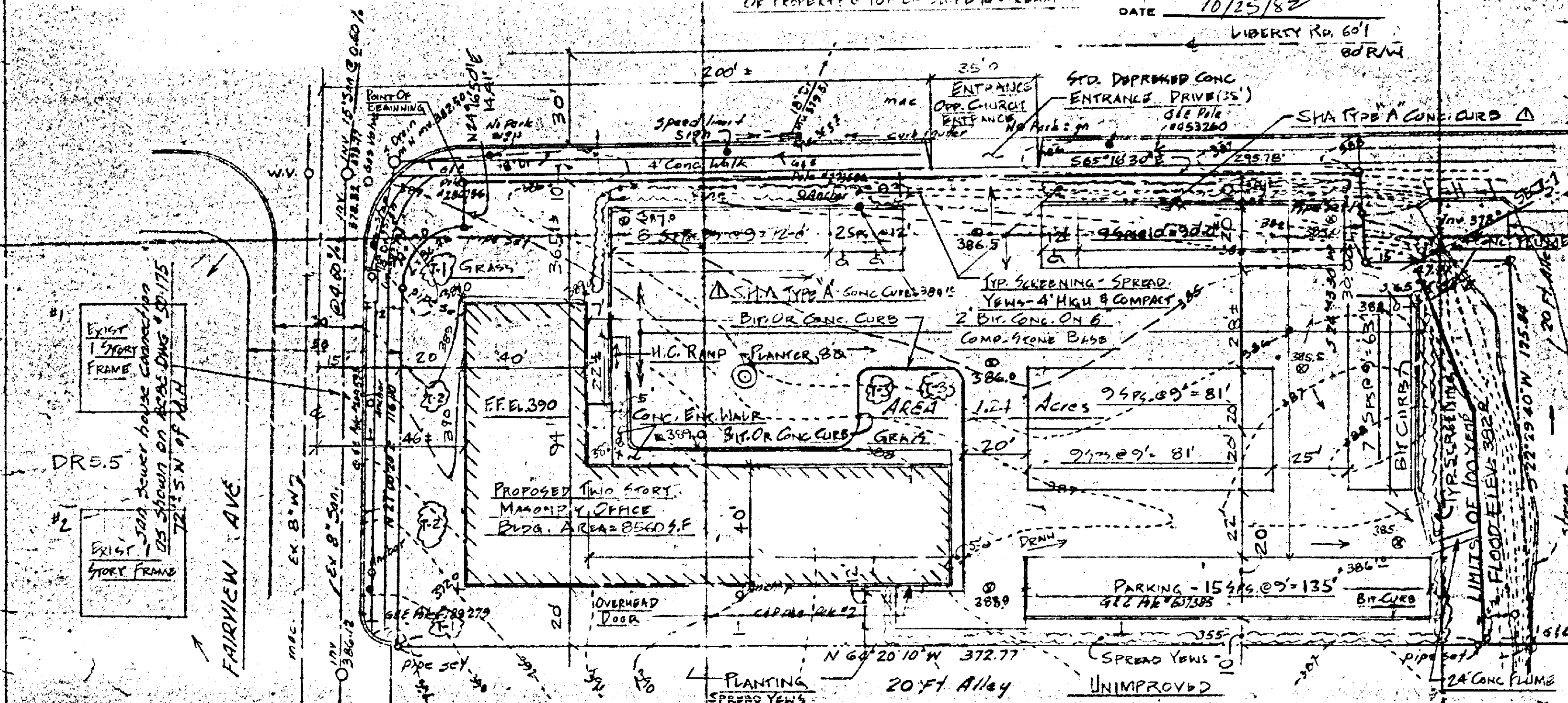
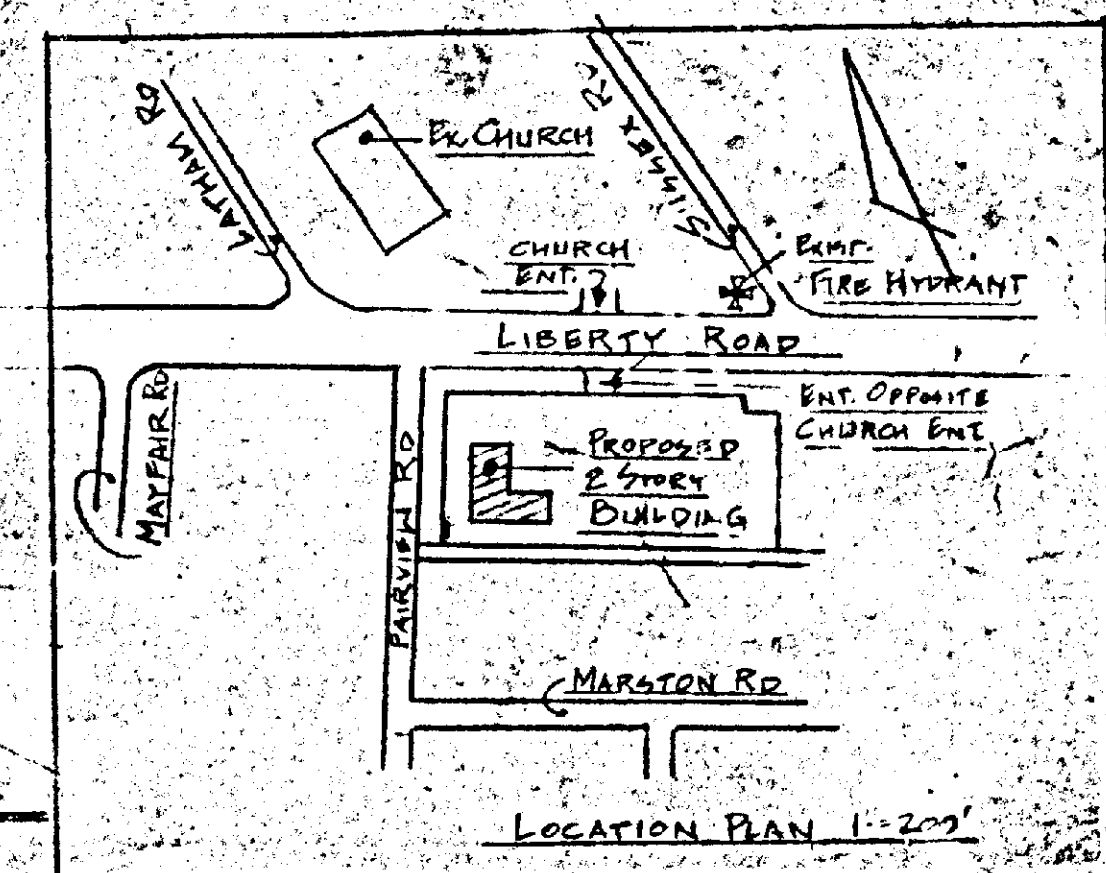


FOR FRONT ELEVATION
SEE DWG A-2 ATTACHED

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John Z. Williams*
PLANNING
DATE *10/25/82*
BY *James E. Hagan*
ZONING COMMISSIONER
DATE *10/25/82*

76182-2 PROVIDE STANDARD CONST. LITE. SEE
H.W. PERMANENT ENT. H.W. BE
150' LONG x 35' WIDE - SEE STD. DETAIL
76182-3 1/2" WIDE SILT FENCE ALONG EAST PERIMETER
OF PROPERTY & TOP OF SLOPE TO STREAM



REV 4/22/82 PER COUNTY COMMENTS
1. BUILDING TYPE - GENERAL OFFICES - TENANTS
2. ONLY MAINTENANCE EQUIPMENT SUCH AS
LAWN MOWERS, SNOW BLOWERS TO BE STORED AT SITE
3. ADDED SCREENING PER COMMENTS
4. ENTIRE BLDG. TO BE BUILT AT THIS TIME
5. CARPORTS GNT. TO OCCUPY 30% OF SPACE MAX. 10' EMB.
PROPOSED ELEV. (SEE) EXIST. BLDG. X
ZONE - R-O DISTRICT - 2ND
USE - PRESENT - VACANT LOT
PROPOSED - TWO STORY OFFICE BUILDING
PARKING & PARKING AREA TO BE STRIPED
PROPOSED BLDG.
1ST FLOOR, SRS REQ'D = 8560/300 = 28.5
2ND FLOOR, " " " = 8560/300 = 28.5
TOTAL REQ'D = 570
TOTAL PROVIDED = 60 SPACES

GROSS AREA = 1.69 AC. NET AREA = 1.24 AC
PROPOSED AVENUE OPEN SPACE = 0.42 AC
FLOOR AREA RATIO = 17,120/54,014 = 0.31
GRADING - NO MAJOR GRADE CHANGES ANTICIPATED
NO EMPLOYEES = 10 HRS. OF OPERATION: 7:30AM-4:00PM
LIGHTING - MOUNTED ON BLDG. NOT REFLECTING ON
ADJACENT PROPERTIES - SEE ELEV. 64'01" 346'04"

AMENITY OPEN SPACE CALCUL.
FAIRVIEW - 25x135 = 3375
LIBERTY - 30x573 = 11190
REAR ALLEY - 10x373 = 3730
EAST ALLEY - 10x135 = 1350
TOTAL - 2 AL. STREETS = 19645 SF = .45 AC

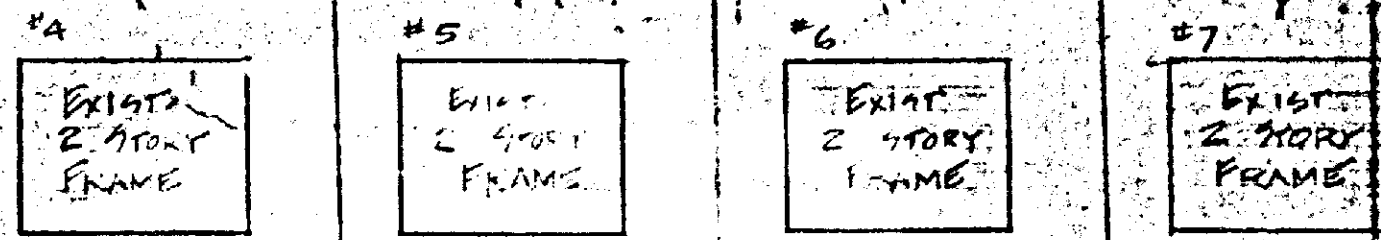
LOT AREA - 1.24 AC
2 ADJ. STREET - 45 AC
GROSS AREA - 1.69 AC
OPEN SPACE REQ'D = 169x.25 = 0.42 AC
PARKING AREA = 27,140 S.F. (INCL. MANUEV. AREA)
PROPOSED BLDG. = 8560 SF
SUM = 35,700 SF = 0.82 AC

NET AREA = 1.24 AC
PARKING & BLDG. = .82
AMENITY OPEN SP. = 0.42 AC PROVIDED

LANDSCAPING
SCREENING - SPREADING YEW, 4' HIGH
& COMPACTLY PLACED
TREES - T-1 FLOWERING CRAB APPLE
T-2 WHITE PINE
T-3 JAPANESE BLACK PINE

DRS.5

DRS.5



DEVELOPMENT PLAN 1"=30'
A. REV. JUNE 15, 82 - CURB ALONG LIBERTY ROAD TO BE SHA TYPE 'A' CONC. CURB
A. REMOVE ELEV. TO DWG A-2
A. ADD STD. CONST. ENT. & SILT FENCE NOTES
A. REVISE PARKING RIGHTS & BLDG. USE

ENGINEER

APPROVED BY

OWNERS - MAR-LIN INVESTORS

JEROME SHUMAN
Consulting Engineer
4790 Byron Road
Mikesville, MD. 21208

DATE - NOV. 82

PLANNING BOARD

SITE AND DEVELOPMENT PLAN

PROPOSED OFFICE BLDG.
FAIRVIEW AVE. & LIBERTY RD.

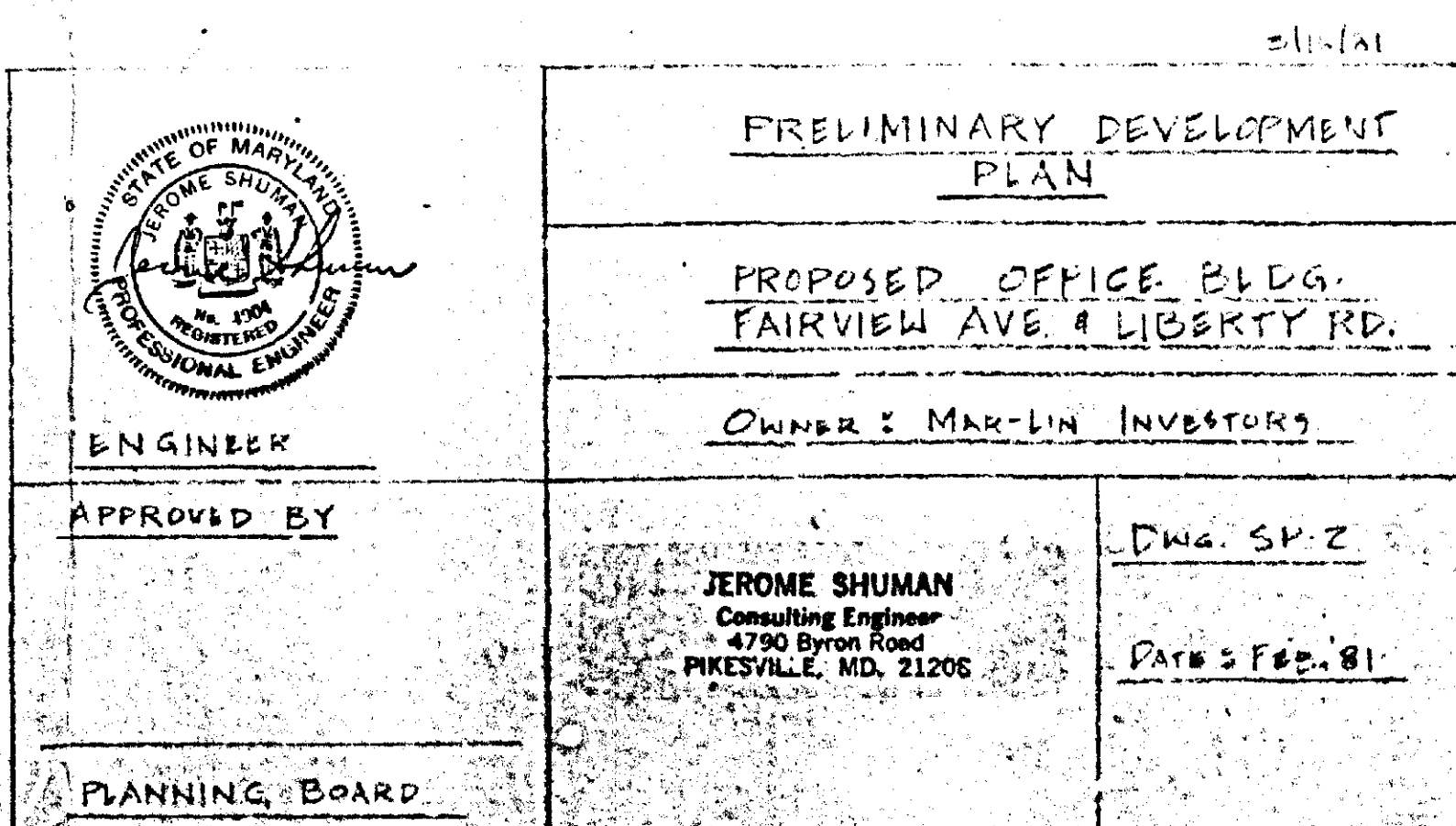
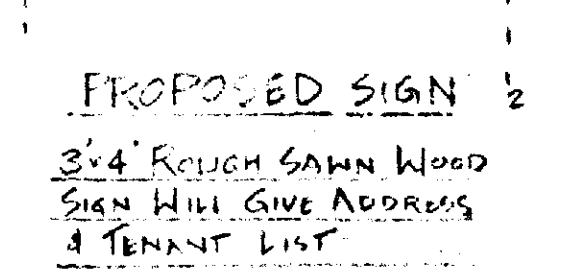
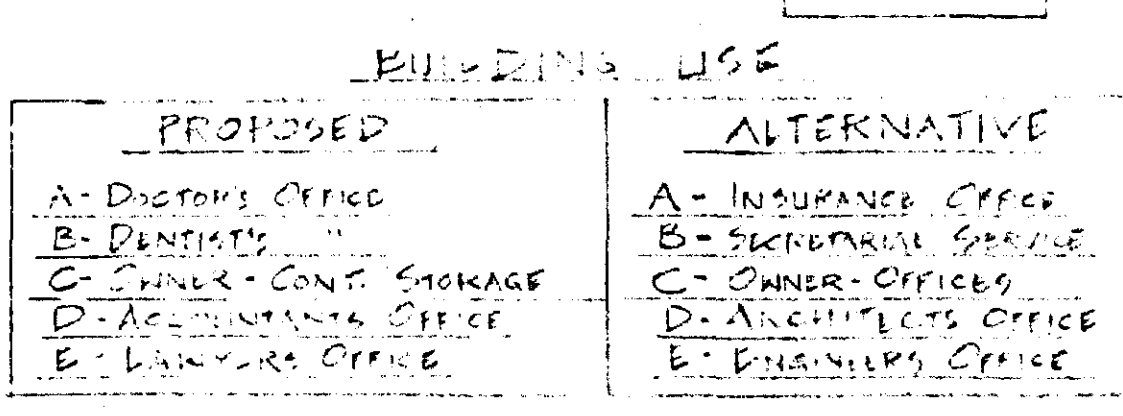
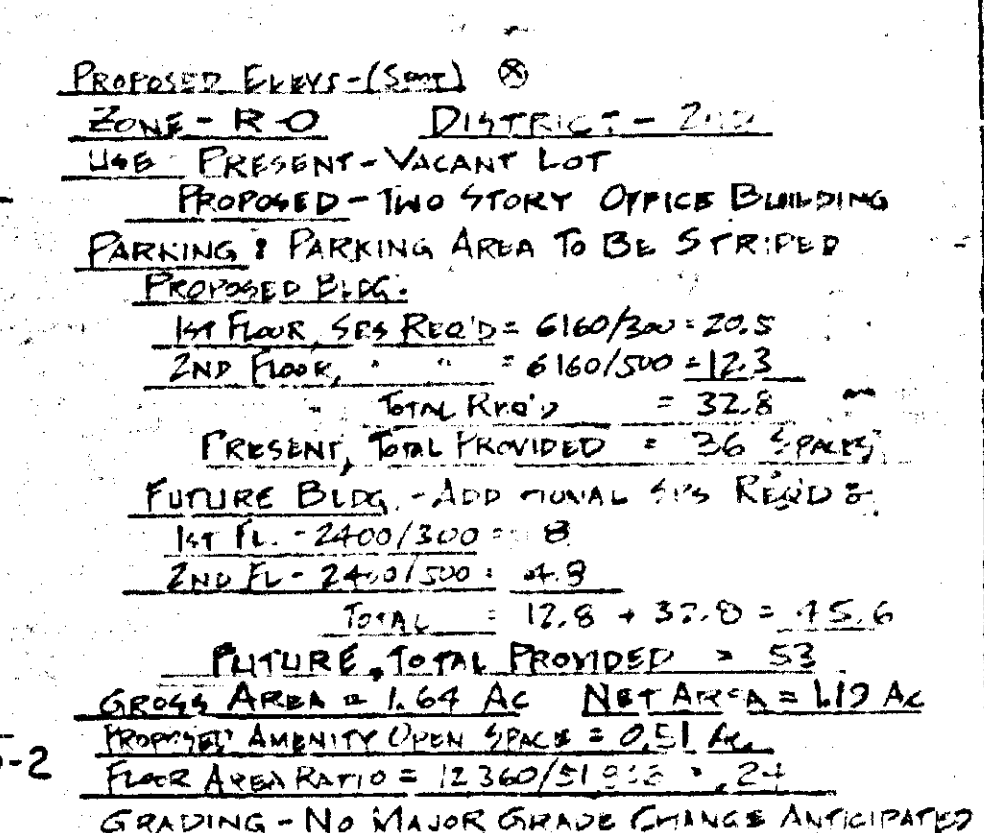
OWNERS - MAR-LIN INVESTORS

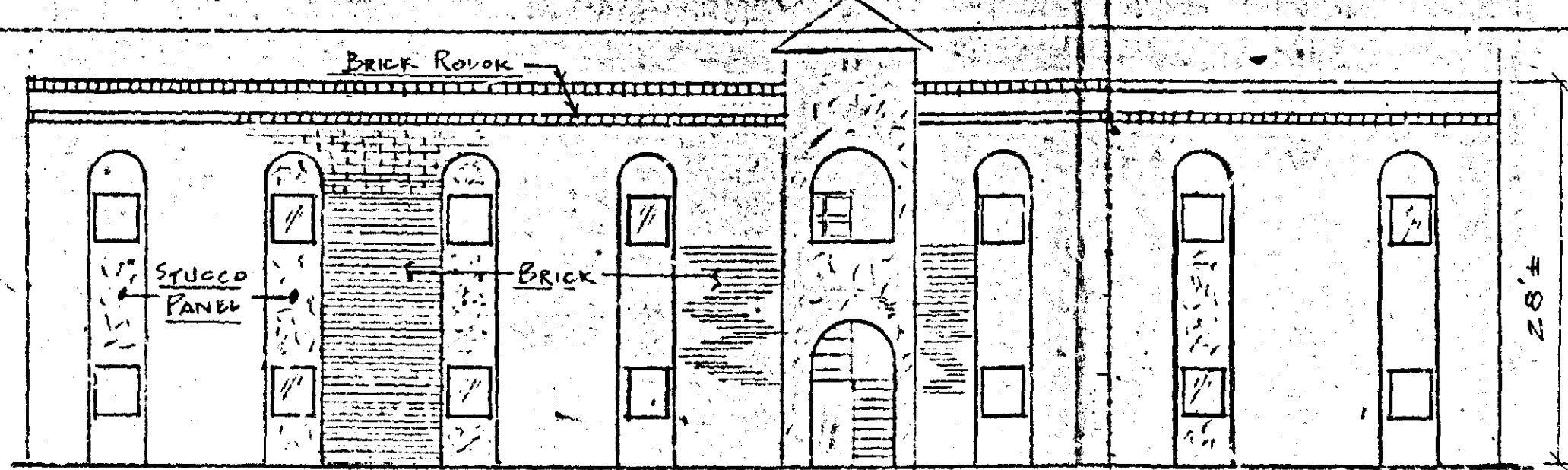
DATE - NOV. 82

APRIL 82

9/9/82

for ci

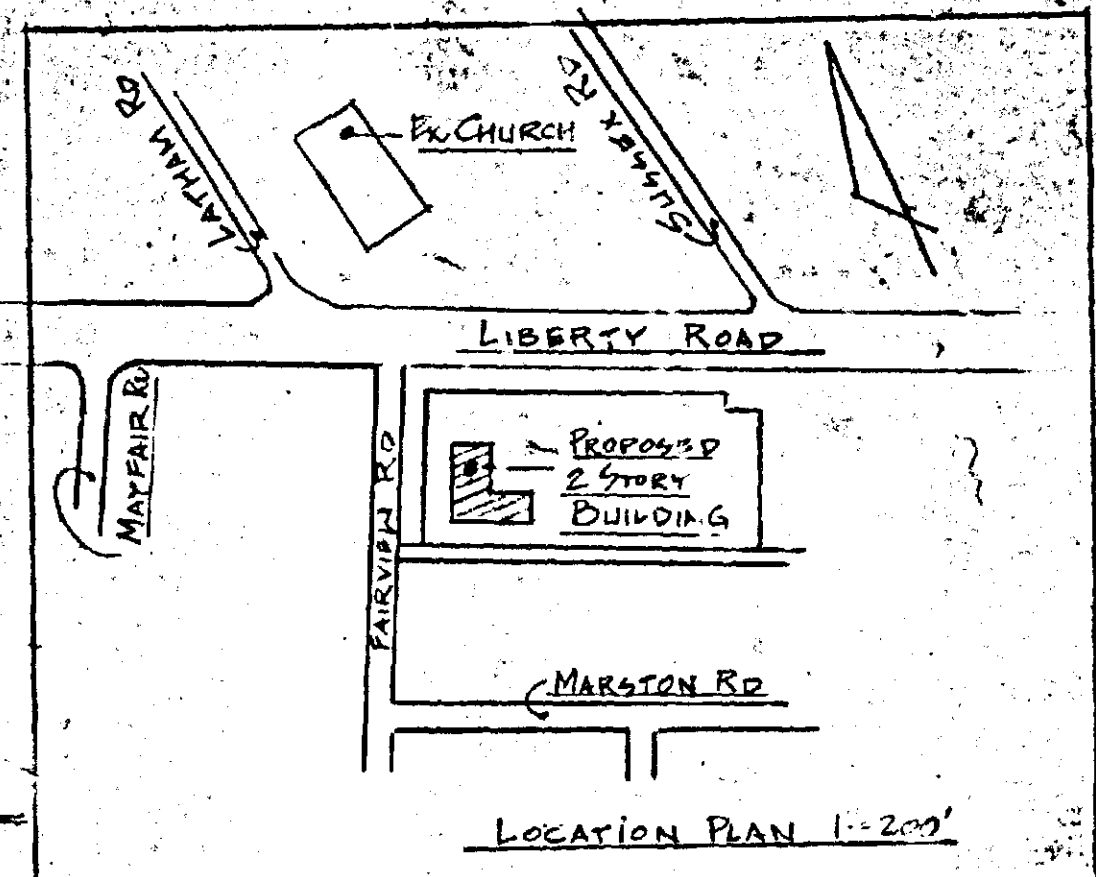




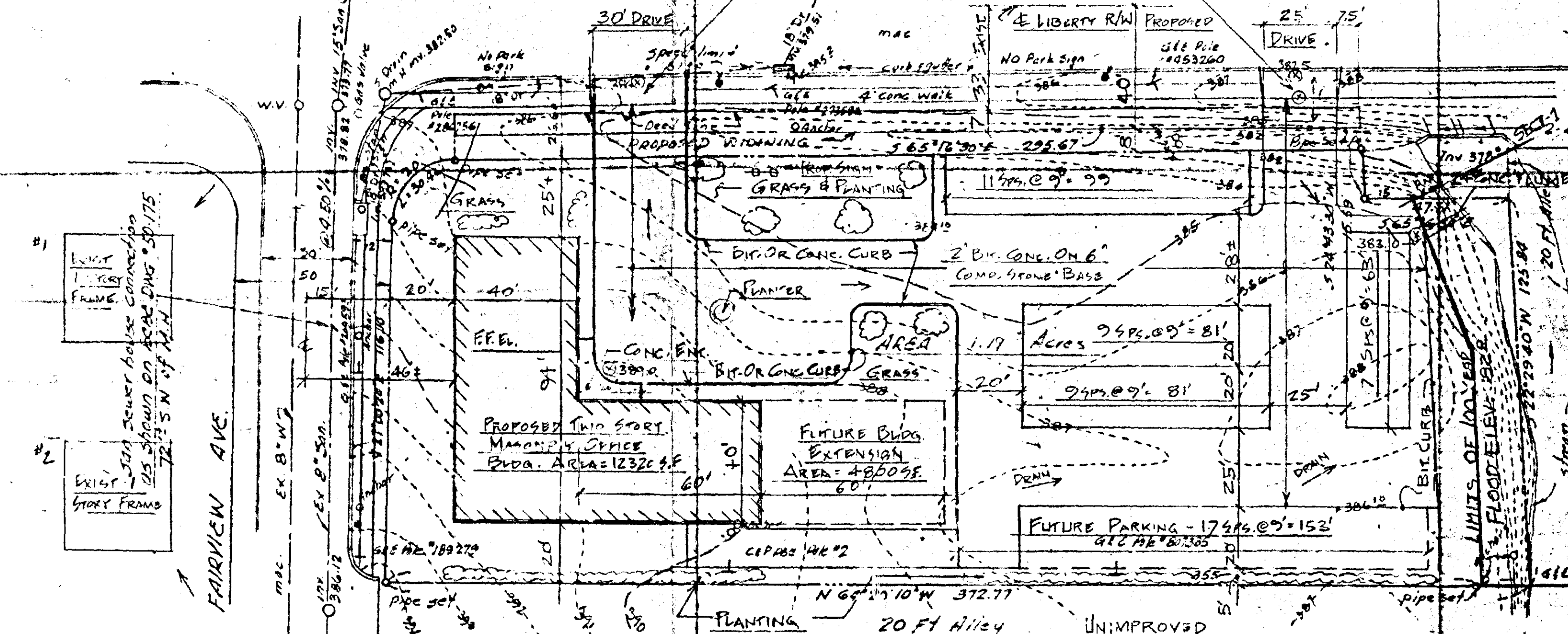
FRONT ELEVATION 1:10
(SHOWING TYPICAL MATERIALS)

LIBERTY ROAD (66' EXIST - 80' PROPOSED)

STANDARD 8" CONC.
DRIVEWAY ENTRANCE



LOCATION PLAN 1:200



PROPOSED DRIVE (SPOT) 8
ZONE - R-O DISTRICT - ZUP
USE - PRESENT - VACANT LOT
PROPOSED - TWO STORY OFFICE BUILDING
PARKING - PARKING AREA TO BE STRIPED
PROPOSED BLDG:
1ST FLOOR - 525 SQ. FT. = 6160/300 = 20.5
2ND FLOOR - 525 SQ. FT. = 6160/300 = 20.5
TOTAL REQ'D = 32.8
PRESENT TOTAL PROVIDED = 36.2 SPACES
FUTURE BLDG - ADDITIONAL 525 SQ. FT. REQ'D
1ST FL. - 2400/300 = 8
2ND FL. - 2400/300 = 8
TOTAL = 12.8 + 32.8 = 45.6
FUTURE TOTAL PROVIDED = 53
GROSS AREA = 1.64 AC NET AREA = 1.19 AC
PROPOSED AMENITY OPEN SPACE = 0.51 AC
FLOOR AREA RATIO = 12360/5120 = 2.4
GRADING - NO MAJOR GRADE CHANGE ANTICIPATED

AMENITY OPEN SPACE CALCUL.
FAIRVIEW - 25x135 = 3375
LIBERTY - 30x273 = 8190
REAR ALLEY - 10x273 = 2730
EAST ALLEY - 10x135 = 1350
TOTAL 2 AL. STREETS = 17445 SF = 4.0 AC

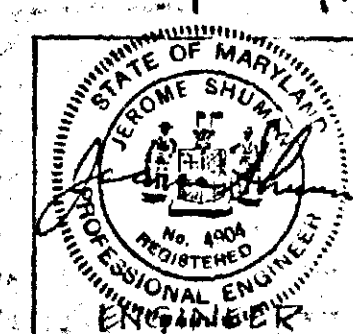
LOT AREA - 3.19 AC
2 AL. STREET - 4.45 AC
GROSS AREA - 1.64 AC

PARKING AREA = 23,273 S.F.
PRESENT BLDG = 6,160
SUM = 29,433 SF = 6.8 AC

NET AREA = 1.19 AC
PARKING SPACE = 1.68
AMENITY OPEN SP = 0.51 AC

Old Plat
JRM 4/78

DEVELOPMENT PLAN 1:30



PRELIMINARY DEVELOPMENT PLAN

PROPOSED OFFICE BLDG.
FAIRVIEW AVE & LIBERTY RD

OWNER: MAR-LIN INVESTORS

APPROVED BY

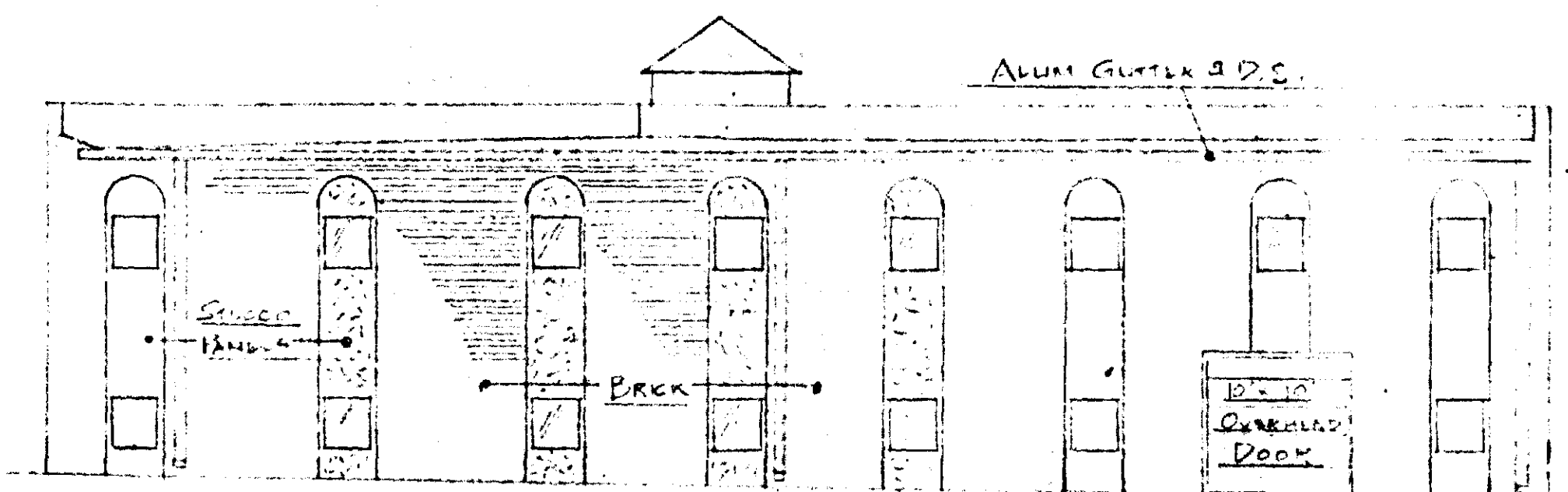
PLANNING BOARD

JEROME SHUMAN
Consulting Engineer
4790 Byron Road
PIKESVILLE, MD. 21208

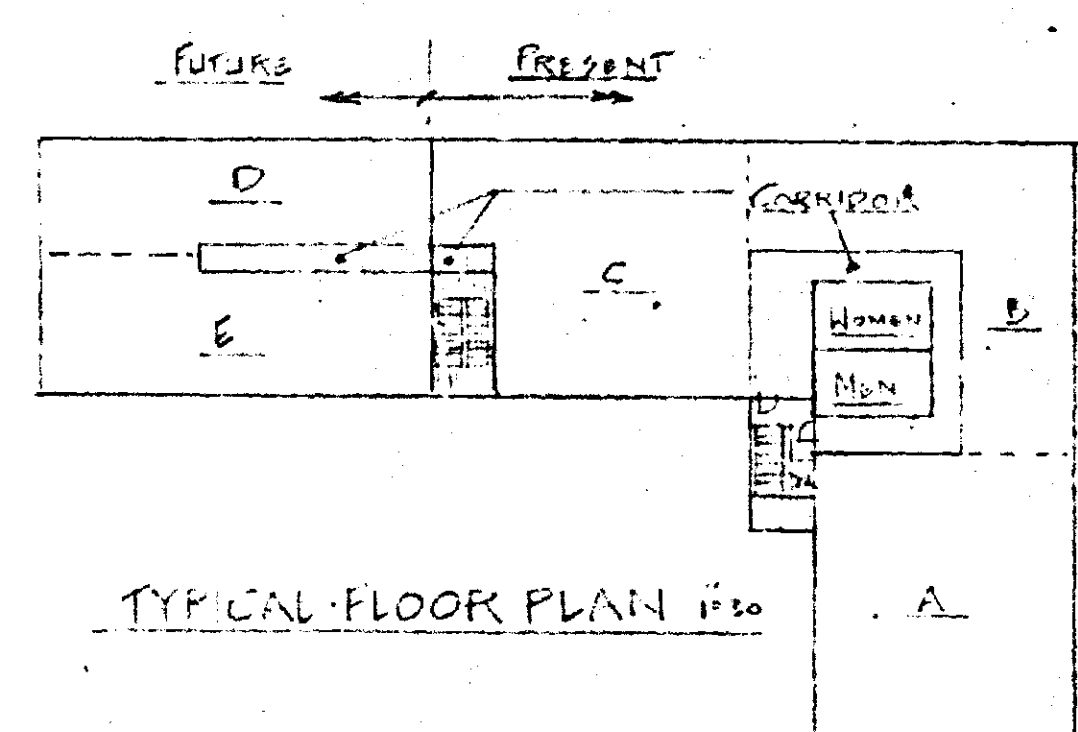
DWG. SP-1

DATE: NOV. 80

2/11/81



SOUTH (REAR) ELEV. 1:10

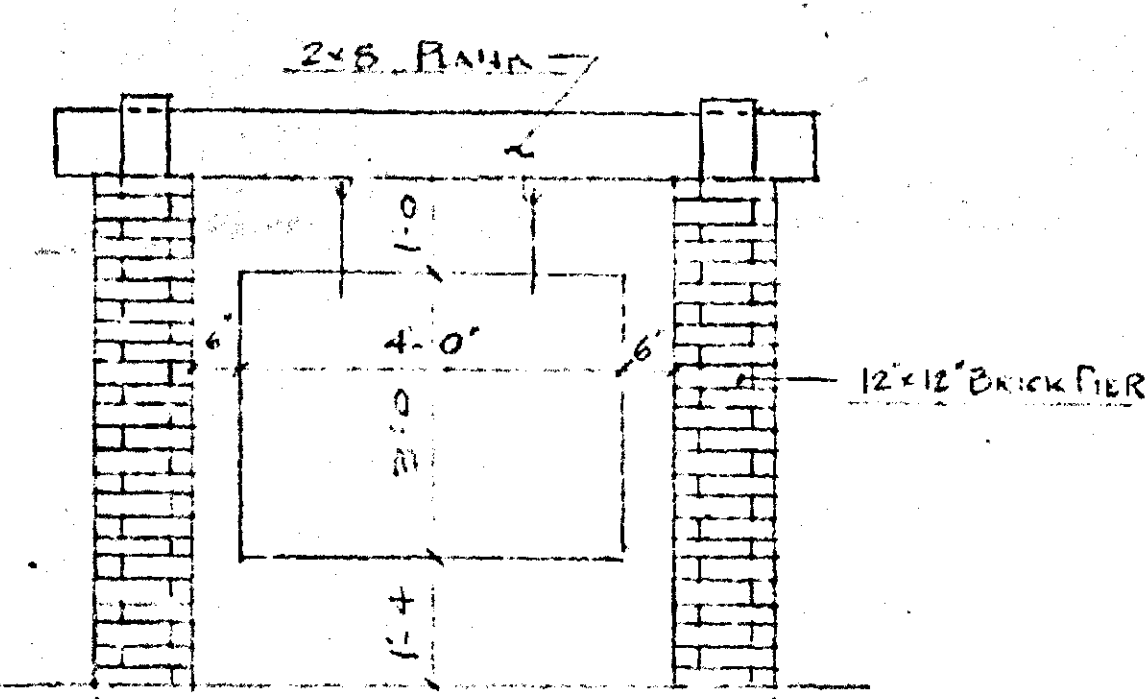


TYPICAL FLOOR PLAN 1:20

BUILDING USE

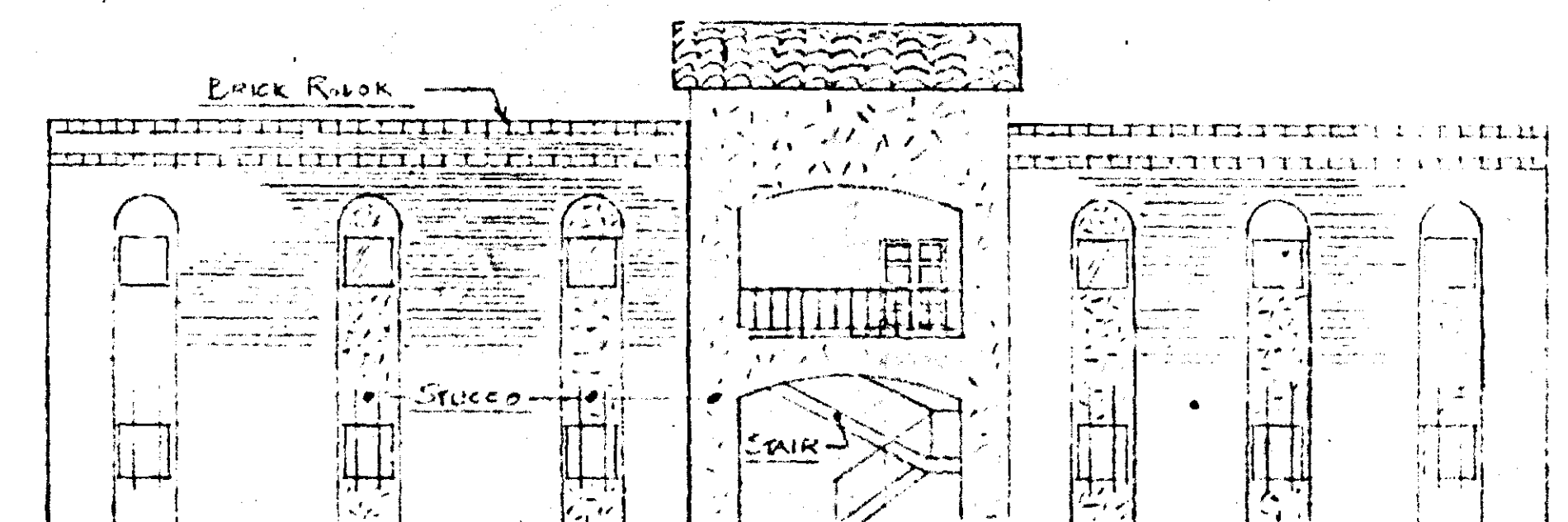
PROPOSED	ALTERNATIVE
A - DOCTOR'S OFFICE	A - INSURANCE OFFICE
B - DENTIST'S	B - SECRETARIAL SERVICE
C - OWNER - CONF. STORAGE	C - OWNER'S OFFICES
D - ACCOUNTANTS OFFICE	D - ARCHITECTS OFFICE
E - LAWYERS OFFICE	E - ENGINEER'S OFFICE

HOURS OF OPERATION - 7:30 AM - 5:00 PM

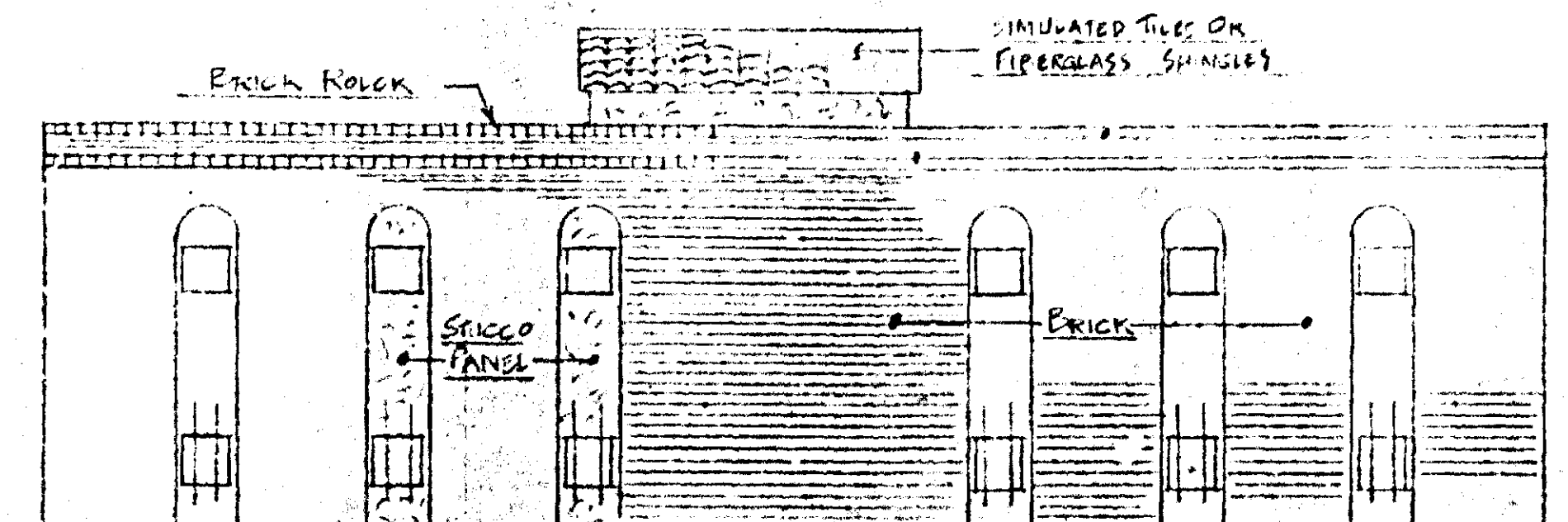


PROPOSED SIGN 2

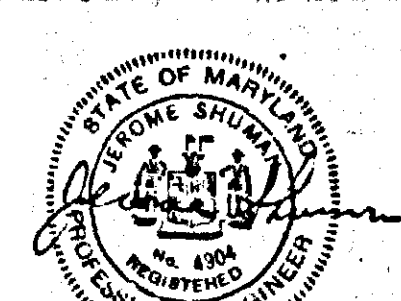
3x4 ROUGH SAWN WOOD
SIGN WILL GIVE ADDRESS
& TENANT LIST



EAST ELEV. 1:10



WEST ELEV. 1:10



PRELIMINARY DEVELOPMENT PLAN

PROPOSED OFFICE BLDG.
FAIRVIEW AVE & LIBERTY RD

OWNER: MAR-LIN INVESTORS

ENGINEER

APPROVED BY

PLANNING BOARD

JEROME SHUMAN
Consulting Engineer
4790 Byron Road
PIKESVILLE, MD. 21208

DWG. SP-2

DATE: FEB. 81

2/11/81

3rd Floor Metal Deck
To Be Attached To
1st Floor Door

4x12 Wood Beam
8' PROJECTION

TOP WALL ELEV 126' 8"

TOP WALL ELEV 127' 4"

2'4" SIGN BY LIGHTHOUSE

EL. 392.0

EAST ELEVATION 1

TOP WALL ELEV 126' 8"

TOP WALL ELEV 127' 4"

TOP WALL ELEV 127' 4"

ALUM. GUTTER & DOWNSPOUTS
DARK BROWN FACTORY FINISH

BRICK - COLOR & TEXTURE
TO BE SELECTED

STUCCO
PANEL
DARK
BROWN

3'6" x 7'0" METAL
DOOR & JAMS

EL. 392.0

SOUTH ELEVATION

PORT FORMING BLOCK (387.0)

TOP WALL ELEV 127' 4"

TOP WALL ELEV 127' 4"

STUCCO FINISH

8" SOLID COURSE
2. SIDING 1" BRN.

EL. 392.0

(387.0)

EAST ELEVATION 2

TOP WALL ELEV 126' 8"

TOP WALL ELEV 127' 0"

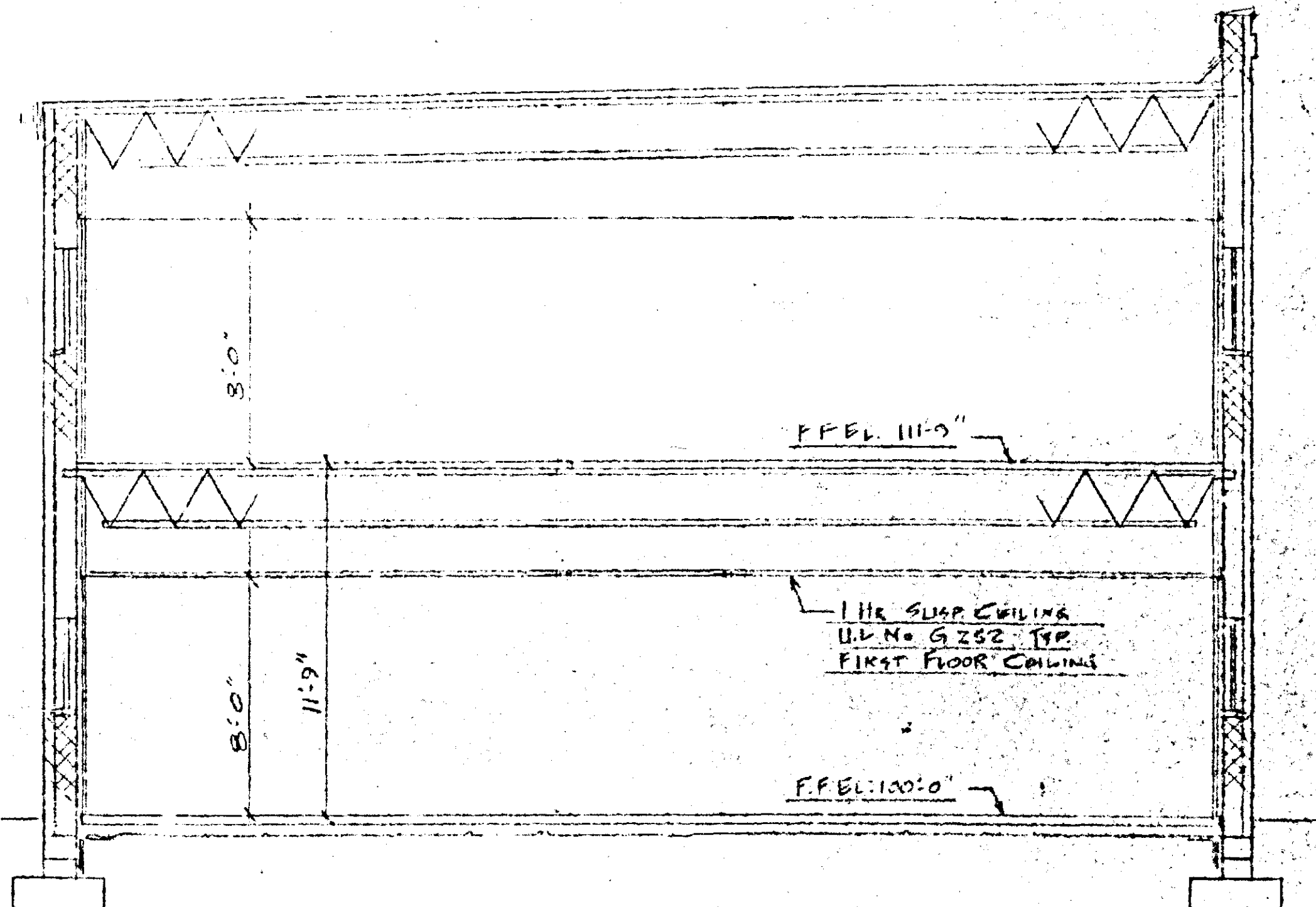
TOP WALL ELEV 127' 4"

8'-0"

EL. 392.0

(387.0)

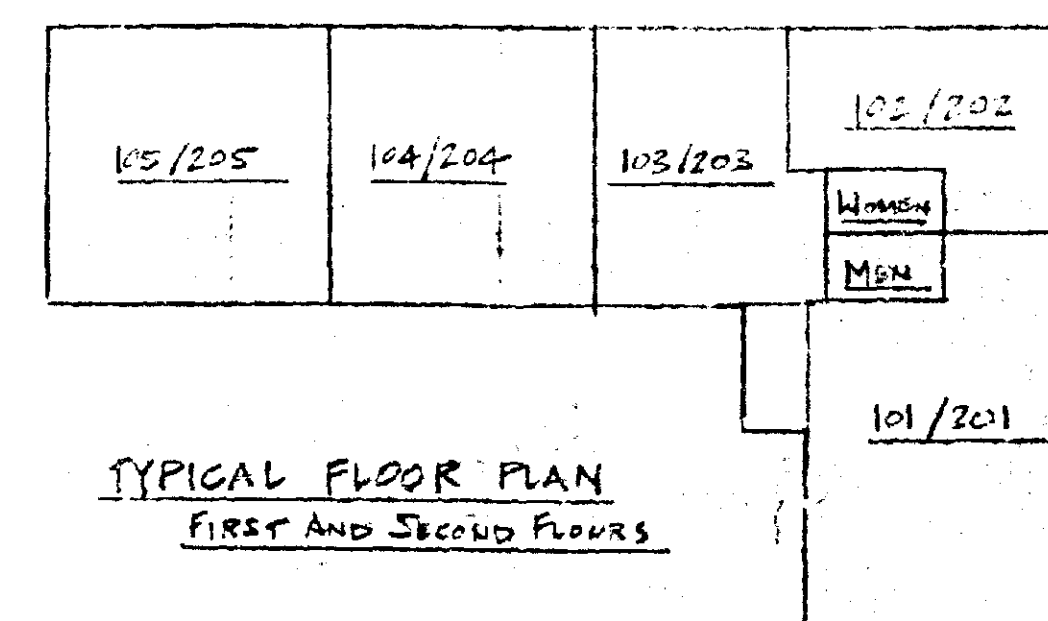
WEST ELEVATION



TYPICAL BUILDING SECTION 4

SECT. B SHOWN, SECT. E SIMILAR

△ TYP. TENANT SEPARATION & CORRIDOR WALLS
TO BE HP 1200 (LIME) FINISH - 1 LAYER & X
EACH SIDE METAL STUD - EXTEND TO UNDERSIDE
OF DECK BEHIND SECOND FLOOR & EXTEND TO
UNDERSIDE OF ROOF DECK ABOVE SECOND FLOOR



TYPICAL FLOOR PLAN
FIRST AND SECOND FLOORS

BUILDING USE

PROPOSED	ALTERNATIVE
100/200 GEN. OFF. / OWNERS OFF.	100/200 GENERAL OFFICES
101/201 GEN. OFF.	101/201 "
102/202 "	102/202 "
103/203 "	103/203 "
104/204 "	104/204 "
105/205 "	105/205 "

GENERAL OFFICES TO INCLUDE MEDICAL AND/OR DENTAL
OFFICES, AND CHINESE (GEN. CONT.) OFFICES
HOURS OF OPERATION 7:30 A.M. - 5:00 P.M.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John S. Shuman
DATE 10/25/82
BY John S. Shuman
DATE 10/25/82



ELEVATIONS & SECTION		PROPOSED OFFICE BLDG. LIBERTY ROAD & FAIRVIEW FOR MARLIN INVESTORS	
JEROME SHUMAN Consulting Engineer 4780 Byron Road Pikesville, MD. 21205 Phone 655-4924		Revisions No. Date 1 10/16/82 ADD ARCH. SIGN 2 10/16/82 ADD EXC. NOTES 3 10/21/82 REV. STAIR 1	Date APRIL 1982 Drawing No. A-2

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for - Class B Office Building -

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) Carob Contractors, Inc.
 Signature (Type or Print Name) Bruce Hinton, Pres.
 Address (Type or Print Name) 4033 W. Rogers Ave.
 City and State Baltimore, Md.
 Name and telephone number of legal owner, contract purchaser or representative to be contacted Carob Contractors, Inc.
 Name 358-1235
 Telephone No. 539-5822

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June, 1981, 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 28th day of July, 1981, at 9:45 o'clock A.M.

WILLIAM E. HAMMOND
 Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 Zoning Commissioner
 Norman E. Gerber, Director
 Office of Planning and Zoning
 FROM: Date: July 21, 1981
 SUBJECT: Petition No. 82-27-X Item 178

Petition for Special Exception
 Southwest side of Liberty Road, 47 ft. East of Fairview Avenue
 Petitioner- Carob Contractors, Inc.

Second District

HEARING: Tuesday, July 28, 1981 (9:45 A.M.)

The Planning Board approved this plan at their meeting on June 18, 1981.

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 21, 1981

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

ofo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Dwight Petit, Esquire
 222 St. Paul Street
 Baltimore, Maryland 21202

RE: Item No. 178
 Petitioner - Carob Contractors, Inc.
 Special Exception Petition

Dear Mr. Petit:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Located on the southeast corner of Liberty Road and Fairview Avenue this currently vacant property is zoned R.O. and is proposed to be developed with a two story office building and accessory parking area. Surrounding properties are zoned L.R.5.5 and are improved with individual dwellings to the south and west, while vacant land and a church exist to the east and north, respectively.

This proposal was reviewed by the Planning Board and approved on June 19, 1981 in accordance with Section 203.5 of the Baltimore County Zoning Regulations. As indicated in my conversation with Mr. Bruce Hinton, this property cannot be used for any commercial activity.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
 Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Jerome Shuman
 4790 Byron Road
 Baltimore, Md. 21208

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

April 30, 1981

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #178 (1980-1981)
 Property Owner: Carob Contractors, Inc.
 S/MS Liberty Rd. 47' E. of Fairview Avenue
 Acres: 1.24 District: 2nd

Dear Mr. Hammond:

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:

This site was the subject of review by the Zoning Advisory Committee for Item 8 (December 30, 1965), 66-165-R, and Item 37 Zoning Cycle I (April-October 1971). The comments provided in connection therewith, are referred to for your consideration.

The Gwynns Falls Flood Plain Study by Baker-Wibberly and Associates, Consulting Engineers, July 1975, (See Plates 12 and 39) indicates a 100-year Storm Frequency Flood Plain elevation of approximately 382 (Baltimore County Datum), which is the elevation indicated on the submitted plan.

This property is tributary to the Gwynns Falls Sanitary Sewerage System, subject to State Health Department allocations and regulations.

Very truly yours,

ROBERT A. MORION, P.E., Chief
 Bureau of Public Services

RAM:JAM:FWR:ss

cc: Jack Wimbley
 John Gast

L-NE Key Sheet
 18 NW 23 & 23 Pgs. Sheets
 NW 5 P Topo
 88 Tax Map

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward E. Pickett
 ATTN: Oliver L. Myers
 FROM: Ellsworth N. Dyer, P.E.
 Date: May 11, 1971
 Subject: Item #37 (April - October Cycle 1971)
 Property Owner: L601, Inc.
 Location: S/2 cor. Liberty Rd. and Fairview Ave.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. to B.L.
 District 202 Sector: Northwestern
 No. Acres: 1.24

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:

This site has frontage on Liberty Road and Fairview Road.

Liberty Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Fairview Road is an existing County Road, which has been fully improved to minor residential standards. If this street is to be used for commercial access it should be widened and improved to minor commercial standards of a 40-foot closed road section on a 60-foot right-of-way through the frontage of this site, sidewalks, curb and gutter and entrances in accordance with the standards of the Department of Public Works.

Storm Drains:

This property lies almost completely within the flood plain of a tributary to the Gwynns Falls. The property is traversed by the stream which constitutes waters of the State. No change can be authorized for the course or cross-section of the stream without a permit from the State Department of Water Resources. This includes construction of a culvert for stream enclosure, public or private. The owner is responsible for an engineering study to determine the area of this site which would be inundated by a 100-year storm and to provide all justification of public benefit necessary to, and to obtain the required State permit for any change in course or cross-section proposed.

Offsite rights-of-ways appear to be necessary for the provision of public drainage facilities to this site. If so, a record plat, grading or building permits cannot be approved prior to acquisition of such rights-of-ways.

Item #37 (April - October Cycle 1971)
 Property Owner: L601, Inc.
 Page: 2
 May 11, 1971

Storm Drains: (Cont'd)

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

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.

Drainage requirements as they affect Liberty Road are, therefore, also under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading and building permits.

Water:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the water shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

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

END:EAM:OK:ss

cc: File (3)

Dwight Petit, Esquire
 222 St. Paul Street
 Baltimore, Md. 21202

cc: Jerome Shuman
 4790 Byron Road
 Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 19th day of June, 1981.

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: Carob Contractors, Inc.
 Petitioner's Attorney: Dwight Petit, Esq.

Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of February, 1982, that the herein Petition for Special Exception for a Class B Office Building should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The building shall be limited to general offices unless the approved development plan is revised to indicate medical offices.
2. Only equipment used for maintenance of the site, i.e., lawn mower, snow plow, etc., shall be stored on the premises.
3. Screening shall be extended along the 65 foot open section at the rear of the property.
4. The development plan shall indicate that Garob Contractors, Inc., will utilize 30 to 35 percent of the proposed office building and will employ no more than ten employees.
5. The profile of the future building extension shall be indicated on the development plan.
6. Prior to occupancy, the Zoning Commissioner shall certify compliance with the approved development plan and this Order.

James M. H. Spring
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
Tel. 278-2222

GEORGE E. GAVAZZIO
DIRECTOR

JOHN G. ROSE
DEPUTY COMMISSIONER

Mr. Cecil L. Kessling, President
George E. Kessling & Sons, Inc.
3314 Croydon Road
Baltimore, Maryland 21207

RE: PETITION FOR RECLASSIFICATION
SW/cor. of Liberty Road and
Fairview Avenue - 2nd Dist.
George H. Kessling & Sons, Inc.
66-165-R

Dear Mr. Kessling:

I have this date passed my

Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH/jdr

cc: Nolan P. Chipman, Esquire
108 Jefferson Building
Towson, Maryland 21204

George White, Jr., Esquire
10 Light Street
Baltimore, Maryland 21202

RE: PETITION FOR RECLASSIFICATION
SW/cor. of Liberty Road and
Fairview Avenue - 2nd District
George H. Kessling and Sons,
Inc.

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
66-165-R

This is a Petition to re-zone 1 1/2 acres of land from an R-6 zone to a B1 zone. Plans call for the construction of a combination retail store-office building with off-street parking for 75 automobiles.

The property was described as being bounded on the N by Liberty Road, on the E by a stream and on the W and S by homes. Directly across Liberty Road is a church and church school. Just E of the stream and situated on high ground are some homes. The Petitioner based his request on the grounds that the zoning map is in error with respect to the residential zoning attached to his property. He stated that due to topographical problems, (creating a sewer problem, a need for land fill and the construction of a service drive), the development costs for the construction of five homes would run as high as \$8,500 per lot. If the cost of the land were added to the expected development costs, the cost per lot for an R-6 development would amount to \$11,000. The Petitioner argues that to deny the requested re-zoning in this instance would amount to a taking of his property without just compensation in violation of the United States Constitution.

On cross examination, the Petitioner stated that he has been a builder for 15 years. He was responsible for developing the homes in the immediate vicinity of the subject tract. He stated that this particular parcel is part of an over all 10 acre tract which was developed by his family. He frankly admitted that part of this tract could have been developed in an R-6 project along with the rest of the houses in the development. However, he was advised by his engineer to leave this 1 1/2 acres of land as a reservoir for future development, to fully commercial.

After reviewing all evidence, the Deputy Zoning Commissioner feels that error has been shown. However the error is not in the original zoning map but an error in the Petitioner's judgement to leave the subject property as a reservoir. In summary, this is not a case of error by confiscation, but in effect is "an error by design."

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9 day of February, 1986, that the above Reclassification 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 as R-6 zone.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Nolan P. Chipman, Esquire
108 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B1
For George H. Kessling and Sons,
Inc., located SW/cor of Liberty
Road and Fairview Avenue,
2nd District
(Item 8, November 30, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

RECOMMENDATION: The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
Water - existing 12" water in Liberty Road, existing 6" water in Fairview Avenue.
Sewer - existing 6" sewer in Fairview Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - All public roads involved are existing improved roads.

REVIEW OF TRAFFIC IMPROVEMENTS: Access will not be approved to the 20' alley. Access to the service area should be approved to provide for maneuver area for service trucks in the rear of the building.

STATE ROAD COMPLETION: The entrance on Liberty Road will be subject to State Roads Commission approval.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau - Police Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Zoning Administration Division

Very truly yours,

John L. Wimbley
John L. Wimbley, Principal
Zoning Technician

JLW:ylb

cc: Mr. Corlynn Brown - Bureau of Engineering
Mr. C. Richard Moore - Bureau of Traffic Engineering
Mr. John Meyer - State Roads Commission



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 28, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of
4-7-81
ITEM: #178
Property Owner: Carob
Contractors, Inc.
Location: SW/S Liberty
Rd. - 47' E. of Fairview
Ave.
Existing Zoning: R-O
Proposed Zoning: Special
Exception for Class B
Office Bldg.
Acres: 1.24
District: 2nd

Dear Mr. Hammond:

The State Highway Administration is sending this letter of addendum to clarify the existing right of way on Liberty Road at this location as 80'.

The revised plan must show the existing right of way as 80', 40' from the centerline of Liberty Road on each side.

All existing comments in the letter of April 24, 1981 are to be adhered to.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

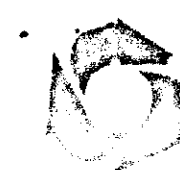
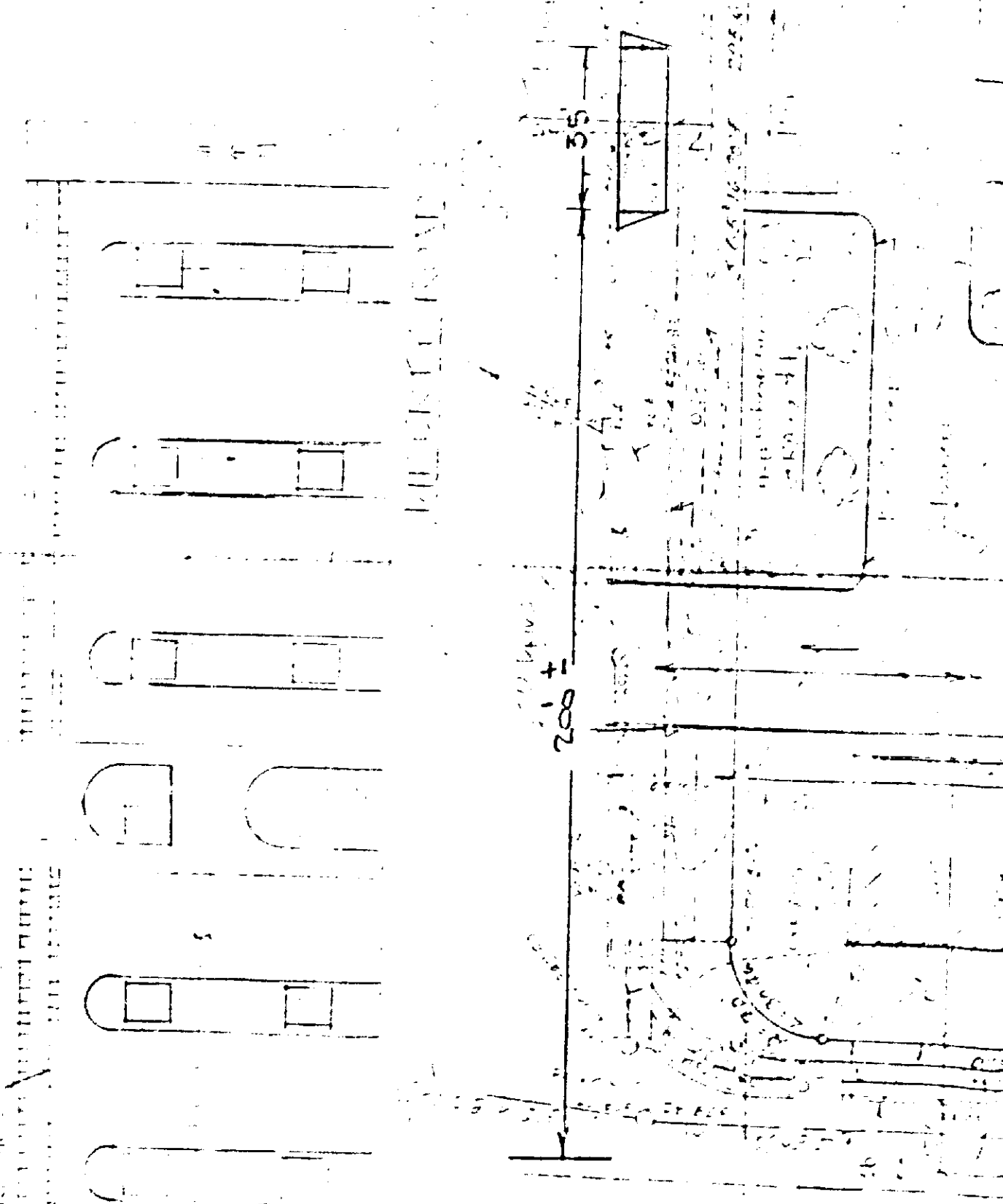
George Wittman
By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley
Mr. E. McDonough

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

April 24, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of April 7,
1981
ITEM: #178
Property Owner: Carob Con-
tractors, Inc.
Location: SW/S Liberty Rd.
47' E. of Fairview Avenue
Existing Zoning: R-O
Proposed Zoning: Special
Exception for Class B Office
Building
Acres: 1.24
District: 2nd

Dear Mr. Hammond:

On review of the plan of February 11, 1981, the State Highway Administration will require revisions to be made.

The State Highway Administration will require a depressed entrance of 35' in width to be located opposite the existing church entrance on the northside of Liberty Road. This location, 200' east of Fairview Avenue, will serve the area better than the close proximity of the proposed entrances to existing streets.

The revised plan must show the church entrance on the northside of Liberty Road.

It is requested that the plan be revised prior to a hearing date.

I am sending a sketch of the new entrance location.

Very truly yours,

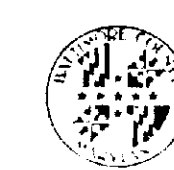
Charles Lee, Chief
Bureau of Engineering
Access Permits
George Wittman
By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley
Mr. E. McDonough

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

June 24, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #178, Zoning Advisory Committee Meeting, April 7, 1981, are as follows:

Property Owner: Carob Contractors, Inc.
Location: SW/S Liberty Road 47' E. of Fairview Avenue
Acres: 1.24
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.

The required development plan was approved by the Baltimore County Planning Board on June 18, 1981.

The property is located in a Sewer Deficient Area - "Gwynns Falls Drainage Area."

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 178 - ZAC - Meeting of April 7, 1981
Property Owner: Carob Contractors, Inc.
Location: SW/S Liberty Road 47 feet E. of Fairview Avenue
Existing Zoning: R-0
Proposed Zoning: Special Exception for Class B Office Building

Acres: 1.24
District: 2nd

Dear Mr. Hammond:

The entrance to this site will be subject to the State
Highway Administration approval.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

May 19, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #178, Zoning Advisory Committee Meeting of
April 7, 1981, are as follows:

Property Owner: Carob Contractors, Inc.
Location: SW/S Liberty Road 47' E. of Fairview Avenue
Existing Zoning: R-0
Proposed Zoning: Special Exception for Class B Office Building
Acres: 1.24
District: 2nd

Metropolitan water and sewer are available. Connection to metro-
politan sewer may be subject to the Gwynns Falls sewer moratorium.

Prior to new installation/s of fuel burning equipment the owner
should contact the division of Air Pollution Control, 494-3775, to obtain
requirements for such installation/s before work begins.

Very truly yours,

Jan J. Forst
Jan J. Forst, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/als

PAUL H. REINCKE
CHIEF

April 21, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Carob Contractors, Inc.

Location: SW/S Liberty Road 47' E. of Fairview Avenue

Item No.: 178 Zoning Agenda: Meeting of April 7, 1981

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.

X 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works. Hydrants at 300' intervals

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS 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 operation.

XX 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", 1976 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* 4-22-81 Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

/ml

TED ZALESKI, JR.
DIRECTOR

April 23, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 178 Zoning Advisory Committee Meeting, April 7, 1981
are as follows:

Property Owner: Carob Contractors, Inc.
Location: SW/S Liberty Road 47' of Fairview Avenue
Existing Zoning: R-0
Proposed Zoning: Special Exception for Class "B" Office Building

Acres: 1.24
District: 2nd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and 1981, and other applicable Codes.

X B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 211.

X I. Comments - An elevator will be required when second floor exceeds 4000 sq. ft.
The existing plans are not in compliance with Section 609.2. Show handicapped
parking, signs, building access, curb cuts, etc. as per item "A" above.

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 7, 1981

RE: Item No: 177, 178, 179, 180, 181
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Liberty Rd., 47' : OF BALTIMORE COUNTY
E of Fairview Ave., 2nd District
CAROB CONTRACTORS, INC., : Case No. 82-27-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, I hereby certify 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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of July, 1981, a copy of the foregoing
Order was mailed to Dwight Petit, Esquire, 222 St. Paul Street, Baltimore, Maryland
21202, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 10, 1982

Dwight Petit, Esquire
222 St. Paul Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
SW/S of Liberty Rd., 47' E of Fairview
Ave. - 2nd Election District
Carob Contractors, Inc. - Petitioner
NO. 82-27-X (Item No. 178)

Dear Mr. Petit:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. Daryl Stewart
7120 Marston Road
Baltimore, Maryland 21207

Mr. Randy Rothman
3520 Rolling Road
Baltimore, Maryland 21207

Mr. Theodore Katencamp
307 Hamor Court
Randalltown, Maryland 21133

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

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

Your Petition has been received this 23rd day of March 1982

Filing Fee \$ 50.00

Received: ☒ Check
☐ Cash
☐ Other

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

No. 096960

DATE June 30, 1981 ACCOUNT 01-662

by *William E. Hammond*
William E. Hammond, Zoning Commissioner

red by *John M. H. Jung*
John M. H. Jung, Deputy Zoning Commissioner

the Petition for assignment of a

AMOUNT \$50.00

RECEIVED FROM *Braden Hales*

FOR Filing Fee for Case 82-27-X

2392211 1 502.00

VALIDATION OR SIGNATURE OF CASHIER

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: <u>1007</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>72-86R</u> <u>67-77</u> <u>66-45R</u>	Map # <u>1005F</u>									

Dwight Petit, Esquire
222 St. Paul Street
Baltimore, Maryland 21202

July 1, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
SW/s of Liberty Rd., 47 ft. E of Fairview Ave.
Carob Contractors, Inc. - Petitioner
Case No. 82-27-X

TIME: 9:45 A.M.

DATE: Tuesday, July 28, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION
SW/cor. of Liberty Road and
Fairview Avenue - 2nd District
George W. Kessling and Sons,
Inc.

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
66-165-R

This is a Petition to re-zone 1 1/2 acres of land from an R-6 zone to a B1 zone. Plans call for the construction of a combination retail store-office building with off-street parking for 75 automobiles.

The property was described as being bounded on the N by Liberty Road, on the E by a stream and on the W and S by homes. Directly across Liberty Road is a church and church school. Just E of the stream and situated on high ground are some homes. The Petitioner based his request on the grounds that the zoning map is in error with respect to the residential zoning attached to his property. He stated that due to topographical problems, (creating a sewer problem, a need for land fill and the construction of a service drive), the development costs for the construction of five homes would run as high as \$8,500 per lot. If the cost of the land were added to the expected development costs, the cost per lot for an R-6 development would amount to \$11,000. The Petitioner argues that to deny the requested re-zoning in this instance would amount to a taking of his property without just compensation in violation of the United States Constitution.

On cross examination, the Petitioner stated that he has been a builder for 15 years. He was responsible for developing the homes in the immediate vicinity of the subject tract. He stated that this particular parcel is part of an over all 10 acre tract which was developed by his family. He frankly admitted that part of this tract could have been developed in an R-6 project along with the rest of the houses in the development. However, he was advised by his engineer to leave this 1 1/2 acres of land as a reservoir for future development, hopefully commercial.

After reviewing all evidence, the Deputy Zoning Commissioner feels that error has been shown. However, the error is not in the original zoning map but an error in the Petitioner's judgement to leave the subject property as a reservoir. In summary, this is not a case of error by confiscation, but in effect is "an error by design."

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9th day of February, 1986, that the above Reclassification 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 an R-6 zone.

Edward D. Hardesty
Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Nolan P. Chipman, Esquire
100 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B1
For George W. Kessling and Sons,
Inc., located 10/Cur of Liberty
Road and Fairview Avenue,
2nd District
(Item 8, November 30, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

RECLASSIFICATION: The water - existing 12" water in Liberty Road, existing 6" water in Fairview Avenue. Sewer - existing 8" sewer in Fairview Avenue. Adequacy of existing utilities to be determined by developer or his engineer. Road - All public roads involved are existing improved roads.

PERMIT OF PUBLIC ACCESS: Access will not be approved to the 20' alley. Access to the service area should be improved to provide for maneuver area for service trucks in the rear of the building.

STATE ROAD COMPLETION: The entrance on Liberty Road will be subject to State Roads Commission approval.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 15 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Department Review
Health Department
Industrial Development Commission
Board of Education
Building Department
Zoning Administration Division

Very truly yours,

Edward D. Hardesty
Deputy Zoning Commissioner

J.D. Dylb

cc: Mr. Carole Brown - Bureau of Engineering
Mr. C. Richard Moore - Bureau of Traffic Engineering
Mr. John Meyer - Traffic Planning Division

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, successively, before the 28th day of July, 1981, the first publication appearing on the 9th day of July, 1981.

THE JEFFERSONIAN,

Frank Strickland
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION-2nd DISTRICT
ZONING: Petition for Special Exception
LOCATION: Southwest side of Liberty Road, 47 ft. East of Fairview Avenue
DATE: Tuesday, July 28, 1981 at 9:45 A.M.
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Class B Office Building
All that parcel of land in the Second District of Baltimore County beginning at a point on the south side of Liberty Road, 80 feet wide, and 47 ft. east of the centerline of Fairview Avenue, where it intersects the south side of Liberty Road, and running thence South 60° 16' 30" East 295.78 feet, thence South 24° 43' 30" West 30.0 feet and south 65° 16' 30" East 47.71 feet, thence South 22° 25' 40" West 125.84 feet thence North 64° 20' 10" West 372.77 feet to a pipe on the southeast side of Fairview Avenue and the northeast side of a 20' alley, thence binding on the southeast side of Fairview Avenue North 27° 00' 20" East 116.10 feet, thence Northeasterly by a curve to the right with a radius of 20.00 feet the distance of 30.46 feet and North 24° 16' 50" East 14.41 feet to the point of beginning, containing 1.24 acres, more or less.
Being the property of Carob Contractors, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, July 28, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
July 9, 1981

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

July 22, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Dwight Petit, Esquire
222 St. Paul Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
SW/s of Liberty Rd., 47' E of Fairview Ave.
Carob Contractors, Inc. - Petitioner
Case #82-27-X

Dear Mr. Petit:

This is to advise you that \$62.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 100433

DATE: 8/7/81 ACCOUNT: 04-662

AMOUNT: \$60.00

RECEIVED FROM: Carob Contractors
FOR: Posting & Advertising of Case #82-27-X

352552 7 60.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 10, 1981

Posted for: SPECIAL EXCEPTION

Petitioner: CAROB CONTRACTORS INC.

Location of property: SW/s of LIBERTY ROAD 47' E of FAIRVIEW AVE

Location of Sign: Southwest side of LIBERTY ROAD 25' E of FAIRVIEW AVE

Remarks:

Posted by: [Signature] Date of return: July 12, 1981

Number of Signs: 1

PETITION FOR SPECIAL EXCEPTION

2nd DISTRICT

ZONING: Petition for Special Exception

LOCATION: Southwest side of Liberty Road, 47 ft. East of Fairview Avenue

DATE & TIME: Tuesday, July 28, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Class B Office Building

All that parcel of land in the Second District of Baltimore County

PROPERTY DESCRIPTION

BEGINNING at a point on the southwest side of Liberty Road, 80 feet wide, and 47 +/- feet east of the centerline of Fairview Avenue, where it intersects the south side of Liberty Road, and running thence South 65° 16' 30" East 295.78' thence South 24° 43' 30" West 30.0 feet and south 65° 16' 30" East 47.71 feet, thence South 22° 25' 40" West 125.84 feet thence North 64° 20' 10" West 372.77 feet to a pipe on the southeast side of Fairview Avenue and the northeast side of a 20' alley, thence binding on the southeast side of Fairview Avenue North 27° 00' 20" East 116.10 feet, thence Northeasterly by a curve to the right with a radius of 20.00 feet the distance of 30.46 feet and North 24° 16' 50" East 14.41 feet to the point of beginning, containing 1.24 acres, more or less.



Being the property of Carob Contractors, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 28, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Woodmoor Estates Community Association

TO: ZONING COMMISSIONER
BALTIMORE COUNTY, MD.
FROM: KEITH DORSEY
3010 FAIRVIEW RD
BALTIMORE, MD. 21207
RE: ZONING EXCEPTION AT
LIBERTY ROAD AND FAIRVIEW AVE.

I, KEITH DORSEY, am the Treasurer and member of the Board of Directors for the Liberty Road Community Council, as well as, acting head of the Woodmoor Estates Community Association. For several years I have been concerned with improving the physical image of Liberty Road. Also, I would like to point out that FAIRVIEW AVE is one of the major access routes into the Woodmoor Estates Community. Therefore, I believe I am qualified to state some concerns regarding the petition for a zoning exception to the property at Liberty Road. AND FAIRVIEW AVE. I am requesting that the petition submitted by Carb Contractors be denied or that your decision at least be delayed for the following reasons:

Woodmoor Estates Community Association

- A) The plot has just gone through a long zoning process to have it classified R.O. (Residential Office). THIS process allowed sufficient time for community input. However, the action being considered demands even more community input, yet the community has had very little time to do so. The following points will need more time to have the following points resolved:
1. How will any parking space placed on the lot be adequately screened from LIBERTY Road, as well as, the neighboring homes.
 2. A parking lot entrance placed on Liberty Road will cause additional traffic flow problems, but ~~not~~ an entrance placed on FAIRVIEW AVE would result in increased pedestrian safety problems.
- B) THE PLACEMENT of a possible three story office building (allowable under the petition) would be inconsistent with the residential nature of the immediate surrounding area. Presently, the stretch of residential housing extending from ESSEX Rd to the Liberty Crest shopping center affords a visual break from the monotonous commercialization extending along Liberty Road. It was part of the recommendations of the Liberty Road REVITALIZATION TASK FORCE that preserving such pockets is in the interest of the greater community.

Woodmoor Estates Community Association

C) THE initial feedback that I have received from the community has been in opposition to the petition.

Once again, I ask that the petition be denied now because of the reasons I have just stated OR THAT the community be allowed more time for input.

If you would like to contact me for additional questions you may call 444-4870 (Home) or (202) 347-6000 (WORK).

THANK YOU,

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: Southwest side of Liberty Road, 47 N. East of Fairview Avenue
DATE & TIME: Tuesday, July 28, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for Class B Office Building.

Being the property of Carb Contractors, Inc., as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, July 28, 1981 at 9:45 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HARMON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

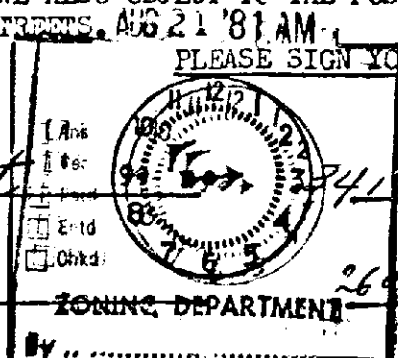
CERTIFICATE OF PUBLICATION
A2994
Pikesville, Md., July 8 19 81
that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 28th day of July 19 81
the first publication appearing on the 8th day of July 19 81
the second publication appearing on the day of 19
the third publication appearing on the day of 19

THE NORTHWEST STAR

Phil Kellery
Manager

Cost of Advertisement \$34.00

WE THE UNDERSIGNED BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS. JUL 21 81 AM



A.C. Stewart 3414 Liberty Rd. (Pilgrim)
V.B. Shuman 2672 Larchmont (Pilgrim)
C. Burkhardt 1202 Carroll Heights (Pilgrim)
F. M. Linking 3757 Hamer Ct. Randallstown (Pilgrim)
Walter P. Shuman 2601 Larchmont Dr. (Pilgrim)
Richard H. Scott 35 Spiggott (Pilgrim)
Jane E. Burkhardt 2302 Carroll Heights (Pilgrim)
Theodore W. Katschamps 3707 Hamer Ct. Randallstown 21133 (Pilgrim)
Robert H. Kopke Sr. 5316 Winner Ave. (Pilgrim)
Niki Shuman 5312 Winner Ave.
Bruce D. Shuman 5312 Winner Ave. (Pilgrim)
* P. E. P. Don 3307 Fannie Rd 21217 (Pilgrim)
Evelyn E. Kopke 5316 Winner Ave. (Pilgrim)
Theresa L. Shuman 6856 Parsons (Pilgrim)
Candy Plasco 7317 Larchmont (Pilgrim)

WE THE UNDERSIGNED BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURES AND ADDRESSES!!

Sue Cole 6132 Parsons Dr
Dyan Puffel 3914 Larchmont Ave (Pilgrim)
Beverly Kahl 4509 Church St. (Pilgrim)
Loraine Bartlett 3621 Oak Av 21207
Daryl Stuart 7120 Marston Rd 21207
Joyce Evans 3526 Essex Rd 21207
August M. By 3529 Woodmoor Rd 21207
Marry V. Fordice 7116 Marston Rd
A. Virginia Jordan 7116 Marston Rd
Amy Griffin 3527 Sussex Rd 21207
Lendie Patton 1309 Nursery Rd. 21070
Paw Richards Church 4009 Winner Road 21133

IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

Sherrine A. Miller 3414 Larchmont Ave (Pilgrim)
Susan L. Peter 3612 Crystal Rd (Pilgrim)
Paul Kahl 4509 Church St. (Pilgrim)
Monty Shuman 7115 Larchmont Rd 21207
Roe W. Erich 7940 Larchmont Rd (Pilgrim)
Marje Cole 6732 Parsons Dr. (Member of Pilgrim)
Carl H. Bartlett 3621 Oak Ave 21207 (Member of Pilgrim)
Diane Ackerhoff Liberty + Larchmont Rd (Pilgrim)
Albert F. Ackerhoff Jr. Liberty + Larchmont Rd (Pilgrim)
Harry W. Room Pilgrim
Margaret Haden 3012 Crofton Rd, 21207
Ethel Weaver Pilgrim Church
Ruth Stewart 7120 Marston Rd
Barbara Strong 7120 Marston Rd
Vernon S. Mackenzie 3521 Keston Road 21207

WE THE UNDERSIGNED BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

James M. Keston 3521 Keston Rd 21207
Mary W. Hookaday 7122 Marston Rd 21207
John D. Hookaday 7122 Marston Rd 21207
Lynne M. Hookaday 7122 Marston Rd 21207
Zoe Bellington 7124 Marston Rd 21207
Lynn Bellington 7124 Marston Rd 21207
Frank G. Bellington 3519 Keston Rd 21207
Diane M. Brito 3519 Keston Rd 21207
Ethel Monaghan 3529 Sussex Rd
Diane G. Loughran 7116 Marston Rd
Mary D. Papp-Randall 7108 Marston Rd
* E. Robert Raglin 71207
Linda Raglin 7108 Marston Rd
Elaine L. Raglin 7118 Marston Rd
* Tony Imbrasciuglio 7104 Marston Rd

Case No. 82-27X

WE THE UNDERSIGN BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

Robert L. Ashley	7102 Marston Rd.
Ora L. Ashley	7102 Marston Rd.
James C. Evans	5526 Essex Rd.
Barbara L. Uly	3529 Woodmoor Rd.
Joseph L. Uly	3502 Weston Rd.
Louise Cobb	3500 Weston Rd.
Levi T. Seal	3305 Fairview Rd.
Annie Epes	7126 Marston Rd.
Edgar J. Popp Sr.	7114 Marston Rd.

Case # 82-27X

WE THE UNDERSIGN BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

Larry H. Berry	7117 Brampton Rd.
----------------	-------------------

Case # 82-27X

WE THE UNDERSIGN BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

Maurice S. Sweeney	2039 Liberty Rd.
Alvin S. Sweeney	2039 Liberty Rd.
Ernestine Hanks	3491 Fairview Rd.
Carroll L. Brown	3421 Fairview Rd.
Donald Lee Blakes	3421 Fairview Rd.
Laura J. Down	3307 Fairview Rd.
Stanley Down Sr.	3307 Fairview Rd.
Thomas T. Seal	3306 Fairview Rd.
Lily F. Caney	3302 Fairview Rd.
Art M. Caney	3302 Fairview Rd.
Gene H. Vaughn	3304 Fairview Rd.
Phil D. Hamble	3309 Fairview Rd.
Paul A. Cain	3308 Fairview Rd.
Norm O. Linn	3308 Fairview Rd.
Nora Jepp	3312 Fairview Rd.

Case # 82-27X

WE THE UNDERSIGN BEING RESIDENTS OF WOODMOOR SECTION AND LIVING IN CLOSE PROXIMITY TO THE PROPERTY LOCATED AT LIBERTY ROAD AND FAIRVIEW ROAD IN THE 7100 BLOCK OF LIBERTY ROAD IN BALTIMORE COUNTY MARYLAND. HERE BY OBJECT TO ANY VARIANCE TO THE EXISTING ZONING CLASSIFICATION AND TO THE APPEAL FOR SPECIAL EXCEPTIONS CONSIDERATION. SINCE WE FEEL IT WILL DESTROY THE RESIDENTIAL QUALITY OF THE NEIGHBORHOOD AND CREATE AN EXTREMELY HAZARDOUS CONDITION DUE TO THE INCREASE TO VEHICLE TRAFFIC AND TURNING VEHICLES THUS CREATING A DANGER TO RESIDENTS INCLUDING SMALL CHILDREN ATTEMPTING TO CROSS TO GO TO SCHOOL IN THE NEIGHBORHOOD. WE ALSO OBJECT TO THE POSSIBLE OVER FLOW PARKING ON TO OUR STREETS.

PLEASE SIGN YOUR SIGNATURE AND ADDRESS!!

Blaine Popp	3312 Fairview Rd.
Norris A. Popp	
Mildred H. Bohman	3510 Fairview Rd.
Colvin K. Bohman	3510 Fairview Rd.

