

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Raymond Paszkiewicz, 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. 2 zone to an S/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, printing, 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

Legal Owner
 Address: 6424 Frankford Avenue
Baltimore, Maryland 21206

Proponent's Attorney

Robert J. Romadka
 Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

On 11th day of October, 1977, 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 11th day of March, 1978 at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 S/S of Liberty Rd., 480' : OF BALTIMORE COUNTY
 W of Chapeldale Rd., 2nd District :
 RAYMOND PASZKIEWICZ, Petitioner : Case No. 78-184-R

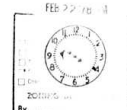
ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
 Charles E. Kountz, Jr.
 Deputy People's Counsel
John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 21st day of February, 1978, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.



RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 From D.R. 2 to S/L zone : OF BALTIMORE COUNTY
 S/S of Liberty Rd., 480' :
 W of Chapeldale Rd., 2nd Election District :
 RAYMOND PASZKIEWICZ, Petitioner : Case No. 78-184-R

ORDER FOR APPEAL

Mr. Commissioners:

Please note an appeal from your decision of November 30, 1978 in the above-entitled matter, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 14th day of December, 1978, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner; and Mr. W. James Hindman, 4507 Robosson Road, Randallstown, Maryland 21133, Protestant.

John W. Hession, III



RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 from D.R. 2 to S/L zone : OF BALTIMORE COUNTY
 S/S of Liberty Road, 480' :
 W. of Chapeldale Road :
 2nd Election District :
 RAYMOND PASZKIEWICZ, Petitioner : Case No. 78-184-R

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision of November 30, 1978 in the above-entitled matter, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Mrs. Edna Nicholson
 Mrs. Edna Nicholson
 10939 Liberty Road
 Randallstown, Maryland 21133
W. James Hindman
 W. James Hindman
 4507 Robosson Road
 Randallstown, Maryland 21133

I HEREBY CERTIFY that on this 14th Day of December, 1978, a copy of the afore going Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner; and Mr. John W. Hession, III.

W. James Hindman



RE: PETITION FOR RECLASSIFICATION : BEFORE
 from D.R. 2 to S/L : COUNTY BOARD OF APPEALS
 S/S of Liberty Road 480' :
 W. of Chapeldale Road : OF
 2nd District :
 Raymond Paszkiewicz : BALTIMORE COUNTY
 Petitioner : No. 78-184-R

ORDER OF DISMISSAL

Petition of Raymond Paszkiewicz for reclassification from D.R. 2 to S/L on property located on the south side of Liberty Road 480 feet west of Chapeldale Road, in the Second Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed September 10, 1979 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of September 10, 1979.

IT IS HEREBY ORDERED this 11th day of September, 1979, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hockett
 William T. Hockett, Acting Chairman
Patricia Millman
 Patricia Millman
Robert J. Romadka
 Robert J. Romadka

ROBERT J. ROMADKA
 ATTORNEY AT LAW
 809 EASTERN BOULEVARD
 BALTIMORE, MARYLAND 21221
 ASSOCIATES
 JOHN W. HESSIAN
 CHARLES E. KOUNTZ, JR.
 ALFRED M. WELCH

September 6, 1979

Walter A. Reiter, Jr., Chairman
 County Board of Appeals
 Room 219, Court House
 Towson, Maryland 21204

Re: Case No. 78-184-R
 Raymond Paszkiewicz

Dear Mr. Reiter:

I have been requested by the Petitioner, Raymond Paszkiewicz, and his brother, Herbert Paszkiewicz, to withdraw their Petition for Reclassification pertaining to the above captioned case. This matter is being withdrawn by the Petitioners at this time to afford us the opportunity to meet with the immediate neighborhood to discuss the overall development of the Petitioners' property, of which the subject property is only a part.

Thank you for your kind attention in this matter.

Very truly yours,

Robert J. Romadka

RJR/del
 cc: Mr. James Hindman
 cc: John W. Hession, III, Esq.
 cc: Mr. Raymond Paszkiewicz

RECEIVED
 BALTIMORE COUNTY
 SEP 10 1 14 PM '79
 COUNTY CLERK
 BY: [Signature]

March 6, 1978

To Whom it May Concern:

We wish it to be known that we oppose any change in the current zoning of the property now known as Alice's Country Market on Liberty Road, Randallstown, to permit further commercial development.

As immediate next door neighbors, we have witnessed many near accidents this last year created by traffic going in and out of the market, and we feel that additional commercial development would compound the traffic difficulties. The 50 mile an hour speed limit currently in effect on this portion of Liberty Road does not accommodate the stop-and-go driving necessary in a commercial zone. The Chapeldale area of Liberty Road is predominantly residential, and as parents of two preschool children, we are increasingly concerned over the constant build-up of the traffic and the safety of our neighborhood.

We feel additional commercial development would be dangerous and, therefore, are against any zoning changes that would allow this to occur.

Joseph Vincent Kennedy, Jr.
 Joseph Vincent Kennedy, Jr.
 10905 Liberty Road
 Randallstown, Maryland 21133
Constance Jean Kenney
 Constance Jean Kenney

March 6, 1978

Date

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

DEC 17 1979

Pursuant to the advertisement, posting of property, and public hearing on the same 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 Reclassification should be granted.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

Robert J. Komadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Reclassification Petition
Item Number 10 - Cycle II
Petitioner - Raymond Paszkiewicz

Dear Mr. Komadka:

The Zoning Plans 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 parcel of land which is the subject of this petition consists of .6 acre located on the south side of Liberty Road approximately 480 feet west of Chapeldale Road in the 2nd Election District. It is part of a larger tract of land owned by your client which is zoned in its majority residential (D.R. 2) and a small portion zoned commercial (B.L.). The D.R. 2 zoned portion is improved with a 2-1/2 story frame dwelling as are properties surrounding this site, while the remainder is improved with a one story produce market and accessory parking area.

The entire tract was zoned B.L. prior to the recent adoption of the countywide zoning maps in the latter part of 1976. With the new maps, the property was downshifted to its existing zoning with the commercial

Robert J. Komadka, Esq.
Page 2
Item No. 10 - Cycle II
Oct. 31, 1977

portion encompassing the existing building, parking and small sections on either side thereof. Because of your client's proposal to expand the existing operation, this Reclassification is required.

The submitted site plan should be revised to delete the three spaces along the westerly side of the proposed addition since they would exist in the driveway.

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 plats, as may have been requested by this Committee, shall be submitted to this office prior to November 28, 1977 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, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Evans, Hagan & Holdefer, Inc.
Surveyors and Civil Engineers
8013 Belair Road
Baltimore, Maryland 21236

Item #10 (Cycle II) October 1977 - April 1978
Property Owner: Raymond Paszkiewicz
Page 2
October 25, 1977

Storm Drain: (Cont'd)

Open storm drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Water

Public water supply is not available to serve this property, which is beyond the Baltimore County Metropolitan District and utilizing an onsite well to serve the residence on the westerly portion of the overall tract.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage disposal system.

Very truly yours,

Edmond H. Diver, P.E.
EDMOND H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:PMR:ss

PP-NE Key Sheet
36 NW 46 Pos. Sheet
NW 9 L Type
66 Tax Map



Maryland Department of Transportation
State Highway Administration

Myron K. Johnson
Secretary
Bureau of State
Administration

October 10, 1977

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

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The existing entrances are acceptable to the State Highway Administration. The proposed additions should cause no particular problems.

CL:JEN:dj

Re: Meeting for Cycle II
Item: 10
Property Owner: Raymond Paszkiewicz
Location: S/S Liberty Rd. (Rte. 26)
480' W. Chapeldale Road
Existing Zoning: D.R. 2
Proposed Zoning: B.L.
Acre: 0.60
District: 2nd

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Heggie
John E. Heggie

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211

October 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #10, Zoning Cycle II, October 1977, are as follows:

Property Owner: Raymond Paszkiewicz
Location: S/S Liberty Road 480' W. Chapeldale Road
Existing Zoning: D.R. 2
Proposed Zoning: B.L.
Acre: 0.60
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

October 25, 1977

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

Re: Item #10 (Cycle II) October 1977 - April 1978
Property Owner: Raymond Paszkiewicz
S/S Liberty Rd. 480' W. Chapeldale Rd.
Existing Zoning: D.R. 2
Proposed Zoning: B.L.
Acre: 0.60 District: 2nd

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.

Highways

Liberty Road (Md. 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 State 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.

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.

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.

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 434-3500
STEPHEN E. COLLINS
DIRECTOR

October 24, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

RE: Item 10 - ZAC - October 13, 1977
Property Owner: Raymond Paszkiewicz
Location: S/S Liberty Road 480' W. Chapeldale Road
Existing Zoning: D.R. 2
Proposed Zoning: B.L.
Acre: 0.60
District: 2nd

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 to B.L. of 0.60 acres. This should increase the trip density from 10 to 250 trips per day.

Several intersections along Liberty Road are presently operating at a Level of Service F.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/bza

October 13, 1977

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

Dear Mr. DiNenna:

Comments on Item #10, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Raymond Paskiewicz
Location: S/S Liberty Rd. 480' W Chapeldale Rd.
Existing Zoning: D.R. 2
Proposed Zoning: B.L. 2
Acres: 0.60
District: 2nd

Since the individual sewage disposal system appeared to be functioning properly and the water well was properly located, no health hazards are anticipated.

Very truly yours,

Thomas H. Davlin, M.D. water
BUREAU OF SANITATION & SERVICES

TMD/KS/rth

Paul H. Reincke
CHIEF

October 26, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Raymond Paskiewicz

Location: S/S Liberty Rd. 480' W Chapeldale Rd.

Item No. 10 Zoning Agenda Cycle II

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments hereon marked with an "R" 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 _____

REMOVES the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(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 "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.

Reviewed: *H. J. Kelly*
Planning Bureau
Special Inspection Division

Noted and Approved: *George M. McGehee*
Deputy Chief
Fire Prevention Bureau

JOHN D. SEYFERT
DIRECTOR

October 10, 1977

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

Dear Mr. DiNenna:

Comments on Item # 10 Zoning Advisory Committee Meeting, Cycle II are as follows:

Property Owner: Raymond Paskiewicz
Location: S/S Liberty Road - 480' W. Chapeldale Road
Existing Zoning: D.R. 2
Proposed Zoning: B.L.

Acres: 0.60
District: 2nd

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
C2B:rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1977

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

Z.A.C. Meeting of: Cycle II

RE: Item No. 10
Property Owner: Raymond Paskiewicz
Location: S/S Liberty Rd. 480' W Chapeldale Rd.
Present Zoning: D.R.2
Proposed Zoning: B.L.

District: 2nd
No. Acres: 0.60

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WSP/tp

JOSEPH M. MCCORMACK, CHAIRMAN
F. BARRETT WILLIAMS, JR., VICE-CHAIRMAN
BARBARA W. BOSTADT

THOMAS H. BOYER
WILLIAM L. HARRIS, F. CHURCH
ROGER D. HATTON

ALVIN LORRICK
WILLIAM WILSON, JR. SMITH, JR.
RICHARD W. TRUCKY, D.V.M.

JOHN D. SEYFERT
DIRECTOR

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 10 Zoning Advisory Committee Meeting, CYCLE REVISED are as follows:

Property Owner: Raymond Paskiewicz
Location: S/S Liberty Road - 480' W. Chapeldale Road
Existing Zoning: D.R. 2
Proposed Zoning: B.L.

Acres: 0.60
District: 2nd

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, and comply with Maryland State Code for the handicapped and aged.
- (X) B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
C2B:rj

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

Item # 10

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this _____ day of _____ 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Raymond Paskiewicz
Petitioner's Attorney: Robert J. Romadka
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Evans, Huges & Mohler, Inc.
Surveyors and Civil Engineers
8813 Belair Road
Baltimore, Maryland 21236

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *2nd* Date of Posting: *Feb. 18, 1978*

Posted for: *PETITION FOR RECLASSIFICATION*

Petitioner: *RAYMOND PASKIEWICZ*

Location of property: *S/S OF LIBERTY RD. 480' W. OF CHAPELDale RD.*

Location of Sign: *S/S OF LIBERTY RD. 575' W. OF CHAPELDale RD.*

Remarks:

Posted by: *Thomas H. Davlin*

Date of return: *Feb. 24, 1978*

ITEM NO. 10

PROPERTY OWNER: Raymond Paskiewicz
LOCATION: ELECTION DISTRICT 2, 1/2 Liberty Road, 480' W. of Chapeldale Road
COUNCILMANIC DISTRICT: 2 ACREAGE: 0.60
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: A

RECOMMENDED DATE OF HEARING: Week of March 6, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: B.L.
EXISTING ZONING: D.R. 2
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 2)

The subject site envelopes a small parcel of land zoned B.L., upon which is located a produce stand; both of these parcels are part of a 4.56-acre property, the subject parcel and the remainder of the tract are zoned D.R. 2. The surrounding area is for the most part residentially zoned, including property zoned D.R. 2, R.C. 2, R.C. 3 and R.C. 5. Some strip-commercial development exists in the general area along Liberty Road. The petitioner is requesting a change from D.R. 2 to B.L. zoning, proposing to expand the existing commercial operation.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the entire 4.56-acre property was zoned B.L. During the preparation and processing of the map, the zoning of this property was identified as on base before both the Planning Board (11-22) and the County Council (12-22). At that time, the petitioner requested that B.L. zoning be retained for the entire property. The Planning Board recommended D.R. 2 for the entire property; however, the County Council adopted D.R. 2 for all but that portion of the property now zoned B.L., and containing the produce stand.

The Department of Public Works' representative on the Zoning Advisory Committee stated, in part, that neither public water nor public sanitary sewerage are available to serve this property. The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that as presently zoned, development would generate approximately 10 trips per day. When the petitioner's request granted, development would generate 220 trips per day. Further, several intersections along Liberty Road are presently operating at Level of Service "F".

The granting of the petitioner's request for B.L. zoning would result in the expansion of strip-commercial development along Liberty Road. The 1976 Baltimore County Comprehensive Zoning Map, adopted by the Planning Board on October 13, 1976, states, in part, that "the policy of locating high-density commercial and residential use in the vicinity of major highways is neither sound nor desirable because of its disruption of the traffic flow and consequent reduction in the efficiency of the highway system." The Comprehensive Zoning Map, as recommended by the Planning Board and adopted by the County Council, reaffirms the policy of discouraging the expansion of existing commercial strip use or the establishment of new strip-commercial developments.

The Planning Board believes that D.R. 2 zoning is appropriate and that the zoning map is correct. It is therefore recommended that the existing zoning, D.R. 2, be retained.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

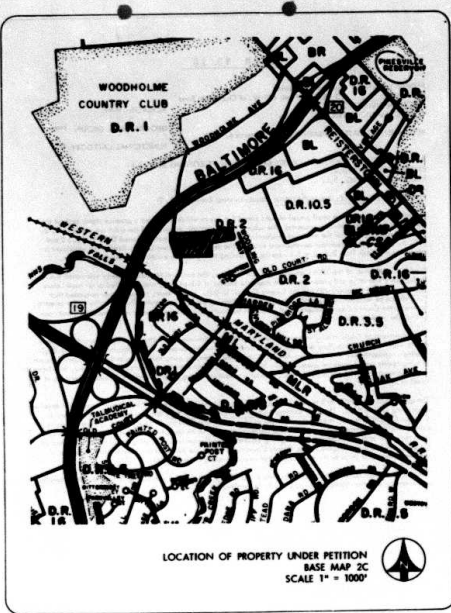
Your Petition has been received * this *28* day of *SEPT* 1977 Filing Fee \$ *50* Received _____
_____ Cash
_____ Other

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: *PASKIEWICZ* Submitted by: *PASKIEWICZ*
Petitioner's Attorney: *ROMADKA* Reviewed by: *NBC*

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

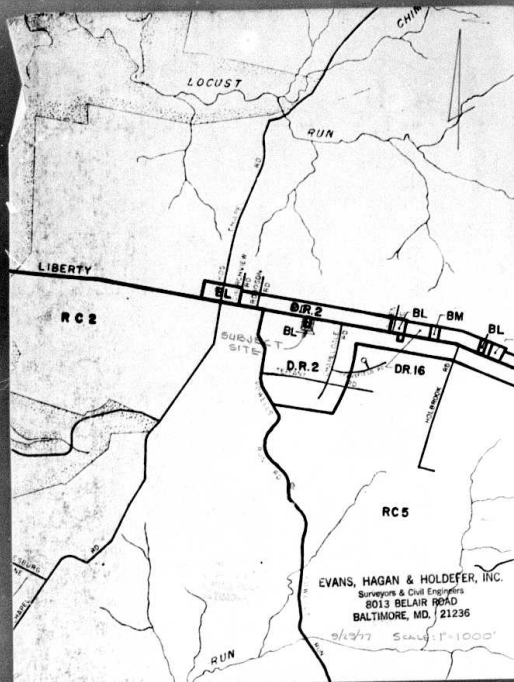
PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Income		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>NBC</i>									
Previous cases: <i>none</i>									
Revised Plans: Change in outline or description									
Map # <i>10</i>									



21

CERTIFICATE OF POSTING BUREAU OF PUBLIC WORKS BALTIMORE DEPARTMENT OF BALTIMORE COUNTY TOWNSHIP, Maryland

78-184-R
District: 2nd
Posted for: Appeal
Petitioner: Raymond Paszkiewicz
Location of property: S/S of Liberty Rd. 480' W. of Chapeldale Rd.
Location of sign: S/S of Liberty Rd. 525' from W. of Chapeldale Rd.
Remarks: Thomas R. Romadka
Posted by: Thomas R. Romadka
Date of return: 1-5-1978



September 11, 1979

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Md. 21221

Re: Case No. 78-184-R
Raymond Paszkiewicz

Dear Mr. Romadka:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Elsenhorth, Adm. Secretary

Encl.

cc: Mr. Raymond Paszkiewicz
Mr. W. James Hindman
Mr. Edna Nicholson
John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. D. Seyffert
Board of Education
Mr. J. Howell

MEMORANDUM

Re: Property - .60 acres, S/S Liberty Road
Requested zoning - From R-2 to RL

The subject site is an area consisting of .60 acres and is located on the south side of Liberty Road. The site is part of a larger tract of land consisting of 4.56 acres. The larger tract of land was zoned in its entirety RL for a period of 10 years. With the adoption of the present Comprehensive Zoning Map, the entire tract of land was downshifted except for a very small portion which was retained as RL. The area that was retained RL is improved with a commercial building that is now used as a food market. The existing building fronts on Liberty Road and runs 40 feet along Liberty Road for a depth of 62 feet. The building is located on a commercial site consisting of 60 feet along Liberty Road with a depth of 125 feet. The subject site would encompass the presently zoned site on both sides and would run along the south side of Liberty Road for a distance of 170 feet with a depth of 200 feet.

Prior to the adoption of the present Comprehensive Zoning Map, the commercial building that now exists was constructed and at the time that site plans were filed with said application, it was shown that further buildings would be constructed and made part of the present structure.

The subject property is not serviced by public water or sewer, however, the present facility is now served by a well and septic tank and that prior tests have indicated that there is a very adequate supply of underground water for additional wells and good soil for an enlarged closed sewage system to service the proposed facility.

The Petitioner is requesting that the subject site be reclassified commercial as the present commercial building and site is inadequate to serve the present tenant and the general public. There is insufficient parking available on the commercial site to accommodate the general public. Since this commercial site services the general community, which, for the most part, does not have any other commercial enterprises in the area, there is a need for the expansion of this food market and other commercial stores that would be complementary to the present commercial store, such as, cleaners, dairy store, or barber shop.

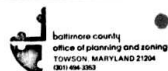
It is suggested that the County Council erred in downshifting this tract of land without regard for adequate parking and future needs of commercialization to service the general neighborhood. Likewise, there have been adequate changes since the adoption of the map

comprising of an increase in residential construction in the general area which gives further support to a need for additional commercial space in the neighborhood.

Therefore, it is respectfully requested that the subject site be reclassified from R-2 to RL.

Respectfully,

Robert J. Romadka



S. ERIC DINENNA
ZONING COMMISSIONER
George J. Maribak
Deputy Zoning Commissioner

November 30, 1978

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

RE: Petition for Reclassification
S/S of Liberty Road, 480' W
of Chapeldale Road - 2nd
Election District
Raymond Paszkiewicz -
Petitioner
NO. 78-184-R (Item No. 10)

Dear Mr. Romadka:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachments

cc: Mr. W. James Hindman
4507 Roberson Road
Randallstown, Maryland 21133

John W. Hession, III, Esquire
People's Counsel

EVANS, HAGAN & HOLDEFER, INC.

SURVEYING AND CIVIL ENGINEERS
9013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501

Sept. 28, 1977

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION FROM
DR 2 to BL ZONING, PORTION OF ROBERT AND RAYMOND PASZKIEWICZ
PROPERTY, 2nd ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME on the Southernmost side of Liberty Road at a point distant 180 feet, more or less, measured westerly along said road from its intersection with Chapeldale Road, thence leaving said place of beginning and running the 3 following courses and distances, viz: (1) South 07 degrees 16 minutes 00 seconds West 200 feet, thence (2) North 82 degrees 46 minutes 00 seconds East 170 feet, more or less, thence (3) North 7 degrees 16 minutes 00 seconds East 300 feet to the Southernmost side of Liberty Road, thence running and binding on the said South side of Liberty Road, (4) South 82 degrees 46 minutes 00 seconds East 55 feet, thence leaving the South side of Liberty Road, and running the 3 following courses and distances, viz: (5) South 07 degrees 16 minutes 00 seconds East 125 feet, more or less, thence (6) South 82 degrees 46 minutes 00 seconds East 60 feet, more or less, thence (7) North 7 degrees 16 minutes 00 seconds East 115 feet, more or less to the South side of Liberty Road, thence running and binding on the said South side of Liberty Road, (8) South 82 degrees 46 minutes 00 seconds East 55 feet, to the place of beginning.

Containing 0.60 acres of land, more or less.

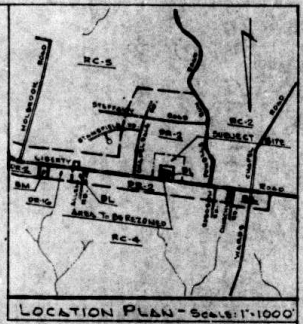
This description has been prepared for zoning purposes only, and is not intended to be used for conveyance.



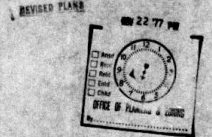
DEC 17 1979



ZONED D.R.-2
USE - VACANT



LOCATION PLAN - Scale: 1"=1000'



**PLAT TO ACCOMPANY
PETITION FOR ZONING
RECLASSIFICATION FROM
D.R.-2 TO B.L. ZONING**

2ND ELECTION DISTRICT BALTIMORE CO. MARYLAND

NORBERT & RAYMOND PASZKIEWICZ
2424 FRANKFORD AVE.
BALTIMORE MARYLAND 21206

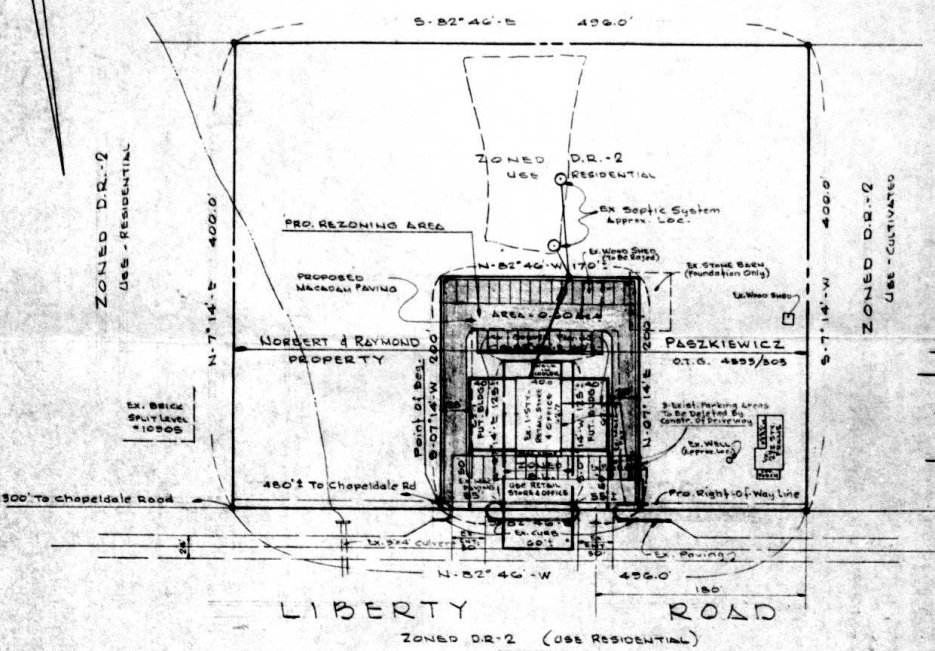
GENERAL NOTES

- AREA OF PROPERTY = 4.88 AC. ±
- AREA OF PORTION TO BE REZONED = 0.60 AC. ±
- EXISTING ZONING = D.R.-2
- PROPOSED ZONING = B.L.
- EXISTING USE - VACANT
- PROPOSED USE - RETAIL STORE

PARKING NOTES

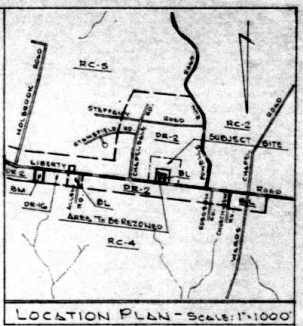
- AREA OF EXIST. BUILDING = 2,807 SQ. FT.
- AREA OF FUTURE BUILDING = 6,014 SQ. FT.
- AREA OF EXIST. WALK-IN BOX = 280 SQ. FT.
- TOTAL AREA = 7,801 SQ. FT.
- NO. OF REQ. PARKING SPACES = 1/200 SQ. FT. = 7,801 / 200 = 39 PARKING SPACES
- NO. OF PARKING SPACES PROVIDED = 45 (5' x 20' x 180")

REV. 11/21/71 Delete 5-Parking Spaces Per Comments



NOTE:
4' HIGH COMPACT SCREENING
TO BE PLACED BETWEEN PARKING
AREA AND R.

ZONED D.R.-2
USE - VACANT



LOCATION PLAN - Scale: 1"=1000'



**PLAT TO ACCOMPANY
PETITION FOR ZONING
RECLASSIFICATION FROM
D.R.-2 TO B.L. ZONING**

2ND ELECTION DISTRICT BALTIMORE CO. MARYLAND

NORBERT & RAYMOND PASZKIEWICZ
2424 FRANKFORD AVE.
BALTIMORE MARYLAND 21206

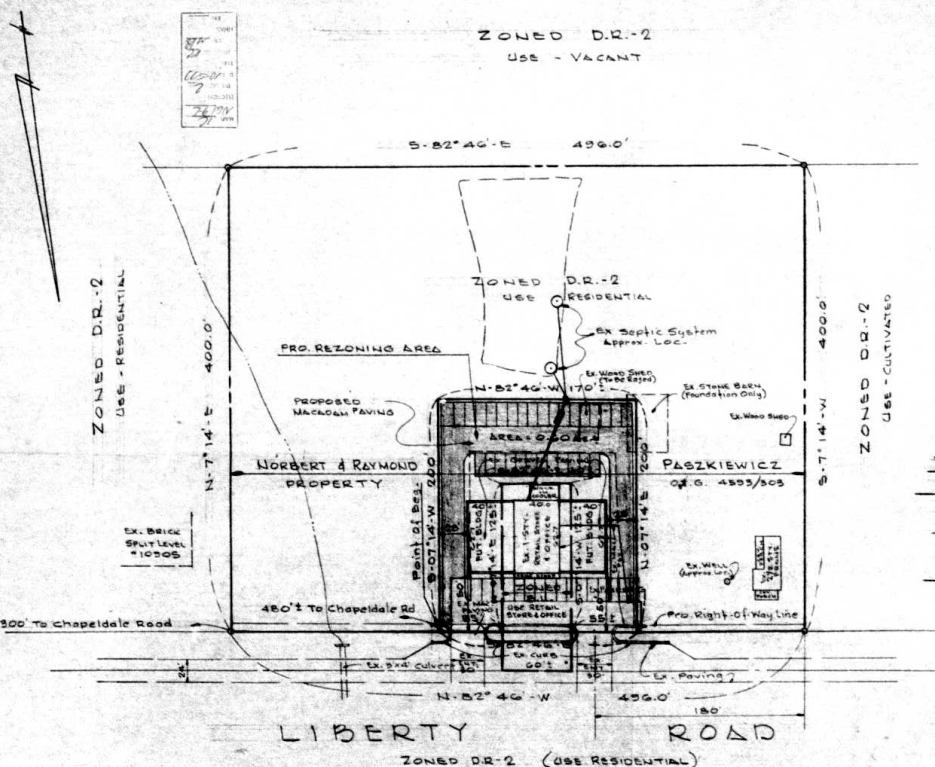
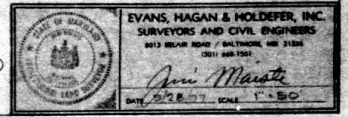
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- AREA OF PORTION TO BE REZONED = 0.60 AC. ±
- EXISTING ZONING = D.R.-2
- PROPOSED ZONING = B.L.
- EXISTING USE - VACANT
- PROPOSED USE - RETAIL STORE

PARKING NOTES

- AREA OF EXIST. BUILDING = 2,807 SQ. FT.
- AREA OF FUTURE BUILDING = 6,014 SQ. FT.
- AREA OF EXIST. WALK-IN BOX = 280 SQ. FT.
- TOTAL AREA = 7,801 SQ. FT.
- NO. OF REQ. PARKING SPACES = 1/200 SQ. FT. = 7,801 / 200 = 39 PARKING SPACES
- NO. OF PARKING SPACES PROVIDED = 42 (5' x 20' x 180")

REV. 5/28/77 SCALE 1"=50'



NOTE:
4' HIGH COMPACT SCREENING
TO BE PLACED BETWEEN PARKING
AREA AND R.