

73-318-EX #31 73-218-EX PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sela E. Cole and Dolores E. Cole, legal owner(s) of the property situated 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 D.R. 3.5 zone to an D.R. 16 zone; for the following reason: There was original error in the adoption of the zoning map and substantial change in the area. Immediately adjacent to the subject property is a commercial shopping center and across Liberty Road is light industrial area. Liberty Road has changed from a country road with moderate traffic to a main industrial artery. The area to the east, west and south has changed so substantially that the use of this property for a single family private residence is no longer possible without being injurious to health. The future use of the area would only indicate additional high density use with an ever increasing traffic flow. From a suburban country area of private homes, the adjacent use of properties has changed. The subject property should be rezoned D.R. 16 as it is only suitable for uses within specified. 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 professional offices.

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 of Baltimore County.

Contract purchaser: Sela E. Cole
Dolores E. Cole
Legal Owner

Address: 2000 Maryland Trust Building
Baltimore, Maryland 21202

Petitioner's Attorney: Ronald L. Maher
1000 Maryland Trust Building
Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of February, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1973, at 10:00 o'clock.

Ronald L. Maher
Zoning Commissioner of Baltimore County.

LEGAL ARGUMENTS TO SUPPORT REQUEST FOR ZONING RECLASSIFICATION

When the original area of the subject property was zoned, it was agricultural land located on county roads. It was then classified as suitable for single family residences. This classification was continued up to the present time although the area has changed, and it is now semi-commercial.

On the east of the property is a proposed shopping center. On the south side of Liberty Road the property is zoned for manufacturing. With the changes in the area, it is no longer suitable for residence of single family homes. For this reason and for other reasons to be submitted at the Hearing, this request is made to change the classification from DR 3.5 to DR 16 with a special exception for professional offices.

Maryland law as promulgated by Statute, Court of Appeals decisions and Baltimore County law and the rules and regulations of the Zoning Commission allow a reclassification under these circumstances.

Respectfully submitted,
Ronald L. Maher
1000 Maryland Trust Bldg.
Baltimore, Maryland 21212
539-3474

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 to D.R. 16, and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for : OF
Office Building :
NE/S of Liberty Road, 620 feet :
SE of Tiverton Road : BALTIMORE COUNTY
2nd District :
Sela E. Cole, et ux, : No. 73-218-RX
Petitioners :
:

ORDER OF DISMISSAL

Petition of Sela E. Cole, et ux, for reclassification from D.R. 3.5 to D.R. 16, and special exception for an Office Building, on property located on the northeast side of Liberty Road, 620 feet southeast of Tiverton Road, in the Second Election District or Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on March 21, 1974, and prior to the taking of any testimony, the attorney for the petitioners-appellants dismissed the appeal taken on behalf of the petitioners-appellants in the above entitled matter.

IT IS HEREBY ORDERED, this 21st day of March, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Miller, Jr.
Walter A. Miller, Jr., Chairman
W. Giles Foster
W. Giles Foster
Robert L. Gilland
Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : DEPUTY ZONING
NE/S of Liberty Road, 620 feet :
SE of Tiverton Road - 2nd District :
Sela E. Cole, et ux - Petitioners : COMMISSIONER
NO. 73-218-RX (Item No. 31) : OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 3.5 Zone to a D.R. 16 Zone and a Special Exception for professional offices.

The site, in question, is situated on the northeast side of Liberty Road, six hundred and twenty (620) feet southeast of Tiverton Road, in the Second Election District of Baltimore County, also known as Lot 1, Plat A, Section 1 of the subdivision of Belmont, and represents one (1) of a minority of lots, within the overall subdivision, that has frontage directly on Liberty Road.

A great deal of testimony was presented with regard to the congested traffic situation of Liberty Road and the zoning that surrounds the subject property. The Petitioners, Mr. and Mrs. Sela E. Cole, lived on the premises for approximately twelve (12) years before moving to a less congested area. The property has since been offered for sale, as a residence, for over one (1) year without receiving any offers. However, several inquiries, for use of the property as an office facility, were made during that time. The properties to the west and north are zoned D.R. 3.5 and are improved with residential dwellings. The property immediately adjoining, on the east, is zoned Business Local and is proposed to be improved with the Crossroads Shopping Center. The property to the south, on the opposite side of Liberty Road, is zoned M.L.R., Manufacturing Light, Restricted, and is the subject of a Reclassification Petition requesting D.R. 16 zoning.

offices located within the communities would be an asset rather than a detriment and, as such, should not be detrimental to the health, safety, and general welfare of the area.

Insofar as the Reclassification is concerned, it would appear reasonable to conclude that the Planning Board would not recommend a specific change in the map, which is prepared by their staff and adopted by them, unless they were thoroughly convinced that an error had been made in the zoning designated for the subject property. The reasons given by the Planning Board, in arriving at their decision, are reasonable and sound and, as such, cannot be set aside. Insofar as additional growth or building in the Liberty Road corridor is concerned, the Petitioners are not requesting a new building or even an addition to the existing structure. They are only seeking a change in the use of the structure. Close scrutiny of the Petitioners' site reveals that they could not raze the existing structure and construct a new one without the aid of Variances, which they have not requested. The D.R. 16 Zone requires setbacks of seventy-five (75) feet from all property lines, which would usurp one hundred fifty (150) feet of the one hundred fifty (150) by one hundred thirty-nine (139) foot lot.

With regard to the domino effect of zoning changes referred to by the Petitioners, it is the opinion of the Deputy Zoning Commissioner that correction of errors in the zoning maps, such as in this case, are not and should not be considered as genuine changes that lead to yet additional changes. It is entirely possible that genuine changes in conditions could take place over a short period of time, however, this is not the general rule. To date, very few, if any, changes in the 1971 Comprehensive Zoning Maps have been granted on this basis. It is important to note that the zoning law requires that County-wide Comprehensive Zoning Maps be adopted anew in 1976, and every four (4) years thereafter, with a moratorium on zoning reclassifications during the last year. Under this system, changes on maps can accumulate only for a period of three (3) years and should be less likely to represent

Public water and sewer are available to the site and, in general, the County agencies, who reviewed the Petition, had no adverse comments to offer with regard to their plans or proposed use of the site. The Department of Traffic Engineering commented as follows:

"The subject petition is requesting a zoning reclassification from DR 3.5 to DR 16, with a special exception for an office building. Because of the small size of the property, no major increase in traffic is expected from this site.

But, it must be pointed out that Liberty Road has severe traffic problems and is in an area of numerous complaints from the citizens to this department."

The Baltimore County Planning Board recommendations with regard to the Petitioner's request for a Reclassification and Special Exception state in part:

".... Because of its proximity to existing commercially and industrially zoned land, the Planning Board feels that an office use would be appropriate here. Approximately 15 acres of land zoned B.L.-C.N.S. abuts the east side of this property, the site of the proposed Crossroads Shopping Center. The Planning Board believes that office uses here would provide an excellent transition area between the future shopping center and the residential uses to the west. The proposed reclassification and office use would cause no major increase in traffic from this site according to the Department of Traffic Engineering's representative on the Zoning Advisory Committee.

It is therefore recommended that D.R. 16 zoning be granted."

Several members of the Greater Randallstown Community Council, which is comprised of eleven (11) separate community associations situated between the Liberty Reservoir and Old Court Road, appeared in protest to the Petitioners' requested Reclassification and Special Exception. They questioned the need for additional office space in the Randallstown area and pointed out that office space could be provided in the proposed adjoining shopping center as well as other shopping centers that are proposed in the area. They presented evidence that the Old Court Professional Building, located approximately three (3) miles east of the subject property, was at that time leasing office space. They felt that it should not be necessary for the Cole property to serve as a buffer between the commercial and other

genuine changes in conditions. In past years, prior to 1971, changes took place on the same maps for twenty (20) or more years, and it was during this time that the domino effect of zoning changes reached its height in Baltimore County.

In view of these reasons, testimony, evidence and a personal on site inspection of the subject property and surrounding area, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have met the burden of proving error, as well as meeting the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that the requested Reclassification and Special Exception, with certain restrictions, can be granted without being detrimental to the health, safety, or general welfare of the community at large.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of June, 1973, that the herein described property or area should be and the same is hereby reclassified from a D.R. 3.5 Zone to a D.R. 16 Zone and a Special Exception for medical offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions and conditions:

1. The premises shall be used exclusively for medical offices.
2. No more than two (2) doctors, dentists, or other medical practices shall be located on the premises at any one time.
3. There shall be no exterior changes or additions to the existing building, other than normal maintenance.
4. All existing shrubbery and trees, located on the property, shall be maintained in reasonable and good condition and that no shrubbery shall be removed, other than that necessary to expand the parking to comply to the Baltimore County parking regulations.
5. A site plan, indicating the existing building or structure, landscaping, and proposed parking area, shall be approved by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

James E. Hahn
Deputy Zoning Commissioner
of Baltimore County

September 29, 1972

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
9700 LIBERTY ROAD

BEGINNING for the same at a point on the northeast Right of Way line of Liberty Road at a distance of 620 ft. southeasterly of the intersection of the northeast Right of Way line of Liberty Road and the centerline of Tiverton Road, said point being the division line between Lot #1 and Lot #2, Block A, Section One of "Burmont" and recorded among the Land Records of Baltimore County in Liber G.L.B. 25, Folio 75, running thence and binding on said division line N32°41'58"E 133.96 ft., running thence and binding on the outline of Lot #1 as shown on the aforesaid plat S58°12'20"E 155.96 ft. - S33°40'30"W 139.06 ft. to the northeast Right of Way line of Liberty Road, running thence and binding thereon N56°19'30"W 153.60 ft. to the place of beginning.

CONTAINING 0.48 acres, more or less.

BEING Lot #1, Block A, Section One of "Burmont."



E. F. Raphael
Eugene F. Raphael
Reg. Professional Land
Surveyor #2246

CONVEYANCE
JOHN D. KENNEDY
GEORGE W. CONABLE
CLAYTON W. CONABLE
THOMAS F. CONABLE
RONALD L. CONABLE
MICHAEL A. WHITE JR.
KENNETH A. WHITE JR.
WILLIAM F. BLAKE
DAVID E. DANIEL JR.
JAMES W. CONABLE
MARK J. CONABLE
JOHN P. WHITE

LAW OFFICES
CONSTABLE, ALEXANDER & DANEKER
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE 21202
TEL 193-830-3474

July 25, 1973

CLAYTON OFFICE
130 E. MAIN ST.
CLAYTON, MD 21024
TEL (301) 286-1844
KATON OFFICE
100 N. WASHINGTON ST.
KATON, MD 21080
TEL (301) 282-2820

PLEASE REPLY TO Baltimore

Mr. James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office of
Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and Special Exception
NE/S of Liberty Road, 620 feet SE of Tiverton Road
2nd District - Sela E. Cole, et ux - Petitioners
NO. 73-218-XX (Item No. 31)

Gentlemen:

On June 27, 1973, James E. Dyer, Deputy Zoning Commissioner passed his Order granting the Petitioner's request for rezoning the subject property and further granting a Special Exception subject to several restrictions and conditions.

I have recently been advised that the Petitioner has filed an Appeal in proper person from Order passed as aforesaid and verbally advised me that I should not participate in subsequent proceedings.

It is therefore requested that my appearance as attorney for Petitioners be stricken.

Very truly yours,

Donald L. Maher
Donald L. Maher

RLM/jmt



Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification and
Special Exception
NE/S of Liberty Road, 620 feet
SE of Tiverton Road - 2nd District
Sela E. Cole, et ux - Petitioners
NO. 73-218-XX (Item No. 31)

Dear Mr. Dinenna:

Please refer to letter of June 27, 1973, signed by James E. Dyer, with reference to the above captioned property.

We, the Petitioners, Sela E. & Dolores E. Cole, wish to appeal this petition, which reads:

1. The premises shall be used exclusively for medical offices.
2. No more than two (2) doctors, dentists, or other medical practices shall be located on the premises at any one time.
3. There shall be no exterior changes or additions to the existing building, other than normal maintenance.
4. All existing shrubbery and trees, located on the property, shall be maintained in reasonable and good condition and that no shrubbery shall be removed, other than that necessary to expand the parking to comply to the Baltimore County parking regulations.
5. A site plan, indicating the existing building or structure, landscaping, and proposed parking area, shall be approved by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

We refer specifically to Items No. 1 & 2 and ask that they be changed to read:

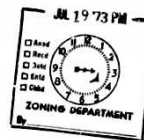
OFFICES FOR PROFESSIONAL USE.

Items No. 3, 4, & 5 shall remain the same.

Thank you for your prompt attention in this matter.

Very truly yours,

Sela E. Cole



Greater Randallstown Community Council

Representing Civic and Service Organizations
P.O. Box 164
RANDALLSTOWN, MARYLAND 21133

President
Vice President
Corresponding Sec.
Recording Sec.
Treasurer

Jon Wase
William Holman
John Hiltz
Wesley Hellman
Jules Lerner

655-1734
655-1513
328-2387
655-7742
655-2543

Organisation Presidents

BRIARHURST IMPROVEMENT ASSOCIATION
Thomas Metzbower 4117 Tiverton Road, 21133
BRIDGE RUN IMPROVEMENT ASSOCIATION
James Holmes 285A Inwood Road, 21207
GREATER PATAPSCO COMMUNITY ASSOCIATION
John Hiltz 2815 Woodstock, 21163
HERNWOOD IMPROVEMENT ASSOCIATION
William Holman 24 Cedarhill Road, 21133
IMPERIAL GARDENS IMPROVEMENT ASSOCIATION
Melvin Good 3908 Saddle Road, 21133
KIMBERLTON IMPROVEMENT ASSOCIATION
Gary Caplan 3737 Parkfield Rd., 21208
NEW STONEYBROOK IMPROVEMENT ASSOCIATION
William Garrett 8605 Lacombe Rd., 21133
PIKEWOOD CIVIC ASSOCIATION
Bernard Feller 9413 Tulmore Rd., 21133
RANDALL RIDGE IMPROVEMENT ASSOCIATION
Gilbert Greutser, Jr. 3811 Byrbee Road, 21133
VALLEYBROOK IMPROVEMENT ASSOCIATION
Larry Hayer 8205 Arrowhead Rd., 21208
VILLAGE OF KING'S PARK ASSOCIATION
Alan Bloom 12 Hobart Court, 21133

655-4271
655-4087
328-2387
655-1513
655-2126
922-7071
655-4005
655-2489
655-6910
922-8556
922-5256

Wesley H. Hellman
9932 Hoyt Circle
Randallstown, Md 21133

Greater Randallstown Community Council

Representing Civic and Service Organizations
P.O. Box 164
RANDALLSTOWN, MARYLAND 21133

RESOLUTION NUMBER FOUR: ZONING

Whereas the Board of Directors, the Zoning Committee, and the General Membership of the Greater Randallstown Community Council are concerned about responsible zoning in the Greater Randallstown area; and

Whereas Mrs. Gene C. Nipper has applied for rezoning of 2.24 acres of property N/E/S of Liberty Road, opposite Live Oak Road from D.R. 16 to B.L.-G.N.S. listed as Item 29 in the October-April 1972-1973 report of the Baltimore County Planning Board; and

Whereas Gilbert Solomon, Albert Kornisch and Leonard Liepman have applied for rezoning of 24.98 acres of property S/W/S of Liberty Road, 368' W. of Live Oak Road from M.L.R. to D.R. 16 listed as Item 30 in the October-April 1972-1973 report of the Baltimore County Planning Board; and

Whereas Sela and Dolores Cole have applied for rezoning of .48 acres of property N/E/S Liberty Road, 620' E. of Tiverton Road from D.R. 3.5 to D.R. 16 listed as Item 31 in the October-April 1972-1973 report of the Baltimore County Planning Board; and

Whereas Richard Newcity and Efram Potts have applied for rezoning of .56 of property N/E/S of Liberty Road, 2100' W. of Deer Park Road from D.R. 3.5 to B.L. listed as Item 32 in the October-April report of the Baltimore County Planning Board; and

Whereas the Greater Randallstown Community Council Zoning Committee can find no evidence that there is error in the zoning maps or change in the character of the neighborhood of the aforementioned zoning petitions.

Now therefore be it resolved that the Greater Randallstown Community Council protests to any change in zoning of properties described in Items 29, 30, 31 and 32 of the October-April 1972-1973 report of the Baltimore County Planning Board.

And be it further resolved that this resolution shall take effect immediately upon adoption by vote of the membership of the Greater Randallstown Community Council.

(signed) *James E. Dyer*
President

Adopted February 15, 1973

(attested) *Wesley H. Hellman*
Recording Secretary

Greater Randallstown Community Council

Representing Civic and Service Organizations
P.O. Box 164
RANDALLSTOWN, MARYLAND 21133

RESOLUTION NUMBER THREE: ZONING

Whereas the Zoning Committee of the Greater Randallstown Community Council having been duly elected and designated as the Zoning Committee by the members of said Greater Randallstown Community Council has been vested by the members of said Council with complete responsibility for all review and action on all zoning matters; and

Whereas the members of the Greater Randallstown Community Council concur with the findings and recommendations of the Zoning Committee; and

Whereas Wesley Hellman, Mary Basso, John Hiltz, William Holman, Jane Mann, Sandy Klapper, Phyllis Walsh, Bernard Feller, Gilbert Greutser, J. Fred Lambden, Gary Caplan, Isaac Litt, Jeannette Feldman, Jules Lerner, Robert Falter, and Leonard Avorbach are currently members of the Zoning Committee of the Greater Randallstown Community Council; and

Whereas said Council wishes to comply fully with the provisions set forth in the Baltimore County Code, 1958, as amended, in particular Rule 8, Paragraph 1-15 of the "General Provisions" thereof.

Now therefore be it resolved that the members of the Greater Randallstown Community Council by and on behalf of said Council at the September, 1972 annual meeting do hereby adopt the recommendations regarding zoning as proposed by the Zoning Committee thereof.

Be it further resolved that the members of the Zoning Committee of the Greater Randallstown Community Council, are hereby authorized.

is to testify for and on behalf of the Greater Randallstown Community Council and its Zoning Committee.

And be it further resolved that this resolution shall take effect immediately upon adoption by vote of the membership of the Greater Randallstown Community Council.

(signed) *James E. Dyer*
President

Adopted September 21, 1972

(attested) *Wesley H. Hellman*
Recording Secretary

MEMORANDUM OF LAW

Re: Sela E. and Delores E. Cole
Petition for a Zoning Reclassification and Special Exception
Item No. 31, Zoning Cycle for October to April, 1972-73

The petitioners herein are seeking a change in the zoning from a residential use DR 3.5 to a residential use of DR 16 with a special exception for professional offices. Adjacent and to the east of the subject property along Liberty Road the area is zoned BL-CNS which is surrounded by DR 16 property. To the south of the property and across Liberty Road is an MNR tract. To the west of the property there is a small strip of DR 3.5 followed by BL-CNS which is then followed with BL-COC.

Historically, Liberty Road has been a main thoroughfare from Baltimore City to the western suburbs. Although never fully completed as a four lane expressway it has for years served as a main artery for commercial and residential vehicles to enter the city. In the very recent years with the improvements made, and being made, to Liberty Road as it enters Baltimore City and its tie-in with the Baltimore County Beltway the congestion has tremendously increased, particularly in the area of the subject property.

At the time of the hearing, Mr. Eugene P. Raphael, whose expertise in the matter of land use has been long recognized and accepted by the Zoning Commissioner, testified that he was familiar with the area and that traffic had increased substantially in the last several years. He also testified that no external changes in the premises were planned with the exception of an increase in

the parking area as required. He further stated that the dimensions of the subject property were considerably larger than the adjacent lots and that it contained just under 1/2 acre.

Mr. Cole, one of the petitioners testified that he had lived on the premises for approximately 12 years and that due to the increase of traffic flowing along Liberty Road particularly in the last year and the general change in the area he had been forced to move. The noise and congestion interfered with his peaceful use of the premises as a residence. Mr. Cole stated that the property had been offered for sale for over one year and he had received no offers on the property for residential purposes. There were many inquiries for use of the subject property as an office facility. Apparently many persons were interested in owning such a facility. Mr. Cole further stated that he plans no exterior changes in the facility and that he was willing to accept limited restrictions as to the number of offices that would be permissible. It was further brought out at the hearing that the use of this property for professional offices would create an ideal buffer zone for the residential property adjacent to the subject property.

Mr. Wesley Heilman, who was opposed to the granting of the rezoning and special exception, testified that he represented the Greater Randallstown Community Council. It was established that the Council is opposed to every rezoning in the present cycle for the general area along Liberty Road and Randallstown. Mr. Heilman indicated that he was concerned with the effect on traffic, schools, aesthetics and strain on utilities such as sewer, water and telephone.

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Mr. Heilman further stated that his prime reason for objecting to the rezoning was the growth and increase in congestion that had taken place within the last few years.

In the "Baltimore County Zoning Advisory Committee Report" which was before the Board, the Department of Public Works had no objection to the proposed rezoning provided adequate protection was taken for storm drains and sediment control. Mr. Flanagan of the Department of Traffic Engineering indicated that because of the small size of the subject property no increase in traffic is expected. The Maryland Department of Transportation indicated its approval as long as the necessary curb and paving was installed, the Baltimore County Fire Department indicated its approval provided that any necessary fire hydrants were installed at intervals of 300 feet. The Baltimore County Department of Health indicated that since metropolitan water and sewer are available there was no health hazard to be anticipated and The Baltimore County Board of Education saw no objection to the plan and did not believe the rezoning as requested would have any adverse effect on the student population.

In the report of the "Baltimore County Planning Board Report For The Zoning Cycle For October to April, 1972-3", which was before the Board, the planning board felt that office use here would be appropriate as it would provide an excellent transition area between the future shopping center and additional residential uses to the west. The Planning Board also thought that the proposed reclassification as office use would cause no major increase in traffic. It is also self-evident that office use would not effect the county school population.

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As earlier stated herein the change requested is still in a residential category but with a special exception for office use which is permitted under the appropriate higher density zoning that has been requested.

In a present case there was very definitely a mistake in the original Comprehensive Zoning Map. It was a mistake in not having a considered a transition area from the MNR on the north side of Liberty Road and the BL-CNS area east of the subject property to the residential area in the back of the subject property.

In addition to the mistake in the original zoning there has been a substantial change in the neighborhood brought about by the improvements on Liberty Road to the east of the property and the tremendous increase in use of Liberty Road as an arterial highway connecting the Baltimore County Beltway.

It has long been recognized in Maryland that rezoning is justified where there was a mistake in the original zoning or when the character of the neighborhood has changed to such an extent that reclassification properly ought to be made. See Baltimore County vs. Missouri Realty, Inc. 219 Md. 155, Wakefield vs. Kraft 202 Md. 136, Cassel vs. City of Baltimore, 195 Md. 348. As Mr. Cole testified the subject property because of the changes in the area was no longer suitable for residential purposes and that he had listed the property for sale but has been unable to sell the property for any purposes except for office use. As the court said in Huffman vs. Mayor 197 Md. 274 where the character of the area has changed so that the property zoned as residential is no longer suitable for

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That purpose the classification should be changed. In the present case the area has changed so that the only feasible use of the property would be for professional offices. Even if the property could be leased for residential purposes and this is not economically feasible because of the above facts, there could result as the Commissioner pointed out at the hearing, a deterioration of the subject property which would adversely effect the neighborhood. As the court has said in several instances, in rezoning as in original zoning, zoning regulations should be made in accordance with a comprehensive plan and with a reasonable consideration to the character of the district and its particular uses and with a view to conserving the value of the buildings and encouraging the most appropriate use of land throughout the municipality. See Aspin Hill Venture vs. Montgomery County Council, 289 Atlantic 2nd. 303, and Becker vs. Jerns, 230 Md. 531, Northwest Merchant vs. O'Rourke 191 Md. 171.

Even though there was undisputed testimony that there was a mistake in the original map in that the comprehensive plan failed to provide for a buffer zone between the commercial and high density residential; even though there was undisputed testimony of a change in the neighborhood due to the increase in traffic and the inability of Mr. Cole to make peaceful use of the property due to the heavy congestion of trucks and commercial vehicles as well as private automobiles, and his testimony that he was unable to sell the property for residential purposes although it was in excellent physical condition; the Board need not consider the necessity of

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finding such, as the change requested is this case is similar to a floating zone as set forth, Bayer vs. Siskind 247 Md. 116 where the court said "where the granting of a rezoning application is in the nature of a special exception the 'change-mistake rule', requiring evidence of mistake in original zoning or a substantial change in the character of the neighborhood is not appropriate." In this case we are only requesting a higher density residential zone to permit a special exception wherein the Board can provide reasonable limitations on the use.

In numerous cases the Board has considered that traffic should be given a material consideration see Renz vs. Bonfield Holding Company 223 Md. 34, Prince vs. Cohen 213 Md. 457, Ternmink vs. Board of Zoning Appeals 216 Md. 6., Vengheo vs. Montgomery County 240 Md. 386, Marcus vs. Montgomery County 235 Md. 535.

Although there was no specific testimony as to the date the increase in traffic occurred the Board can consider the increase in traffic that occurred even prior to the last comprehensive rezoning. See The Town of Somerset vs. Montgomery County 229 Md. 42.

There was an inference of some testimony before the Board that this could constitute spot zoning. The prohibition against spot zoning is only appropriate where it bears a substantial relationship to public health and is out of harmony with comprehensive zoning ordinance (Eckes vs. Baltimore County 209 Md. 432.) In this case the increase in residential use or density would be in accordance with a comprehensive plan as it is a natural buffer zone between the commercial area and other residential properties adjacent to this area. In addition office use would be an accommodation for the residents thereof. See Cassel v. City of Baltimore,

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195 Md. 550 at page 355 where the court said "that a use permitted in a small area, which is not inconsistent with the use to which the larger surrounding area is restricted, although it may be different from that case, is not 'spot zoning' when it does not conflict with the comprehensive plan." Similarly courts have permitted commercial uses in residential areas, e.g. drug and grocery stores, etc., for the convenience of the residents.

In the Zoning Advisory Committee Report the committee raised certain objections based on the State Highway Administration, the Baltimore County Fire Department, the Bureau of Engineering, the Department of Traffic Engineering and the Project Planning Office. These matters all go to the granting of a permit for use of the property and are not be considered in determining if the rezoning and special exception should be granted. The special exception is granted subject to these matters being corrected and attended to.

At the time of the hearing, Mr. Heilman, entered into evidence certain pictures advertising the Cross Roads Plaza Shopping Mall, the Herndon Village Shopping Mall and the Deer Park Plaza Shopping Center and a 12 1/2 acre site 1.1 miles east of the subject property. These exhibits conclusively show that the property has changed its residential characteristics and is no longer suitable for the purposes for which the original zoning was granted. It further shows that professional office space available at the present time is limited. In the future there could possibly be

some office space available but it would be speculative to say that they are going to be professional offices there. The most that could be said is that in several years hence there might possibly be available some professional offices. I think the Board should consider the evidence introduced by the protestors as conclusive evidence of the changing characteristics of the neighborhood.

It is therefore respectfully requested that the petitioners reclassification be granted and that the property be rezoned DR 16 with a special exception for professional use in accordance with the plans and plats submitted to the Board.

Very truly yours,

Ronald L. Maher
Ronald L. Maher
1000 Maryland Trust Building
Attorney for Petitioners

cc: Mr. Heilman

- 7 -

Greater Randallstown Community Council
Representing Civic and Service Organizations
P.O. Box 164
RANDALLSTOWN, MARYLAND 21133

April 23, 1973

Re: Case 73-218R



Mr. James E. Dyer, Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Md. 21204

Dear Sir:

I have reviewed the Memorandum of Law prepared by Mr. Ronald L. Maher, and I find that I disagree with some of the statements. The statements that I challenge are as follows:

On page one Mr. Maher refers to Mr. Eugene F. Raphael as an expert in land use. At the hearing his credentials as a professional civil engineer were accepted. He discussed the plat on which the subject's property was located. He indicated exactly what changes needed to be made to make the property acceptable for an office use. The term "land use" indicates that Mr. Raphael could speak on comprehensive planning. Being retained by Mr. Maher, he could not speak objectively on how the land should be used even if he was qualified. The term "land use" should be replaced by "professional civil engineer".

Mr. Maher on page seven states that the pictures I entered as evidence show that professional office space is limited. Mr. Maher neglected to mention the "Now Leasing" sign on the Old Court Professional Building. If office space was limited, this building would have all of its office space rented.

On the last page Mr. Maher states that my pictures show conclusive evidence of the changing characteristics of the neighborhood. He is correct if this rezoning petition is granted. This possible change is why we are protesting. We can see the commercial blight extending all the way to the county line on Liberty Road. We must preserve all non-commercial uses of land along Liberty Road. The property next to the Cole's is FOR SALE. One by one they fall to commercialism. Mr. Maher talks of the Cole property being a buffer. A BL zone contains provisions for a side yard (section 232.2 of the Baltimore County Zoning Regulations) when it butts a residence zone. This side yard should act as a buffer if properly designed. If it doesn't, our zoning laws need changing. We should not use rezoning of an adjacent property as a tool to gain a buffer area. Using the argument that this property will be a buffer will lead us down the path of urban sprawl. What will buffer the D.R. 16 area from the D.R. 3.5 area?

A major question left unanswered is "What is the ultimate use for this property?" We heard Mr. Cole give his ideas of how the property will be used, but he is selling it. The new owner has a piece of property zoned D.R.16 with a special exception for offices. What are his ideas regarding the use of this property? He may raze the present structure and build a small office building thus destroying the buffer idea.

A reclassification of the Cole property will extend the highly objectionable commercial strip zone on Liberty Road. This property must remain D.R. 3.5. The Greater Randallstown Community Council is hard at work to bring about planning and zoning changes in the Liberty Road area which will stop the wild growth and make the area a paradise in which to live. If we can obtain our goal, the Cole property will again be a desirable location for a single family dwelling. Rezoning at the present time will be a step backwards for our area. We can correct the problem cited by Mr. Cole by better planning and then implementation of the plan.

Rezoning will only bring Mr. Cole a higher selling price; it won't solve any problems.

Sincerely yours,
Wesley H. Heilman
Wesley H. Heilman
Zoning Chairman

CONSTABLE, ALEXANDER & DANEKER
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
TEL: 380-5329-3474
TOLL FREE MD-LINE: 800-400-0808
APRIL 10, 1973
PLEASE REPLY TO: Baltimore

James E. Dyer
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

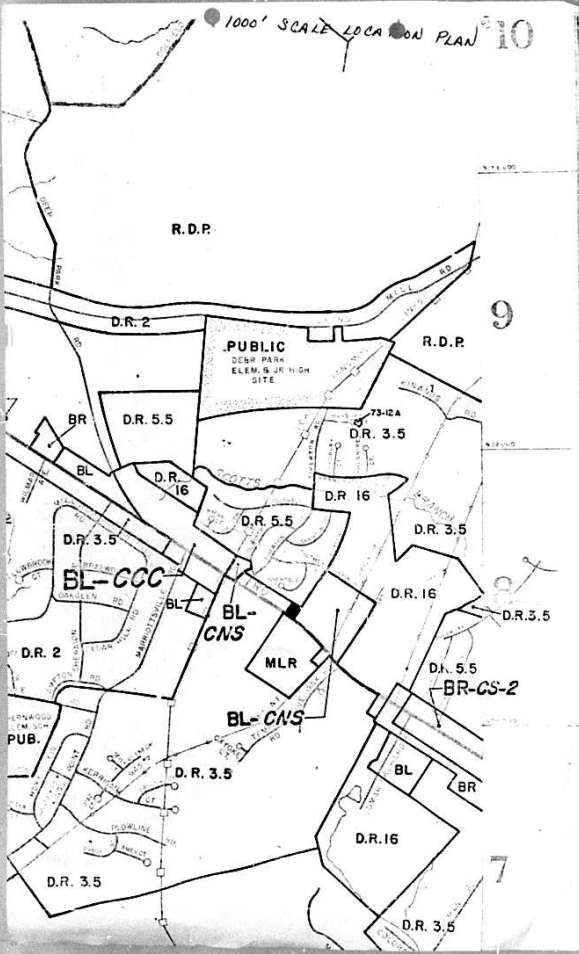
Re: Sela E. and Dolores E. Cole
Petition for Reclassification
and Special Exception #73-218R
Item No. 31, 4th Zoning Cycle

Dear Mr. Dyer:

At the conclusion of the above entitled hearing held on March 15, 1973, you requested that we submit a Memorandum of Law supporting the Petitioners position. The Memorandum is attached hereto and a copy has been mailed to Mr. Wesley Heilman. This was the case where I was counsel of record but due to circumstances beyond my control, Mr. Mark Daneker of this office represented the Petitioners.

Very truly yours,
Ronald L. Maher
Ronald L. Maher

RLM/jve
Enclosures



BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
October 13, 1972

Ronald L. Maher, Esquire
1000 Maryland Trust Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
9700 Liberty Road
2nd District
Sela and Dolores Cole -
Petitioners
Item No. 31
Fourth Zoning Cycle

Dear Mr. Maher:

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 located on the northeast side of Liberty Road, 620 feet south east of Tiverton Road in the Second District of Baltimore County.

The subject property is currently improved with a one (1) story ranch house that is in excellent condition. The property is well landscaped and is in keeping with the other residences to the north and northeast of this property. The property immediately to the southeast is unimproved Business Local (B.L.) land and the property on the south side of Liberty Road is zoned Manufacturing Light Restricted (M.L.R.) and is unimproved and is the subject of another petition that has been submitted in this cycle. Curb and gutter and sidewalk exist along this side of Liberty Road at this time.

After a field inspection of the subject site, the Committee is concerned as to the type of professional offices that are proposed. This should be clarified prior to the time of the hearing. The petitioner is also advised that revised site plans shall be required that reflect the comments of the State

Ronald L. Maher, Esquire
Page Two
October 13, 1972

Highway Administration and the Baltimore County Fire Department. The petitioner is also advised to pay particular attention to the comments of the Bureau of Engineering, Department of Traffic Engineering and the Project Planning Office.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15, 1973 will be forwarded to you in the near future.

Very truly yours,
John S. Dillon, Jr.
John S. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:vte
Enclosures

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

October 26, 1972

License of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #31 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owners: Sela and Dolores Cole
9700 Liberty Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. from D.R. 3.5 to D.R. 16
District: 2nd No. Acres: 0.48 acre

Dear Mr. DiNenna:

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.

Highway Comments:

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

As no County Roads are involved, this office has no additional comments.

Storm Drain Comments:

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.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Sediment Control Comments:

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.

Item #31 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owners: Sela and Dolores Cole
Page 2
October 26, 1972

Water and Sanitary Sewer Comments:

Public water and sewer are available to serve this site.

Very truly yours,

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

END:RAM:CIW:as

P-SW Key Sheet
NW 8 J Topo

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MALLER
DEPUTY TRAFFIC ENGINEER

October 30, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning IV
Item 31 - ZAC - Oct. 72 to Apr. 73
Property Owners: Sela and Dolores Cole
9700 Liberty Road
Reclass. from DR 3.5 to DR 16
Dist. 2

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 3.5 to DR 16, with a special exception for an office building. Because of the small size of the property, no major increase in traffic is expected from the site.

But, it must be pointed out that Liberty Road has severe traffic problems and is an area of numerous complaints from the citizens to this department.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

October 17, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Att. Mr. John J. Dillon

Re: Reclassification Oct. 1972
Property Owners: Sela and Dolores Cole
Location: 9700 Liberty road (Rte. 26)
Present Zoning: D.R. 3.5.
Proposed Zoning: Reclass from D.R. 3.5 to D.R. 16
DISTRICT: 2
No. Acres: 0.48 acres
Northside, 620' east of Tiverton Rd.

Dear Mr. DiNenna:

The frontage of the site must be improved with concrete curb and paving. The roadside face of curb is to be 24' from and parallel to the centerline of Liberty Rd. The plan should clearly indicate the required curb. It is our opinion that the plan should be revised prior to the hearing.

The entrance will be subject to approval and permit from the State Highway Administration.

The 1971 average daily traffic count for this section of Liberty Road is 13,400 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
Charles Lee
by: John E. Meyers
Asst. Development Engineer

CLJEN:in

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

833-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee Chairman

Re: Property Owner: Sela and Dolores Cole

Location: 9700 Liberty Road

Item No. 31 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. Thomas Kelly* Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 10, 1972

DONALD J. RYOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: Sela and Dolores Cole
Location: 9700 Liberty Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to D.R. 16
District: 2
No. Acres: 0.48

Since metropolitan water and sewer are available to the site, no health hazard is anticipated.

Very truly yours,

Thomas R. Devlin
Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ang

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
JEFFERSON BUILDING
Suite 201
Towson, Md. 21204
494-3221

October 25, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-3331

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #31, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owners: Sela and Dolores Cole
Location: 9700 Liberty Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass from D.R. 3.5 to D.R. 16
District 2
No. Acres: 0.48 acres

This entrance is immediately adjacent to an in-only entrance approved by the State Highway Administration for the proposed shopping center to the East. This could create a problem in the future.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 23, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #31
Property Owners: Sela and Dolores Cole
Location: 9700 Liberty Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass from D.R. 3.5 to D.R. 16

District: 2
No. Acres: 0.48 acres

Dear Mr. DiNenna:

The acreage is too small to have any adverse effect on the student population with either D.R. 3.5 or D.R. 16 zoning.

Very truly yours,

W. Mark Rutenfranz
W. Mark Rutenfranz
Field Representative

WIP:ld

Greater Randallstown Community Council
Representing Civic and Service Organizations
P.O. Box 166
RANDALLSTOWN, MARYLAND 21133

THE FOLLOWING PICTURES ARE ENTERED
AS EVIDENCE IN PROTESTING THE
RECLASSIFICATION OF THE SELA AND
DELOWES COLE PROPERTY (ITEM 31)

All pictures taken on
Sunday, March 11, 1973
by Wesley H. Neilman



The above picture shows the subject's property (house on right) and the adjoining property to the West. Notice the "FOR SALE" sign by Becker on the adjoining property. This is classic evidence of the "Domino Theory" which creates the unwanted commercial strip zoning.



Pictured above is a bill board advertising the Cross Roads Plaza Shopping Center Mall. This Mall adjoins the subject's property to the East. This Mall could easily accommodate professional offices



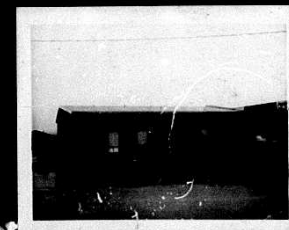
Two tenths of a mile to the West of the subject's property another bill board announces a soon to be built Fernwood Village Shopping Mall. Note the fact that 50,000 square feet of area is available for offices with parking available for 300 cars. This would be stiff competition for the the proposed office building in question.



Continuing farther West on Liberty Road is the proposed site of the Deer Park Plaza. This Plaza is .4 of a mile from the Cole property, and is an excellent site for professional offices.



One and one tenth miles to the East of the subject's property is 12 1/2 acres of undeveloped property zoned Business Roadside. This property could be easily developed with enough offices to accommodate the professional people desiring to do business in the Liberty Road area.



The last picture is of the Old Court Professional Building. This building is 2.8 miles East from the Cole property on Old Court Road. It is important to notice the sign on the left front side of the building which reads "NOW LEASING". Evidently professional office space is not in demand in the Liberty Road area.

A hand-drawn map titled "200' SCALE LOCAL PLAN". The map shows a street layout with several streets labeled: "STEWART" (top left), "TULSEWIRE" (middle left), "BOLD" (top center), "BL-CNS" (middle right), "LOT 4" (bottom right), "BL-A" (bottom right), and "BL-B" (bottom right). A shaded rectangular area is marked on the map, and a north arrow is present in the upper right corner. The map also shows various lot numbers and street intersections.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on _____ day of _____, 1973, the first publication appearing on the _____ day of _____, 1973.

THE JEFFERSONIAN,
H. Leland Johnston
Manager.

Cost of Advertisement, \$.....

[illegible]

1-Sign

73-218-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District A-14 Date of Posting Aug 10, 1973
Posted for APPROVAL
Petitioner SELA E. Calkins, et al.
Location of property NE 1/4 LIBERTY ROAD 60' E of TOWSON ROAD
Location of Sign NE 1/4 LIBERTY ROAD 700' E - E of TOWSON ROAD

Remarks: _____
Posted by William L. Borman Date of return Aug 10, 1973
Signature

73-218-RY

25642

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 342 Date of Posting: FEB 26 1973

Posted to: RECONSTRUCTION

Petitioner: SIA S. CAR

Location of property: 445 GLENNVIEW RD. CORNER of TOWSON RD.

Location of Signs: 142 9700 LIGGETT RD.

Remarks:

Posted by: SA. J. M. O'NEAL Date of return: MARCH 2 1973
Signature

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: <i>[Signature]</i>					Revised Plans: Change in outline or description ____ Yes ____ No					
Previous case: _____					Map # _____					

Item # 31

Ronald L. Mahan, Esquire
6000 Maryland Trust Building
Baltimore, Maryland 21202

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 14th day of October, 1972.

The accompanying Petition for Special Exception will be accepted on the
6th day of February, 1973.

[Signature]
- LEE STEINBERG
Zoning Commissioner

Petitioners: Sale and Delano Cole

Petitioner's Attorney: Ronald L. Mahan

Reviewed by *[Signature]*
Chairman,
Advisory Committee

Item # 38

Ronald L. Asher, Mayor
1000 Maryland Trust Building
Baltimore, Maryland 21202

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 14th day of October 1972.

The accompanying Petition for Special Exception will be accepted on the
6th day of February 1973.

R. L. Asher
Zoning Commissioner

Eric D. Bernal
Zoning Commissioner

Petitioners: Salo and Delores Cole

Petitioner's Attorney: Ronald L. Asher

Reviewed by *[Signature]*
Chairman,
Advisory Committee

Brief
 1000 Sealab
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received* this 27th day of Sept 1972. Item # .
R. D. M.
 S. Eric DiNenna
 Zoning Commissioner
 Petitioner S. E. Cole Submitted by Ronald L. Mader
 Petitioner's Attorney Ronald L. Mader Reviewed by J. G. Collins
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 5762

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION

WRITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Constable, Alexander & Daneker
100 Maryland Trust Building
Baltimore, Md. 21202
Petition for Reclassification for Sals Cole

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 11123

DATE July 23, 1973 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mrs. Dolores E. Cole
Cof. of Appeal and Posting Property for Case No. 73-218-
RX
NE/S of Liberty Road, 620' SE of Tiverton Road - 2nd
District
Sels E. Cole, et ux - Petitioners

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE - FINANCE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 7081

DATE March 9, 1973 ACCOUNT 91-662

AMOUNT \$94.13

DISTRIBUTION

WHITE - CASHIER	PINK - AGENT	YELLOW - CUSTOMER
Messrs. Constable, Alexander & Denaker 1000 Maryland State Building Baltimore, Md. 21202 Adv. listing and posting of property for Sela S. Cole #73-213-78		

