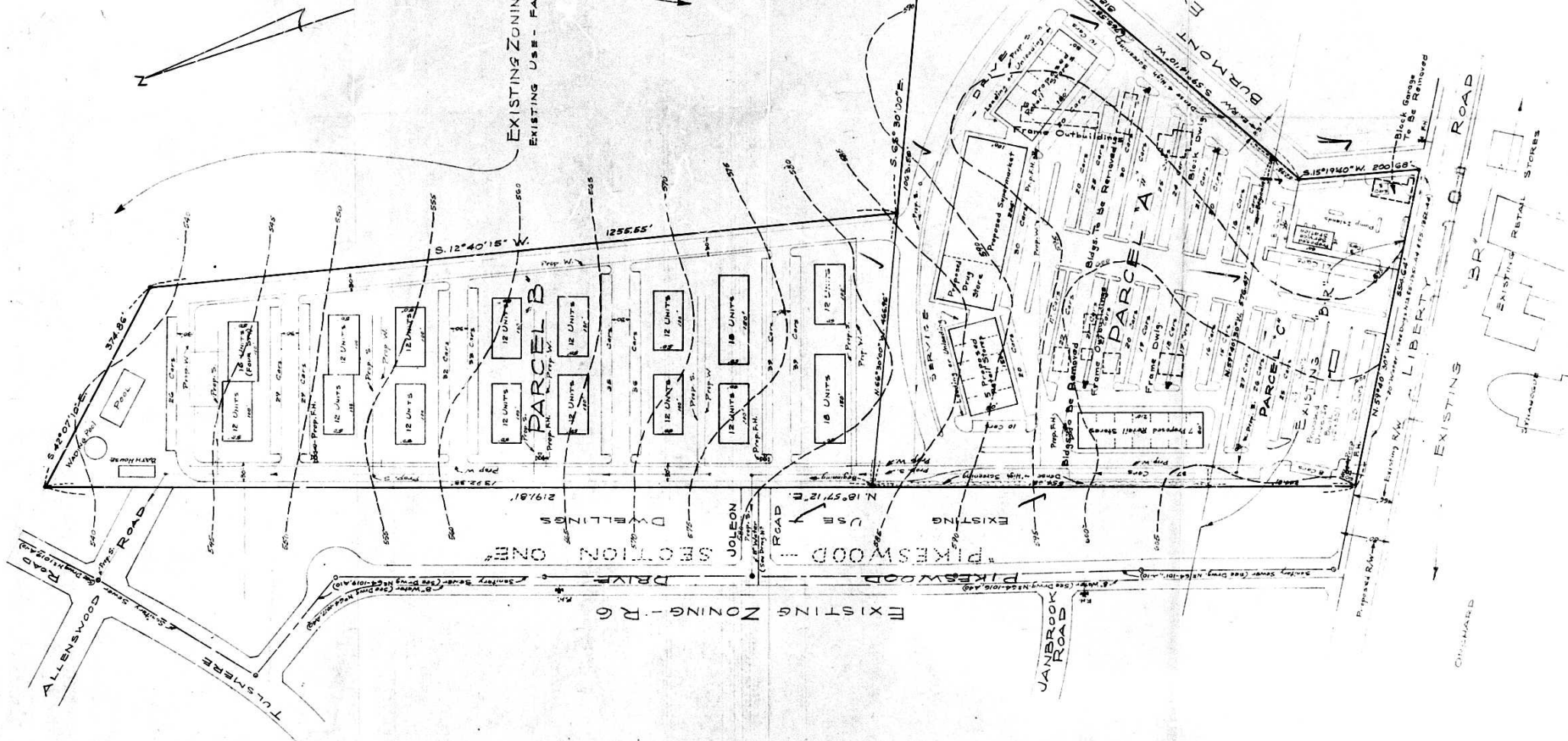
THE NORTHWEST STAR

Cost of Advertisement, \$ 13.02

PETITION FOR RECLASSIFICATION AND ZONING
ZONING FROM R-6 TO R-A AND R-L
COUNTY: Towson, Baltimore County of Baltimore County, Md.
DATE: Thursday, November 12, 1970 at 2:00 P.M.
PUBLIC HEARING: Room 116 Court House Building, 111 W. Chesapeake Avenue, Towson, Maryland

PETITION FOR RECLASSIFICATION AND ZONING
COUNTY: Towson, Baltimore County of Baltimore County, Md.
DATE: Thursday, November 12, 1970 at 2:00 P.M.
PUBLIC HEARING: Room 116 Court House Building, 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
306 W. Joppa Road
Towson, Maryland 21286
Your Petition has been received and accepted for filing; this 1st day of September 1970.
Edward D. Hardisty
Zoning Commissioner
Petitioner: Schmidt Ford, Inc.
Reviewed by: Leo Harrison, Esq. Chairman of the Advisory Committee



COMMERCIAL PARKING TABULATION
 PARCEL 'A' - 11,184 ACRES
 PARCEL 'C' - 3,025 ACRES
 TOTAL AREA - 14,217 ACRES

18 Bayon. Stores @ 1 Space per 200 Sq.Ft. = 195
 1 Drive Space @ 1 Space per 200 Sq.Ft. = 37
 1 Supermarket @ 1 Space per 200 Sq.Ft. = 102
 TOTAL REQUIRED = 334 SPACES
 TOTAL PROVIDED = 761 SPACES

PARCEL 'B'
 GARDEN-TYPE APARTMENTS

EXISTING ZONING: R-6
 PROPOSED ZONING: RA
 NET AREA: 11,859 ACRES
 DESIGNED DENSITY: 175 UNITS/ACRE
 TOTAL UNITS DESIGNED: 208 UNITS
 PERMITTED DENSITY: 213 UNITS
 NET DENSITY (11,859/55) FOUR STORY: 213 UNITS
 OFF STREET PARKING: 208 SPACES
 NUMBER SPACES REQUIRED: 518 SPACES
 NUMBER SPACES PROVIDED: 15 SPACES/UNIT

PARCEL 'A'

EXISTING ZONING: R-6
 PROPOSED ZONING: BL

71-160R

OFFICE COPY

MAPS
 3-C
 1-C
 WESTERN
 AREA
 NW-B-J
 RA88L

NOTE:
 THE COMMERCIAL AREA IS TO BE KNOWN AS BURMONT PLAZA AND THE APARTMENT AREA TO BE KNOWN AS 'BURMONT GARDENS'. PAVING SHALL BE OF DURABLE, DUSTFREE MATERIAL AND PROPERLY DRAINED. LIGHTS SHOWN THUS TO BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.

PLAT TO ACCOMPANY ZONING PETITION
 RECLASSIFICATION FROM R-6 TO RA AND BL
 BALTIMORE CO., MARYLAND
 MARCH 13, 1970
 Revised March 24, 1970 Edmund
 Reclamation, More Etc.



GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGANY AVE.
 TOWSON 4, MARYLAND

