PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-92-ASPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

i, BERNEY Sally M. Goldberglegal owner of the property situate in Baltimor County and which is described in the description and plat atta hed hereto and made a part bereof

tion for a Variance from Section 409.2b.5 to permit seven (7) parking

spaces instead of the required 18 spaces.

of the Zoning Regulation: of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Certain parking spaces will no longer be available and no additional property can be secured for parking.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the rooming regulations and restrictions of Balimere County adopted pursuant to the To-sing Law For Baltimere County. Sally M. Creedbay
Sally M. Goldberg Contract purchaser Legal Owner Address 3507 01d Court Road

Robert J. Romadka Robert J. Romadka Admess 802 Eastern Boulevard Baltimore, Maryland 21221

Cutb and gutter exists along Croyden Road at this location and along Liberty Road.

This 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.

cc: Sibermann, Gemignani & Associates 902 West 36th Street Baltimore, Md. 21211

John J. Willow, Jr. (Jal.)
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

ORDER RECEIVED FOR FP

Louis Commissioner of Baltimere County.

Baltimore, Maryland 21208

Protestant's Attorney

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby patition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning.

Commissioner should approve the zoning plot plan to allow offices to be

located in the basement of the new addition that is now being huilt on ... the subject property.

Property is to be posted and advertised as prescribed by Zoning Regulations, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are td be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Sall M. Goldberg Contract Purchaser Address 3507 01d Court Road

809 Eastern Boulevard

Baltimore Maryland 21208 Petitioner's Attorney Robert J. Romadka

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this__17th__



Sei de Plensea Zoning Commissioner of Baltimore County

(over)

Baltimore County. Margland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

LLSWORTH N. DIVER. P. E. CHIE

FILING

FOR

RECE

1. F32

August 23, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

: Item #35 (1973-1974)
Property Owner: Sally N. Goldberg
S.N. corner of Liberty and Groyden Roads
Existing Zoning: D.H. 16, with Special Exception for
Offices
Proposed Zoning: Veriance to permit 7 perking spaces
instead of the required 18 spaces; Special Nearing to
permit additional Offices.
Platricts 2nd No. Acres: 11,545 eq. ft.

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the 'ing Advisory Condition in commention with the subject item.

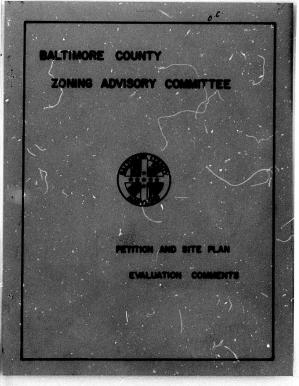
The comments supplied for this property in connection with Item #67 (1972-1973) remain valid and applicable to this I*em #35 (1973-1974). Those comments are referred to for your consideration.

> Very truly yours, Elliworth N. Die purt
> Ellisoner H. D. Die purt
> Ellisoner H. D. Ter, P.E.
> Chief, Bureau of Engineering

EMD: TAM: FWR: 85

L-ME Key Sheet 19 NW 24 Pos. Sheet NW 5 F Topo 88 Tax Map

cc: File



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 4, 1973

COUNTY OFFICE BLDG

TORN L DILLION 18

SEMBERS

STELAU OF ENGINEERING DEPARTMENT OF STATE ROADS COMMISS

BUREAU OF FIRE PREVENTION PROJECT DI ANNUA SCILDING DEPARTMENT

SANG ADMINISTRATION NDUSTRIAL DEVALOPMENT

Robert J. Romadka, Esq., 809 Eastern Boulevard Baltimore, Maryland 21221 Ps: Special Hearing Petition Item 35 Sally M. Goldberg - Petitioner

Dear Mr. Romadka:

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.

These comments are not intended to indicate the appropriatuness of the zoning actions are made aware of plans or problems with regard to the duvelopment plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendary to the appropriateness of the requested topping. zoning.

The subject property is located on the southwest corner of Liberty Road and Croyden Prods, in the 2nd District of Saltimore County. This property is currently improved with a one story brick dwelling and a one story, above-ground addition, with a basement that as under construction and is to be used for offices.

• This petition was the subject of an earlier hearing (Case No. 73-158) which was a request lifting restrictions on the property from its original zoning. The petitioner is now requesting a further lifting of restrictions for additional perking variances, as the addition of the basement will increase the parking requirements.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MELZER

August 20, 1973

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

Re: Item 35 - ZAC - August 14, 1973
Pr.party Owner: Sally M. Goldberg
SW/corner of Liberty and Croyden Roads
Variance to permit 7 parking spaces instead of the required 18 spaces;
Special Mearing to permit additional offices
District

Dear Mr. Di Nenna:

The above petition is for a variance to the required 18 parking spaces. Should this variance be granted, parking problems can be expected in the

Michael S. Flaniga

Michael S. Flanigan Traffic Engineer Associate

MSF/pl



Bernard M. Evans

August 16, 1973

Mr. 3. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Att: Mr. John Dillor

RE Z.A.C. Meeting, Aug. 14, 1973
Property Owners Saily M. Goldsbarg
Locations SV/ Corner Liberty, 6
Croyden Model(Re 26)
Existing Zenings D.R. 6, with
Proposed Zenings Wardnace to permit
seven parking spaces instead of the
required eightens spaces; Special
Hearing \(\) permit additional offices.
Election Districts Z. Times: 33
No. Acress 11,595 square Teat

No access is proposed from Liberty Road, therefore, there will be requirements from the State Highway Administration.

The 1972 average daily traffic count on this section of Liberty Road is 31,700 vehicles.

very truly yours,

CL:JEM:dp

Charles Lee, Chief Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

Pursuant to the advertisement, posting of property, and public hearing on the above petitio	n
and it appearing that by reason of the following finding of facts that strict compliance with	ī
11 It is securior) difficulty an	d
the Baltimore County Zoning Regulations would result in practical difficulty and	
unreasonable hardship upon the Petitioner	
	•
of the granting of	E
the above Variance should be had; and it further appearing that by reason of the granting of	
the Variance requested not adversely affecting the health, safety and general	-
V I	
welfare of the community	-
M	
. No. 11 instead of the	
to permit seven (7) parking spaces instead of the	ř.
2 Vindance required eighteen (18) spaces should be granted	
T IS ORDERED by the Zoning Commissioner of Baltimore County this	
day of October 1973 that the herein Petition for a Variance should be and the	e
same is granted, from and after the date of this order, subject to the approval of a site	
same is granted, from and after the date of this order, subject of Public Works and the plan by the State Highway Administration, Department of Public Works and the	
Office of Planning and Zoning.	
Zoning Commissioner of Baltimore County	
Pursuant to the advertisement, posting of property and public hearing on the above petition	
and it appearing that by reason of	
the above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zon'ng Commissioner of Baltimore County, thisday	į
of, 197, that the above Variance be and the same is hereby DENIED	ú

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 16, 1973

Mr. S. Eric DiNenna Zoning Cormissioner County Office Building Towson, Maryland 2120h

3 RECEIVED FOR FILING

Z.A.C. Meeting of: August 14, 1973

Property Owner: Sally M. Goldberg Location: see agenda Present Zoning: D.R. 16 with S.E. for offices Proposed Zoning: variance

District: 2 No. Acres: 11.545 s q. ft.

Dear Mr. DiNenna:

No adverse effect on student populations

WNP/ml

Wery truly yours, W. Nick Patrovich

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the requirements of Section 500. / of the Baltimore County Zoning Regulations having been met, and the public health, safety and general welfare of the locality involved not being adversely affected the above Special Hearing for approval of zoning plot plan to allow offices to ----should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this day of October _____, 198 73 , that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, for approval of zoning side plan to allow offices to be located in the basement of the new actition, subjects the approval of a site plan by the State Highesty Administration, Department of Public Works and the Zoning Commissioner of Baltimore County Colline of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... the above Special Hearing should NOT BE GRANTED. IT IS ORDERFO by the Zon. ; Commissioner of Baltimore County, this _day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

Soning Commissioner of Baltimore County

DESCRIPTION FOR 7501 LIBERTY ROAD

BEGINNING for the same at a point on the southwest side of a proposed widening strip. If each wide, which widening strip strip which widening strip side of interty southwast side of interty Soad, 80 feet wide, said beginning is also at the distance of 461.20 feet, measured southeasterly from the east side of Liberty Garden Road;

Thence running and binding on the southwest side of said widening strip S65*37'-10"E 65.15 feet to intersect the northwest side of Croyden Road, 60 feet wide;

Thence leaving said widening strir and binding on the northwest side of said croyden Road, the two(2) following courses and distances, namely:(1) by aline curving to the right with a radius of 25.00 feet, the arc distance of 39.27 feet which arc is subtended by a chord bearing 320-37-1-07 EU 35.36 feet; and (2) by a line curving to the right with a radius of 775.59 feet, the arc distances of 109.33 feet, which arc is subtended by a chord nearing 331-59-50 W 105.70 feet to intersect a line drawn parallel with and at the distance of 134.15 feet measured at right angles from the first line of this description:

Thence running and binding reversely on said lines so drawn and leaving the northwest side of said Croyden Road, N65-37-10" & 82.44 feet;

Thence leaving said line so drawn and running at right angles therefrom N24°-22'-50"E 134.16 feet to the place

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDIN

August 15, 1973

DONALD J. ROCP, M.C., M.P.H.

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

Comments on Item 35, Zoning Advisory Committee Meeting August 14, 1973, are as follows:

Property Owner: Sally N. Goldberg
Location: SW/Corner of Liberty and Croydon Rds.
Present Coning: D.R. 16 with Special Exception for Offices
Present Coning: D.R. 16 with Special Exception for Offices
of raquired 18; Special Hearing to permit additional
offices.
District:
No. Acres: 11,545 sq.ft.

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn@

WILLIAM D. FROMM

S. FRIC DINENNA



August 15. 1973

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

Dear Mr. Di Nenna:

Comments on Item #35, Zoning Advisory Committee Meeting, August 14, 1973, are as follows:

Property Owner: Sally M. Goldberg Property Owner: Sally Mr. Coldburg
Location: SW/comer of Liberty and Croyden Roads
Existing Zoning: D.R. I.d. with Special Exception for Offices
Proposed Zoning: Variances to parmit seven (7) andking spaces instead of the required
eighbeen (18) spaces; Special Hearing to cermit additional offices
Election District: 2

No. Acres: 11,545 square feet

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

Very truly yours

John Zevintley

John L. Wimbley Planning Specialist if Project & Development Planning Division

74-92-ASPH

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BALTI. ORE COUNTY, MARYLA D

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date September 13, 1973

FROM William D. Fromm, Director of Planning

SURJECT. Pe, ition 774-32-ASPH. Southwest side of Liberty Road 461,20 feet
Petition for Variance for control of the first Garden Road.
Petition for Yearlance for control of the first Garden Road.
Petition for Special Hearing for approval of zoning plot plan to
allow offices to be located in the basement of the new addition.
Petitioner - Sally N. Goldberg

2nd District

HEAKING: Tuesday, September 25, 1973 (10:30 A.M.)

This site fits the criteria established by the Planning Board for location for professional offices adjacent to commercial areas. These offices are intended from a planning point of view to provide a transition from commercial to residential uses. This addition, if screened properly and of suitable architecture could still provide an acceptable transition and continue to protect the deellings to the

Parking may be more of a problem, however. The regulation require-ments are a minimum and necds sometimes exceed the minimum require-ments in actual practice overloading nearby residential streets.

We would suggest that the petitioner investigate the availability of off-street parking spaces nearby such as the shopping center before this petition is granted. If none are available, this petition should be denied.

The screening plan is acceptable, however, no lighting is identified on the plan. If lights are to be provided, they should be limited to 8° in height.

If the proofs of Sec. 502.1 are met any construction should be con-ditioned to conformance to an approved site plan.

MDF - NEG - Da

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

2-5,6NS

Date of Posting Sept. 7, 1973 Posted for Q PETITION FOR VARIANCE @ POTITION FOR SPECIAL HEARING Peitioner: SALLY M. GOLDBERG. Location of property: SW/S OF LIBERTY Rd 461.20' SE OF LIBERTY GARDEN BOAD Location of Signa: FRONT 7501 LIBERTY ROAD.

Towner, Maryland

Remarks:
P d by Llomas T. Roland Date of return Sept. 14, 1973

MES GORDET L PENCY

PETITION FOR VA-	BLANCE AND ARRIVE HCT
ECHING Petition for Object of Parking Special Meaning for coming p. of plan is	Variance for Petition for r a proval of a place o fices
the new sadding. LOCATION: Seather orly Bond 161.20 of Liberty Gorden	s side of Life. Seet Seetheest Read
21, 1972 as 10:20 PUBLIC MEARING: N ty Office Building. pools Avenue, Ton	100 Comb
The Seaton County, is the Sering Act and Saltimore County, wi	positioner of positionity of Regulations of paids a posite
Putting for Varia Zoning Regulations County in permit seven spaces ingre-4 of 13	of Bultimore of Bultimore on (7) parking on (7) parking or repaired 1
Under Section 100.7 Regulations of Baltim determine whether or ing Commissions and	of the Soning sere County, to r not the Zon- /or Deputy So-
the Traing plot gion to be located in the best addition that in an the subject proper Terrain Terrain Terrain Terrain Terrain	a all ow of the correct of the new being built by.
Section 693.2.b(3) Parking — 1 for on test of total ground 1 for each 100 square	- Off-S root ch les square floor ares and a feet of total
area of upper floors. All that parcel of Second District of Bei	land in the Stanory County. he name of a
proposed widening strip which widening strip and porallel with the west side of Liberty wide, said beginning	is contiguous existing nouth- Road, in feet to also at the
distance of 441.29 southeasterly from the Liberty Garden Read Thence running in the gratiewest side of	e cast tide of ad binding on said widening
intersect the northweeten Road 60 feet w Thence leaving said and hinding on the se	e side of Croy- ide; widening strip ethwest side of
lowing courses and dig: (1) by a line curvi with a coding of 23,0 dutance of 28,21 loc subtended by a chore	ofences, name, ing to the right o feet, the are a which are in bearing \$20°
27" 10" E 33,26 fort; line curving to the ri days of 275,53 fort, th es of 109,23 fort, wh lended by a cheed be-	get with a re- te are do and the are is sub- ring \$ 31° 39°
drawn parallel with a tance of 136.15 [nes right angles from the this description;	med at the dis-
Thence running on ersely on said lines leaving the northwest Cropien Bond, NSS* 2 feet; Thence leaving said	W.
and renning of right from N 24" 12" 50" E the place of beginnin Being the property Californ on shore	of soily M.

70		92	AJ	6	14
14	-	26	1		11

CERTIFICATE OF PUBLICATION

TOWSON, MD.,September_9, 19-1-
THIS IS TO CERTIFY, that 'ne annexed advertisement was
published in THE JEFFERSONIAN, a trickly newspaper printed
and published in Towson, Baltimore County, Md., onco.in: each
out one time successive meaks before the 25th
day of Soptember , 19.73., the first-publication
appearing on the Ath day of September

Cost of Advertisement, \$

19..73

CERTIFICATE OF PUBLICATION P. O. L 3916

Pikesville, Md. Sept. 6, 19 73

74.93 ASPH

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikes-

wille, Baltimore County, Maryland, once in each one time before the 25th Sept.

the first publication appearing on the ____6th Sept.

THE NORTHWEST STAR

Cost of Advertisement, \$ 52.50

PETITION	MAPPING		NG	PROGRESS		SHEE	T				
	Wall Map Origin		ginal Dup		icate	Tracing		200 Sheet			
FUNCTION	date	by	date	by	date	_ty	dote	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	585			Chan	ed Pl ge in o	utlin	e or de	script	ion	_Yes _No	

Robert J. Romadka, Roc 809 Hastern Boulevard Baltimore, Ed. 21221	County Office 111 V. Chesep Touson, Heryl	seke Avenue	
Proposition of the	Your Petition has be	en received and acc	epted for filing
this 1946	doy of		1973.
		S. ERIC DIMENIA, Zoning Commission	(****
Potitioner Sally H. (2014Hery		11 10-
Potitioner Sally H. C	blery	Reviewed by	Han Buth of

BALTIMORE COUNTY, MARYLAND OFFICE OF FIN E - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Aug. 23, 1973 ACCOUNT01-662 AMOUNT \$25.00 Robert J. Romadka, 809 Eastern Blvd. Essex, Ed. 21221 Petition for Variance & Special Hearing for Sally Coldberg There are 5 98 and 24

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

No. 12438

DATE Sept. 25, 1973 CCOUNT 01-662

AMOUNT \$92.50

PINK - AGENCY

Br. Harold L. Goldburg 7501 Liberty Road Baltimore, Md. 21277 Advertising and posting of property 9 2.5 CMSC

