ESTABLISHED 1845 S. J. MARTENET & CO. \* HOW SO SUTTON LAND SURVEYORS 9 E. LEXINGTON STREET ACCOUNT IL WINNER PHONE: 539-4263

BEGINNING for the same on the northeast side of Laberty Rose at the distance of 15 feet perthwest of the perthwest side of Delevood Road, 50 feet wide, and running thence Easterly by a line curving to the left with a radius of 15 feet the distance of 23.56 feet to said northwest side of Oakwood Road. thence on said road North 33 degrees 44 minutes 30 seconds East 185 feet, thence Worth 56 degrees 15 minutes 30 seconds West 75 feet, thence North 62 degrees 19 minutes 30 seconds West 166.68 feet, thence South 1 degree 03 minutes East 216.96 feet to the northeast side of Liberty Road and thence, binding thereon South 56 degrees 15 minutes 30 seconds East 108.55 feet to the place of beginning. CONTAINING 0.827 of an acre of land, more or less.

BEING Lots Nos. 91 and 92 on Plat 1 of Hernwood, recorded in Plat Book JWB Ro. 14, folio 20.



this a capy of the Opinion and Ordan

Felith Y. Flenchett Adm Co.

PETITION FOR RESONING CLASSIFTCATION OF LOTT 91 and 92. PLAT 1 OF HERNWOOD (JWB 14-20)

The applicants hereby file a Petition for reclassification from a BL zoning to a BR zoning on the above captioned property, based on error in original zoning, and for reason state that there is insufficient BR zoning for business sands in the area to provide the citizens of the community with this type of soning. One of the contract purchasers, Clements A Scheper, in a duly licenset plumber and has been engaged in the plumbing business for a period of twenty-nine years, twentyfive of said years having been spent in the Randallstown area in close proximity to the subject property requested to be

The contract purchasers will produce evidence to show that there are insufficient outlets in unis area to accompodate the needs of citizens and he has received numero requests from many customers to open a plumbing shop, particularly in the area in which this rezoning is requested. The contract purchaser has for some period of time checked personally and through real estate people and has been unable to find a property acceptable to the use for which it is intended

The Randallstown area is a rapidly growing community and requires people of this skill in order to serve its meeds in the plumbing business and it is, therefore, felt that a reclassification from BL to BR would best serve the interest of all of the people in the community.

While it is true that here are many BL zoning uses permitted, a close examination of all properties in the community will show an insufficient number of BR zoning or business major zoning to provide the needs of this rapidly

a patition signed by many of the property owners in the immediate area, requesting that the property be so reclassified will be furnished to the Commission at the time of

Respectfully submitted,

Clements A. Scheper

## Knights of Columbus

ST. CHARLES BORROMEO COUNCIL, No. 3960 Pikesville, Maryland 21208

April 26, 1978

Mr. 3. Eric Di Menna, Zoning Commissioner Office of Planning & Zoning, Baltimore Cnosty New Courts Building 401 Booley Avenue Towern, Maryland 21904

Dear Mr. Di Manna

We, agree to welcome Mr. Clemente A. Scheper back to the comments; and we approve the Enring Se-Classification by Mr. Clemente A. Scheper for the projectly known as 1032 Wherly Road. Mr. Scheper has served the comments for over 15 years, and has always been more than a gentlemen in he Place, be-

Joseph We Kalmer Joseph J.W. Kellner President Club #3960 Knighte of Columbus

10019 Liberty Road Randallstown, Maryland

PETEL ONER'S EXHIBIT #/

George J. Martinak Deputy Zoning Commissioner

office of nighting and at TOWSON MARYLAND 212

RECEIVED

September 7, 1978

6th day of September

C. John Serio, Esquire 3 East Lexington Street Baltimore, Maryland 21202

RE: Petition for Reclassification NW/corner of Liberty and Oakwood Roads - 2nd Election District Fannie C. Thomas, et al -

1:00 P.M. 9/6/18

Petitioners NO. 79-55-R (Item No. 5)

Dear Mr. Serio

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

Very Fruly yours. GEORGE WASTINAK Deputy Zoning Communicater

cc: Mr. & Mrs. Clericats A. Scheper 113 N.-b Hill Park Drive Reisterstown, Maryland 21136

John W. Hessian, FI, Esquir

d general welfare	m of error to the original soning map and the health	
Loducada Local	LUL AL TON THE STATE OF THE	
above declassification	n sheu'd be had.	
1		
<u> </u>		
is ordered by	Deputy the/Zoring Commissioner of Baltimore County, this.	
September.		ld be and
		County
	V neodia	
Pursuant to the ad: it appearing that by	reason of	ve peuton
	The second secon	
	on should NOT BE HAD, and/or the Special Exception should	NOT BE
ANTED.	the Zoning Commissioner of Baltimore County, this	2 6
	197 that the above re-classification be and the same	is hereby
ENIED and that the a	above described property or area be and the same is hereby conti zone; and/or the Special Exception for	bne sa beur
James 6/	14-14	
	Zoning Com'a ssione, of Baltimo	re County
- 1		
Mr. S. Eric Office of P New Courts	: Di Nenns, Zoning Commissioner lanning & Zoning, Baltimore County, Bullding	
Dear Mr. Di	: Di Nenns, Zoning Commissioner lanning & Soning, Beltimore County Building Norence yland 21204	
Dear Mr. Di We, of Baltimor Board appro	Nenna: the undersigned residents of the 2nd L'ec- c County, State of Maryland, hereby reques we the Petition for Zoning Re-Classification	tion Distri t that the on by Mr. Jiberty Roa
Dear Mr. Di We, of Baltimor Board appro	Nenne: the undersigned residents of the 2nd Clace County, State of Maryland, hereby reques scheper, for the property known as 1002 2 cases for this request is the Mr. Samplity property for over 25 years and there are present unbing outlets to meet the needs of this av	tion District that the on by Mr. on by Mr. violetry Nos or have see of the original of the original of the original of the original origin
Dear Mr. Di  of Baltimor Board appro Clements A.  The this communi ficient plu community.	Nenna: the undersigned residents of the 2nd t'acr county, State of Maryland, hereby reques we che Petition for Zoning Re-Classification Schaper, for the property known as 19022; coason for this request is that Mr. Schep ity for over 25 years and there are presun mbing outlets to meet the needs of this av  Respectfully submitted.	tion Distri t that the in by Mr. Liberty Nos rr har servilly not suf- lly not suf- ar-growing
Dear Mr. Di Mc, of Baltimor Board appro Clements A. The this community.	Nenner the undersigned residents of the 2nd Tiece to County, State of Marying Reclassification to County, State of Marying Reclassification Scheper, for the property known as 1002 2; ceaser, for the his request is the Mr. Scheper tity for over 25 years and there are presun mmbing outlets to meet the needs of this av  Respectfully submitted,  ME ADDRESS.	er has servily not suf er-growing
Dear Mr. Di Dear Mr. Di Of Baltimor Board appro Clements A. The this community.  Ma	hennate the understyned residents of the 2nd Y or the understyned residents of the 2nd Y or the very requer to the vertition for zoning Re-Classificati Scheper, for the property known as 1002; Scheper, for the property known as 1002; reason for this request is that Mr. 2002; ity for over 25 years and there are presunity for over 25 years and there are presunity or over 25 years and there are presented to the 2002 of the 2002	er han servetly not suffer-growing
Dear Mr. Di Dear Mr. Di Of Baitton Board appro Clements A. The this community.  Ma	Nenner the undersigned residents of the 2nd Tiece to County, State of Marying Reclassification to County, State of Marying Reclassification Scheper, for the property known as 1002 2; ceaser, for the his request is the Mr. Scheper tity for over 25 years and there are presun mmbing outlets to meet the needs of this av  Respectfully submitted,  ME ADDRESS.	er han serverly not suffer-growing
Dear Mr. Di Blitting of Beltting Board appro Clements A. The this community.  Malling	Nenna: the undersigned residents of the 2nd floc recounty, State of Maryland, hereby reques Scheper, for the property known as 10022 . ceasor for this request is that Mr. Schep itty for over 25 years and there are making outlets to meet the needs of this av  Respectfully subritted,  MR. ADDRESS  de R. Parel 9923 L her Multimary 10100 L 18661	er har serve city not suffer-growing
Dear Mr. Di of Bait Mr. of Bait Mr. of Control of Contr	Nenne: the undersigned residents of the 2nd Cac re County, State of Maryland, hereby reques scheper, for the property known as 1032 2 reason for whis respect to these Mr. Supporting for over 25 years and there are present in the county of t	Repp
Dear Mr. Di of Baitting found in the community.  Listen plu community.  Manual	Nenner the undersigned residents of the 2nd User to County, State of Marying and User Scheper, for the property known as 1002  Scheper, for the property known as 1002  Scheper, for the property known as 1002  Nesser for chis request is other Art. Scheper ity for over 25 years and there are presun mibing outlets to meet the needs of this av  Respectfully sub-itted,  ME ADDESS  LANDON AND STATE  ADDESS  LANDON AND STATE	er har security not surface from the security not surface from the security of
Dear Mr. Di of Balting of Balting of Connects Chamber A. Chamber A	Henner the undersigned residents of the 2nd Cace to County, State of Maryland, hereby seques county, State of Maryland, hereby seques Scheper, for the property known as 1032 reasons for whis request et these Mr. Borner ity for over 25 years and there are presun mining outlets to meet the needs of this way  Respectfully sub-fitted,  ME ADDRESS  de Ran County 9823 Laber,  Maldenner   1010 Ultrant Schugary   1010 Ultrant Schugary   1010 Ultrant Schugary   1010 Ultrant United Schugary   1010 Ultrant Schugary	PA  PRAM  PR
Dear Nr. Di of Balticor Board appro Glements A. History  A. History  A.  A.  A.  A.  A.  A.  A.  A.  A.  A	the undersigned residents of the 2nd Cace to County, State of Maryland, Burrely 18 (1997) and Cace to County, State of Maryland, Burrely 18 (1997) and Cace to County, State of Maryland, Burrely 18 (1997) and Cace to Cace t	PA  REM  REM  21133  21133  2000  21133
Dear Nr. Di of Balt No. of Balt Nr. Board and Property of the Community.  States of the Community.  States of the Community.  Market A. St	Henner  the undersigned residents of the 2nd I see whether the petition for soning Re-classification whether the petition for soning Re-classification scheper, for the property known as 1002; reason for while request is there he. 1020- printy for over 25 years and there are presun minimum outlets to meet the needs of this way  Respectfully sub-teted,  Respectfully sub-	PA  READ  RANGE
Dear Nr. Di of Baltino for Baltino Board appro Clements A. His community.  Market plu community.  Market Astha  Astha  Right  Market  Astha  Right  Astha  A	Henner  the undersigned residents of the 2nd Car  the undersigned residents of the 2nd Car  we the betition for soning Re-Classification  Scheper, for the property known as 1002;  reason for the this request is these Mr. Schep  ity for over 25 years and there are presun  mbin; outlets to meet the needs of this wo  Respectfully sub-titud,  ADDRESS  de Randon 1923 Low  ME ADDRESS  de Randon 1900 Henner  Studential 1900 Henner  HA Sheedam 1900 Shorty  Manda 1900 Short	Reproductive States of Sta
Dear Nr. Di of Baltico Board appro Clements A.  The Hall community.  Manual Man	Henner  the undersigned residents of the 2nd I see whether the petition for soning Re-classification whether the petition for soning Re-classification scheper, for the property known as 1002; reason for while request is there he. 1020- printy for over 25 years and there are presun minimum outlets to meet the needs of this way  Respectfully sub-teted,  Respectfully sub-	PA  Repr  Repr  Lond  Lo

10020 Lifer R1

NW/comer of Liberty & Oakwood Rds., OF BALTIMORE COUNTY FANNIE C. THOMAS, et al, Petitioners : Case No. 79-55-R ...... ORDER FOR APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of Septraker 7, 1978, to the County Poord of

I HERERY CERTIFY that on this 25th day of September, 1978, a copy of the foregoing Order was mailed to C. John Serio, Esquire, 3 E. Lexington Street, Baltimore Manyland 21202 Attorney for Petitioners

John W. Hessian, III



4200 Don Park Pd -21133

RE: PETITION FOR RECLASSIFICATION : from R I to R R NW corner of Liberty and Oakwood Roads 2nd District Fannie C. Thomas, et al

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 79-55-R

OPINION

This case comes before this Board on an appeal from the Deputy Zoning Commissioner's Order granting the requested reclussification. The subject property is

Testimony in this case produced the following facts. The subject property ally zoned B.L. contained a run-down one story masonry building which Mr. School contracted to purchase from Fannie C. Thomas with the intention of using the overed he needed B.R. zoning instead of the existing B.L. zoning. After County officials, he completed the purchase of the property, copiled for the zoning 1978, with a favorable report from the Baltimore County Planning Board, Cycle III. July 20, 1978, Item #5, the Deputy Zoning Commissioner granted his petition. Tastin from neighbors indicated that he, Mr. Scheper, then spent considerable time, effort and unuch more desirable neighbor.

A survey of the zoning maps shows a mixture of B.R., B.L. and B.L.-CCC zoning all along the north side of Liberty Road in this area. Almost abutting the property west is a fire company on commercially zoned land. To the rear or north of this parcel there is unimproved commercially zoned land. This proposed use seems to fit in with the character of this area, and it is the opinion of this Board that the requested eclassification should be granted, subject to certain restrictions designed to protect the

Fannie C. Thomas, et al - #79-55-R

residentially zoned area directly ocross Liberty Road, south of the subject property, and will so order

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 7th day of August, 1979, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Cummissioner be affirmed, and that the reclassification peritioned for, be and the same is hereby GRANTED, subject to the following restrictions:

- accordance with the plat submitted by Petitioner to the Office of Planning and Zoning, dated May 26, 1978, and designated in this case as People's Counsel Exhibit "A", including, but not limited to, the precise screening and use proposais as set out or said plat.
- 2. That the parking and storage of commercial vehicles and equipment, incident to this business only, shall be limited to the parking area to the rear of this building, as set out on said plat and armed to by said Petitioner.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COLINTY BOARD OF APPEALS OF BALTIMORE COUNTY

C. JOHN SERIO DENNIS M. ANDREON

C. JOHN SERIO

July 26, 1979

Members of the Baltimore County Board of Zoning Appeals County Office Building 111 W. Chesapeake Avenue Towson, Miryland 21204

#79.55. A FANNIE THOMAS

Ornes 752-1944

ATTENTION: Mr. Hackett, Chairman

RE: Petition for reclassification NWS Liberty and Oakwood Ro

Dear Mr. Hackett.

On June 21, 1979, a hearing was held in the above entitled case and I have been requested by Mr. Clements A. Scheper, the conser of the premises, to inform you that he will restrict the parking of his heavy commercial vehicles to the rear of the subject property.

Very truly yours,

cake fer C. John Serio

APPROVED:

c.c. John W. Hessian, III, Esq. People's Counsel County Office Building Towson, Md. 21204

BALTIMORE COUNTY
Ju 30 11 11 MM 79
COUNTY BOARD
OF APPEALS

ITEM NO. 5

PROPERTY OWNER: Famile C., Thomas, et al. LOCATION: N/W corner of Liberty and Ookwood Roads ELECTION DISTRICT; 2
COUNCILMANIC DISTRICT; 2

ACREAGE. 0.8 GEOGRAPHICAL GROUP- None

RECOMMENDED DATE OF HEARING: Week of September 4, 1978

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: 8 L. EXISTING ZONING: 8.L. REQUESTED ZONING: (c.R.

PLANNING BOARD RECOMMENDATION: B.R.

The subject property, commercially-zoared and containing a one-story assumpt building, is located within a series of connectical properties along this portion of Lither's Read. To the west in a compare raise buildings to the east, a first company on connectically-series due to the twenty one connectically-series due by pertitioner in requesting a change from \$1.4, to \$1.4, zoarlag, proposing to convert this site to house a plumiding buildings.

The Pforninc Board believes that the proposed use would be on appropriate one. The property just to the west of this till a currently zoned 8.2, all of the abstring properties are convex-fully zoned. Further, the Board believe the convex full are small properties.

It is therefore recommended that the petitioner's request for B.R. zoning be granted

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

FANNIE C. THOMAS, et al. · Cose No. 79-55-6

## 1111111 ORDER TO ENTER APPEARANCE

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

Keter Max Beninerman Peter Max Zimmerman
Deputy People's Counsel



I HEREBY CERTIFY that on this 9th day of August, 1978, a copy of the foregoing Order was mailed to C. John Serio, Esquire, 3 E. Lexington Street, Baltimore, Maryland 21202, Attorney for Petitioners.

> John W. Dester II John W. Hessian, III



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

HEMMENS Bureau of Engineering

Department of Traffic Engineering

Bureau of Fire Prevention

Health Departmen Project Planning

Board of Education

Eoning Admini

Industrial

C. John Seric, Esquire 3 East Lexington Street Baltimore, Maryland 21202 Micholas B. Com

RE: Cycle III
Reclassification Petition
Item Number 5
Petitioner - Fannie C. Thomas

May 1, 1978

Dear Mr. Serio:

The Soning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition that plans submitted with the above referenced petition that plans submitted with the appropriate plans that save and inspection. These comments are not intended to indicate the appropriateness of the soning action requested, but problems with regard to ""e development plans that may have a bearing on this cade. The Director of Planning may file a written report with the Towning Commissioner than the plans of the suitability of the recommendation of the suitabil

This B.L. soned site, currently improved with a one-story masonry dwelling, is located on the northwest corner of Liberty and Gakwood Roads in the 2nd Election District. Adjacent property to the west is soned B.R. and is improved with a camper sales operation, while to the east is b.L. soned land improved wallers of the control of th

A review of the building permit file, indicates that a change of occupancy permit (02534) to convert the existing residence to a plumber's office whas been filed with Baltimore County. This office will approve C. John Jerio, Esquire Page 2 Item Number 5 May 1, 1978

said permit with the understanding that it is to be used for offices only provided all other requirements have been satisfied. The site plan filed with this permit reflects a different parking with this permit reflects a different parking classification request. Since this latter arrangment is unacceptable to the Office of Current Planning and Development, the site plan must be revised to application. In addition to this and an indicated in the attached comments, there appears to be a question concerning the states of Gabwood Road question concerning the states of Gabwood Road question concerning the states of Gabwood Road concerning the states of Gabwood Road concerning the states of Gabwood Road concerning the other states of Gabwood Road concerning the color to the subject property, it must be resolved upon the submittal of revised site plans.

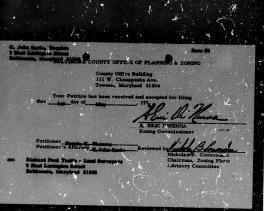
This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to recreation to recreation to the second secon

Nicholas B. Commoder Chairman Zoning Plans Advisory Committee

Very truly yours.

NBC:rf

cc: Richard Paul Tustin - Land Surveyers 9 East Lexington Street Baltimore, Maryland 21202



M.S. Caltrider

April 14, 1978

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

Attention: Mr. N. Commodar

Re: Zoning Cycle III, April 1978 ITEM: 5. ITEM: 5.
Property Owner: Fammie C.
Thomas, et al
Location: NW/C Liberty Rd.
(Route 26) & Golwood Road
Existing Zoning: B.L.
Proposed Zoning: B.R.
Actes: 0.827
District: 2nd

Dear Mr. DiNenna:

It appears that Oakwood Road is a private road, however, if the developer has rights of secess, the road should be used rather then having direct access from liberty Road. The actter should be resolved prior to the hearing.

The proposed right of way is 45' from the centerline of highway and not 40'. The 48' dimension from centerline to proposed cuts must be more cleanly indicated. A cut must be constructed along the proposed property line. The plan must be revised prior to the hearing.

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

CL:JEM:vrd

By: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 212



THORNTON M. MOURING, P.E.

Mr. S. Eric DiNenr Zoning Commissioner County Office Building

> Item #5 (Cycle III April-October 1978 ttem #5 (Cycle III April-October 1978)
> Proparty Owner, Fannie C. thems, et al
> N/W cor. Liberty Rd. & Oakwood Rd.
> Existing Zoning: B.L.
> Proposed Zoning: B.R.
> Acres: 0.827 District: 2nd

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.

April 18, 1978

Liberty Road (Nd. 26) is a State Road; therefore, all improvements, intersections, encourage and drainage requirements as they affect the road come under the jurisdiction of the Manyland State Tiphews 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 whome of Seltamore County.

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

Development of this property through stripping, grading x d stabilization could sult in a sediment pollution problem, damaging private and public holdings downstream the property. A grading parmit is, therefore, necessary for all grading, including a stripping of top soll.

The Nettioner must provide necessary drainage facilities (temporary or permanent to prevent creating any mulmanose or desage to adjacent proporties, aspecially by the concentration of surface waters, correction of any problem which may result, due to improper grading or improper installation of drainage racilities, would be the full responsibility of the Petitions.

Item #5 (Cycle III April-October 1978) Propenty Owner: Fannie C. Thomas, et al Page 2 April 18, 1978

Water and Sanitary Sowers

This property, which is utilizing private onsite facilities is beyond the Baltisure County Metropolitan District, an extension thereof is required in connection with public water and canitary sewerage to serve this site.

there are public 20-inch and 16-inch water mains in Liberty Road, approximately 200 feet south of this wite (Drawiny 863-0016, Film 3) and in Deer Fark Road at Minanda Road, approximately 500 feet northeast of this site (Drawing 476-043, Film 3), respectively. Additional firm bydrant protection is required in the vicinity.

There is also 6-inch public sanitary sewerage in Door Perk and in Wibards Boads (Drawings 875-0537 and 874-0442, File 1), respectively. This sewerage is tributary to the Daymar Falls Sanitary Sewer System.

The Baltimore County Water and Severage Panns, W-16A and S-16A, as amended, in 6to 10 yours, within the Urban-Baral Demarcation Line, with "Planned Service" in 6to 10 yours.

Very truly yours. ELISWICH N. DIVER, P.E. Chief, Bureau of Engineering

W. Nunchel J. Somers

PP-NE Key Sheet. 32 NW 21 Pos. Sheet

Nº E K Topo



April 21, 1978

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

Dear Mr. DiNenna

Comments on Item # 5 , Zoning Cycle III, April, 1978, are as follows:

Property Owner Fannie C. Thomas, etal Location: NW, C Liberty Road and Oakwaood Road Existing Zoning: B. L. Proposed Zoning: B. K. Acres 0.827

This office has reviewed the subject potition and offers the following comments. These comments are not intended to indicate the appropriatenes of the zoning in question, but are to assure that all parties are mad-a are of plans or problems with regard to development plans that may have a

This affice is of the pointon that all access should be from Oakwood Road; however, it is my understanding that the petitioner has no rights in Oakwood Road.

The petitioner should make every effort to keep as many of the existing trees as possible

The interior driveway does not function adequatly, therefore, the site plan should be revised. Screening must be provided whe \* the parking urva is across the stree? from residential premises.

Very truly yours,

John L. Wimbley Planner III Current Planning and Developmen

department of health TOWSON MARYLAND 2120 GONALD J. ROOP, M.D., M.P.H.

June 15, 1978

Mr. S. Bric DiHenna, Z.ming Co Office of Planning and Zoning County Office Building Towson, Maryland 21204

Revised comments on Item #5, Zoning Advisory Committee Meeting

Fannie C. Thomas, et al NW/C Liberty Rd. & Oakwood Rd. B.L. B.R. C.827 Location: Existing Zoning: Proposed Zoning: Acres: District: The existing well and sewage disposal system appear to be in good n and operating correctly, therefore no health hazards are anticipated

Thomas H. Devlin, Director BURGAU OF ENVIRONMENTAL SERVICES

April 6, 1978

THD/RJP/fth

Dear Mr. DiNenna



ts on lites 2 Zoning Advisory Committee Meeting

X A Structure shall conform to Baltimore County Building Code (B.O.C.A. 1970 Edition and the 1971 Supplement, State of Maryland Code for th Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin. X C. Additional Change of occupancy remits shall be required.

X D. Building shall be upgraded to new use - requires alteration permit

E. Three sets of construction drawings will be required to file an application for a building permit.

G. 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"

X F. Three sets of construction drawings with a registered Maryland Archibect or Engineer's original sealphy be required to file an application for a building permit.

Property Owner: Plumbers Office and Shop Location: Liberty Road and Oakwood Road Existing Zoning:D. R. 3.5

0.827

department of traffic engir STEPHEN E. COLLINS

April 13, 1978

Zoning Com-issioner First Floor, County Office Building Towson, Maryland 21204 RE: Item #5 - ZAC - Cycle 3 - April, 1978 Property Owner: Fannie G. Thomas, et al Location: NW/C Liberty Rd. & Oakwood kd. Existing Zoning: B. L. Proposed Zoning: B. R.

Acres:- 0.827

The subject petition is requesting a change from B. L. to N. R. of .827 acres

This increase should not increase the trip density of the subject property.

The entrance to the property should be win Onkwood Road

Chall All C. Richard Moore

Nav 5, 1978

CRM/bza



DONALD J. ROOP, M.O., M.P.H.

April 21, 1978

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

Comments on Item #5, Zoning Advisory Committee Maeting, for Cycle III, are as follows:

Property Owner:
Location:
EM/C Liberty Rd. & Oakwood Ro.
EN/S Liberty Rd. & Oakwood Ro.
EN/S

A reviewd plan showing the locations of the individual water supply and sewage disposal systems must be submitted.

Very truly yours.

Thomas H. Davlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fthe

TOWSON, MARY LAND 21204

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

Attention: N. Commodari, Chairman Zoning Adivaory Committee

Re: Property Owner: Fannie C. Thomas, et al Location: NW/C Liberty Rd. & Oakwood Rd.

Item No. 5

Zoning Agenda Cyc.e III

Pursuant to your request, the referenced property has been survived 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 spirants for the referenced property are required and shall be located at intermals or feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public boths.

( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at \_\_\_\_

EXCERCS the maximum allowed by the Fire Department.

( ) i. 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 Satistial Pire Pro-tection Association Standard Ho. 101 "Life Safety Code", 1970 Edition prior to cocupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group
Special Inspection Livision

Hotod and Phyl Ukega Ab p. K Pire Frevention Bureau

Very truly yours,

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

Comments on Item # 5 Zoning Advisory Committee Meeting, CYPLE III are as follows:

Property Owner: Plumbers Office and Shop Location: Liberty Road and Oakwood Road Proposed Zoning: D.R. 3.5 B.L.

0.827

The items checked below are annitoshias

B. A building penalt shall be required before construction can begin.

Change of Occupancy

Femile shall be required. X C. Additional

X D. Building shall be upgraded to new usy - requires alteration permit. E. Three sets of construction drawings will be required to file an epplication for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Ingineer's original seal maybe required to file an application for a building permit.

C. Word frame walls are not permitted within 3'0" of a property line. V.:tact Building Department if distance is between 3'0" and 6'0" of property line.

I. Y Comment.

Yery truly yours Charles E. Burnham Plant Beriov Chief Mr. S. Eric DiNerma, Toning Count. Office of Flavning and Zoning County Office Building Towern, Maryland 21204

Dear Mr. DiNepus: Comments on Item # 5 Zoning Street Comments on Item # 5 Zoning Street Comments are as follows:

ttee Meeting. June 6. 1978

Property Owner: Fannie C. Thomas, et al Location: NWC Liberty Road & Calcucod Road

0.827

The items checked below are applicable:

X A. Structure shall conform to Baltimore Crunky Building Code (B.O.C.F.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Bandicapped and aged and other applicable codes.

C. Additional \_\_\_\_\_Permits shall be required. D. Building shall be upgraded to new use - requires alteration permit.

Three sets of construction drawings will be required to file an application for a builting permit;

X F. Three sets of construction drawings with a registered Karyland Architect or Engineer's original seal may be required to file an application for a building penuit.

Wood frame walls are not permitted within 3'0" of a property line Contact Building Department if distance is between 3'0" sad 6'0" of property line.

Requested setback variance conflicts with the Saltimore County Building Code. See Section

Charles & Sumbon Charles E. Burnhes Plans Sevice Chief

CED: TEL

CEBIRS

CEBITT

