I, or we, LANIERN HILL CORP.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, pursual to the Zoning Law of Baltimore County, from an D.R., 16

See Statement Attache

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

Property is to be posted and advertised as prescribed by Zoning Regulation

I, or we, agree to pay extenses 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 tions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

LANTERN HILL CORP.

Baltimore, Nd. 21217

2 articl Davy Box 84

By Richard Dans Address 1229 W. Mt. Royal Avenue

Brone Hewit

326 St. Paul Place 152-1230

August

......... 197 -, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-APPER Denore Quenty, that property be posted, and that the middle county that property be posted and that the middle county that property be posted. ore County in Room 106, County Office Building in Towson. 27th

RE: Petition for Reclassification from D. R. 16 to B-L Zone -S/W Side Liberty Road 175' S/E Sedgmoor Road, 2nd District - Lintern Hill Corporation, #72 87 R

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The Petitioner has withdrawn its petition, in the above captioned matter, and it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County, this 29 day of

September, 1971, that the said Petition be and the san e is hereby DISMISSED without prejudice

12/67/6

We hereby petition that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from a D.R. 16 zone to a B.L. zone for the following reasons:

Hore than 4000 individual lones and apartment units have been constructed in the Liberty Road corridor during the past several years and more individual homes and apartment units are presently planned for the area, thereby causing a greater demand for commercial shopping facilities in the Liberty Road corridor.

Since the tract has a frontage of almost 900 feet on Liber'y Rosd (a four-lane road with 60 feet of paving on an 80 foot right of way), there is wery little traffic congestion in the immediate area and the Baltimore Beltway is approximately one-quarter of a mile from the northwest point of the property.

3. The Woodmoor Shop,ing Center is located to the west of the property. A branch of the Maryland MatLoval Bank is located at the northwest corner of the property on approximately one and one-half acres of lead which was originally a part of this tract. The requested zoning would be a logical continuation of the S.L. classification of the adjacent properties in the area.

4. For some years, the property has been zoned for apartment development (D.R. 16). However, commercial development would generate using greater revenue for Baltimore County in namy ways and would not be a further burden on the existing utilities and would not cause a further overcrowding of schools and other facilities which residential development would require short schools and other facilities which residential development would require.

5. The requested change from D.R. 16 classification to B.L. classification is a fair and reasonable one and would not constitute a single exception in the area, since the property is strategically located to service population growth in the Liberty Road corridor during the coming years.

SSIENS

72-87-R

CERTIFICATE OF POSTB DEPARTMENT OF BALTIMORE COUNTY

District 2 Nd Posted for REPLASSIFICATION	Date of Posting. SEFF 11-1471
Petitioner LANTERN HILL CE	óπ P.
Location of property: SW/S OF LIBA	enty Rd 175 PT SE OF SENGEMOOR Rd.
Location of Signa() 1/5. of I were J. Wiffe S Life; DE ad bod of W of Life or, and () who i work W of Life or, and O W/S at Life or, his. Posted by Charle II Theo Espaces	(#5, Level 2007, 1 N OF LIBERTY D. G. 4/1: TRY M. Sedon D. O. J. OF THE CHARD. SECTION SECTIO

PETITION	MAPPING			PROGRESS			SHEET				
	Wall Map		Orig	Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	do	by	date	ь	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	chi	1		Chang		utline		script	ion	Ye:	
Previous case:				Map	. 2	15	_				

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE May 21, 1971

OLIVER L. MYERS

MEMBEAS DEPARTMENT OF TRAFFIC ENGINEERING

FIRE PALVENTION HEALTH DEPARTMENT PROTECT OF ANNIE BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

Mr. George E. Gavrells Director
Office of Planning and Zoning 301 Jefferson Building Towson, Maryland 21204

> Item #41 (April - October Cycle 1971) Item *41 (April - October Cycle 1971)
> Property Owner: Lentern Hill Com.,
> Location: \$/W\$ Liberty Rd., N/W\$ S.
> Lukes Lone, W/W\$ Sedgemoor Rd.
> Present Zoning: D. R. 16
> Proposed Zoning: B. L.
> District: 2C2 Sector: Northwestern
> No. Acres: 16.9732

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the preparty. The following comments are a result of this review and inspection.

The subject property is presently a vecant treat of land with property to the north improved with several connected uses and a high-rise operiment building. The property to the worst is improved a small shapping center and bank buildings. The property to the worst is improved in the property to the start will right a given fifteen years of age in good repair. The property to the host well right and with a church, cemetery and several dwellings. 51. Lukes Lane, Sergame Road and Liberty Road are improved as for as concerte cub and gutter are concerned, with the exception of a portion of \$1. Lukes Lane which fronts this property.

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.

Liberty Road is a State Road; No refere, all Improvements, inter-centers and environces on this road will be subject to state Roads Commission regularments.

St. Lukes Lane is an existing County road which has been partially improved with concrete curb and gutter along the east side only and is proposed to be further improved as 44-foot closed roadway section within a 06-foot right-hor-way. St. Lukes Lane is proposed to be realigned at the Interaction with Liberty Road so as to offord a 90 dagree interaction. The proposed improvements are shown an Drawing #68-0766 (5) which is on file in the Davelopers Design Approval Section of this office.

To provide a satisfactory means of access to this property, as proposed to be developed, full highway improvements will be required for St. Lukes Lone and highway right-of-way widening, both onsite and offsite, would be required.

Sedgemoor Road is an existing County road which has been improved as a 36-feat cloud roadway section within a 50-feat right-of-way from Lisery Road to Manston Road. From Manston Road southerly, Sedgemoor Road has been improved as a 30-feat cloud road-way section within a 30-feat right-of-way. Since one of the major moon of access to any from this site will be the entence on Sedgemoor Road, the highway powerent and right-of-way must be increased in width to accommodate the anticipated increase in traffic volumes.

Therefore, additional highway improvements and right-of-way will be required in connection with the proposed development of this property. A 6-foot additional width of pevenent and right-of-way would be the minimum requisement; however, the full extent of highway improvements will be determined at what time that final development plans are submitted for review and approval by the County.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

No provisions for occommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and facilities will be required in connection with his proposed evelopment of this property. It is anticipated that the development of this still increase storm drainage flows to the extent that the existing public storm drainage will be grossly inadequate. Therefore, supplementary or reinforced storm drainage outfulls be mediated.

The Patitioner muniprovide necessary drainage facilities (temporary or permanent) to prevent creating any nutrances or damages to adjacent properties, expecially 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 ma

Liberty Road is a State Road. Therefore, drains a regularments as they affact the road come under the jurisdiction of the Maryland State Road's Commission

Devolutionant of this property through strippings, growing and stabilization could be in a source is possible provision, come to the are public time in a described mount of the companies of the Grading studies and a linear control drawings will be necessary to be reviewed and opproved prior to the recording of any record plat or the Issuance of any grading or building

Public water supply is available to serve this site.

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Sanitary Sawers

Public sanitary sewerage can be made available to serve this site by constructing an extension of the existing R-fach sonitary sewer in St. Lukes Lone. (See Baltimore County Sureau or Engineering Drawing #68-0784 (1) on file in this office.)

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject site as D.R. 16 will generate 2,000 trips a day. While as B.L. the site will generate 12,750 trips a day.

Since all left turns from Liberty Road to the subject site must be made or either \$5. Lukes Lane or Sedgemoor Road and all exiting traffic from this center must use 5r. Lukes Lane or Sedgemoor Road, it would appear traffic volumes expected will ow-load the inter-section of \$r. Lukes Lane and Liberty Road and Sedgemoor Road and Liberty Road.

STATE .. DADS COMMISSION:

Fatrar ce channelization along Liberty Road, as indicated on the subject plan, is generally acceptable to the State Road. Commission. However, considering the vertical alignment of Liberty Road, the volume of traffic on Liberty Road, the value of traffic on Liberty Road, the anticipant entitle that would be generated by the proposed development and the high stank forning me site, it is our opinion that all access should be by way

Any access to Liberty Road would be subject to State Roads Commission approval and

BUREAU OF ENVIRONMENTAL HEALTH;

Public water and sewer are available to the site.

Foot Control Comments: If a food service facility is proposed, complete pleas and specifications must be usualified to the Division of Your Control, Buildings Country Reportment of recilin for review and opproved.

et results Comments: The cutting or Linding on this also may be subject to distribution and commented with Maryland State executions of which Comedia, subject to the continuous subject to the commented of the comment.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with litimere County Standards. The hydrants shall be located at invariate at 200 feet along

-4-

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1987 edition, and the Fire Prevention Code when construction plans are

BOARD OF EDUCATION:

Would result in a loss of approximately 12 pupils.

(1)

ZONING ADMINISTRATION DIVISION:

A project of this magnitude can be expected to generate a very large values of ... it which will overcrowd the intersections of St. Lukes Land and Liberty Road and Sedgemore. Road and Liberty Road thereby creating a potential traffic based above what is already there

Oliver F. Myers OLIVER L. MYERS

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OLM:msh

Mr. Edward D. Hardesty Zoning Commissioner

Bernard S. Denick, Esquire 326 St. Paul Place Baltimore, Maryland 21202

DESCRIPTION

16. 9732 ACRE PARCEL, SOUTHWEST SIDE OF LIBERTY ROAD, NORTHWEST SIDE OF ST, LUKES LANE AND SOUTHEAST SIDE OF SEDGEMOOR ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "B-L" Zoning

Beginning for the same at a point on the southwest side of Liberty Road, 80 feet wide, at the distance of 175 feet, more or less, as measured southeasterly along the southwest side of said Liberty Road from its intersection with the southeast side of Sedgemoor Road, 50 feet wide, running thence binding on the southwest side of said Liberty Road, (1) S 63° 48' 20" E 873.59 feet, thence three courses: (2) S 23* 52' 35" W 171. 35 feet, (3) S 41* 51' 15" E 43. 74 feet, and (4) S 54* 08' 05" E 69.60 feet to the northwest side of St. Lukes Lane, 33 feet wide, thence binding thereof, (5) S 42° 26' 55" W 184.88 feet, thence three courses: (6) N 47° 33' 05" W 159.00 feet, (7) S 42* 26' 55" W 134.00 feet, and (8) S 47* 33' 05" E 159.00 feet, thence on the northwest sign (said St. Lukes Lane, (9) 5 42° 26' 55" W 371.86 feet, thence three courses: (10) N 47° 14' 40" W 684.09 feet, (11) northwesterly, by a curve to the left with the radius of 1085.86 feet, the distance of 321.63 feet, and (12) N 64* 12' 55" W 23.46 feet to the southeast side of said Sedgemoor Road,

Water Supply B Sewerage & Ofsinage & Highways B Structures & Developments & Planning B Rep

MCA DE L

thence binding thereon, five courses: (13) N 25° 47' 05" E 277.39 feet, (14) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 30.08 feet, (15) N 28° 43' 55" E 50.34 feet, (16) northwesterly, by a curve to the right with the radius of 20.00 feet, the distarce of 32.67 feet, and (17) N 25° 47' 05" E 35.01 feet, thence two courses: (18) S 64° 04' 25" F 175.00 feet, and (19) N 25° 47' 05" E 224.19 feet to the place of beginning.

- 2 -

Containing 16. 9732 acres of land.

RLS:mpl

J.O. #62182

4/14/71



72.87 CERTIFICATE OF PUBLICATION

Pikesville, Md. September 9 , 1971

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 before the 27 th September ' the first publication appearing on the 9th

day of September , 19 71. THE NORTHWEST STAR

Cost of Advertisement, § 29.26

75-17

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9 1971

published in THE JEFFERSONIAN, a weekly : wspaper printed appearing on the ... 9th day of ... September ...

Cost of Advertisement, \$

ternard S. Benick, Est., 325 St. Paul Place Saltimore, Mr. 21285		0	Reciseed Plantin Item 41
MALTE	NORE COUNTY OFFICE OF PL	AMNING AND ZON	I MG
	County Office Sull 111 W. Chesapanke Temeon, Maryland	Avenue	
Your	Patition has been receiv	ed and accepte	d for filing
this 17th	day ofAmage	1971	
	ž. I Zoni	ERIC DINE NAA, Ing Commission	Me sa
Petitioners Lanton HIII G	<u> </u>	111	Th
Petitioner's Attorney Borns	rd & Boolet . Review	chel reen	of Committee







