

74-190-RA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morton J. Weiner legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an B.L. zone; for the following reasons:

(See attached memorandum)

See attached description

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

Property is to be 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 for Baltimore County.

Contract purchaser Morton J. Weiner Legal Owner
Address 118 South Howard Street
Baltimore, Maryland 21201
Petitioner's Attorney Jonathan F. Williams Protestant's Attorney Harry S. Swartzwelder
Address 400 Totman Bldg.
Baltimore, Maryland, 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1974, 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 5th day of March, 1974, at 10:00 o'clock

Morton J. Weiner
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morton J. Weiner 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(6) to permit 20 spaces instead of the required 36 spaces. Section 232.2b(4) - To permit zero side yard from adjoining residential zone instead of the required 12 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: unbearable hardship or practical difficulty

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Morton J. Weiner Legal Owner
Address 118 South Howard Street
Baltimore, Maryland 21201
Petitioner's Attorney Jonathan F. Williams Protestant's Attorney Harry S. Swartzwelder
Address 400 Totman Bldg.
Baltimore, Maryland, 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1974, 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 5th day of March, 1974, at 10:00 o'clock

Morton J. Weiner
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR RECLASSIFICATION from D.R. 5.5 to B.L., and VARIANCE from Sections 409.2b(6) and 232.2b of the Baltimore County Zoning Regulations Reg. 250' NE of Liberty Road on SE/S of Florida Road 2nd District
Morton J. Weiner, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 74-190-RA

ORDER OF DISMISSAL

Petition of Morton J. Weiner for reclassification from D.R. 5.5 to B.L. and variance from Sections 409.2b(6) and 232.2b of the Baltimore County Zoning Regulations, on property located beginning 250 feet northeast of Liberty Road on the southeast side of Florida Road, in the Second Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 12, 1974 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants request that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of June 12, 1974.

It is hereby ORDERED, this 15th day of June, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr. Chairman
John A. Miller
Robert L. Gilland

County Board of Appeals of Baltimore County
County Office Bldg.
Towson, Md., 21204

RE: File #74-190-RA
Morton J. Weiner
Northeast corner of Liberty & Florida Roads

Gentlemen:

Please enter the above Appeal as dismissed with prejudice.

Jonathan F. Williams
Jonathan F. Williams
Harry S. Swartzwelder
Harry S. Swartzwelder
400 Totman Bldg.
210 E. Redwood Street
Baltimore, Maryland, 21202
Attorney for Appellants

June 5, 1974

County Board of Appeals of Baltimore County
County Office Bldg.
Towson, Md., 21204

RE: File #74-190-RA
Morton J. Weiner
Northeast corner of Liberty & Florida Roads

Gentlemen:

Please enter the above Appeal as dismissed with prejudice.

Jonathan F. Williams
Jonathan F. Williams
Harry S. Swartzwelder
Harry S. Swartzwelder
400 Totman Bldg.
210 E. Redwood Street
Baltimore, Maryland, 21202
Attorney for Appellants

PEOPLE'S MERCHANDISE MART
118 South Howard Street
Baltimore, Maryland 21201

July 31, 1973

Memorandum to accompany request for zoning change -
N E Corner of Liberty and Florida Roads - 2nd Election District

Due to the drafting error by County Council in adopting a new zoning map, we are requesting reclassification of the area zoned Density, Residential (D.R.5.5) to Business, Local, (B.L.). This is necessary in order for us to erect the proposed building on this ground.

Morton J. Weiner
Morton J. Weiner, President

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

August 1, 1973

Description to accompany Zoning
Petition on property of Morton
J. Weiner

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the southeast side of Florida Road, said point of beginning being distant North 48 degrees 42 minutes East 135.82 feet measured along the southeast side of Florida Road from the corner formed by the intersection of the southeast side of Florida Road with the northeast side of Liberty Road, thence leaving the southeast side of Florida Road and running and binding on the SE-015.5 Zoning Line as shown on the Zoning Plat of the Office of Planning and Zoning of Baltimore County Maryland, said Zoning Line being distant 170 feet northeasterly measured at a right angle to the center line of Liberty Road South 56 degrees 08 minutes East 82.82 feet and thence running the two following courses and distances viz: North 49 degrees 02 minutes East 99.96 feet and north 46 degrees 33 minutes East 82 feet to a point on the southeast side of Florida Road and thence binding on the southeast side of Florida Road, South 46 degrees 42 minutes East 114.18 feet to the place of beginning.

Containing 0.20 of an Acre of land more or less.

Being the property of Morton J. Weiner as shown on the plat plan filed with the Zoning Department.

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

August 1, 1973

Description to accompany Zoning
Petition on property of Morton
J. Weiner

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the northeast side of Liberty Road with the southeast side of Florida Road and running thence and binding on the northeast side of Liberty Road, South 56 degrees 08 minutes East 82 feet, thence leaving said Liberty Road and running the two following courses and distances viz: North 49 degrees 02 minutes East 236 feet and North 46 degrees 33 minutes East 82 feet to a point on the southeast side of Florida Road and thence binding on the southeast side of Florida Road, South 46 degrees 42 minutes East 250 feet to the place of beginning.

Containing 0.45 of an Acre of land more or less.

Being the property of Morton J. Weiner as shown on the plat plan filed with the Zoning Department.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1974, that the herein described property or area should be and the same is hereby reclassified from a B.R. 5.5 zone to a B.R. 10 zone, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a B.R. 5.5 zone, and/or the Special Exception for

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 strict compliance with the Baltimore County Zoning Regulations would result in personal 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, the Variances to permit 20 parking spaces in lieu of the required 36 parking spaces; and to permit a zero side yard from an adjoining residential zone in lieu of the required 12 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1974, that the herein Petition for Variances to permit 20 parking spaces in lieu of the required 36 parking spaces; and to permit a zero side yard from an adjoining residential zone in lieu of the required 12 feet 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, the 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 10th day of April, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

LEONARD GOODMAN

ATTORNEY AT LAW

MILBURY 9-8422

712 COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21202

June 25, 1974

Eric Dinenna, Zoning Commissioner
Baltimore County Office Bldg.
Towson, Md., 21204

RE: 5028-30 Liberty Road

Dear Mr. Dinenna:

An Appeal was entered from your decision by the Petitioners who were represented by Harry Swartzwelder, Esquire. That Appeal has been dismissed.

I would appreciate your waiving the thirty day period from the dismissal of the Appeal in order that permits may be issued to proceed with construction of the building at this location. My client assumes all responsibility in the event that an appeal from the Order of Dismissal should be taken.

Thank you for your consideration in this matter.

Yours very truly,

LEONARD GOODMAN

LG/h



HARRY S. SWARTZWELDER, JR.

ATTORNEY AT LAW

400 TOTMAN BUILDING
210 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
727-4829

May 7, 1974

88 CROWLAND WEST
RD. 100, MD. 21014
833-8242

8400 JOPPA ROAD
PANGLOSSTOWN, MD. 21113
833-9350



Mr. S. Eric Dinenna
Zoning Commissioner
Balto. County Office of
Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification and Variances
Beginning 250' NE of Liberty Road on the SE/S of Florida Road - 2nd District
Morton J. Weiner - Petitioner
NO. 74-190-RA (Item No. 38)

Dear Commissioner:

Please enter an appeal in the above designated case from the Order passed therein on April 10, 1974, on behalf of Jonathan F. Williams, Protestant.

I am enclosing my check in the amount of \$75.00 to cover the cost of this Appeal.

Very truly yours,

HARRY S. SWARTZWELDER, JR.

ab

Enclosure

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

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to a B.L. zone, and :
VARIANCE from Section 232.2 of :
the Baltimore County Zoning :
Regulations :
NE corner Liberty Road and :
Florida Road, :
2nd District :
C. E. Utermohle, Jr., :
Petitioner :
Menlo Enterprises, Inc., :
Contract Purchaser :
BALTIMORE COUNTY
No. 69-190-RA

OPINION

This case comes before the Board on an appeal by the protestant from an Order of the then Deputy Zoning Commissioner. Said Order granted the requested reclassification from R-6 to B.L., and also granted a variance so as to allow an east side yard setback of 0 feet instead of the required 12 foot side yard setback. The subject property is located on the north side of Liberty Road, approximately two blocks east of Milford Mill Road, in the Second Election District of Baltimore County. The property contains approximately 0.45 of an acre, having a frontage on Liberty Road of 82 feet, with a depth of approximately 236 feet on Florida Road, being located at the northeast corner of Liberty and Florida Roads, just east of the shopping complex located on Liberty Road at Milford Mill Road. It is improved by an old two-story residence. If this petition is granted, the owner proposes to develop a small neighborhood shopping area with several small specialty stores. The proposed improvements would total approximately 5400 square feet, according to the testimony of the petitioner.

The uses surrounding the subject are as follows: Immediately across Florida Road to the west is a parcel of .75 of an acre which was recently zoned B.L., said Order is now final. Easterly, on the north side of Liberty Road, remains one single lot now in residential use, which lot is adjoined on the east by a B.L. parcel, now improved by a Burger King restaurant. Northerly, behind the subject lot, are a few older residential homes, which are then joined on their northern boundary by a large garden type apartment complex. South of the subject, immediately across Liberty Road, is a newly developed Esso Car Care Center, which operates 24 hours a day.

C. E. Utermohle, Jr. - #69-190-RA

2.

Other commercial uses totally cover the area across from the subject property on the south side of Liberty Road.

Testimony disclosed that all utilities necessary to serve the proposed use are available at the location, and in such capacity so as to adequately serve said use.

Testimony regarding change in this area was brought to the attention of this Board by Frederick P. Klaus, a well recognized zoning consultant. These included the actual physical widening of Liberty Road which has taken place since the adoption of the zoning map in 1962; a series of zoning reclassifications which created many acres of R-A land in close proximity to the subject tract, and in fact the actual development of some of the R-A land, which creates additional demand for B.L. uses. In addition to these changes, this Board was particularly impressed with five specific changes that Mr. Klaus cited. Each was a change from R-6 to B.L. classification, and each is in close proximity to the subject property. Without going into detail here, these changes may be examined in zoning case files #64-173, #63-165, #66-174, #65-381 and #69-111-R.

Case #69-111-R is immediately adjacent to the west side of the subject property; Case #64-173 is now improved by a Burger King restaurant and is just one lot removed from the east side of the subject, and Case #65-381 is now the site of a four bay, twenty-four hour Esso Car Care Center, and is located directly across Liberty Road from the subject property.

The sole protestant in this case was a resident of Florida Road, who lives directly across said street from the subject property. Her home is the first house off of Liberty Road. The objections raised by this protestant were to the increase in the commercial uses on Liberty Road, and to the possible detrimental effect some might have on her residential property. While understanding the feelings of this protestant, it is the opinion of this Board that this section of Liberty Road has been commercial in nature for many years.

Considering the above and the other testimony, and evidence set out in this case, it is the judgment of this Board that the changes are of a substantial nature, and have so altered the character of this neighborhood as to warrant the granting of this reclassification. With regard to the request for a side yard setback variance, the evidence

C. E. Utermohle, Jr. - #69-190-RA

3.

presented to this Board would seem to indicate that the only hardship that might be suffered by the petitioner if this variance be denied, would be a hardship of mere economics.

Such is not sufficient in the eyes of this Board to warrant the granting of a variance. It is the judgment of this Board that the petitioner will suffer no unreasonable hardship nor practical difficulty if the variance be denied.

For the above reasons, the reclassification requested will be granted and the variance will be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of June, 1970 by the County Board of Appeals, ORDERED that the reclassification from an R-6 zone to a B.L. zone petitioned for, be and the same is hereby GRANTED, and it is FURTHER ORDERED that the variance petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Miller, Acting Chairman

Walter A. Reiter, Jr.

John A. Miller

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

April 10, 1974

RE: Petition for Reclassification and Variances
Beginning 250' NE of Liberty Road on the SE/S of Florida Road - 2nd District
Morton J. Weiner - Petitioner
NO. 74-190-RA (Item No. 38)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/sw

cc: Leonard Goodman, Esquire
712 Court Square Building
Baltimore, Maryland 21202

Mr. Jonathan F. Williams
3602 Florida Road
Baltimore, Maryland 21207

Harry S. Swartzwelder, Jr., Esquire
Suite 400, Totman Building
210 East Redwood Street
Baltimore, Maryland 21202

28 COURTLAND WEST
BAL. A.C. NO. 20174
830-6343

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
400 TOWSON BLVD.
210 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
723-4829

March 11, 1974

DATE: APRIL 20, 1974
RECEIVED: APR. 21, 1974
830-6343

The Hon. Eric DiNenna
Zoning Commissioner, Balto. Co.
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Liberty Road and Florida Road

Dear Commissioner DiNenna:

I would deeply appreciate your entering my appearance in the above case and your withholding any action therein until I have the opportunity to discuss the case with counsel for the Petitioner.

Very truly yours,

Harry S. Swartzwelder, Jr.
Harry S. Swartzwelder, Jr.

cc: U. Lee Harrison, Esq.



Mr. Leonard Goodman
Attorney at Law
712 Court Square Building
Baltimore, Maryland 21202

Re: Morton J. Weiner Property, 8028 Liberty Road

Dear Mr. Goodman:

At its meeting on Thursday, September 20, 1973, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, considered your request to certify to the County Council that your petition for zoning reclassification of your property be exempted from the regular, cyclical zoning procedures. After a detailed review of this matter, the Board concluded that early action upon this zoning reclassification petition is not required in the public interest or because of emergency; hence, the Board did not recommend consideration of this matter by the County Council.

Both the Planning staff and the Planning Board Comprehensive Planning Committee have reviewed this request on three separate occasions; further, the Planning Board has reviewed this petition on two occasions. As to further courses of action available to your client, the Board suggests that: (1) the development proposal be modified so as to conform to the regulations applicable to the property as it is currently zoned; or (2) a petition be filed to the Zoning Commission requesting a use permit for parking in a residential zone or a yard setback variance(s), and the development proposal revised accordingly; or (3) the current zoning reclassification request be pursued through the regular cycle-zoning process.

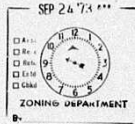
Sincerely,

William D. Fromm
William D. Fromm
Secretary
Baltimore County Planning Board

cc: The Honorable Harry J. Bartenfelder
Mr. S. Eric DiNenna
Mr. Morton J. Weiner
Mr. Joseph L. Soley
Mr. Frank Fisher

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUTIC 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3311 ZONING 486-3381

September 21, 1973



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

August 28, 1973

Mr. Leonard Goodman
Attorney At Law
712 Court Square Building
Baltimore, Maryland 21202

Re: The Morton J. Weiner Petition and Request for Exemption
From Cyclical Procedures

Dear Mr. Goodman:

Your request to address the Planning Board has been reviewed by Mr. Heyman and myself, and it is Mr. Heyman's opinion that you should be given the opportunity to address the Board's Comprehensive Planning Committee at its meeting on September 11, 1973. It is the Board's policy that person initially address the appropriate committee before appearing before the full Board. The Comprehensive Planning Committee has authority to review all zoning matters and make recommendations to the Board.

The Comprehensive Planning Committee will meet on Tuesday, September 11, 1973, at 3:00 p.m., Room 301, Jefferson Building, Towson, Maryland. Mr. Weiner's request to exempt his petition from cyclical zoning procedures is the first item on the agenda.

If you have any questions concerning this matter, please call Frank Fisher of this office - telephone 774-3481.

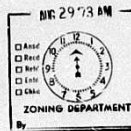
Sincerely yours,

William D. Fromm
William D. Fromm
Director of Planning

WDF:FFM

cc: Mr. Charles Heyman
Mr. S. Eric DiNenna
Mr. Morton J. Weiner
The Honorable Harry J. Bartenfelder

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUTIC 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3311 ZONING 486-3381



LEONARD GOODMAN
ATTORNEY AT LAW
MOLDAVER 9-3432

712 COURT SQUARE BUILDING
BALTIMORE, MARYLAND 21202

Aug. 21, 1973

William D. Fromm, Secretary
Baltimore County Planning Board
301 Jefferson Bldg.
Towson, Md., 21204

Re: 8028 Liberty Road
Morton J. Weiner

Dear Mr. Fromm:

Thank you for your letter of August 17, 1973.

I must take exception with the Board's findings in this instance and believe that under the law in this case that an emergency situation exists. Also, I believe that there are court cases on point with respect to downshift in zoning that require notice to the owner of the property prior to the downshift. As explained in my previous letter, the owner of the property received no notice regarding the intended downshift.

For this reason, and for other reasons to be cited, I would like the opportunity to appear before the Board with respect to reconsideration of their decision with regard to exempting this property from the regular cyclical zoning procedures.

I would appreciate if you would advise me whether this matter may be placed before the Board for reconsideration at their next meeting. Your reply and consideration in this matter is sincerely appreciated.

Yours very truly

LEONARD GOODMAN

LG/h

cc: Charles Heyman, Chairman
cc: S. Eric DiNenna, Zoning Commissioner

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

August 17, 1973

Mr. Leonard Goodman
Attorney At Law
712 Court Square Building
Baltimore, Maryland 21202

Re: Morton J. Weiner Property, 8028 Liberty Road

Dear Mr. Goodman:

At its meeting on Thursday, August 16, 1973, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, considered your request to certify to the County Council that your petition for zoning reclassification of your property be exempted from the regular, cyclical zoning procedures. After a detailed review of this matter, the Board concluded that early action upon this zoning reclassification petition is not required in the public interest or because of emergency; hence, the Board did not recommend consideration of this matter by the County Council.

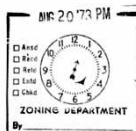
Very truly yours,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:NEG:m

cc: Mr. S. Eric DiNenna
The Honorable Harry J. Bartenfelder
Mr. Morton J. Weiner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUTIC 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3311 ZONING 486-3381



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1973

Mr. Morton J. Weiner
118 South Howard Street
Baltimore, Maryland 21201

Re: Reclassification Petition
Item 38 - 6th Zoning Cycle
Morton J. Weiner

Dear Mr. Weiner:

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 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 at the southeast corner of Liberty Road and Florida Road, in the 2nd District of Baltimore County. This property is currently improved with a vacant two-story dwelling, and the remainder of the 0.45 acre tract is wooded and unimproved, with the exception of a single car garage. There are existing dwellings on the opposite side of Florida Road, and Florida Road at this time is unimproved narrow street.

Curb and gutter currently exists along Liberty Road at this location.

The petitioner originally filed this petition as a Variance to allow 20 parking spaces instead of the required 36 parking spaces for a proposed furniture store. It was then determined that a

Mr. Morton J. Weiner
Re: Item 38 - 6th Zoning Cycle
December 5, 1973

large section of this property was zoned residential, not commercial, hence this Reclassification was filed.

This property has also been the subject of an earlier Reclassification petition (Case No. 69-1908A) which was denied in 1970 in the Circuit Court of Baltimore County.

This petition is accepted for filing, and the petitioner should revise his site plans as requested by other members of this Committee.

Since this property lies within the Gwynns Falls drainage area, I am requiring that the estimated maximum day and peak hour water use with its corresponding sewerage conversion factors as indicated on a revised site plan.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and 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, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JJD
Enclosure

cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

Mr. Morton J. Weiner
118 South Howard Street
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 38 - 6th Zoning Cycle
Morton J. Weiner - Petitioner

Dear Mr. Weiner:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJNjr.:JD

Enclosures

cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Maryland 21204

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

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

July 16, 1973

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

Re: Item #262 (1972-1973)
Property Owner: Morton J. Weiner
N/E cor. Liberty and Florida Roads
Present Zoning: B.L.
Proposed Zoning: Variance, 20 parking spaces instead of required 36
District: 2nd No. Acres: 0.45 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.

General:

Comments were supplied for this property in connection with Zoning Items #133 and #177 (1969 - 1970). Those comments are referred to for your consideration.

Highways:

Liberty Road (W. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Florida Road, an existing public road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements, including highway right-of-way widening, a fillet area for sight distance at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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

Sediment Control:

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 #262 (1972 - 1973)
Property Owner: Morton J. Weiner
Page 2
July 16, 1973

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water:

Public water supply is available and serving the existing structure. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary coverage is available and serving this existing structure.

Very truly yours,

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

END:RAM:PD:ESS

P-28 Key Sheet
21 NW 27 Top. Sheet
NW 6 0 Topo
77 Tax Map

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

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

August 15, 1973

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

Re: Item #27 (1973-1974)
Property Owner: Morton J. Weiner
S/E Florida Rd., N/E cor. and 135.82' W/E of Liberty Rd.
(2 Parcels)
Existing Zoning: B.L. and B.L. 5.5
Proposed Zoning: Reclassification from B.L. 5.5 to B.L. and a Variance from Section 409.26 (f) to permit 20 spaces instead of the required 36 spaces
District: 2nd No. Acres: 1. 0.20 ac. 2. 0.45 ac.
Previous Item No. 262

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.

General:

The comments supplied for this property in connection with Item #262 (1972-1973) remain valid and applicable to this Item #27 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

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

END:RAM:PD:ESS

P-28 Key Sheet
21 NW 27 Top. Sheet
NW 6 0 Topo
77 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

October 25, 1973

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

Re: Item 38 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Morton Weiner
Southeast corner of Liberty and Florida Roads
B.L. Petition for Variance from Section 409.26(6)-off-street parking
Section 232.2 - side yard
District 2

Dear Mr. DiNenna:

Due to a study conducted in the Northwest area earlier this year, it was determined that the existing and proposed road system is adequate only for existing zoning, assuming the entire road system can be built along with the mass transit and any trip density increases, and there also be a downgrading of some other properties to offset this increase. Therefore, the increasing of the density proposed can only continue to aggravate an already serious traffic problem.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRA/pk

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

August 2, 1973

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

Re: Item 242 - June 19, 1973 - ZAC
Property Owner: Morton J. Weiner
NE/C Liberty and Florida Roads
Variance, 20 parking spaces instead of required 36
District 2

Dear Mr. DiNenna:

This Department has reviewed the submitted plan and has the following comments.

Florida Road is a narrow, residential street and is inadequate for commercial traffic.
On-site circulation between the two parking lots should be provided.
The petitioner proposes a furniture store and is requesting a variance to parking for the required 36 parking spaces to 20 parking spaces. Furniture stores normally do not require as much parking as other retail stores but should the use of this site change, problems can be expected on Florida Road.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

August 9, 1973

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

Re: Item 27 - ZAC - August 7, 1973
Property Owner: Morton J. Weiner
SE/S Florida Road, NE corner and 135.82' NE of Liberty Road (2 Parcels)
District 2
Reclassification from B.L. 5.5 to B.L. and a Variance from Section 409.26(f) to permit 20 spaces instead of the required 36 spaces

Dear Mr. DiNenna:

See previous comments Item 242.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway Administration

August 9, 1973

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

Re: L.H.C. Meeting August 7, 1973
Owner: Morton J. Weiner
Location: S/E/S Florida Rd.
NE/Cor. and 135.82' NE of
Liberty Rd (2 Parcels) (Site 26)
Existing Zoning: B.L. and
D.R. 5.5
Proposed Zoning: ReClass.
from D.R. 5.5 to B.L. and
a variance from Section
409.26 (f) to permit 20
spaces instead of the required
36 spaces.
Dist. 2 No. Acres 1. 0.20 Ac.
2. 0.45 Ac.

Dear Mr. DiNenna,

The proposed entrance and highway improvements at Liberty Road are basically acceptable, however, the insufficient off-street parking could cause traffic problems that could be projected onto the State Highway.

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

The 1972 average daily traffic count in this section of Liberty Rd is 39,300 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John F. Dwyer
By: John L. Meyers
Asst. Development Engineer

CL-JEN-es



Maryland Department of Transportation
State Highway Administration

June 22, 1973

Mr. S. Eric DiNenna
Zoning Commission
County Office Bldg.
Towson, Md. 21206

RE: Property Owner: H.J. Weiner,
Location: NE/C Liberty
Florida Rds. (4to. 26)
Present Zoning: B.L.
Proposed Zoning: Vari-
ance, 20 parking spaces
instead of req 36
Dist: 2
No. Acres: 0.45 acres
Item: 242

Dear Mr. DiNenna:

The proposed entrance and channelization and highway improvements indicated on the subject plan are basically acceptable, however, we are concerned that insufficient off-street parking could cause traffic problems, that could be projected onto the State Highway.

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

The 1972 average daily traffic count on this section of Liberty Road is 37,300 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
by: John E. Meyers
Asst. Development Engineer

CLJ:Kdp

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

WILLIAM D. FROMM
DIRECTOR



November 29, 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 #38, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Morton Weiner
Location: Southeast corner of Liberty and Florida Roads
Present Zoning: D.R.5.5
Proposed Zoning: B.L. Petition for Variance from Section 409.2b(6) Off-street Parking
Section 232.2 - Side Yard
District: 2nd
No. Acres: 0.45

This office has reviewed the subject site plan and the comments supplied for this property with item #27 (1973-74) remain valid and applicable to this item.

Very truly yours,

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

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
432-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Morton J. Weiner

Location: NE/C Liberty Road And Florida Road

Item No.242 Zoning Agenda June 19, 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 _____
- () 4. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Section Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

WILLIAM D. FROMM
DIRECTOR



August 9, 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 #27, Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Property Owner: Morton J. Weiner
Location: SE/S Florida Road, NE/Cor and 135.82' NE of Liberty Road (2 parcels)
Existing Zoning: Reclassification from D.R.5.5 to B.L. and a Variance from Section 409.2b(6) to permit 20 spaces instead of the required 36 spaces.
District: 2nd
No. Acres: 1. 0.20 acres Previous Item No. 242
2. 0.45 acres

The petitioner appears to be over developing the site and may be creating traffic problems, both on-site and off-site.

The front parking lot is proposed to be serviced by a 20 foot driveway from Florida Road which does not meet the County standards. The minimum width for a driveway on a county road is 24 feet. The 7 parking spaces as indicated on the front lot appear to be under minimum size and the other 2 spaces do not function without creating a traffic hazard. Cubing must be provided to insure the 8 foot parking setback from Florida Road.

To the rear of the building is a parking area and a portion of the building for storage. However, there are no areas indicated for loading or unloading and if areas are provided they would either conflict with or eliminate parking areas.

The proposed 6 foot high stockade fence as shown on the plan will create a traffic hazard by limiting the visibility of drivers entering and leaving the rear parking area.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 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 27 (previous Item 242), Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Property Owner: Morton J. Weiner
Location: SE/S Florida Rd., NE/Cor. and 135.82' NE of Liberty Rd. (2 parcels)
Present Zoning: B.L. and D.R. 5.5
Proposed Zoning: Reclass. from D.R. 5.5 to B.L. and a Variance from Section 409.2b(6) to permit 20 spaces instead of the required 36 spaces.
No. Acres: 1) 0.20 Ac.; 2) 0.45 Ac.
Dist.: 2

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

Very truly yours,

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

HVB:mng

WILLIAM D. FROMM
DIRECTOR



June 26, 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 #242, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: Morton J. Weiner
Location: NE/C Liberty and Florida Roads
Present Zoning: B.L.
Proposed Zoning: Variance, 20 parking spaces instead of req 36
District: 2
No. Acres: 0.45 acres

The property is zoned B.L. for only a depth of 170 feet from the center line of Liberty Road; therefore, this office can not make any comments at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 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 242, Zoning Advisory Committee Meeting June 19, 1973, are as follows:

Property Owner: Morton J. Weiner
Location: NE/C Liberty and Florida Roads
Present Zoning: B.L.
Proposed Zoning: Variance, 20 parking spaces instead of required 36 spaces
District: 2
No. Acres: 0.45

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

Very truly yours,

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

HVB:mng

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: August 10, 1973

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

Z.A.C. Meeting of, August 7, 1973

Re: Item 27

Property Owner: Morton J. Weiner
Location: see agenda
Present Zoning: B.L. and D.R. 5.5
Proposed Zoning: Reclassification from D.R. 5.5 to B.L. and a variance

District: 2
No. Acres: 1. 0.20 2. 0.45

Dear Mr. DiNenna:

A furniture store would have no adverse effect on the student population.

WVB/ml

Very truly yours,
W. Rich Peterson
W. Rich Peterson
Field Representative

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

Date: June 19, 1973

Re: Item 242
Property Owner: Morton J. Weiner
Location: NE/C Liberty and Florida Roads
Present Zoning: B.L.
Proposed Zoning: Variance, 20 parking spaces instead of req 36

District: 2
No. Acres: 0.45 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

 W. Nick Petrovich
 Field Representative

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MAY 24, 1924
 Posted for: APPAAL
 Petitioner: MARTIN J. WEINER
 Location of property: SEC. 25th NE. OF LIBERTY RD. ON SE/4th OF
FLORIDA RD.
 Location of Signer: FRONT 802.8. LIBERTY RD.
 Remarks: _____
 Posted by: Thomas J. Dolan Date of return: MAY 31, 1924

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: 										
Previous case: _____										

Revised Plans:
 Change in outline or description _____ Yes
 _____ No

Map # _____

Mr. Norton J. Weiner
118 South Howard Street
Baltimore, Maryland 21201

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

Your Petition has been received and accepted for filing
this 15th day of September 1971

Petitioner Morton J. Weiner

Petitioner's Attorney _____
Dellenberg Brothers
709 Washington Ave. at York Road (21204)

ERIC DIWENNA,
winning Commissioner

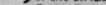
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 14th day of June

August 1973. Item #


5. Eric DiNenna
Zoning Commissioner

Petitioner Winn Submitted by Winn
 Petitioner's Attorney Winn Reviewed by RB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION
P. O. L 7756 C 2965

Pikesville, Md. Feb. 14, 194

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of one time before the 8th
day of March, 1974
the first publication appearing on the 14th
day of Feb. 1974

Cost of Advertisement, \$	33.25
---------------------------	-------

CERTIFICATE OF PUBLICATION

TOWSON, MD, February 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~
~~at one time~~ ~~successive weeks~~ before the 25th

day of March 19 74, the ~~last~~ publication
appearing on the 11th day of February
19 74

22 2 THE JEFFERSONIAN

Cost of Advertisement, \$_____

CERTIFICATE OF POSTING
ING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting FEB. 15, 1924
 Posted for 1. PETITION FOR RECLASSIFICATION 2. PETITION FOR VARIANCE
 Petitioner MORTON J. WEINER
 Location of property SEC. 250' NG. OF LIBERTY RD. ON THE SE 1/4
OF FLEMING RD.
 Location of Sign FRONT COR. LIBERTY RD.

Remarks: _____
 Posted by Thomas C. Dabala Date of return FEB. 21, 1924

BALTIMORE COUNTY MARYLAND No. 15005
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 10, 1974 ACCOUNT 01-662

AMOUNT \$75.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
HARRY S. SWARTZWEIGER, JR., Esquire PINK - AGENCY
Cost of Filing of an Appeal and Posting of Property GREEN - ATTORNEY
No. 74-190-RA
Beginning 250' NE of Liberty Road on the SE 1/4 of F
Road - 2nd District
Morton J. Weiner - Defendant

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

DATE March 6, 1974 ACCOUNT 01-662

AMOUNT \$148.46

DISTRIBUTION
WHITE - CUSTOMER YELLOW - CUSTOMER
People's Merchandise Mart, Inc.
118-120 S. Howard Street
Baltimore, Md. 21201
Advertising and posting of property for Merton J.
Weiner - 7/6-190-81
148,46

BALTIMORE COUNTY, MARYLAND No. 12765
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 27, 1973 ACCOUNT 01-662
AMOUNT \$50.00

WHITE - CASHIER DISBURSMENT YELLOW - CUSTOMER
PINK - AGENCY

People's Merchandise Mart, Inc.
115-120 S. Howard St.
Baltimore, Md. 21201

Petition for Reclassification and Variance for Morton
J. Wainer

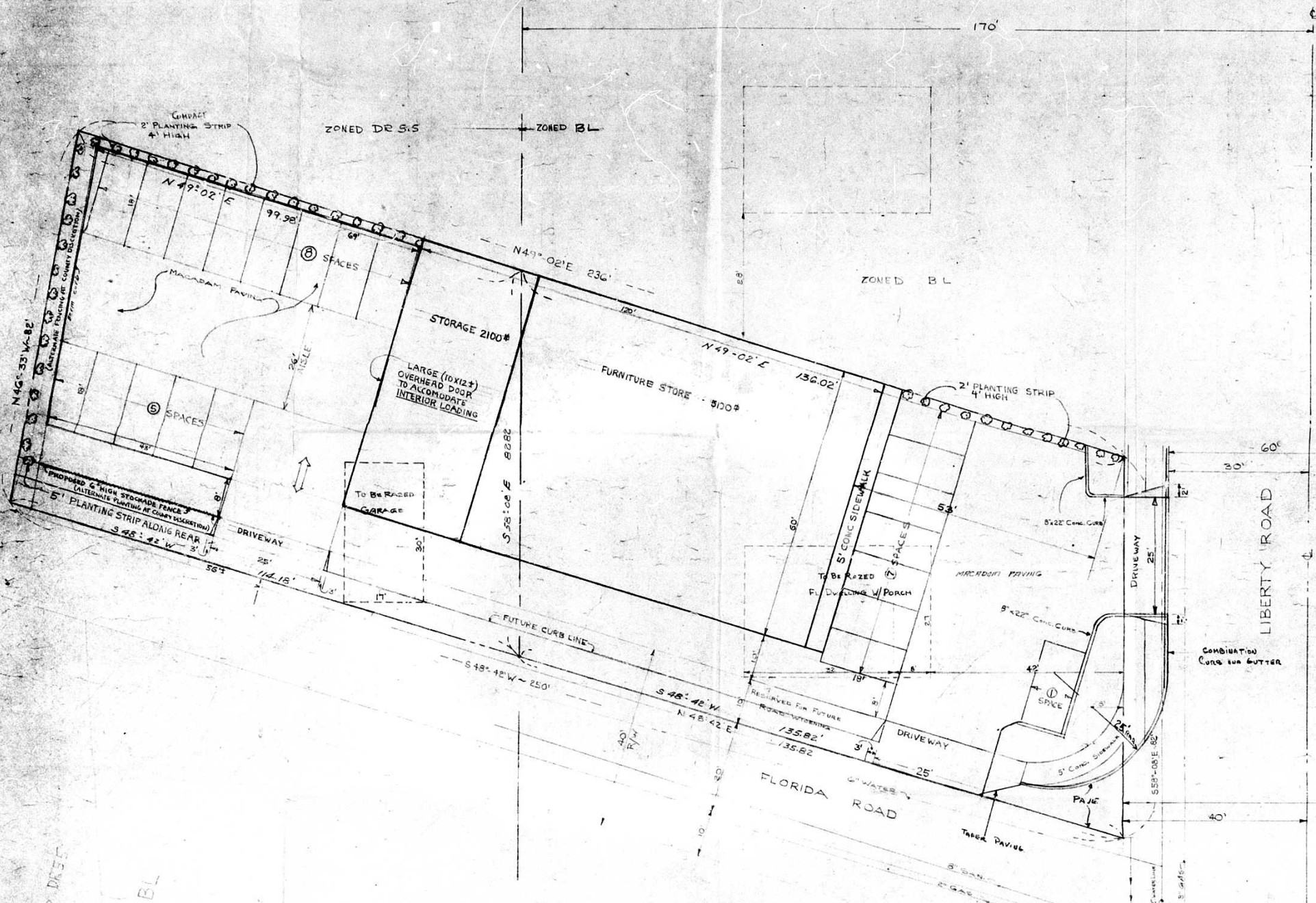


PETITIONER'S EXHIBIT 2D



PETITIONER'S EXHIBIT 2E





8028 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT
0.45 OF AN ACRE ± TOTAL
0.15 OF AN ACRE ± IN B-L
0.30 OF AN ACRE ± IN DR 5.5

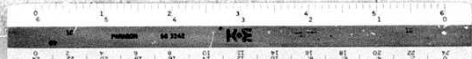
ZONING CASE #67-190 RA
PROPOSED ZONING B-L
EXISTING ZONING BL 4 DR 5.5
PARKING REQ'D 36 (5100' SHOWROOM + 2100' STORAGE = 7200') 1 SPACE: 200'
PARKING SHOWN 21
VARIANCE REQUESTED 20 SPACES IN LIEU OF 36 REQ'D
USE: FURNITURE RETAIL STORE

OWNER: PEOPLES MERCHANDISE MART
56 BLDG. MARYLAND COMMERCIAL CONTRACTORS, INC.
8001 YORK ROAD (21204) 377-7111

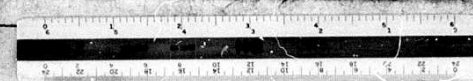
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8-5-74
14-190



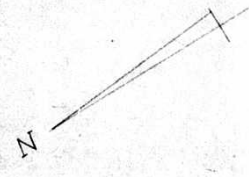
SCALE 1" = 10'



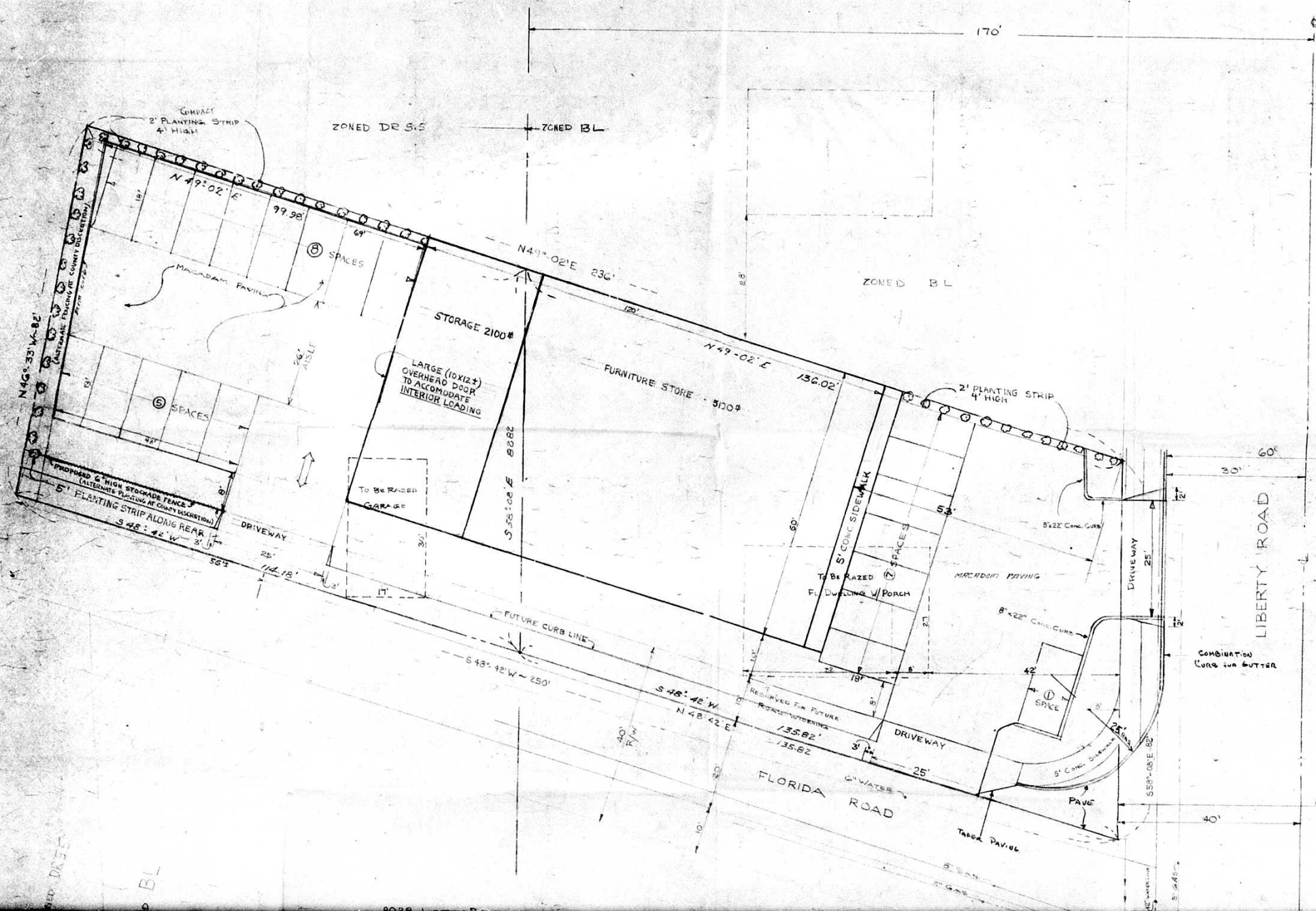
MICROFILMED



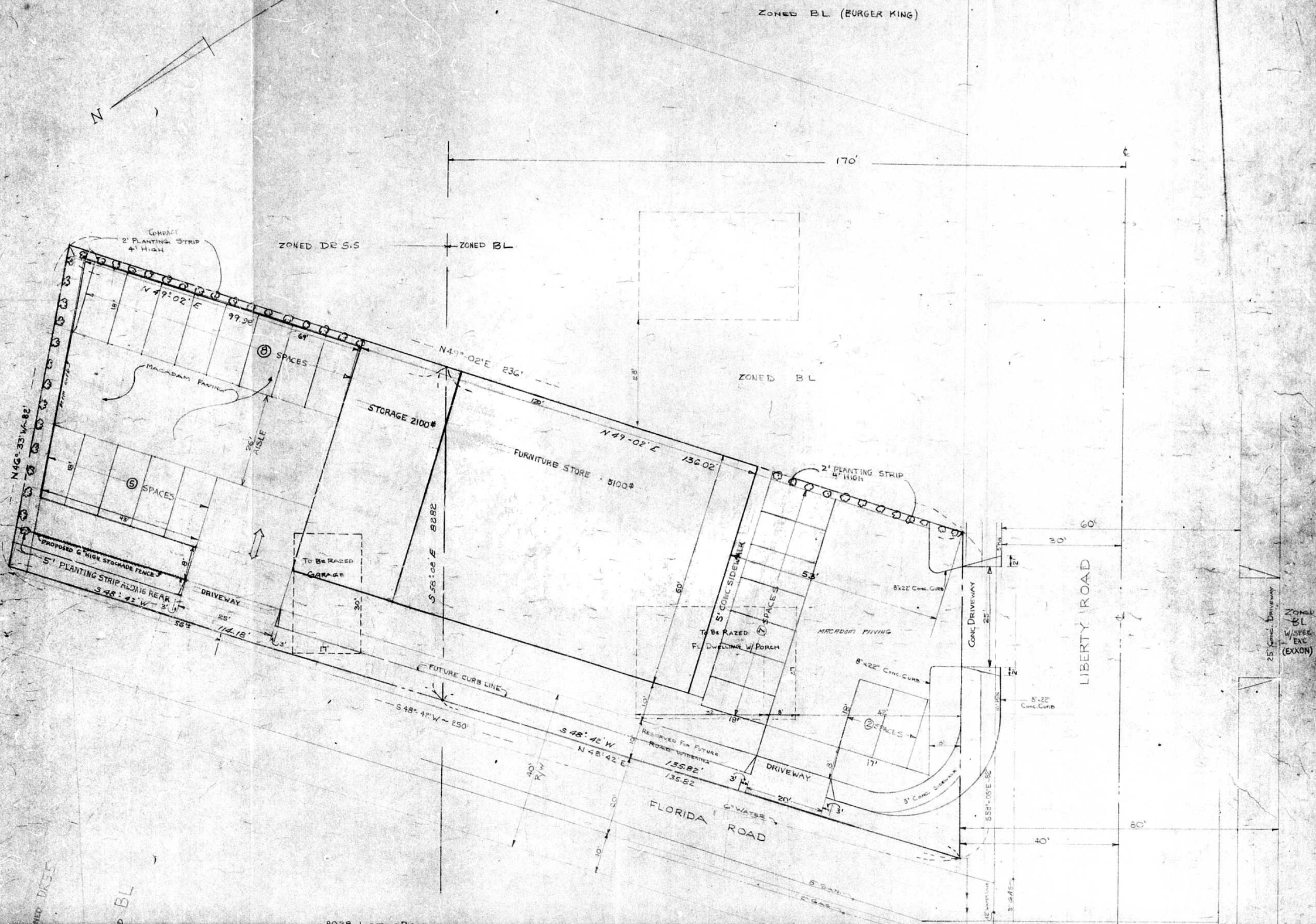
ZONED BL (BURGER KING)

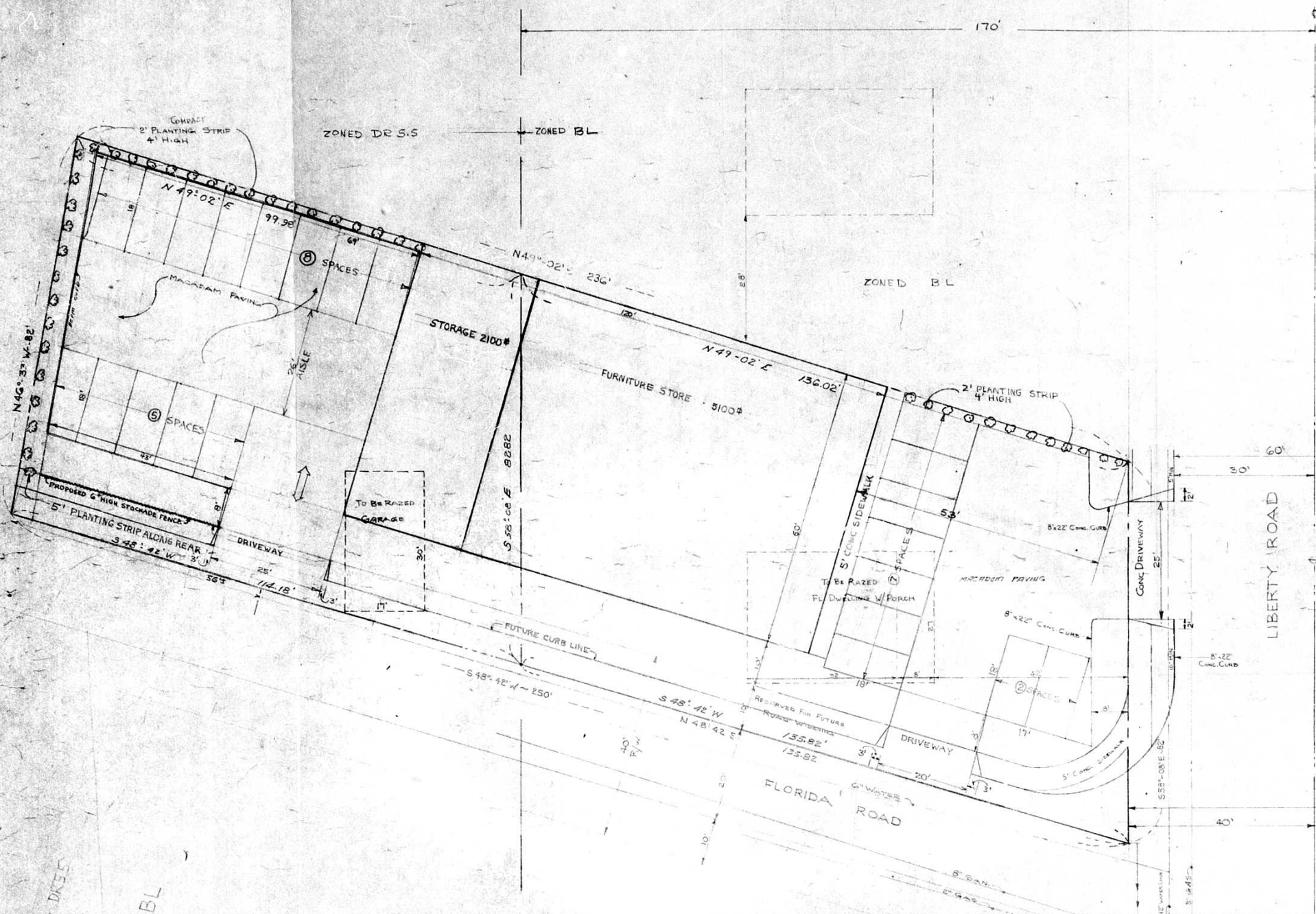


ZONED R-G (DRE)



ZONED BL
EXC
(EXXON)





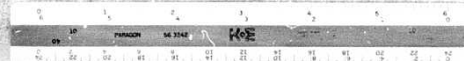
8028 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT
0.45 OF AN ACRE ± TOTAL
0.25 OF AN ACRE ± IN B.L.
0.20 OF AN ACRE ± IN DR S.S.

ZONING CASE #69-190 RA
PROPOSED ZONING B.L.
EXISTING ZONING B.L. & DR S.S.
PARKING REQ'D 36 (5100^{sq} SHOWROOM + 2100^{sq} STORAGE = 7200^{sq})
PARKING SHOWN 22
VARIANCE REQUESTED 20 SPACES IN LIEU OF 36 REQ'D
USE: FURNITURE RETAIL STORE

OWNER: PEOPLES MERCHANDISE MART
56 BLDG. MARYLAND COMMERCIAL CONTRACTORS, INC.
8001 YORK ROAD (21204) 377-7111



SCALE 1" = 10'



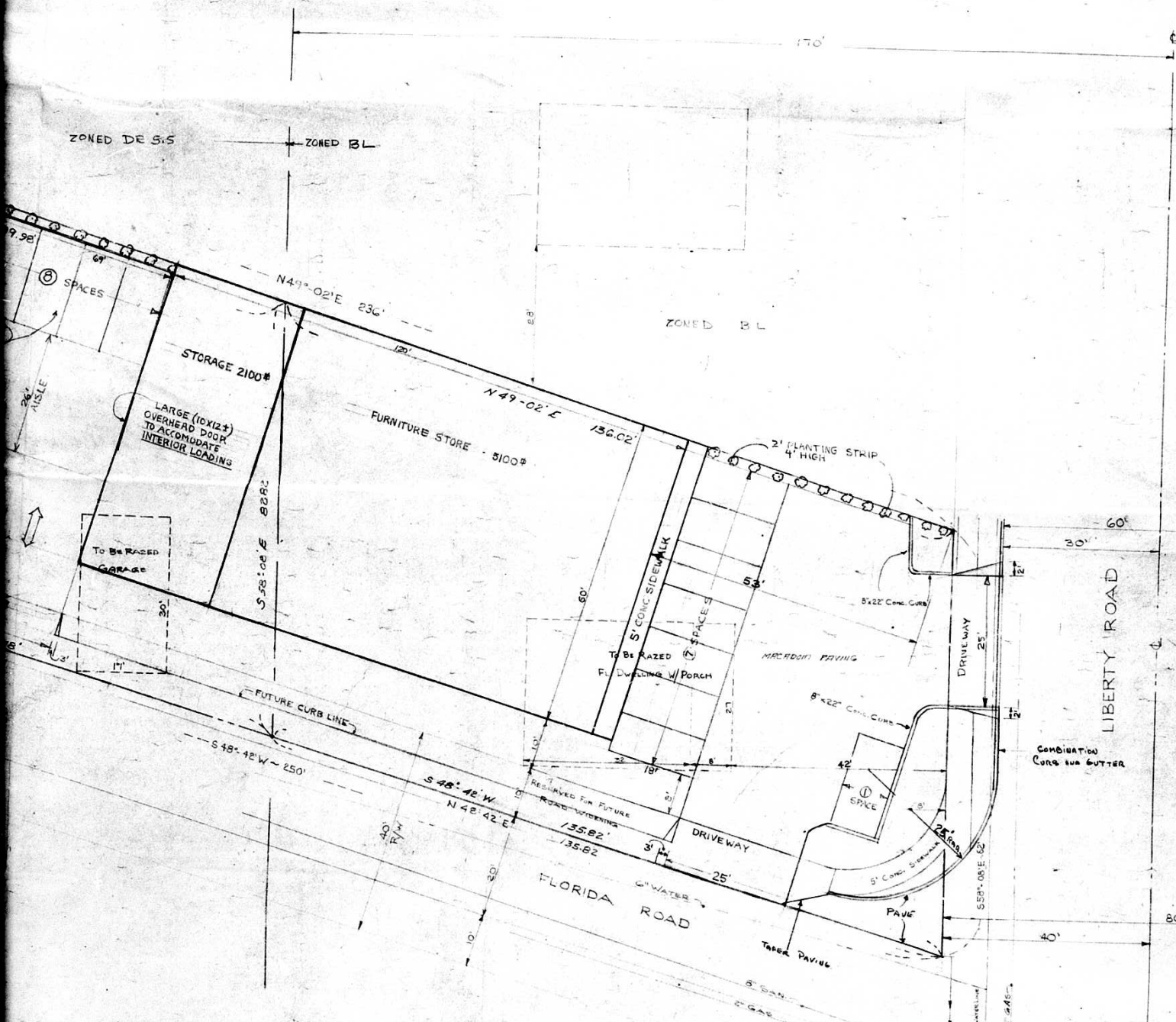
ZONED BL (BURGER KING)

ZONED DE S.S.

ZONED BL

ZONED BL

ZONED BL
W/STREET
BKT
(EXXON)



8028 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
208 ELECTION DISTRICT
0.45 OF AN ACRE ± TOTAL
0.25 OF AN ACRE ± IN B-L
0.20 OF AN ACRE ± IN DE S.S.

ZONING CASE #69-170 R.F.

PROPOSED ZONING	B-L
EXISTING ZONING	BL & DE S.S.
PARKING REQ'D	36 (5100' SHOWROOM + 2100' STORAGE = 7200') 1 SPACE: 200'
PARKING SHOWN	21
VARIANCE REQUESTED	20 SPACES IN LIEU OF 36 REQ'D
USE:	FURNITURE RETAIL STORE

OWNER: PEOPLES MERCHANDISE MART
1/4 BLDG. MARYLAND COMMERCIAL CONTRACTORS INC.
8001 YORK ROAD (21204) 377-7111



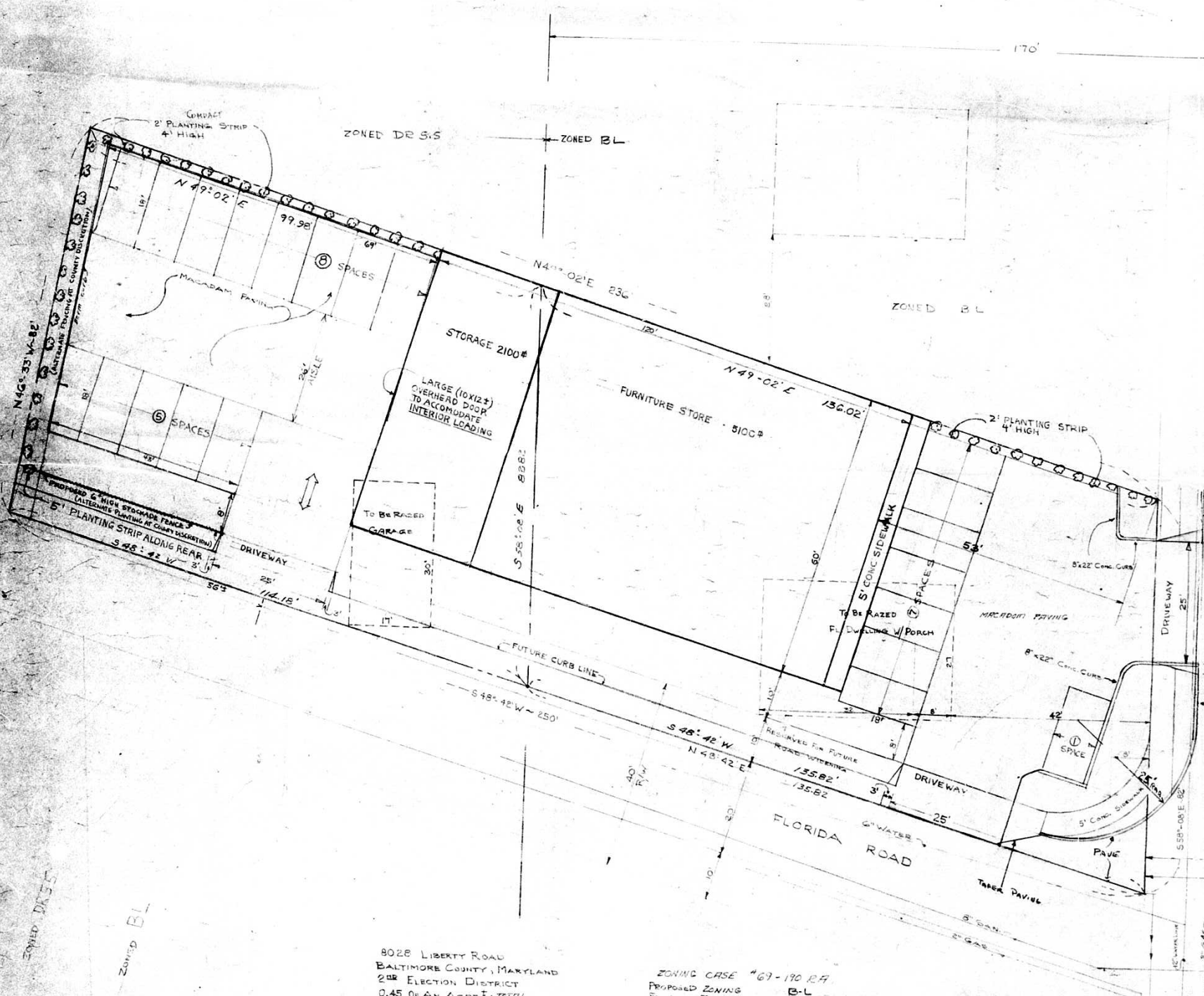
SCALE 1"=10'



APPROVED
PLANNING & ZONING
[Signature]
190

1/10/61
3/4/61
10/1/61
12/1/61

ZONED BL (BURGER KING)



8028 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
208 ELECTION DISTRICT
0.45 OF AN ACRE ± TOTAL
0.25 OF AN ACRE ± IN B-L
0.20 OF AN ACRE ± IN DR 3.5

ZONING CASE #69-190 R.F.
PROPOSED ZONING C-L
EXISTING ZONING BL & DR 3.5
PARKING REQ'D 36 (5100^{sq} SHOWROOM + 2100^{sq} STORAGE = 7200^{sq}) 1 SPACE : 200^{sq}
PARKING SHOWN 21
VARIANCE REQUESTED 20 SPACES IN LIEU OF 36 REQ'D
USE: FURNITURE RETAIL STORE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8-5-74

OWNER: PEOPLES MERCHANDISE MART
1/4 BLDG. MARYLAND COMMERCIAL CONTRACTORS INC.
8001 YORK ROAD (2120A) 377-7111



SCALE 1" = 10'

