

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Herbert J. Russell and Anna N. Russell, legal owners 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, R-10 and R.A. zone to an B.M. and R.A. zone; for the following reasons: Error in the zoning map by placing 4 separate zones on the subject site and change in the neighborhood by improvements of Liberty Road, development of adjacent properties, by changes in original zoning classifications.

#71-161R
 MDP
 2-E
 2-C
 WESTERN
 A.R.C.A.
 NW-6-I
 NW-8-I
 B.M.
 R.A.
 6-25-74
 M/S

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 a shopping center and garden apartment complex.

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: Proctor Development Company
 Legal Owner: Herbert J. Russell and Anna N. Russell

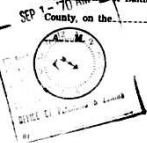
Address: 3700 Leppan Lane
 Reisterstown, Md. 21155

Address: 3700 Leppan Lane
 Reisterstown, Md. 21155

Petitioner's Attorney: Frank E. Cicone
 Professional's Attorney: Kary Schwartzelder

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1974, 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 12th day of November, 1974, at 10:00 o'clock.

Edward D. Harder
 Zoning Commissioner of Baltimore County



ORDER RECEIVED FOR FILING
 DATE 4/22/74
 BY [Signature]

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from R-6, R-10 and R.A. to B.M. and R.A. : COUNTY BOARD OF APPEALS
 SW/S of Liberty Road 2000 feet NW of Old Court Road : OF
 2nd District : BALTIMORE COUNTY
 Robert J. Russell and Anna N. Russell : No. 71-161-R
 Petitioners :
 Proctor Development Company :
 Contract Purchaser :

ORDER OF DISMISSAL

Petition of Robert J. Russell and Anna N. Russell (Proctor Development Company, contract purchaser) for reclassification from R-6, R-10 and R.A. to B.M. and R.A. on property located on the southwest side of Liberty Road 2000 feet northwest of Old Court Road, in the Second Election District of Baltimore County.

WHEREAS, by letter dated April 1, 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, and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 15th 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
[Signature]
 Walter A. Keller, Jr., Chairman
[Signature]
 W. Giles Carter, Secretary
[Signature]
 Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 SW/S of Liberty Road, 2000' NW of Old Court Road - 2nd District : ZONING COMMISSIONER
 Herbert J. Russell, et al - Petitioners : OF
 NO. 71-161-R (Item No. 322) : OF
 : BALTIMORE COUNTY

The Petitioners seek a Reclassification of their property, consisting of twenty-one (21) acres, from R. 6, R. 10 and R.A. Zones to B.14. and R.A. Zones. Actually, the overall acreage comprises twenty-six (26) acres and the part that is not included in this Petition is currently zoned either R.A. or B.L. Therefore, the overall parcel now has four (4) separate zoning designations; namely, R. 6, R. 10, R.A. and B.L.

The property has a three hundred and seventy-one (371) feet frontage on the south side of Liberty Road and also borders Old Court Road for three hundred and seventy-five (375) feet. Approximately 10.72 acres are now zoned R.A., and if this Petition is granted, there will be 10.99 acres remaining so that there is in effect little or no change in the apartment density as to what is now existing and as to what is proposed.

The Petitioners plans call for the construction of a shopping center on approximately fifteen (15) acres of ground with parking facilities for eight hundred and thirty-nine (839) vehicles. An apartment development consisting of one hundred and seventy-five (175) units with two hundred and eighty-three (283) parking spaces is proposed for the remaining eleven (11) acres. Sixty (60%) per cent will be one (1) bedroom renting for One Hundred and Fifty (\$150.00) Dollars per month plus utilities and the remaining forty (40%) per cent will be two (2) bedroom renting for Two Hundred (\$200.00) Dollars per month plus utilities.

The overall tract is bordered on the west by unimproved R.A. zoned land and R. 6 zoned land, both of which are being farmed. To the south, is another R. 15 zoned farm. To the east, is the new Luskins complex now

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 BY [Signature]

Protest to this Petition was based on overtaxing of utilities and roads, and creeping of commercialism. As stated earlier, there will be no increase in residential apartment density as a result of the granting of this Petition. Therefore, the proposed apartments should not be considered as a factor so far as overtaxing of utilities and roads are concerned. It is an established fact that a commercial development will not tax the utilities to the same extent that a residential development will. Furthermore, there was no testimony offered to the effect that Liberty Road and the proposed Brenbrook Drive cannot handle the projected traffic.

Without further reviewing the evidence, the Zoning Commissioner feels that the present zoning on the subject property is in error and that because of this and other physical changes already enumerated, the subject Petition should be granted. The proposed development should not depreciate residential values in the area and should not violate the various grounds of concern given by the Protestants.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of January, 1971, that the herein described property or area should be and the same is hereby reclassified from R. 6, R. 10 and R.A. Zones to B.M. and R.A. Zones, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE 4/22/74
 BY [Signature]

PETITION FOR RECLASSIFICATION : BEFORE THE
 From "R-6, R-10, R-A" : ZONING COMMISSIONER
 To "B-M and R-A" : OF
 Liberty Road near Old Court Road : BALTIMORE COUNTY
 Herbert J. Russell :
 Anna N. Russell :
 Legal Owners :
 Proctor Development Company :
 Nathan Scherr :
 Contract Purchaser :
 * * * * *

MEMORANDUM
 Petitioner, HERBERT J. RUSSELL and ANNA N. RUSSELL, Legal Owners, and PROCTOR DEVELOPMENT COMPANY, NATHAN SCHERR, Contract Purchaser, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland, assign the following reasons in support of their petition for zoning re-classification:

1. Error in original zoning
 - a. Original plan did not take into effect the future growth of Northwest Baltimore County and the need for commercial and residential use in that area.
 - b. Relocation of Brenbrook Drive, formerly Gordon Road; now goes through this property.
 - c. Zoning map placed four separate zones on the subject site.
2. Genuine change in the character of the neighborhood. The following changes have occurred in the immediate area:
 - a. Petition No. 65-180R which is from R-6 to R-1.
 - b. Petition No. 68-201R which is from R-1 to B-L.
 - c. Petition No. 69-111R which is from R-6 to R-L.
 - d. Petition No. 69-208R which is from R-1 to B-L.
 - e. Petition No. 70-87R which is from R-6 to B-L.
3. The granting of petitioner's request will benefit the community by providing needed commercial and residential development in the area.
4. For such other and further reasons to be submitted at the time of hearing.

[Signature]
 Nathan Scherr
 833-7774

under construction and next to Luskins is the new Brenbrook Drive, also under construction. To the north, across Liberty Road, is another shopping center. Liberty Road in this immediate area is almost totally commercialized in an easterly direction on both sides.

The aforementioned Brenbrook Drive will be eventually extended southward to the new Windsor Boulevard and will completely bisect the subject property. With this thought in mind, the Petitioners would construct their shopping area on the west side of Brenbrook Drive but also oriented to Liberty Road, and the proposed apartment development will lie on the east side of and oriented to Brenbrook Drive. There will be no access whatsoever to Old Court Road.

There was expert testimony offered to the effect that because the subject tract contains four (4) different zoning classifications, which are irregular in shape, that development would be most difficult. As a matter of fact, Mr. Bernard J. Medary, Jr., a realtor and appraiser, feels that the present zoning on the tract is improper and this in itself amounts to an error. He likewise is of the opinion that the proposed zoning would be compatible with the general neighborhood in that the planned apartment development will complement the existing R.A. development just to the east of the proposed Brenbrook Drive, whereas the planned shopping center will join the Luskins complex now under construction. He listed various zoning changes but actually the only pertinent one concerned Luskins aforementioned. As physical changes, he included the widening of Liberty Road in 1965 and the current construction of Brenbrook Drive.

The parties stipulated that the proposed zoning request will not result in congestion and that Liberty Road could handle the projected traffic. As pointed out earlier, there will be no traffic flow from the property projected onto Old Court Road.

There was additional testimony that water and sewerage facilities are available and adequate.

County Board of Appeals
 COUNTY OFFICE BUILDING
 111 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21286
 April 1974

Henry S. Schwartzelder, Jr., Esquire
 210 East Redwood Street
 Baltimore, Maryland 21202

Re: Zoning File No. 71-161-R
 Robert J. Russell & Anna N. Russell, Petitioners
 Proctor Development Co., Contract Purchaser

Dear Mr. Schwartzelder:

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, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's motion will follow.

Very truly yours,
[Signature]
 Walter A. Keller, Jr., Chairman

cc: The Hon. Frank E. Cicone
 Mr. Howard Cohen

May 15th, 1974

Harry S. Schwartzelder, Jr., Esq.
 409 Tolman Building
 210 E. Redwood Street
 Baltimore, Maryland 21202

Re: File No. 71-161-R
 Robert J. Russell, et al (Proctor Dev. Co., c.p.)

Dear Mr. Schwartzelder:

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,
[Signature]
 Muriel E. Buddenmier

Encl.

cc: Hon. Frank E. Cicone
 Mr. Howard Cohen
 Mr. S. E. Dittman
 Mr. W. D. Freeman
 Board of Education
 Mrs. R. Wemath



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P. E., L. S.
John C. Childs, P. E., L. S.
Associates
Ronald W. Broyles, L. S.
George W. Bushby, L. S.
Robert W. Craban, P. E.
Leonard M. Glass, P. E.
Norman F. Herrmann, L. S.
Paul Lee, P. E.
Paul S. Shelton

DESCRIPTION

15 ACRE PARCEL, LIBERTY ROAD AND BRENBROOK DRIVE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-M" Zoning.

Beginning for the same at a pipe set on the southwest side of the Liberty Road, as now widened and constructed on the 12th or S 37° 02' W 661.5 foot line of the whole tract described in a deed from John Mays Little to Edie L. Russell, dated March 26, 1913 and recorded among the Land Records of Baltimore County in Liber No. 410 folio 194 etc., said point being distant 2000', more or less, northwesterly from Old Court Road, running thence binding on the southwest side of the Liberty Road, (1) S 64° 27' 30" W 17.09 feet, thence running for lines of division, four courses: (2) S 26° 36' W 253.45 feet, and (3) S 37° 29' W 1036.35 feet, (4) S 43° 39' 20" E 550 feet, more or less, to the center line of proposed Brenbrook Drive, 70 feet wide, thence binding on the center line of said Brenbrook Drive, (5) northeasterly, by a curve to the left the distance of 930 feet, more or less, thence binding reversely on the outlines of said land of Edie L. Russell and wife, (6) N 52° 19' W 245 feet, more or less, and (7) N 32° 11' E 557.72 feet to the place of beginning.

Containing 15 acres of land, more or less.

TPD:impl J.O. # 70060
Water Supply Sewerage Drainage Highways Structures Developments Planning Reports



MATZ, CHILDS & ASSOCIATES, INC.
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1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

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Paul S. Shelton

DESCRIPTION

6 ACRE PARCEL, NORTH SIDE OF OLD COURT ROAD, SOUTHWEST OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "R-A" Zoning.

Beginning for the same at a point on the north side of Old Court Road, at the distance of 2270 feet, more or less, as measured southwesterly and westerly along the northwest and north side of said Old Court Road from its intersection with the southwest side of Liberty Road, said beginning point being at the beginning of the ninth line of the land of Albert Kermisch and others, as described in the deed recorded among the Land Records of Baltimore County in Liber W.J.R. 3764, page 532, running thence binding on a part of said eighth line, (1) northeasterly 510 feet, more or less, thence binding on a part of the third or northwesterly 750 foot line of the Baltimore County Zoning Description R-6-8, and on a part of the fourth line of said description, (2) northwesterly 370 feet, more or less, and (3) northwesterly 75 feet, more or less, to the center of Brenbrook Drive, thence binding on the center line of said Brenbrook Drive, (5) southwesterly, by a curve to the right the distance of 395 feet, more or less, to a point in the ninth or southeasterly 1500 foot line of the aforementioned Zoning Description, thence binding on a part of said ninth line, (7) S 43° 39' 20' E 165 feet, more or less, thence (8) S 14° 03' W 290 feet, more or less, to a point on the north side of said Old Court Road, thence binding thereon, (9) S 84° 40' E 278 feet, more or less.

Water Supply Sewerage Drainage Highways Structures Developments Planning Reports

#71-161-R
MAP
2-B
2-C
WESTERN
AREA
NW-6-I
NW-7-I
BA
RA



less, and (10) S 54° 58' E 97 feet, more or less, to the place of beginning.
Containing 6 acres of land, more or less.

TPD:impl J.O. # 70060 10/7/70



LESTER MATZ, P. E., L. S.
JOHN C. CHILDS, P. E., L. S.
ASSOCIATES
1020 CROMWELL BRIDGE AVENUE
TOWSON, MARYLAND 21284

February 26, 1971

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

RE: File No. 71-161-R - Robert J. Russell
Proctor Development Co., contr. pur.

Gentlemen:

My name is listed as a counsel of record for a protestant in the above captioned matter. It is my understanding that the appeal is being perfected by other protestants; consequently, the appearance of this office is no longer necessary and therefore no witnesses of any type will be presented by this office's client, Loring Byers Funeral Home.

Very truly yours,
Richard F. Cadigan
Richard F. Cadigan

RFC:ps

Rec'd 3-1-71
9-33-71

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
400 TOTHMAN BLDG.
810 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
787-8828

January 27, 1971

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
SW/S of Liberty Road, 2000' NW of
Old Court Road - 2nd District
Herbert J. Russell, et ux - Petitioners
NO. 71-161-R (Item No. 327)

Gentlemen:
Please enter an appeal to the County Board of Appeals from the order of the Zoning Commissioner entered in the above case on January 12, 1971 on behalf of Robert Matchodi, Edward S. Poole, and Howard Cohen, three of the Protestants herein.

I am enclosing my check in the amount of \$70 to cover the cost of this appeal.

Very truly yours,
Harry S. Swartzwelder, Jr.
HARRY S. SWARTZWELDER, JR.

Enclosure
HSS:dgn

January 12, 1971

Frank E. Ciccone, Esquire
First National Bank Building
Towson, Maryland 21204

RE: Petition for Reclassification
SW/S of Liberty Road, 2000' NW
of Old Court Road - 2nd District
Herbert J. Russell, et ux -
Petitioners
NO. 71-161-R (Item No. 327)

Dear Mr. Ciccone:
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/vsi
Attachments
cc: Harry S. Swartzwelder, Jr., Esquire
210 East Redwood Street
Baltimore, Maryland 21202

Richard F. Cadigan, Esquire
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Howard Cohen
P. O. Box 248
Randallstown, Maryland 21133

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavellis, Director of Planning
SUBJECT: Petition #71-161-R, Southwest side of Liberty Road 2000 feet Northwest of Old Court Road
Petition for Reclassification from R-6, R-10 and R.A. to B.M. and R.A.
Herbert J. Russell - Petitioner
2nd District
HEARING: Thursday, November 12, 1970 (10:00 a.m.)

The subject property should remain in the zoning now existing. The existing zoning of the subject property is generally reflected on the proposed recommended zoning maps. If granted this request would greatly increase the traffic volumes along Liberty Road. Liberty Road is operating at near capacity and cannot afford additional traffic volumes.

There are many parcels of land zoned for commercial uses in the area that are vacant, therefore we see no need for additional commercial use for the subject property.

The adopted new zones would allow the developer to develop apartments without changing the base zone. This would not allow the total number of apartments requested but would fit with the public facilities, existing and proposed, such as roads, schools, etc.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21284
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
FROM: C. Richard Moore
SUBJECT: Item 322 - 2AC - May 12, 1970
Property Owner: Herbert J. & Anna N. Russell
Liberty Road opp. Russell Avenue
Reclassification to BL and RA

The subject petition is requesting a change to BL & RA. This change should increase the trip density from 1500 to 8500 trips per day. This trip density, along with development of the existing vacant commercial land, could create a major traffic problem for Liberty Road.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 3, 1970

COUNTY OFFICE, BUILDING 111 & CHESTER AVE. BALTIMORE, MARYLAND 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF THE FIREWATERS

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Herbert J. Russell
8706 Greens Lane
Randallstown, Md. land 21133

RE: Type of Hearings: Reclassification from R-4, R-10 and RA zone to BL and RA zone
Location: SW/S of Liberty Road, 150' opposite Int. with Russell Avenue
Petitioners: Herbert J. and Anna N. Russell
Committee Meeting of May 12, 1970
2nd District
Item 322

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 a dwelling and some farm buildings being used as a farm, with the properties to the north improved with some commercial uses, as well as the property to the east. The property to the northwest and west are improved with a farm use type of operation, as well as the property to the southwest. The properties to the southwest on the opposite side of Old Court Road are improved with dwellings. The properties to the south and southeast are improved with garden type apartments. Liberty Road is improved as far as concrete curb and gutter are concerned; however, Old Court Road is not. The proposed Brenbrook Drive does not exist and most likely would be built as a developer's road.

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, intersection, and entrances on this road will be subject to State Roads Commission requirements.

Mr. Herbert J. Russell
Item 322
Page 2

September 3, 1970

Old Court Road, an existing road, will be improved in this area as a 48' curbed street on a 70' right-of-way.

Brenbrook Road shall extend through this site as a 50' curbed street on a 70' right-of-way.

Right-of-way dedication and highway improvements will be required in connection with the development of this property.

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 affect the road come under the jurisdiction of the Maryland State Roads Commission.

A study will be required at the time this site is developed to determine the drainage easements structures necessary.

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.

Water:

Public water is available to serve this site.

Sanitary Sewers:

Public sewer will be available to serve this site with acquisition of off site easements and construction of a sewer extension.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change to BL & RA. This change should increase the trip density from 1500 to 8000 trips per day. This trip density, along with development of the existing vacant commercial land, could create a major traffic problem for Liberty Road.

Mr. Herbert J. Russell
Item 322
Page 3

September 4, 1970

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, Section 409.10 h.

FIRE DEPARTMENT:

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

Fire hydrants for the proposed site are required and must be in accordance with the Baltimore County Standard.

Minimum width to the roads through site shall be 30' to assure passage of Fire Department equipment.

DEPARTMENT OF HEALTH:

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: This 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.

BOARD OF EDUCATION:

The Randallstown Elementary School with a capacity of 670 and an enrollment of 679 (as of Sept. 17) services this area. A new school is proposed in 1975-76.

The area as currently zoned could ultimately yield 58 students (approx.) while if a rezoning was granted it could ultimately yield 45 students (approx.).

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that is basically acceptable to the State Roads Commission. Access to Liberty Road will be subject to the Commission's approval and permit.

Mr. Herbert J. Russell
Item 322
Page 4

September 4, 1970

ZONING ADMINISTRATION DIVISION:

The petitioner should revise his plan in accordance with Bureau of Engineering comments in the foregoing prior to the hearing.

The 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.

cc: Mr. Nathan Scherr
5 Caraway Road
Beltsville, Maryland 21156

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: June 3, 1970
ATTN: Oliver L. Myers
FROM: Silsworth N. Dwyer, P.E.
SUBJECT: Item 322 (1969-1970)
Property Owner: Herbert J. and Anna N. Russell
S/W side of Liberty Road, 150' opposite Int. with Russell Avenue
District: 2nd.
Present Zoning: R-10 and RA and R-6
Proposed Zoning: Reclassification to BL and RA
No. Acres: 25.99 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.

Highways:

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

Old Court Road, an existing road, will be improved in this area as a 48' curbed street on a 70' right-of-way.

Brenbrook Road shall extend through this site as a 50' curbed street on a 70' right-of-way.

Right-of-way dedication and highway improvements will be required in connection with the development of this property.

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.

A study will be required at the time this site is developed to determine the drainage easements and structures necessary.

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.

Zoning Comment: Item 322
Property Owner: Herbert J. and Anna N. Russell
Page 2
June 3, 1970

Sediment Control (Cont'd)

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 this site.

Sanitary Sewers:

Public sewer will be available to serve this site with acquisition of offsite easements and construction of a sewer extension.

Silsworth N. Dwyer
SILSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

ENGINEERING:

P - SW Key Sheet
23 & 24 NW 32 & 33 Position Sheet
NW 687-1 Topo

TO: Mr. Edward D. Hardesty, Zoning Commissioner DATE: May 22, 1970
Attention: Mr. Myers

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner:
Herbert J. and Anna N. Russell

Location: S/W side of Liberty Road, 150' opposite Int. with Russell Avenue

Item # 322 Zoning Agenda May 12, 1970

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

Fire hydrants for the proposed site are required and be in accordance with the Baltimore County Standard.

Minimum width to the roads through site shall be 30' to assure passage of Fire Department equipment.

Lt. T. E. Kelly



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

May 21, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland, 21284

Attention: Mr. O. L. Myers

Dear Mr. Hardesty:

The subject plan indicates entrance channelization that is basically acceptable to the State Roads Commission. Access to Liberty Road will be subject to the Commission's approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

JEM/mb

By: John E. Meyers
Asst. Development Engineer



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: May 20, 1970
 FROM: Ian J. Forrest
 SUBJECT: Item 322 - Zoning Advisory Committee Meeting, May 12, 1970

322. Property Owner: Herbert J. and Anna N. Russell
 Location: S/W side of Liberty Road, 150' opposite int. with Russell Avenue
 Present Zoning: R-10 and RA and R-6
 Proposed Zoning: Reclass. to BL and RA
 District: 2nd
 No. Acres: 25.99 acres

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.

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

IJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
 TO: Zoning Commissioner Date: May 20, 1970
 FROM: Richard B. Williams
 Project Planning Division
 SUBJECT: Zoning Advisory Agenda Item #274

April 28, 1970
 Jack Sobel & Albert Kermisch
 N/S Old Court Rd. Opp. Int. with
 Southgreen Road

This plan has been reviewed and there are no site-planning factors requiring comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: May 14, 1970
 FROM: Everett Reed, Plans Review
 SUBJECT: #322 Herbert J. and Anna N. Russell
 S.W. side of Liberty Road
 150' opposite int. with Russell Avenue
 District 2

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see parking lots Section 109.10B.

E. Reed
 Everett Reed, Plans Review

Etrach

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
 OF MAY 12, 1970

Petitioner: Russell
 Location: Liberty Rd. and Russell Ave.
 District: 2
 Present Zoning: R10, RA, R4, BL
 Proposed Zoning: BL, RA
 No. of Acres: 25.99

Comments: The RANDALLSTOWN ELEM. SCHOOL WITH A CAPACITY OF 670 AND ENROLLMENT OF 675 (AS OF SCHOOL SERVICES THIS AREA. A NEW SCHOOL IS ~~PLANNED~~ IN 1975-76.

THE AREA AS CURRENTLY ZONED COULD ULTIMATELY YIELD 58 STUDENTS (APPROX.) WHILE IF A REZONING ~~WERE~~ WAS GRANTED IT COULD ULTIMATELY YIELD 45 STUDENTS (APPROX.).

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21284
 INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
 Attn: Oliver L. Myers Date: May 5, 1970
 FROM: C. Richard Moore
 SUBJECT: Item 274 - ZAC - April 28, 1970
 Property Owner: Jack Sobel & Albert Kermisch
 Old Court Road opp. Int. with Southgreen Road
 Reclass. to RA with S.E. for offices

The subject petition should increase the trip density from 175 trips to 840 trips per day. The increased trip density to a site of this size should not create any major traffic problems. If the land surrounding the subject site should also be converted to apartments, then capacity problems could be expected.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Oliver Myers Date: May 4, 1970
 FROM: Ian J. Forrest
 SUBJECT: Item 274 - Zoning Advisory Committee Meeting, April 28, 1970

274. Property Owner: Jack Sobel & Albert Kermisch
 Location: N/S Old Court Rd. opp. int. with Southgreen Rd.
 Present Zoning: R6
 Proposed Zoning: Reclass. to RA with S.E. for offices
 District: 2nd
 No. Acres: 3.5

Public water and sewers are available.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zoning Commissioner Date: May 3, 1970
 Attn: Mr. Myers
 FROM: Inspector Thomas E. Kelly
 Fire Department
 SUBJECT: Property Owner: Jack Sobel and Albert Kermisch

Location: N/S Old Court Rd. Opp. Int. with Southgreen Rd.
 Item #274 Zoning Agenda April 28, 1970

Owner shall be required to comply with 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

BALTIMORE COUNTY, MARYLAND

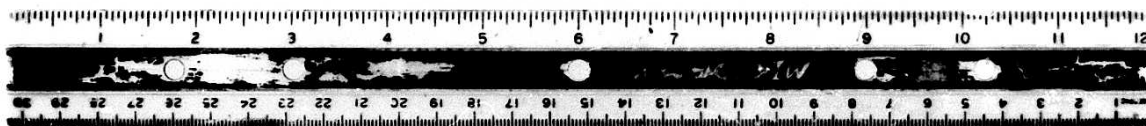
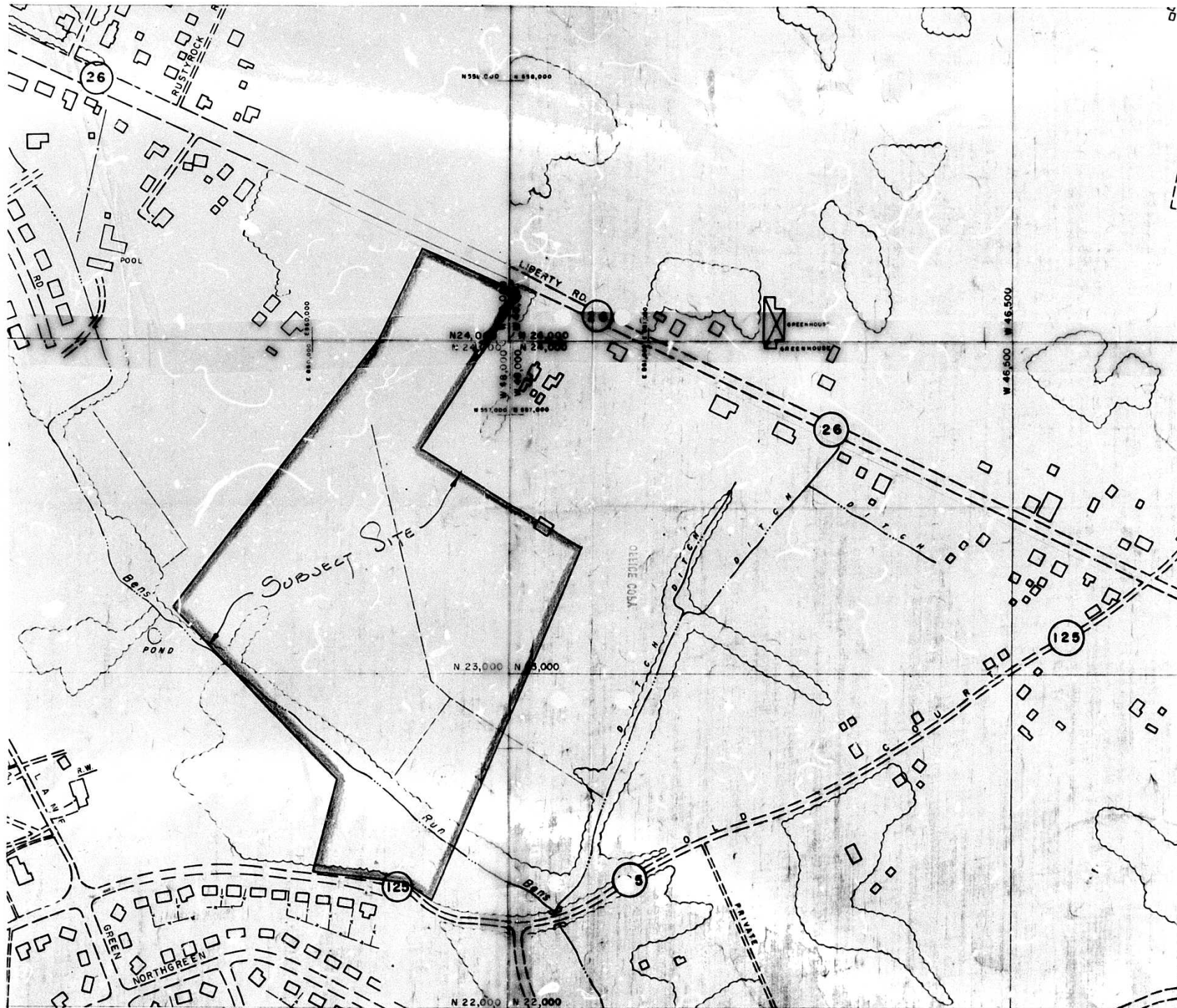
INTER-OFFICE CORRESPONDENCE

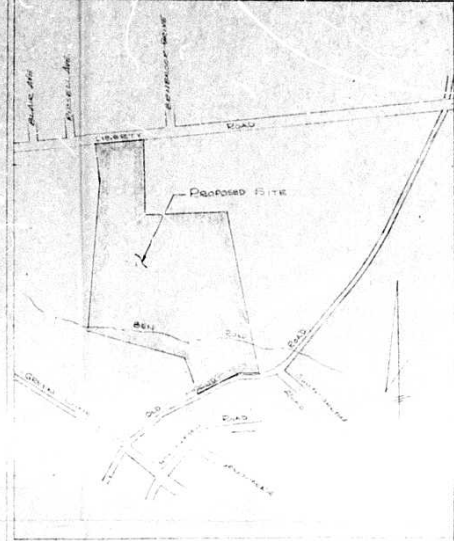
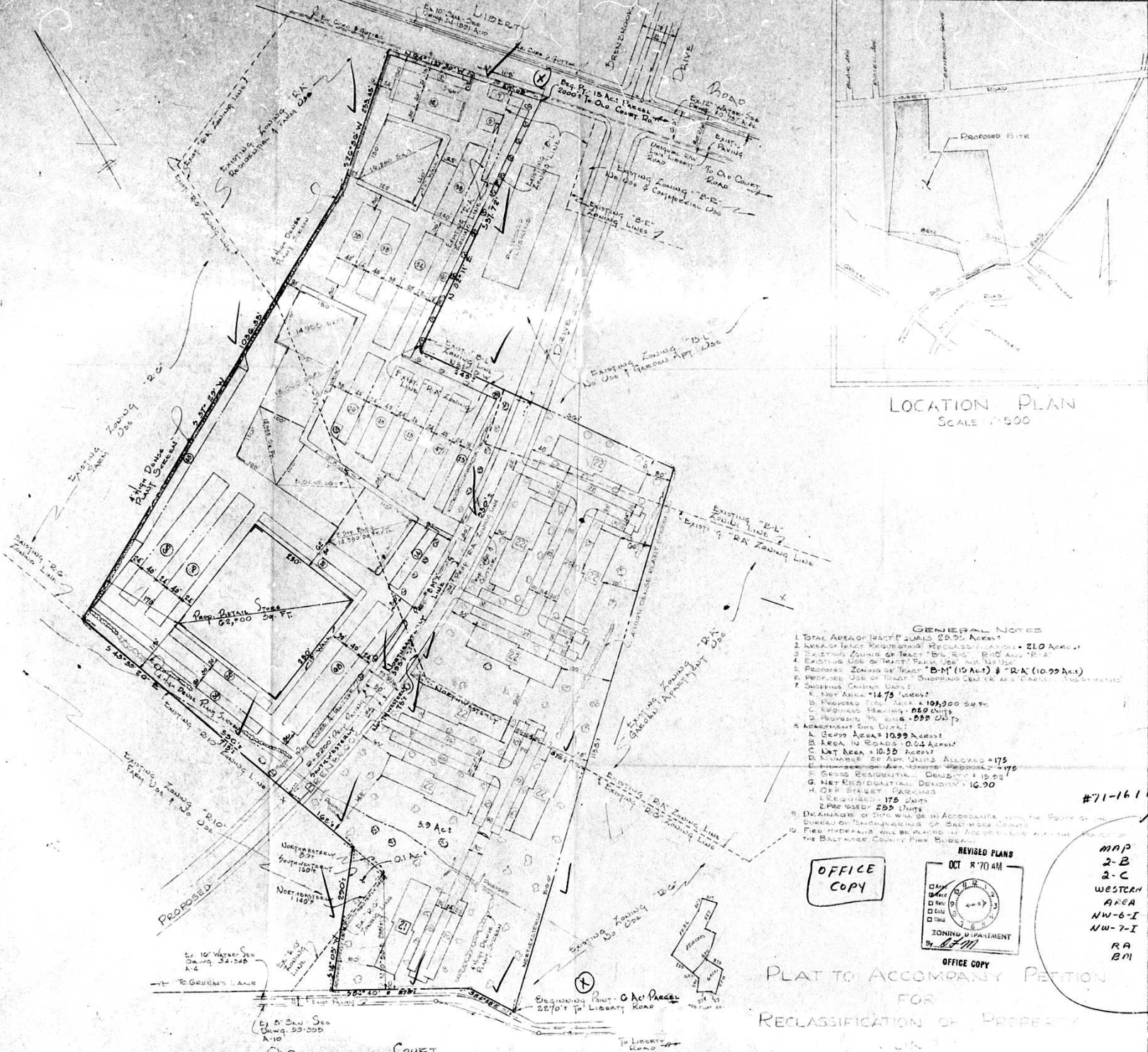
TO: Zoning Date: April 29, 1970
 FROM: Everett Reed, Plans Review
 SUBJECT: #274 Jack Sobel & Albert Kermisch
 N/S Old Court Road Opp. Int. w/Southgreen Road
 District: 2

Petitioner to comply with all applicable requirements of Baltimore County Bldg. Code, and regulations when plans are submitted. Also see parking lot Section 109.10B.

Everett Reed
 Everett Reed, Plans Review

Etrach





LOCATION PLAN
SCALE 1/500

- GENERAL NOTES**
- TOTAL AREA OF TRACT 23.95 ACRES
 - AREA OF TRACT RECLASSIFIED RECLASSIFIED AREAS - 21.0 ACRES
 - EXISTING ZONING OF TRACT "B10" AND "R1A"
 - EXISTING USES OF TRACT "B10" AND "R1A"
 - PROPOSED ZONING OF TRACT "B1M" (15 AC.) & "R1A" (10.95 AC.)
 - PROPOSED USES OF TRACT "SHOPPING CENTER AND OFFICE BUILDINGS"
 - SHOPPING CENTER AREAS
 - 1.875 ACRES
 - PROPOSED FLOOR AREA - 101,300 SQ. FT.
 - EMPLOYED PERSONNEL - 650 UNITS
 - PROPOSED RETAIL AREA - 62,000 SQ. FT.
 - ACCOMMODATED CAR SPACES
 - GROSS AREA - 10.95 ACRES
 - AREA IN ROADS - 0.04 ACRES
 - NET AREA - 10.91 ACRES
 - NUMBER OF CAR SPACES ALLOWED - 175
 - OFFICE BUILDING AREA - 10,000 SQ. FT.
 - GROSS RESIDENTIAL DENSITY - 15.92
 - NET STREET PARKING
 - REQUIRED - 175 SPOTS
 - PROPOSED - 229 SPOTS
 - DRAINAGE OF SITE WILL BE IN ACCORDANCE WITH THE POLICY OF THE BUREAU OF ENGINEERING OF BALTIMORE COUNTY
 - FIRE HYDRANTS WILL BE LOCATED IN ACCORDANCE WITH THE POLICY OF THE BALTIMORE COUNTY FIRE DEPARTMENT

#71-161R

OFFICE COPY

REVISED PLANS
OCT 8 1970 AM

DATE	BY
09	4-27-73
08	
07	
06	
05	
04	
03	
02	
01	

ZONING DEPARTMENT
By: [Signature]

MAP
2-B
2-C
WESTERN
AREA
NW-6-I
NW-7-I
RA
B1

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY

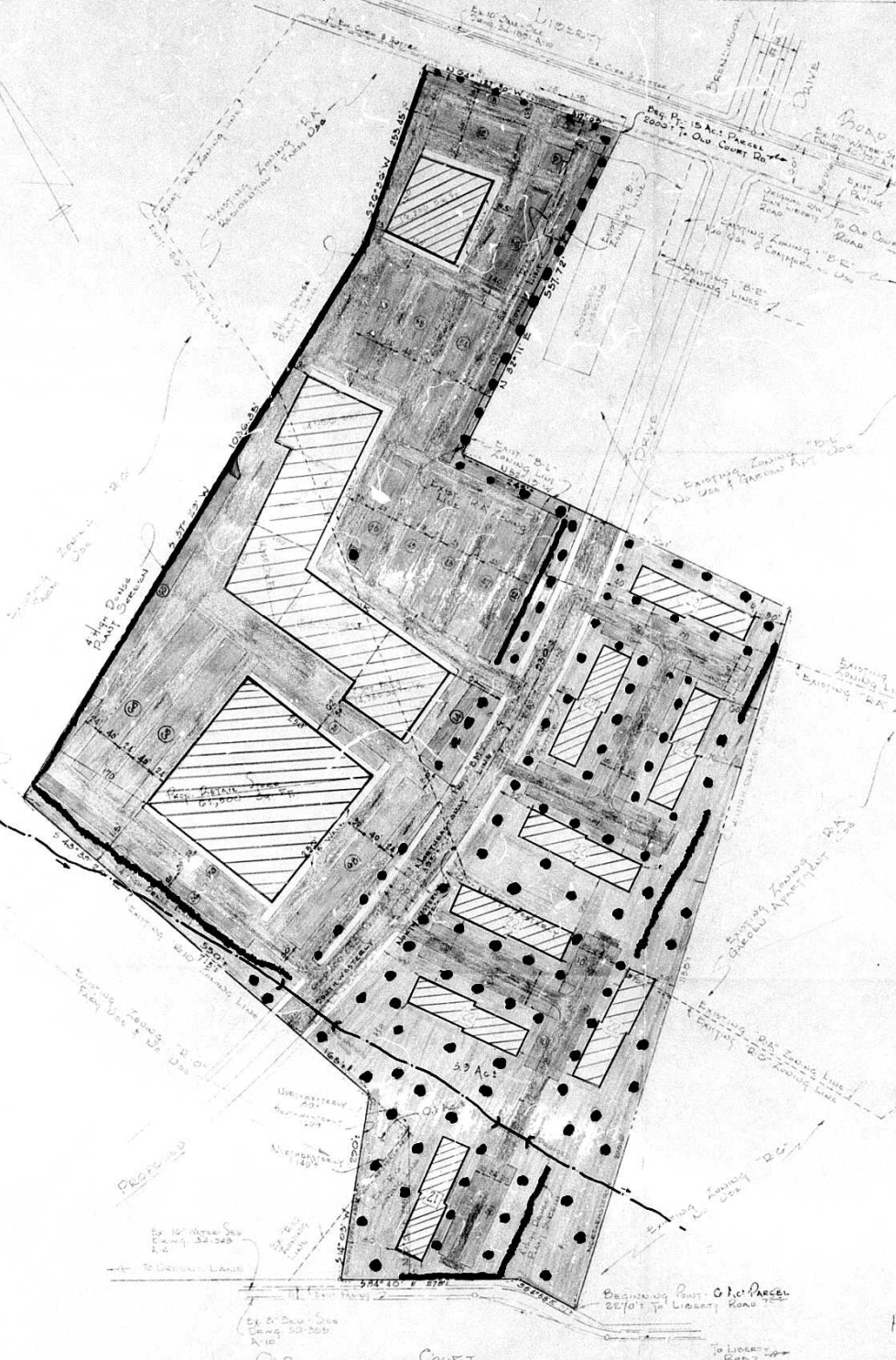
LIBERTY ROAD & OLD COURT ROAD

ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
SCALE: 1/100
APRIL 24, 1970
Revised: October 7, 1970

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
J.C. NO. 1 DRAWN BY TRACED BY CHECKED BY
10/20/70 CCS [Signature] [Signature]



of 1st Plat



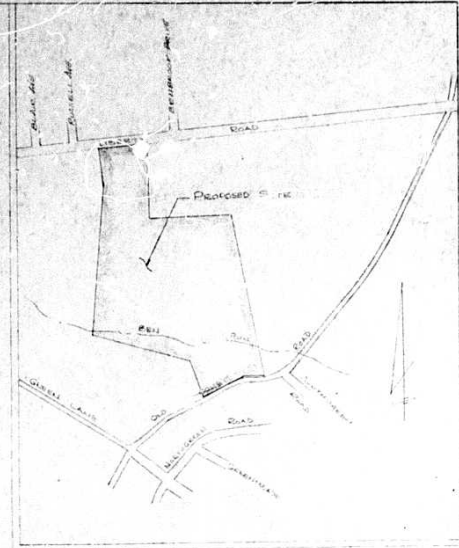
- GENERAL NOTES
1. TOTAL AREA OF TRACT BEING 25.00 ACRES
 2. AREA OF TRACT BEING RECLASSIFIED 21.0 ACRES
 3. EXISTING ZONING ON TRACT "B-1" (10.00 AC) & "B-2" (11.00 AC)
 4. PROPOSED ZONING ON TRACT "B-1" (10.00 AC) & "B-2" (11.00 AC)
 5. PROPOSED ZONING ON TRACT "B-1" (10.00 AC) & "B-2" (11.00 AC)
 6. PROPOSED USE OF TRACT "B-1" (10.00 AC) & "B-2" (11.00 AC)
 7. PROPOSED ZONING
 8. NET AREA = 14.75 ACRES
 - a. PROPOSED ZONING AREA = 10,300 SQ FT
 - b. EXISTING ZONING AREA = 4,450 SQ FT
 9. APPROXIMATE SITE DENSITY
 - a. ZONING AREA = 10.30 ACRES
 - b. NET AREA = 10.35 ACRES
 - c. NET AREA = 10.35 ACRES
 - d. NET AREA = 10.35 ACRES
 - e. NET AREA = 10.35 ACRES
 - f. NET AREA = 10.35 ACRES
 - g. NET AREA = 10.35 ACRES
 - h. NET AREA = 10.35 ACRES
 - i. NET AREA = 10.35 ACRES
 - j. NET AREA = 10.35 ACRES
 - k. NET AREA = 10.35 ACRES
 - l. NET AREA = 10.35 ACRES
 - m. NET AREA = 10.35 ACRES
 - n. NET AREA = 10.35 ACRES
 - o. NET AREA = 10.35 ACRES
 - p. NET AREA = 10.35 ACRES
 - q. NET AREA = 10.35 ACRES
 - r. NET AREA = 10.35 ACRES
 - s. NET AREA = 10.35 ACRES
 - t. NET AREA = 10.35 ACRES
 - u. NET AREA = 10.35 ACRES
 - v. NET AREA = 10.35 ACRES
 - w. NET AREA = 10.35 ACRES
 - x. NET AREA = 10.35 ACRES
 - y. NET AREA = 10.35 ACRES
 - z. NET AREA = 10.35 ACRES
 10. DETAILED NOTES WILL BE ACCOMPANIED BY THE PLAT OF THE RECLASSIFICATION OF THE TRACT BEING RECLASSIFIED ON BALTIMORE COUNTY, MARYLAND. THE BALTIMORE COUNTY FIRE DEPARTMENT.

PLAT TO ACCOMPANY PERMITS
FOR
RECLASSIFICATION OF ZONING
VICINITY

LIBERTY ROAD & BRENNBROOK, V. 10
ELECTION DISTRICT 3
SCALE: 1"=100'
BALTIMORE COUNTY, MD
APRIL 24, 1973
REVISED: OCTOBER 7, 1970

MATZ, GUILDS & ASSOCIATES
1020 CHOWNELL BRIDGE ROAD
BETHESDA, MARYLAND 20814
DATE: 10/10/70
DRAWN BY: []
CHECKED BY: []





LOCATION PLAN
SCALE: 1:500

10.72 AC ±

- GENERAL NOTES
- TOTAL AREA OF TRACT EQUALS 29.99 ACRES
 - AREA OF TRACT TO BE RECLASSIFIED EQUALS 10.72 ACRES
 - EXISTING ZONING OF TRACT IS 'B-1', 'B-2', 'B-3' AND 'C-1'
 - EXISTING USE OF TRACT IS 'FLOOR SHOW' AND 'RETAIL'
 - PROPOSED ZONING OF TRACT IS 'B-1' (15 AC) & 'B-2' (10.99 AC)
 - PERMITTED USE OF TRACT IS 'SHOPPING CENTER' AND 'OFFICE'
 - SHOPPING CENTER DATA:
 - A. NET AREA = 14.75 ACRES
 - B. PROPOSED FLOOR AREA = 101,000 SQ. FT.
 - C. PROPOSED FLOORING = 820 UNITS
 - D. PROPOSED PARKING = 539 SPOTS
 - ADJACENT USE DATA:
 - A. GROSS AREA = 10.99 ACRES
 - B. AREA IN ROADS = 0.64 ACRES
 - C. NET AREA = 10.35 ACRES
 - D. UNITS PER ACRE = 175 UNITS
 - E. PROPOSED NET AREA = 10.35 ACRES
 - F. GROSS RESIDENTIAL DEVELOPMENT = 1,150 UNITS
 - G. NET RESIDENTIAL DEVELOPMENT = 1,150 UNITS
 - H. OFF STREET PARKING = 175 SPOTS
 - I. PROPOSED = 255 UNITS
 - DEVELOPMENT OF CITY WILL BE IN ACCORDANCE WITH THE PLAN OF THE BOARD OF SUPERVISORS OF BALTIMORE COUNTY
 - FIELD MEASUREMENTS WILL BE MADE BY THE BALTIMORE COUNTY ENGINEERING DEPARTMENT AND THE BALTIMORE COUNTY FIRE DEPARTMENT



MAP
2-B
2-C
WESTERN
AREA
NW-6-I
NW-7-I
RA
BM

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
LIBERTY ROAD & BRENBROOK DRIVE
ELECTION DISTRICT 2
BALTIMORE COUNTY, MD
APRIL 24, 1970
Revised: October 7, 1970



MATZ, CHILDS & ASSOCIATES
1020 CHOWNWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1:0.30 DRAWN BY TRAGED BY CHECKED BY
TODDO CEG RLS

