

District 2 nd Date of Posting September 17, 1985
 Posted for: Variance
 Petitioner: Carl Smeltinctor, et al
 Location of property: Corner of NE side of Allamwood Rd., x SE/Side of Tulemese Rd. (9430 Allamwood Rd.)
 Location of Signs: SE/Side of Tulemese Rd. approx. 100' from NE of Allamwood Rd.
 Remarks: _____
 Posted by S. J. Grata Date of return September 20, 1985
 Signature
 Number of Signs: 1

MARYLAND POOLS INC.

NAME: MR FAKES, CARL SMOELINASTA
ADDRESS: 3425 42ND AVENUE N.E.
CITY: SANITALL SPONGE, ALABAMA 362
(DAKOTAS COUNTY)
TELEPHONE: (601) 55-8929 (H) 465-6623
SCALE: V-10"
DRAWN BY: W. J. [Signature] 01160 5071
DATE: 8.8.65 JOB NO.: 457-45

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

(\$2,000.00) unto Florence L. Landis in trust and confidence for the burial expenses of Alma Evelyn Hilton. My said Trustee shall invest said sum in such savings institution or institutions, certificates of deposit or bonds as she, in her sole and absolute discretion, shall deem advisable. My Trustee shall pay all taxes thereon and all expenses and charges incident to the management of said trust until the death of Alma Evelyn Hilton and such portion of said trust fund as my Trustee deems necessary shall be used for the burial expenses of the said Alma Evelyn Hilton, including a marker for her grave, and the balance, if any, shall be paid over to Maryann Sappington and Florence L. Landis, or the survivor of them, free of any trust. It is my intention that the cost of the burial expenses of Alma Evelyn Hilton shall be left entirely to the discretion of my Trustee, or her successor in office. In the event the said Florence L. Landis predeceases me, refuses to assume the duty of Trustee or should she die or resign as Trustee during the course of the administration of the aforesaid trust, then I do hereby appoint Anna Rita Topper in her place and stead as Trustee with all of the powers, duties and responsibilities herein bestowed upon the said Florence L. Landis.

E. I give, devise and bequeath all of the rest, residue and remainder of my estate, whether real, personal or mixed, and wheresoever situate, as follows:

- (1) One-half (1/2) thereof unto my sister, Florence L. Landis, absolutely.
- (2) One-fourth (1/4) thereof unto my niece, Maryann Sappington, absolutely.
- (3) One-fourth (1/4) thereof unto my niece, Anna Rita Topper, absolutely.

ITEM 3. I have not made provisions for all of my heirs-at-law under this, my Last Will and Testament, which is not an oversight on my part.

IN TESTIMONY WHEREOF, I have signed my name on the margin of the three pages hereof, and I hereunto set my hand and affix my seal to this, my Last Will and Testament, on this 7th day of May, 1984.

SIGNED, SEALED, PUBLISHED AND DECLARED by the above named Testatrix, MARY L. SEBRING, as and for her Last Will and Testament, in the presence of us, who at her request, in her presence, and in the presence of each other, believing her to be of sound and disposing mind, memory and understanding, hereto subscribe our names as witnesses the day and year last above written.

James E. Gerber residing at 25 S. H. ...
Rita E. Topper residing at 4013 DANA COURT

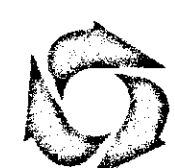
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: September 26, 1985
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-145-A, 86-146-A, 86-147-A, 86-148-A, 86-149-A, 86-150-A, 86-151-A, 86-152-A, 86-153-A, 86-154-A, 86-155-A, 86-156-A, 86-157-A, 86-158-A, 86-160-A, 86-161-A and 86-165-XA

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:alm



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kessoff
Administrator

September 6, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
Re: Baltimore County
Item #66
Property Owner: Estate of Mary L. Sebring
Location: NE/S Liberty Road, (Route 26), 530' NW of Chapman Road
Existing Zoning: B.R.
Proposed Zoning: Var.
to meet a side yard setback line of 20' instead of the required 30'
Acres: .46
District: 2nd

Dear Mr. Jablon:

On review of your submittal of August 5, 1985, for #9322 Liberty Road, the State Highway Administration will require the site plan to be revised.

The revised plan must show a 25' channelized entrance with 10' radii.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the frontage of the site, off set 24' from the centerline of Liberty Road.

Bituminous paving must be constructed to State Highway Administration standards within the entrance proper and along the frontage of the site, including the 50' taper.

A proposed right of way of 80' (40' each side of the Maryland Route 26 centerline) must be shown.

Continued

Mr. A. Jablon
Page 2
September 6, 1985

All work within the State Highway Administration right of way must be through State Highway Administration permit with the posting of a \$5,000.00 bond or Letter of Credit, \$50.00 engineering fee and seven (7) copies of the revised site plan to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

- TO: Zoning Advisory Committee Date: September 18, 1985
FROM: E. Burnham, Chief, Building Plans Review
SUBJECT: Estate of Mary L. Sebring (#66)
R. O. OCCUPANCIES: From R-3 to "B"
- (✓) 1. A change of occupancy, alteration, and other miscellaneous permits are required.
 - (✓) 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
 - (✓) 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
 - (✓) 4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
 - (✓) 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82.
 - () 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
 - (✓) 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
 - (✓) 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
 - (✓) 9. Plan does not show the following handicapped requirements under the State Handicapped laws:
 - A. Parking (correct number of spaces, locations)
 - B. Signs
 - C. Parking lot accessibility (paving, etc.)
 - D. Building accessibility (entrance)
 - E. Required ramps
 - F. Interior access and usability, (elevators, toilet rooms, etc.)
 - G. Curb cuts, etc.
 - (✓) 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.
 - (✓) 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 30, Section M32.1.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, etc.

This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in Item #1 above.



MJB Cuttail Realty Co., Inc.

August 7, 1985

9015 LIBERTY ROAD - P.O. BOX 27
RANDALLSTOWN, MARYLAND 21133-0027
PHONE (301) 822-2500

Zoning Commissioner,
Department of Zoning & Planning,
Towson, Maryland, 21204
Dear Sir:

REP: 9322 Liberty Road,
Randallstown, Md., 21133

Please be advised the attached documents covers Various Petition to be filed for the East Side Line Set-Back for the above referenced property.

Said property is zone "BR", is of all brick construction, and is approximately 42 years old, surrounded on all sides as well as on the opposite side of Liberty Rd. with commercial types of buildings and businesses. The site plan, which is required to change the use from residential to business, shows 20 Ft. on the East side of the building to the boundary line, where the zoning regulation requires 30 Ft. No exterior changes will be made to the side of the building.

The property was due to go to final settlement August 9, 1985. Both Buyers and Sellers were depending upon that date, having made many financial commitments, as well as work commitments from sub-contractors to modernize the interior of said property in order to operate their business, along with purchased signed advertising contracts with the various papers and magazines. The Sellers, now having to re-arrange financial commitments will incur added expense every day until final settlement. The Buyers are trying desperately to hold all financial commitments to the same figures quoted for interior modernization, making each day extremely important to all parties.

With adjoining property on the East side being unattainable to acquire 10 Ft. and the existing building being of brick construction, creates no other alternative other than possible side line set-back approval for the East side of said property.

We would greatly appreciate any and all considerations given this case, both from approval standpoint and time infinitely being of the essence, in order that both Buyers and Sellers will not suffer too much financial loss.

We thank you for all your help and consideration given this case to expedite approval as soon as possible.

Thanking you, we are.

Young
NANCY
Assoc.



MEMBER REAL ESTATE BOARD OF GREATER
CENTRAL MARYLAND MULTIPLE LISTING
NATIONAL ASSOCIATION OF REAL ESTATE
RELOCATION AND INVESTMENT SER

MARK ALAN EPSTEIN
ATTORNEY AT LAW

307 BRUSH BUILDING SUITE 102
101 WEST CHEAPSKAPE AVENUE
TOWSON, MARYLAND 21204
(301) 821-1530

Paul Weinstein, Esquire
1209 Court Square Building
Baltimore, Maryland 21202

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/S Liberty Rd., 530' NW/
Chapman Rd. (9322 Liberty Rd.)
2nd Election District
Estate of Mary L. Sebring, Petitioner
Case No. 86-155-A

TIME: 1:30 p.m.

DATE: Tuesday, October 15, 1985

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

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

No. 006867

Commissioner
of Baltimore County

DATE: 8/15/85 ACCOUNT: 01-614-000

AMOUNT: \$ 100.00

RECEIVED FROM: Estate of Mary L. Sebring

FOR: Filing Fee for Hearing # 66

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

LOCATION: Northeast side of Liberty Road, 530' Northwest of Chapman Road (9322 Liberty Road)
DATE AND TIME: Tuesday, October 15, 1985 at 1:30 p.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 Variance from Section 238.2 to permit a side yard setback of 20' in lieu of the required 30'.

Being the property of Estate of Mary L. Sebring as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

REAL ESTATE

CERTIFICATE OF PUBLICATION

69184

Pikesville, Md., Sept. 25, 1985

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Pikesville, Baltimore, Maryland before the 15th day of Oct. 1985

first publication appearing on the 5th day of Sept. 1985

the second publication appearing on the day of 1985

the third publication appearing on the day of 1985

THE NORTHWEST STAR

Manager

Cost of Advertisement \$18.00

Petition for Variance
2nd Election District

LOCATION: Northeast side of Liberty Road, 530' Northwest of Chapman Road (9322 Liberty Road)

DATE AND TIME: Tuesday, October 15, 1985 at 1:30 p.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:

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Being the property of Estate of Mary L. Sebring as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the north east side of Liberty Road, 530' north west of Chapman Road. Thence the four following courses and distances:

1. N. 59° 43' 19" W. 100.34'
2. N. 30° 13' 07" E. 199.93'
3. S. 59° 51' 55" E. 100.06'
4. S. 30° 08' 13" W. 200.18'

to the place of beginning. Also known as 9322 Liberty Road, in the 2nd Election District.

RE: PETITION FOR VARIANCE
NE/S Liberty Rd., 530' NW/
Chapman Rd. (9322 Liberty Rd.), 2nd District
ESTATE OF MARY L. SEBRING, Petitioner
Case No. 86-155-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Paul Weinstein, Esquire, 1209 Court Square Bldg., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

October 10, 1985

Paul Weinstein, Esquire
1209 Court Square Building
Baltimore, Maryland 21202

RE: Petition for Variance
NE/S Liberty Rd., 530' NW/
Chapman Rd. (9322 Liberty Rd.)
2nd Election District
Estate of Mary L. Sebring, Petitioner
Case No. 86-155-A

This is to advise you that \$45.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, 111 West Chesapeake Avenue, Towson, Maryland, 21204.

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

No. 012491

DATE: 10-15-85 ACCOUNT: 01-614-000

AMOUNT: \$ 45.00

RECEIVED FROM: Peter Max Zimmerman

FOR: (Check for entry of appearance - 10-15-85)

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

October 15, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Paul Weinstein, Esquire
1209 Court Square Building
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
NE/S Liberty Road, 530' NW of Chapman Road (9322 Liberty Road) - 2nd Election District
Estate of Mary L. Sebring, Petitioner
Case No. 86-155-A

Dear Mr. Weinstein:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mark A. Epstein, Esquire
Jefferson Building - Suite 102
105 West Chesapeake Avenue
Towson, Maryland 21204

IN RE: PETITION FOR VARIANCE
NE/S Liberty Road, 530' NW of Chapman Road (9322 Liberty Road) - 2nd Election District
Estate of Mary L. Sebring, Petitioner
Case No. 86-155-A

The Petitioner herein requests a variance to permit a side yard setback of 20 feet in lieu of the required 30 feet.

Testimony by the Petitioner indicated that she proposes to convert an existing residence, located on B.R.-zoned land with commercial businesses on both sides and across the street, in order to use part of the building for her beauty salon. The building has been in place with a 20-foot side yard setback on the east side for at least 16 years. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of October, 1985, that the herein Petition for Variance to permit a side yard setback of 20 feet in lieu of the required 30 feet, in accordance with the plan prepared by Hicks Engineering Co., Inc., revised August 30, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
October 15, 1985
DATE: 10/15/85
BY: ADMINISTRATIVE ASSISTANT

