

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 4601, 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 or DR-5.5 zone to an B-L zone; for the following reasons:

Error in original zoning.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be used 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.

By Walter D. Pinkard Legal Owner
Contract purchaser
Address 1680 First National Bank Building
Baltimore, Maryland 21202

By W. Lee Harrison Petitioner's Attorney
Address 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of August, 1971, 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 27th day of September, 1971, at 2:00 o'clock.

W. Lee Harrison
Zoning Commissioner of Baltimore County

(over)

Re: Petition for Reclassification : Before
R-6 or DR-5.5 to B-L : Zoning Commissioner
S/W Cor. Liberty & Fairview :
Roads - 2nd District : of
4601, Inc. Petitioner :
No. 72 86 R Item #37 : Baltimore County

The petitioner, in the foregoing case, has withdrawn the petition, and the matter is DISMISSED without prejudice.

Date: Oct 9, 1971

RE: Petition for Reclassification : BEFORE THE
from R-6 or DR-5.5 to B-L : ZONING COMMISSIONER
Liberty and Fairview :
4601, Inc., Petitioner : OF BALTIMORE COUNTY

MEMORANDUM

Now comes 4601, 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 says:

The County Council erred in adopting DR-5.5 for the subject property. This property is the last vacant parcel of land between the Woodmoor Shopping Center and the Baltimore County Beltway. It is not conducive to any residential development since it fronts on Liberty Road. The only use feasible is a planned commercial area compatible with the immediate commercial areas to the northwest and southeast. Therefore, we request that the error committed by the County Council be corrected and the proper zoning be granted of B-L.

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

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

October 8, 1971

S. Eric DiNenna, Esq.
County Office Building
Towson, Maryland 21204

Re: Petition of 4601 Inc.
Libert Road & Fairview Avenue

Dear Mr. DiNenna:

Confirming our verbal statement made on September 27, 1971, at the public hearing, please withdraw the above petition without prejudice.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLH:ral

TELEPHONE 484-5413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Room 106
COURT HOUSE
TOWSON, MARYLAND 21204

DATE April 12, 1971

To: W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

Re: Petition for Reclassification for 4601, Inc.

REPORT TO ACCOUNT NO. 92-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR RECEIPTANCE

COST \$20.00

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. Lee Harrison</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>66-165-R</u> Map # <u>W-28</u> <u>No</u>									

TELEPHONE 484-5413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Room 106
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 9/29/71

To: W. C. Pinkard
1680 First National Bank Bldg.
Baltimore, Md. 21202

Re: Cost of advertising and posting property of 4601, Inc.

REPORT TO ACCOUNT NO. 91-642

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR RECEIPTANCE

COST \$13.10

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

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

DESCRIPTION

1.24 ACRE PARCEL, SOUTH CORNER OF LIBERTY ROAD AND FAIRVIEW AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for A "B-L" Classification

Beginning for the same at the intersection of the southwest side of Liberty Road, eighty feet wide, as shown on State Roads Commission of Maryland Plat No. 30601, and the southeast side of Fairview Avenue, as shown on Plat No. 1 of Kellbrook, recorded among the Land Records of Baltimore County in Plat Book G, L, B, 17, page 70, running thence binding on said southwest side of Liberty Road three courses: (1) S 65° 16' 30" E 295.78 feet, (2) S 24° 43' 30" W 30.00 feet, and (3) S 65° 16' 30" E 47.71 feet, thence (4) S 22° 29' 40" W 125.84 feet, thence binding on the northeast side of the alley, twenty feet wide, shown on said Plat No. 1 of Kellbrook and on Plat No. 2 of Kellbrook, recorded among said Land Records in Plat Book G, L, B, No. 18, page 46, (5) N 64° 20' 10" W 372.77 feet, thence binding on the aforementioned southeast side of Fairview Avenue three courses: (6) N 27° 00' 20" E 116.10 feet, (7) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 30.46 feet, and (8) N 24° 16' 50" E 14.41 feet to the place of beginning.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Mapping

MCA
MATZ, CHILDS & ASSOCIATES, INC.

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Containing 1.24 acres of land, more or less.

HGW:mpl

J.O. #71012

April 12, 1971



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

Reclassification
Item 37

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 17th day of August, 1971

W. Lee Harrison
S. ERIC DINENNA
Zoning Commissioner

Petitioner: 4601, Inc.

Petitioner's Attorney: W. Lee Harrison

Reviewed by: W. Lee Harrison
Chairman of
Advisory Committee

DEC 13 1971

