

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Sally M. Goldberg, 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 for a Variance from Section 409.2b.5 to permit seven (7) parking spaces instead of the required 18 spaces.

of the Zoning Regulations 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. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Sally M. Goldberg
Legal Owner
Address: 3507 Old Court Road
Baltimore, Maryland 21208
Protestant's Attorney
Robert J. Romadka
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1973, at 10:30 clock

(over)

Robert J. Romadka, Esq.,
Item 35 - Sally M. Goldberg
September 4, 1973

Curb 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.

Very truly yours,

John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: Silbermann, Camignani & Associates
902 West 36th Street
Baltimore, Md. 21211

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Sally M. Goldberg, 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 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 built on the subject property.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Sally M. Goldberg
Legal Owner
Address: 3507 Old Court Road
Baltimore, Maryland 21208
Protestant's Attorney
Robert J. Romadka
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ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1973, at 10:30 clock.

Zoning Commissioner of Baltimore County

(over)

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

August 23, 1973

Bureau of Engineering
ELLENWORTH H. DUTCH, P.E. CHIEF

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

Re: Item #35 (1973-1974)
Property Owner: Sally M. Goldberg
S/W corner of Liberty and Croyden Roads
Existing Zoning: M-1.5 with Special Exception for Offices
Proposed Zoning: Variance to permit 7 parking spaces instead of the required 18 spaces; Special Hearing to permit additional offices.
District: 2nd No. Acres: 11,545 sq. ft.

Dear Mr. DiMenna:

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.

General:

The comments supplied for this property in connection with Item #57 (1972-1973) remain valid and applicable to this Item #35 (1973-1974). These comments are referred to for your consideration.

Very truly yours,

Ellenworth H. Dutch, P.E.
Chief, Bureau of Engineering

ENCL: 409.2b.5

1-WE Key Sheet
19 NW 2d Per. Sheet
100 S 1/2 Topo
88 Tax Map

cc: File

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 4, 1973

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: 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 appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Liberty Road and Croyden Roads, in the 2nd District of Baltimore County. This property is currently improved with a one story brick dwelling and a one story, above-ground addition, with a basement that is 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 parking variances, as the addition of the basement will increase the parking requirements.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MILLER DEPUTY TRAFFIC ENGINEER

August 20, 1973

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

Re: Item 35 - ZAC - August 14, 1973
Property Owner: Sally M. Goldberg
S/W corner of Liberty and Croyden Roads
Variance to permit 7 parking spaces instead of the required 18 spaces;
Special Hearing to permit additional offices
District 2

Dear Mr. DiMenna:

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 neighborhood.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Barnard M. Evans
Assistant

August 16, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attn: Mr. John Dillon

Re: Z.A.C. Meeting, Aug. 14, 1973
Property Owner: Sally M. Goldberg
Location: SW/ Corner Liberty & Croyden Roads (Site 26)
Existing Zoning: D-8, 16, with Special Exception for Offices
Proposed Zoning: Variance to permit seven parking spaces instead of the required eighteen spaces; Special Hearing to permit additional offices.
Section Districts 2 (Item 35)
No. Acres: 11,545 square feet

Dear Mr. DiMenna:

No access is proposed from Liberty Road, therefore, there will be no 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,

CLJEM:dp

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

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

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 welfare of the community.

to permit seven (7) parking spaces instead of the 18 required, 18 spaces should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office 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 Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1973, that the above Variance be and the same is hereby DENIED.

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 following finding of facts that the requirements of Section 500.1 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 be located in the basement of the new addition:

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1973, 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 plot plan to allow offices to be located in the basement of the new addition, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office 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 ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 15, 1973

DONALD J. ROOP, 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 Item 35, Zoning Advisory Committee Meeting
August 14, 1973, are as follows:

Property Owner: Sally M. Goldberg
Location: SW/Corner of Liberty and Croyden Rds.
Present Zoning: D.R. 16 with Special Exception for Offices
Proposed Zoning: Variance to permit 7 parking spaces instead of required 18; Special Hearing to permit additional offices.
District: 2
No. Acres: 11.545 sq. ft.

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

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amg

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING & LAND USE DIVISION



August 15, 1973

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

Property Owner: Sally M. Goldberg
Location: SW/Corner of Liberty and Croyden Rds.
Existing Zoning: D.R. 16, with Special Exception for Offices
Proposed Zoning: Variance to permit seven (7) parking spaces instead of the required eighteen (18) spaces; Special Hearing to permit 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 L. Wimbley
John L. Wimbley
Planning Specialist
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3301

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 16, 1973

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

Re: Item 35
Property Owner: Sally M. Goldberg
Location: see agenda
Present Zoning: D.R. 16 with S.E. for offices
Proposed Zoning: variance

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

District: 2
No. Acres: 11.545 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Mick Petrovich
W. Mick Petrovich
Field Representative

DESCRIPTION FOR 7501 LIBERTY ROAD

BEGINNING for the same at a point on the southwest side of a proposed widening strip, 17 feet wide, which widening strip is contiguous and parallel with the existing southwest side of Liberty Road, 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 strip and binding on the northwest side of said Croyden Road, the two (2) following courses and distances, namely: (1) by a line 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 S20°37'-10"E 35.36 feet; and (2) by a line curving to the right with a radius of 775.95 feet, the arc distance of 109.53 feet, which arc is subtended by a chord bearing S31°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"W 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 of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-92-ASPH. Southwest side of Liberty Road 461.20 feet Southeast of Liberty Garden Road.
Petition for Variance for Off-Street Parking.
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 M. Goldberg

2nd District

MEETING: 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 dwellings to the west.

Parking may be more of a problem, however. The regulation requirements are a minimum and needs sometimes exceed the minimum requirements 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 conditioned to conformance to an approved site plan.

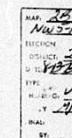
William D. Fromm, Director of Planning

WDF:NEG:rw

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Sept. 2, 1973
Posted for: PETITION FOR VARIANCE & PETITION FOR SPECIAL HEARING
Petitioner: Sally M. Goldberg
Location of property: SW/1/4 of LIBERTY RD. 461.20' SE of LIBERTY GARDEN ROAD
Location of Signs: Front 7501 LIBERTY ROAD

Remarks: Thomas R. Devlin
Signed by: Thomas R. Devlin Date of return: Sept. 14, 1973



Beginning from the same at a point on the Southwest side of a proposed widening strip 7 feet wide, which widening strip is contiguous and parallel to the existing southwest side of Liberty Road, 50 feet wide, said beginning is also at the distance of 651.20 feet, measured southeasterly from the corner of the corner of the 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 STRIP AND BINDING ON THE NORTHWEST SIDE OF SAID CROYDEN ROAD, THE TWO(2) FOLLOWING COURSES AND DISTANCES, NAMELY: (1) BY A LINE 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 S50°31'10"E 35.36 FEET; AND (2) BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 775.95 FEET, THE ARC DISTANCES OF 109.53 FEET, WHICH ARC IS SUBTENDED BY A CHORD BEARING S31°59'50"W 105.70 FEET TO INTERSECT A LINE DRAWN PARALLEL WITH AND AT THE DISTANCE OF 134.16 FEET MEASURED AT RIGHT ANGLES FROM THE FIRST LINE OF THIS DESCRIPTION.

THENCE RUNNING AND BINDING REVERSELY ON SAID LINE SO DRAWN AND LEAVING THE NORTHWEST SIDE OF SAID CROYDEN ROAD, N 65°37'10"W 82.44 FEET.

THENCE LEAVING SAID LINE SO DRAWN, AND RUNNING AT RIGHT ANGLES THEREFROM, N 24°22'50"E 134.16 FEET TO THE PLACE OF BEGINNING.

SILBERMANN, GEMIGNANI & ASSOCIATES
CORPORATE ENGINEERS
902 WEST 36TH STREET BETHESDA
TEL 301-241-2584 AND 301-667-1919

HARVEY SILBERMANN
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CORPORATE
2 BROTHERS SERVED
W. SNATT

OFFICE ADDITION
DR. HAROLD L. SCHULZ
1701 LIBERTY ROAD
BALTIMORE COUNTY
SITE PLAN
DETENTION CENTER
REPLACEMENT OF
TRAINED