

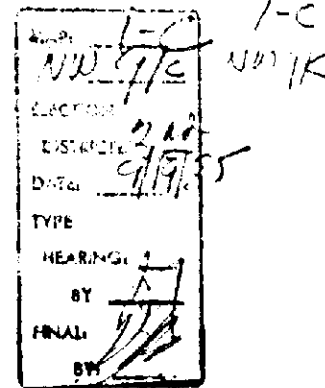
PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 3.5 zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Bruce Spealman
R-66-345
NE/S Liberty Rd., 2.032.3' NW of the
c/l of Deer Park Rd.,
2nd Elec. Dist.



IN THE MATTER OF
BRUCE SPEALMAN
PETITION FOR RECLASSIFICATION
* BEFORE THE
* BOARD OF APPEALS OF
* BALTIMORE COUNTY
* Case No.:

MEMORANDUM IN SUPPORT OF
RECLASSIFICATION PETITION

Your Petitioner, Bruce Spealman, by John O. Seiland and Seiland and Jednorski, his attorneys, in support of the Reclassification Petition and in accordance with the Baltimore County Code, respectfully says:

1. In the adoption of the Comprehensive Zoning Map of 1984 the Baltimore County Council erroneously zoned subject property as DR 3.5 classification.
 2. Subject property fronts on Liberty Road with an existing DR 3.5 zoning in an area north of Deer Park Road containing high use commercial property including Charlie's Campers, with DR zoning to the south, and a motorcycle shop and other BL zoning to the adjacent north.
 3. There was error made when the Comprehensive Zoning Map of 1984 was adopted in that this property was overlooked and it remains sandwiched in between existing BL and DR zoning.
- WHEREFORE, your Petitioner respectfully prays that the Board of Appeals grant a reclassification in accordance with a Petition filed herein as well as other reasons to be given at the time of hearing.

John O. Seiland
Seiland and Jednorski
25 W. Chesapeake Ave.
Towson, Maryland 21204
321-8200
Attorney for Petitioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 6, 1985

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

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 11 - Cycle II
October 1985 - April 1986
Petitioner - Bruce Spealman
Reclassification Petition

Dear Mr. Seiland:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify the subject property to a B.L. zone, this hearing is required.

The xerox portion of the 1" = 200' scale zoning map that was submitted with this petition indicates that the property line traverses through a building, which appears to be a dwelling. In view of this, the beginning point of the description with reference to the centerline of Deer Park Road should be verified, and any drawings revised as required.

Item No. 11 - Cycle II
Reclassification Petition
Page 2
November 6, 1985

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:MEC:bac

Enclosures

cc: Kilde Consultants, Inc.
1020 Cranwell Bridge Road
Towson, Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
NOV 29 3 08 PM

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Reclassification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

Legal Owner(s):

BRUCE SPEALMAN
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

JOHN O. SEILAND
(Type or Print Name)
Signature
Address
City and State

25 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
City and State

Attorney's Telephone No.: 321-8200
Address
Phone No.

BANC-Form 1



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

September 27, 1985

Mr. William Hackett, Chairman Re: Reclassification Petitions
Board of Appeals
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James Dyer
Cycle II - 1985
Meeting of September 17, 1985
Property Owner: Bruce Spealman
Location: NE side Liberty Road
Route 26, 2.032.3' NW of centerline
of Deer Park Road
Existing Zoning: C.R. 3.5
Proposed Zoning: B.L.
Acres: .54 acres
District: 2nd Election District

Dear Mr. Hackett:

On review of the submittal of 8-28-85 and field inspection, the State Highway Administration offers the following comments.

A proposed Right-of-Way of 80' must be shown, with a 40' b section centered on Liberty Road - Route 26.

Any and all commercial access to #10114 Liberty Road must be through State Highway Administration permit.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

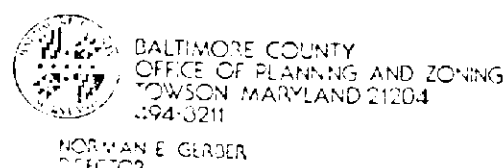
CL:GW:maw

By: George Wittman

cc: Mr. J. Ogilvie

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
283-7555 Metro Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of September 17, 1985
Item # 11 - CYCLE II
Property Owner: BRUCE SPEALMAN
Location: NE side Liberty Rd. 2.032.3' NW
of DEER PARK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment AT THIS TIME.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The intended Development Plan was approved by the Planning Board on _____.
- ☐ The property is located in a deficient service area as defined by 8111 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 175-79, and as conditions change the intersection may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BALTIMORE COUNTY ZONING REGULATIONS.

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 11
Property Owner: Bruce Spealman
Location: NE side Liberty Road, 2.032.3' NW
centerline of Deer Park Road
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing DR 3.5 zoning can be expected to generate approximately 12 trips per day and the proposed BL zoning can be expected 225 trips per day.

Access to this site may prove to be a problem, due to the small frontage of this site.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bid



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Connors, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bruce Spealman

Location: NE side of Liberty Rd. 2.032.3' NW of Centerline of Deer Park Road

Item No.: 11

Zoning Agenda: Meeting of 9/17/85

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.

() 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED: *Carl Joseph Kelly* Noted and Approved
PLANNING DIVISION
Special Inspection Division
Fire Prevention Bureau

/mb

RECEIVED
COUNTY BOARD OF APPEALS
OCT -2 4 14 PM

KIDDE CONSULTANTS, INC.

Situated at Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5557

DESCRIPTION

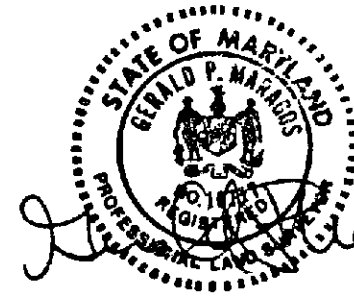
RECLASSIFICATION OF PROPERTY AT #10114 LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This description is for "BL" Zoning of the property.

Beginning for the same in the center of Liberty Road at the end of the third or S 34° 30' W 29.6 perchline of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frizzell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 352, Folio 290, said beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence binding on the centerline of Liberty Road in a northwesterly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence leaving the centerline of Liberty Road in a northeasterly direction the three following courses (2) N 36° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 35° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

RLS:rjm



August 28, 1985

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.R. 3.5 TO B.L. ZONE
NE/S Liberty Rd. 2032.3' NW : OF BALTIMORE COUNTY
of Deer Park Rd. (10114 Liberty Rd.), Second District :
BRUCE SPEALMAN, Petitioner : Case No. R-86-345

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, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to John O. Seiland, Esquire, 25 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

DATE: 5/13/86 ACCOUNT: 01-015-000

AMOUNT: \$ 207.00

RECEIVED FROM: Bruce E. Spealman

FOR: Advertising and posting re Case No. R-86-345 (Cycle II, Item No. 11)

VALIDATION OR SIGNATURE OF CASHIER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/l of Deer Park Rd.
2nd Election District
Bruce Spealman - Petitioner
Case No. R-86-345 (Cycle II, Item No. 11)

Dear Mr. Seiland:

This is to advise you that \$207.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Carl John
ARNOLD CARLSON
Zoning Commissioner

AJ: med

Betty,
Send Petitioner's receipt to address on check
I need your copy to us for our file
Each

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/l of
Deer Park Rd.
2nd Election District
Bruce Spealman - Petitioner
Case No. R-86-345 (Cycle II - Item No. 11)

TIME: 10:00 a.m.

DATE: Tuesday, May 13, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

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

DATE: 5/13/86 ACCOUNT: 01-015-000

AMOUNT: \$ 100.00

RECEIVED FROM: Bruce E. Spealman

FOR: Petitioner's receipt to address on check

VALIDATION OR SIGNATURE OF CASHIER

T. Washburn
Hackett, Chairman
of Appeals

Just Exp 1
P.C. + Petitioner

PC
2-24

ZONING RECLASSIFICATION PETITIONS: CYCLE 11
Report to the County Board of Appeals
by the
Baltimore County Planning Board

Adopted January 16, 1986

Baltimore County Office of Planning and Zoning
Towson, Maryland

ITEM NO. 11

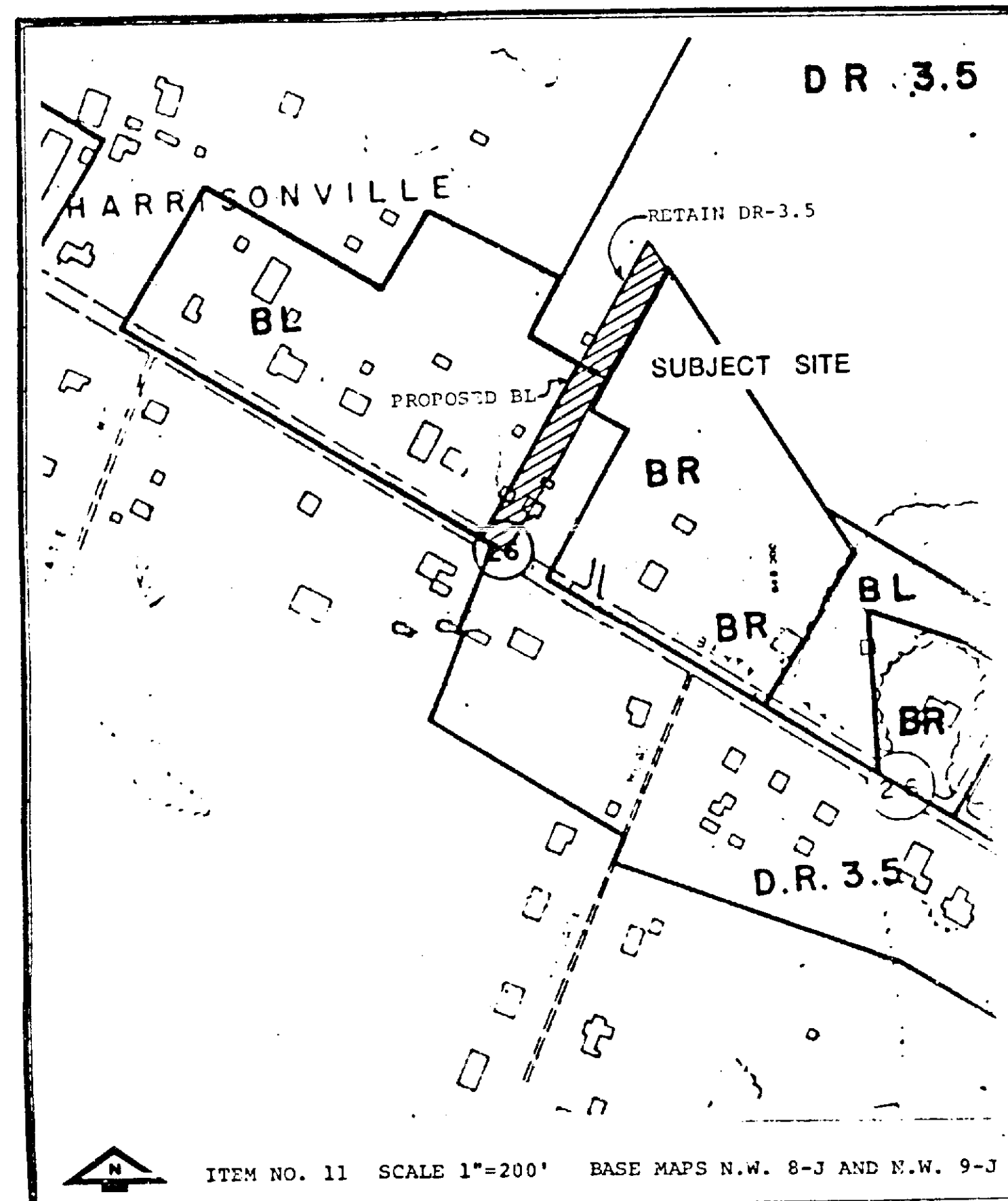
PROPERTY OWNER: Bruce Spealman ACREAGE: 0.5
LOCATION: NE/S of Liberty Road, 2032' NW of Deer Park Road
ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 3
RECOMMENDED DATE OF HEARING: Week of May 12, 1986
ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 3.5
REQUESTED ZONING: B.L.
PLANNING BOARD RECOMMENDATION: B.L. (0.3 acres); D.R. 3.5 (0.2 acres)

This 0.5-acre property, containing a single-family dwelling, is located on Liberty Road between Deer Park and Lyons Hill Road in western Baltimore County. Adjacent properties are commercially zoned along Liberty Road with the remainder of the immediate area zoned R.C. 5 and D.R. 3.5. The petitioner is requesting a change from D.R. 3.5 to B.L. zoning and has chosen to submit plans that do not show a proposed use for the property.

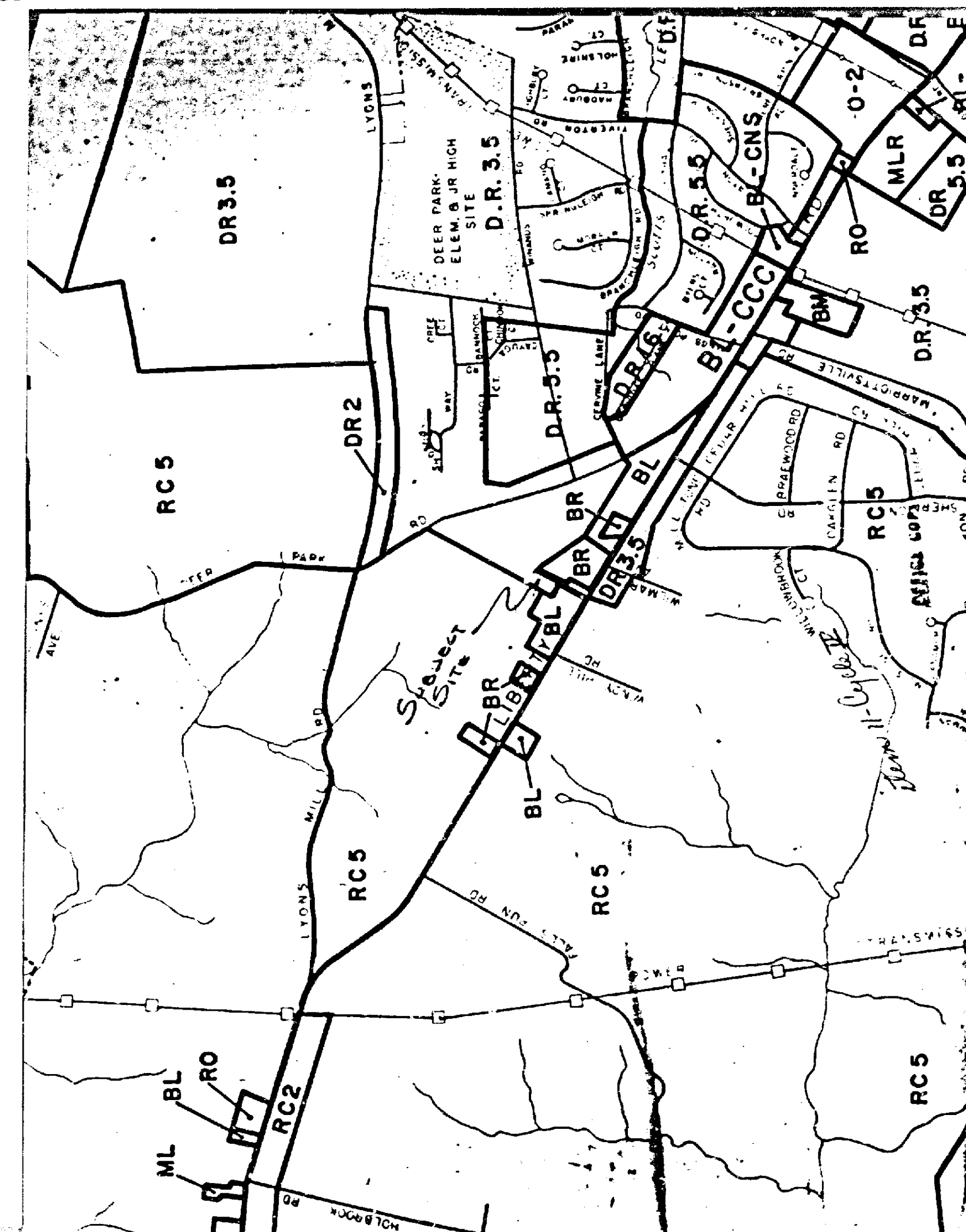
Prior to the adoption of the 1984 Comprehensive Zoning Map, this property was zoned D.R. 3.5. During the preparation and processing of this map, the zoning of the subject property was not identified as a specific issue; the County Council reaffirmed D.R. 3.5 zoning here.

The Planning Board is of the opinion that the front portion of the property should be zoned B.L. With the exception of the subject property and a smaller adjacent lot, all of the properties on the northwest side of Liberty Road from its intersection at Deer Park Road and extending westerly to a distance of approximately 650 feet west of the subject site are zoned for non-residential use along their frontage. The Board believes that the subject property should be afforded the same treatment and that the existing residential zoning for the front portion of the site is merely an oversight.

It is therefore recommended that B.L. zoning be granted for the front 0.3-acre portion of the property and that D.R. 3.5 zoning be retained for the remainder (see map on opposite page).



Location of Property Under Petition



AUG 13 1986

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet Northwest of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the zoning status of property from a D.R. 3.5 Zone to a B.L. Zone.

All that parcel of land in the 2nd Election District of Baltimore County, beginning for the same in the center of Liberty Road at the end of the third or 5 34° 30' W 29.6 perches of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frazell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, and beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence bearing on the centerline of Liberty Road in a northeasterly direction the three following courses: (1) N 30° 01' 00" E 507 feet, more or less, thence (2) S 25° 57' 00" E 53 feet, more or less, and (4) S 15° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Apr. 24, 1986

THIS IS TO CERTIFY that the annexed Reg. #129383, P.O. #75935 was published for one (1) successive week/day previous to the 24th day of April, 1986, in the

☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.

☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.

☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Ronald Keifer

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

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LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Ronald Keifer

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 4-22-86

Posted for: Reclassification

Petitioner: Bruce Spearman

Location of property: N.E. Side of Liberty Road, 2,032.3' NW of the C.R. of Deer Park Road

Location of Signs: On post of subject property 10114 Liberty Road

Remarks: See map of subject property

Posted by: W. J. Smith Date of return: 4-25-86

Number of Signs: 1

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet west of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

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Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

"DUPLICATE" **CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

THE JEFFERSONIAN,

JB Kentz

Publisher

Cost of Advertising

30.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

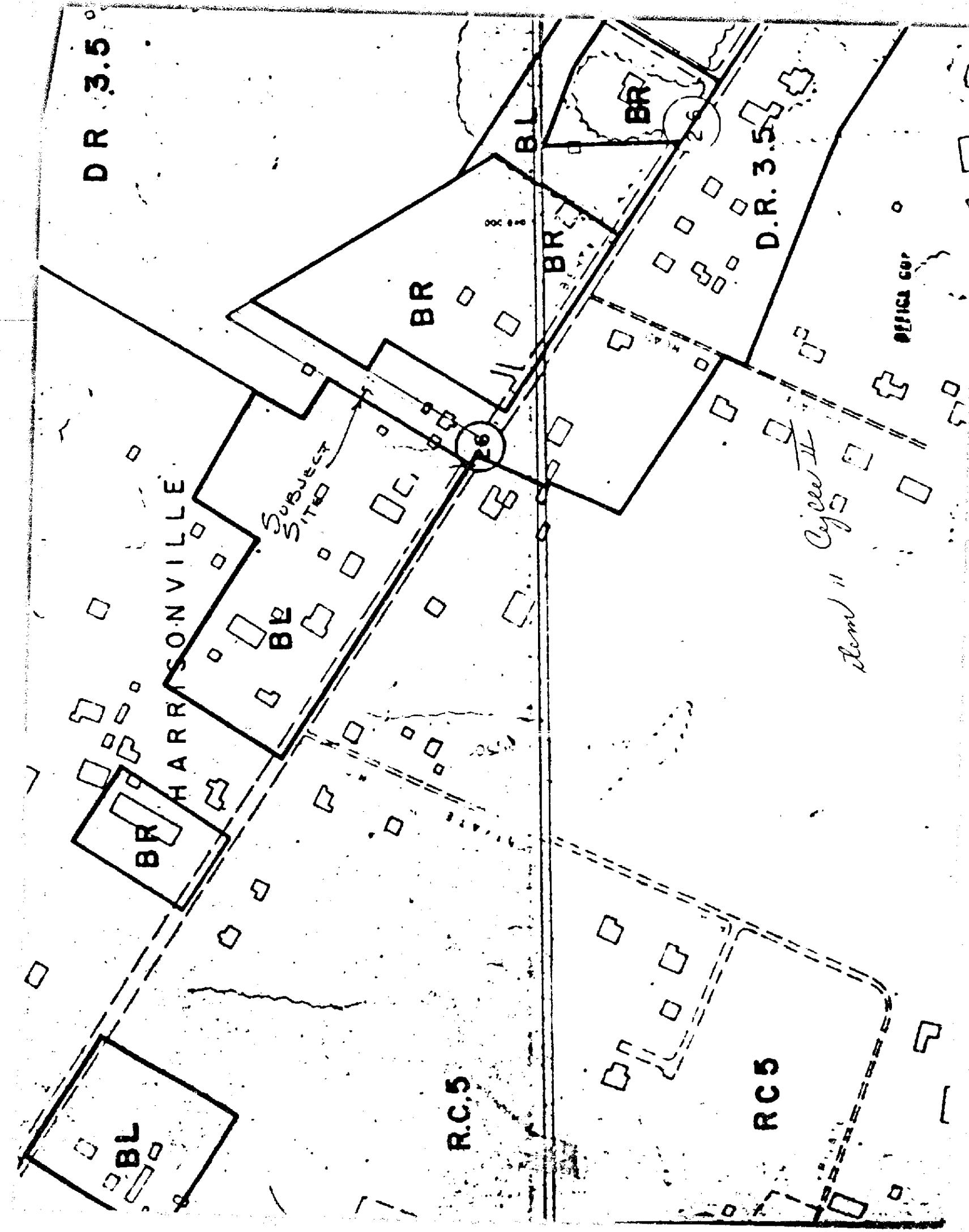
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JB Kentz

Publisher

Cost of Advertising

30.25



PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 3.5 zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Bruce Spealman
R-66-345
NE/S Liberty Rd., 2.032.3' NW of the
c/l of Deer Park Rd.,
2nd Elec. Dist.

IN THE MATTER OF
BRUCE SPEALMAN
PETITION FOR RECLASSIFICATION
* BEFORE THE
* BOARD OF APPEALS OF
* BALTIMORE COUNTY
* Case No.:

MEMORANDUM IN SUPPORT OF
RECLASSIFICATION PETITION

Your Petitioner, Bruce Spealman, by John O. Seiland and Seiland and Jednorski, his attorneys, in support of the Reclassification Petition and in accordance with the Baltimore County Code, respectfully says:

1. In the adoption of the Comprehensive Zoning Map of 1984 the Baltimore County Council erroneously zoned subject property as DR 3.5 classification.
 2. Subject property fronts on Liberty Road with an existing DR 3.5 zoning in an area north of Deer Park Road containing high use commercial property including Charlie's Campers, with DR zoning to the south, and a motorcycle shop and other BL zoning to the adjacent north.
 3. There was error made when the Comprehensive Zoning Map of 1984 was adopted in that this property was overlooked and it remains sandwiched in between existing BL and DR zoning.
- WHEREFORE, your Petitioner respectfully prays that the Board of Appeals grant a reclassification in accordance with a Petition filed herein as well as other reasons to be given at the time of hearing.

John O. Seiland
Seiland and Jednorski
25 W. Chesapeake Ave.
Towson, Maryland 21204
321-8200
Attorney for Petitioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 6, 1985

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

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 11 - Cycle II
October 1985 - April 1986
Petitioner - Bruce Spealman
Reclassification Petition

Dear Mr. Seiland:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify the subject property to a B.L. zone, this hearing is required.

The xerox portion of the 1" = 200' scale zoning map that was submitted with this petition indicates that the property line traverses through a building, which appears to be a dwelling. In view of this, the beginning point of the description with reference to the centerline of Deer Park Road should be verified, and any drawings revised as required.

Item No. 11 - Cycle II
Reclassification Petition
Page 2
November 6, 1985

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:MEC:bac

Enclosures

cc: Kilde Consultants, Inc.
1020 Cranwell Bridge Road
Towson, Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
R5 105 29 P 3 08 C

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Reclassification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

Legal Owner(s):

BRUCE SPEALMAN
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

JOHN O. SEILAND
(Type or Print Name)
Signature
Address
City and State

25 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
City and State

Attorney's Telephone No.: 321-8200
Address
Phone No.

BANC-Form 1



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

September 27, 1985

Mr. William Hackett, Chairman Re: Reclassification Petitions
Board of Appeals
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James Dyer
Cycle II - 1985
Meeting of September 17, 1985
Property Owner: Bruce Spealman
Location: NE side Liberty Road
Route 26, 2.032.3' NW of centerline
of Deer Park Road
Existing Zoning: C.R. 3.5
Proposed Zoning: B.L.
Acres: .54 acres
District: 2nd Election District

Dear Mr. Hackett:

On review of the submittal of 8-28-85 and field inspection, the State Highway Administration offers the following comments.

A proposed Right-of-Way of 80' must be shown, with a 40' section centered on Liberty Road - Route 26.

Any and all commercial access to #10114 Liberty Road must be through State Highway Administration permit.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogilvie

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
283-7555 Metro Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
204-0211
204-0211
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of September 17, 1985
Item # 11 - CYCLE II
Property Owner: BRUCE SPEALMAN
Location: NE side Liberty Rd. 2.032.3' NW
of DEER PARK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment AT THIS TIME.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The intended Development Plan was approved by the Planning Board on _____.
- ☐ The property is located in a deficient service area as defined by 8111 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 175-79, and as conditions change the intersection may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BALTIMORE COUNTY ZONING REGULATIONS.

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 11
Property Owner: Bruce Spealman
Location: NE side Liberty Road, 2.032.3' NW
centerline of Deer Park Road
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing DR 3.5 zoning can be expected to generate approximately 12 trips per day and the proposed BL zoning can be expected 225 trips per day.

Access to this site may prove to be a problem, due to the small frontage of this site.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bid



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Connors, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bruce Spealman

Location: NE side of Liberty Rd. 2.032.3' NW of Centerline of Deer Park Road

Item No.: 11 Zoning Agenda: Meeting of 9/17/85

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.

() 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED: *Carl Joseph Kelly* Noted and Approved
PLANNING DIVISION Fire Prevention Bureau
Special Inspection Division

/mb

RECEIVED
COUNTY BOARD OF APPEALS
R5 OCT -2 A 6 14 C

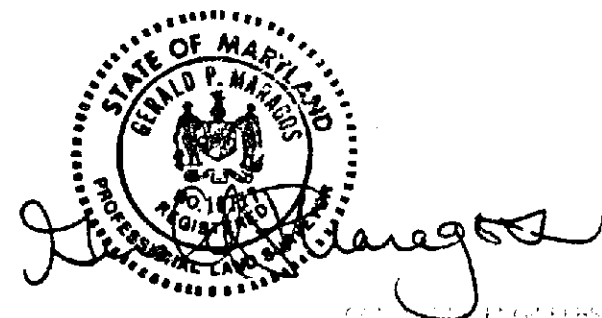
Direct Dial Number
321-5557

RECLASSIFICATION OF PROPERTY AT #10114 LIBERTY ROAD, SECOND
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same in the center of Liberty Road at the end of the third or S 34° 30' W 29.6 perchline of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frizzell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, said beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence binding on the centerline of Liberty Road in a northwesterly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence leaving the centerline of Liberty Road in a northeasterly direction the three following courses (2) N 36° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 35° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

August 28, 1985



ENTRY OF APPEARANCE

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to John O. Seiland,
Esquire, 25 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
COUNTY BOARD OF APPEALS
1935 FEB - 7 A 9:29

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/1 of Deer Park Rd.
2nd Election District
Bruce Speelman - Petitioner
Case No. R-86-345 (Cycle II, Item No. 11)

Dear Mr. Seiland:

This is to advise you that \$397.28 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JACOBSON
Zoning Commissioner

AJ: med

Betty,
Send Catherine's message to address on check
I send post copy to us for our file
Edith

April 16, 1986

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/l of
Deer Park Rd.
2nd Election District
Bruce Speelman - Petitioner
Case No. R-86-345 (Cycle II - Item No. 11)

TIME: 10:00 a.m.

DATE: Tuesday, May 13, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

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

DATE 5/29/65 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED
FROM Baron E. Spector

2.155

VALIDATION OR SIGNATURE OF CASHIER

Joint Exp
P.C. & Petitioner

P.C.
24

ITEM NO. 11

PROPERTY OWNER: Bruce Speelman ACREAGE: 0.5
LOCATION: 1/4 E/4 of Liberty Road, 2023' N/W of Deer Park Road
ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 3
RECOMMENDED DATE OF HEARING: Week of May 12, 1986
ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 3.5
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: B.L. (0.3 acres); O.R. 3.5 (0.2 acres)

This 0.5-acre property, containing a single-family dwelling, is located on Liberty Road between Deer Park and Lyons Mill Road in western Baltimore County. Adjacent properties are commercially zoned along Liberty Road with the remainder of the immediate area zoned R.C. 5 and D.R. 3.5. The petitioner is requesting a change from D.R. 3.5 to B.L. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1994 Comprehensive Zoning Map, this property was zoned D.R. 3.5. During the preparation and processing of this map, the zoning of the subject property was not identified as a specific issue; the County Council reaffirmed D.R. 3.5 zoning here.

The Planning Board is of the opinion that the front portion of the property should be zoned B-1. With the exception of the subject property and a smaller adjacent lot, all the properties on the northwest side of Liberty Road from its intersection at Deer Park Road and extending westerly to a distance of approximately 650 feet west of the subject site are zoned for non-residential use along their frontage. The Board believes that the subject property should be afforded the same treatment and that the existing residential zoning for the front portion of the site is merely an oversight.

It is therefore recommended that B.L. zoning be granted for the front 0.3-acre portion of the property and that O.R. 3.5 zoning be retained for the remainder (see map on opposite page).

ZONING RECLASSIFICATION PETITIONS: CYCLE 11
Report to the County Board of Appeals
by the
Baltimore County Planning Board

Adopted January 16, 1986

Baltimore County Office of Planning and Zoning
Towson, Maryland

23

HARRISONVILLE

RETAIN DR-3.5

SUBJECT SITE

PROPOSED BL

BR

BR

BL

BR

D.R. 3.5

ITEM NO. 11 SCALE 1"=200' BASE MAPS N.W. 8-J AND N.W. 9-J

Location of Property Under Petition

22

AUG 13 1986

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet Northwest of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the zoning status of property from a D.R. 3.5 Zone to a B.L. Zone.

All that parcel of land in the 2nd Election District of Baltimore County, beginning for the same in the center of Liberty Road at the end of the third or 5 34' 30" W 29.6 perches of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frazell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, and beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence bearing on the centerline of Liberty Road in a northerly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence (2) N 30° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 15° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Apr. 24, 1986

THIS IS TO CERTIFY that the annexed Reg. #129383, P.O. #75935 was published for one (1) successive week/day previous to the 24th day of April, 1986, in the

☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.

☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.

☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *Ronald Keifer*

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Apr. 24, 1986

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☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *Ronald Keifer*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 4-23-86

Posted for: Reclassification

Petitioner: Bruce Spearman

Location of property: N.E. Side of Liberty Road, 2,032.3' NW of the C.R. of Deer Park Road

Location of Signs: On post of subject property 10114 Liberty Road

Remarks: See post of subject property

Posted by: W. J. Smith Date of return: 4-25-86

Number of Signs: 1

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet west of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the zoning status of property from a D.R. 3.5 Zone to a B.L. Zone.

All that parcel of land in the 2nd Election District of Baltimore County, beginning for the same in the center of Liberty Road at the end of the third or 5 34' 30" W 29.6 perches of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frazell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, and beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence bearing on the centerline of Liberty Road in a northerly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence (2) N 30° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 15° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

"DUPLICATE" **CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

THE JEFFERSONIAN,

W. Ventral

Publisher

Cost of Advertising

30.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

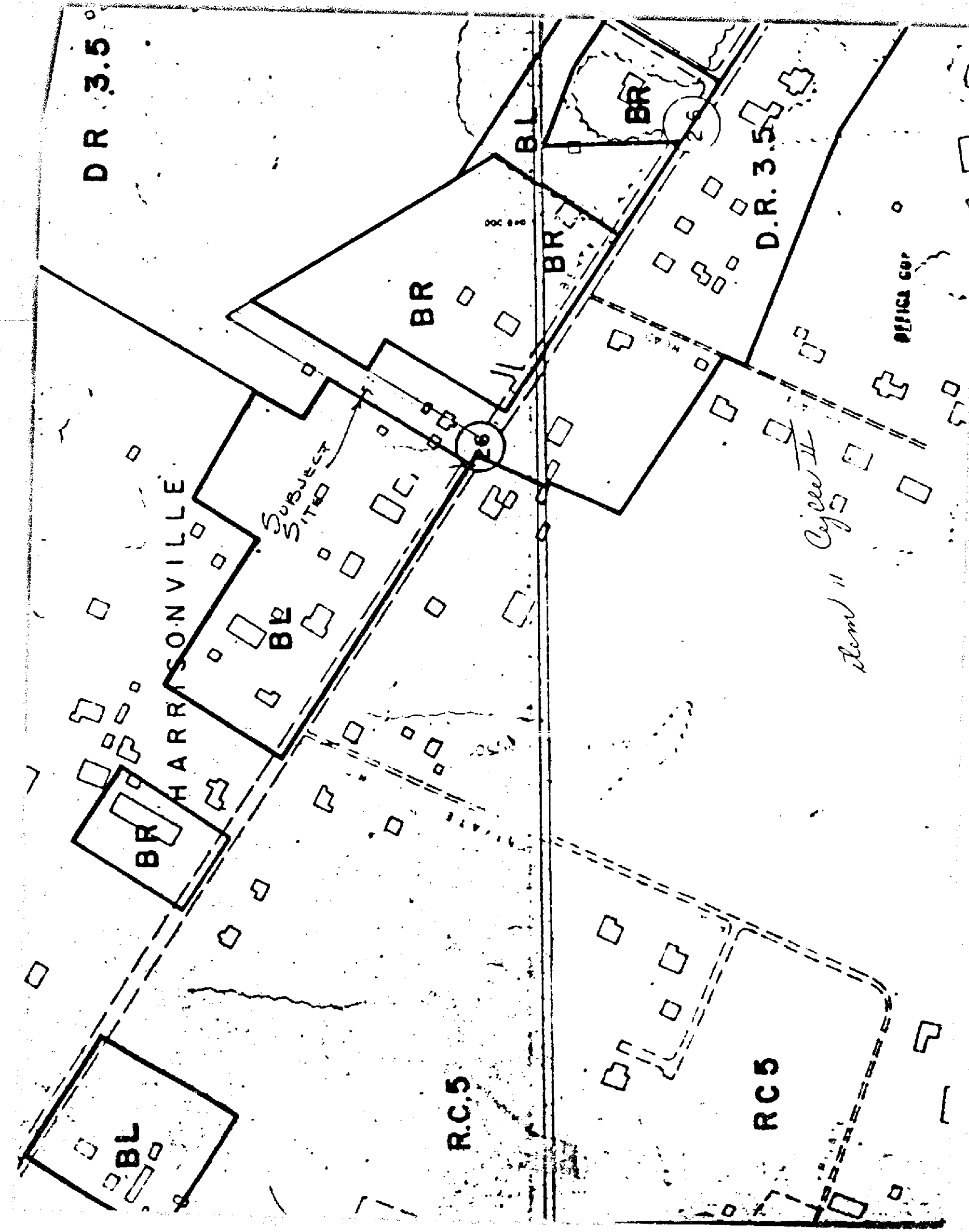
THE JEFFERSONIAN,

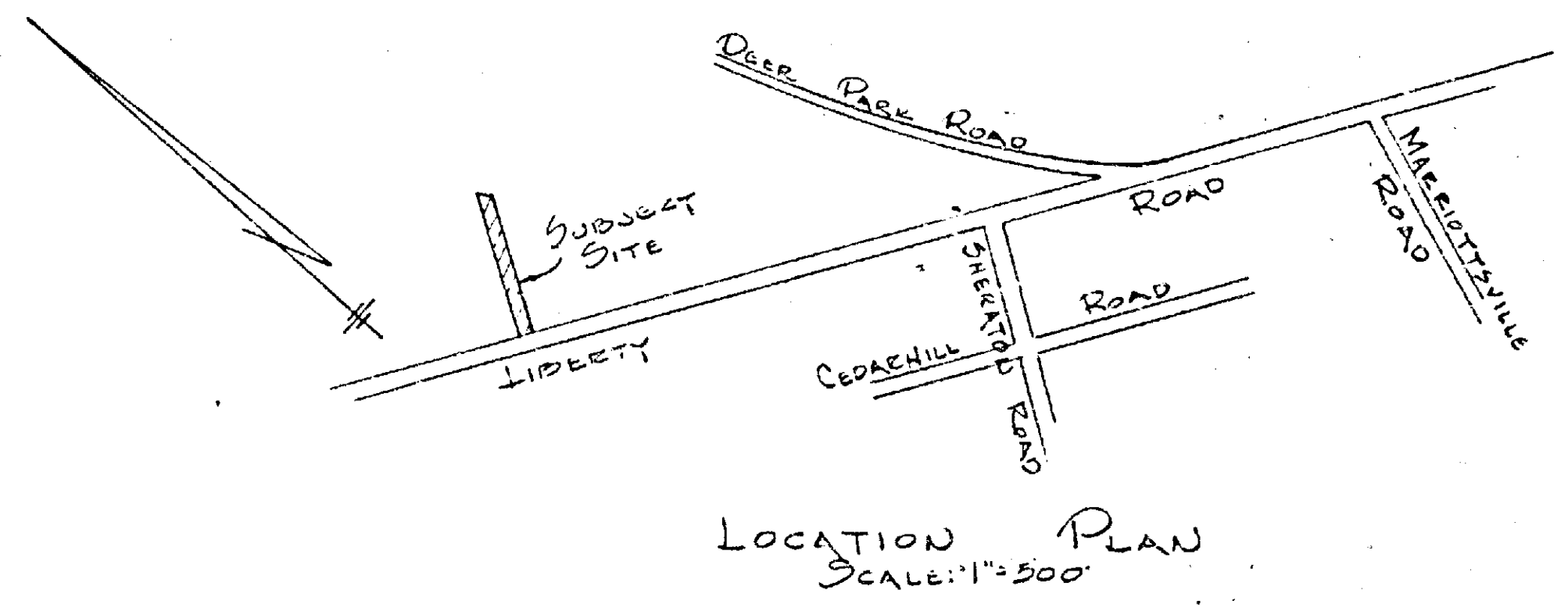
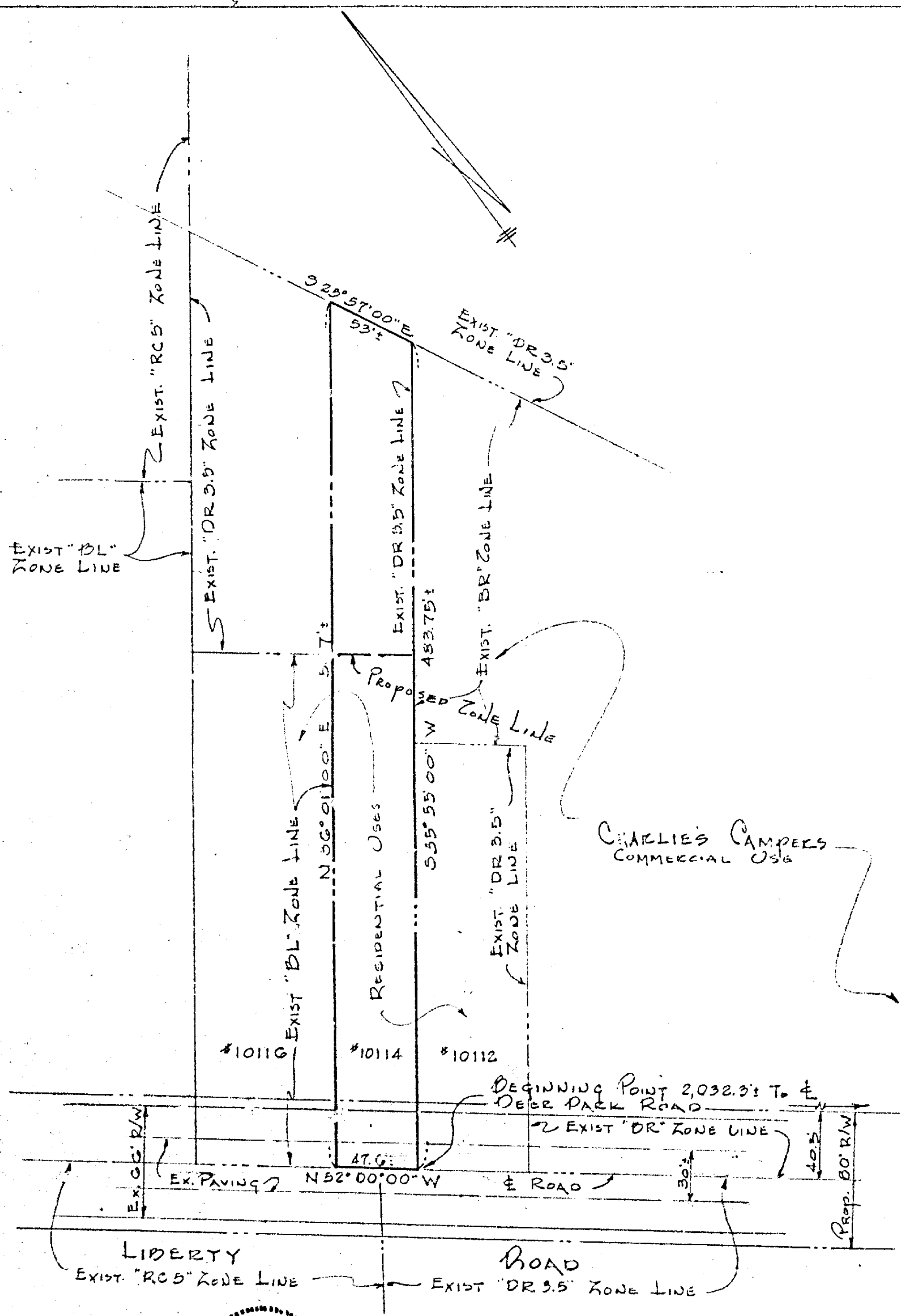
W. Ventral

Publisher

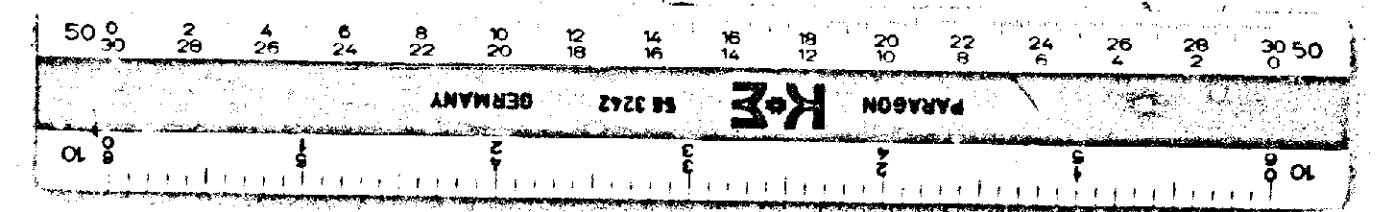
Cost of Advertising

30.25





- GENERAL NOTES**
1. AREA OF PROPERTY = 0.54 AC.±
 2. GROSS AREA OF PROPERTY = 0.54 AC.±
 3. NET AREA OF PROPERTY = 0.51 AC.±
 4. EXISTING ZONING OF PROPERTY "DR 3.5"
 5. EXISTING USE OF PROPERTY "RESIDENTIAL"
 6. PROPOSED ZONING OF PROPERTY "DL"



PETITIONER'S EXHIBIT N° 1

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT
10114 LIBERTY ROAD
ELECTION DISTRICT 2 BALTIMORE CO., MD.
AUGUST 28, 1985
SCALE: 1"=50'
REVISED: Nov. 18, 1985

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND



NO	REVISION	DATE
1	ADDED Prop. 80' R/W For LIBERTY RO.	11/18/85

J.O. 65271

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 3.5 zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Bruce Spealman
R-66-345
NE/S Liberty Rd., 2.032.3' NW of the
c/l of Deer Park Rd.,
2nd Elec. Dist.

IN THE MATTER OF
BRUCE SPEALMAN
PETITION FOR RECLASSIFICATION
* BEFORE THE
* BOARD OF APPEALS OF
* BALTIMORE COUNTY
* Case No.:

MEMORANDUM IN SUPPORT OF
RECLASSIFICATION PETITION

Your Petitioner, Bruce Spealman, by John O. Seiland and Seiland and Jednorski, his attorneys, in support of the Reclassification Petition and in accordance with the Baltimore County Code, respectfully says:

1. In the adoption of the Comprehensive Zoning Map of 1984 the Baltimore County Council erroneously zoned subject property as DR 3.5 classification.
 2. Subject property fronts on Liberty Road with an existing DR 3.5 zoning in an area north of Deer Park Road containing high use commercial property including Charlie's Campers, with DR zoning to the south, and a motorcycle shop and other BL zoning to the adjacent north.
 3. There was error made when the Comprehensive Zoning Map of 1984 was adopted in that this property was overlooked and it remains sandwiched in between existing BL and DR zoning.
- WHEREFORE, your Petitioner respectfully prays that the Board of Appeals grant a reclassification in accordance with a Petition filed herein as well as other reasons to be given at the time of hearing.

John O. Seiland
Seiland and Jednorski
25 W. Chesapeake Ave.
Towson, Maryland 21204
321-8200

Attorney for Petitioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 6, 1985

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 11 - Cycle II
October 1985 - April 1986
Petitioner - Bruce Spealman
Reclassification Petition

Dear Mr. Seiland:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify the subject property to a B.L. zone, this hearing is required.

The xerox portion of the 1" = 200' scale zoning map that was submitted with this petition indicates that the property line traverses through a building, which appears to be a dwelling. In view of this, the beginning point of the description with reference to the centerline of Deer Park Road should be verified, and any drawings revised as required.

Item No. 11 - Cycle II
Reclassification Petition
Page 2
November 6, 1985

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer, Inc.

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NEC:bac

Enclosures

cc: Kilde Consultants, Inc.
1020 Cranwell Bridge Road
Towson, Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
R5 105 29 P 3 08 C

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Reclassification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

Legal Owner(s):

BRUCE SPEALMAN
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

JOHN O. SEILAND
(Type or Print Name)
Signature
Address
City and State

25 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
City and State

Attorney's Telephone No.: 321-8200
Address
Phone No.

BANC-Form 1



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

September 27, 1985

Mr. William Hackett, Chairman Re: Reclassification Petitions
Board of Appeals
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James Dyer
Cycle II - 1985
Meeting of September 17, 1985
Property Owner: Bruce Spealman
Location: NE side Liberty Road
Route 26, 2.032.3' NW of centerline
of Deer Park Road
Existing Zoning: C.R. 3.5
Proposed Zoning: B.L.
Acres: .54 acres
District: 2nd Election District

Dear Mr. Hackett:

On review of the submittal of 8-28-85 and field inspection, the State Highway Administration offers the following comments.

A proposed Right-of-Way of 80' must be shown, with a 40' b section centered on Liberty Road - Route 26.

Any and all commercial access to #10114 Liberty Road must be through State Highway Administration permit.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogilvie

RECEIVED
COUNTY BOARD OF APPEALS
R5 OCT -2 A 6 14 C

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
283-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
204-0211
204-0211
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of September 17, 1985
Item # 11 - CYCLE II
Property Owner: BRUCE SPEALMAN
Location: NE side Liberty Rd. 2.032.3' NW
of DEER PARK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, AT THIS TIME.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The intended Development Plan was approved by the Planning Board on _____.
- ☐ The property is located in a deficient service area as defined by 8111 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 175-79, and as conditions change the intersection may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BALTIMORE COUNTY ZONING REGULATIONS.

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 11
Property Owner: Bruce Spealman
Location: NE side Liberty Road, 2.032.3' NW
centerline of Deer Park Road
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing DR 3.5 zoning can be expected to generate approximately 12 trips per day and the proposed BL zoning can be expected 225 trips per day.

Access to this site may prove to be a problem, due to the small frontage of this site.

Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bid



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Connors, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bruce Spealman

Location: NE side of Liberty Rd. 2.032.3' NW of Centerline of Deer Park Road

Item No.: 11 Zoning Agenda: Meeting of 9/17/85

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.

() 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED: [Signature] Noted and
Approved: [Signature]
PLANNING DIVISION Fire Prevention Bureau
Special Inspection Division

/mb

KIDDE CONSULTANTS, INC.

Sittdary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5557

DESCRIPTION

RECLASSIFICATION OF PROPERTY AT #10114 LIBERTY ROAD, SECOND
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This description is for "BL" Zoning of the property.

Beginning for the same in the center of Liberty Road at the
end of the third or S 34° 30' W 29.6 perchline of the land described
in the deed from Anna Margaret Anderson and others to Emma J.
Frizzell dated September 11, 1909 and recorded among the Land
Records of Baltimore County in Liber W.P.C. 352, Folio 290, said
beginning point being 2,032.3 feet, more or less, northwest of
the intersection of the centerline of Deer Park Road with the
centerline of Liberty Road, thence binding on the centerline of
Liberty Road in a northwesterly direction (1) N 52° 00' 00" W
47.6 feet, more or less, thence leaving the centerline of Liberty
Road in a northeasterly direction the three following courses
(2) N 36° 01' 00" E 507 feet, more or less, thence
(3) S 25° 57' 00" E 53 feet, more or less, and (4) S 35° 55' 00" W
483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

RLS:rjm

August 28, 1985



RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.R. 3.5 TO B.L. ZONE
NE/S Liberty Rd. 2032.3' NW : OF BALTIMORE COUNTY
of Deer Park Rd. (10114 Liberty
Rd.), Second District :
BRUCE SPEALMAN, Petitioner : Case No. R-86-345

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, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to John O. Seiland,
Esquire, 25 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

DATE: 5/13/86 ACCOUNT: 01-015-000

AMOUNT: \$ 207.00

RECEIVED FROM: Bruce E. Spealman

FOR: Advertising and posting re Case No. R-86-345 (Cycle II, Item No. 11)

VALIDATION OR SIGNATURE OF CASHIER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/l of Deer Park Rd.
2nd Election District
Bruce Spealman - Petitioner
Case No. R-86-345 (Cycle II, Item No. 11)

Dear Mr. Seiland:

This is to advise you that \$207.00 is due for advertising and posting
of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to
Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,
Carl John
ARNOLD CARLSON
Zoning Commissioner

AJ: med

Betty,
Send Petitioner's receipt to address on check
I need your copy to us for our file
Rich

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S Liberty Rd., 2,032.3' NW of the c/l of
Deer Park Rd.
2nd Election District
Bruce Spealman - Petitioner
Case No. R-86-345 (Cycle II - Item No. 11)

TIME: 10:00 a.m.

DATE: Tuesday, May 13, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

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

No. 005872

DATE: 5/13/86 ACCOUNT: 01-015-000

AMOUNT: \$ 100.00

RECEIVED FROM: Bruce E. Spealman

FOR: Petitioner's receipt to address on check

VALIDATION OR SIGNATURE OF CASHIER

T. Washburn
Hackett, Chairman
of Appeals

Just Exp 1
P.C. + Petitioner

PC
2-4

ZONING RECLASSIFICATION PETITIONS: CYCLE 11
Report to the County Board of Appeals
by the
Baltimore County Planning Board

Adopted January 16, 1986

Baltimore County Office of Planning and Zoning
Towson, Maryland

ITEM NO. 11

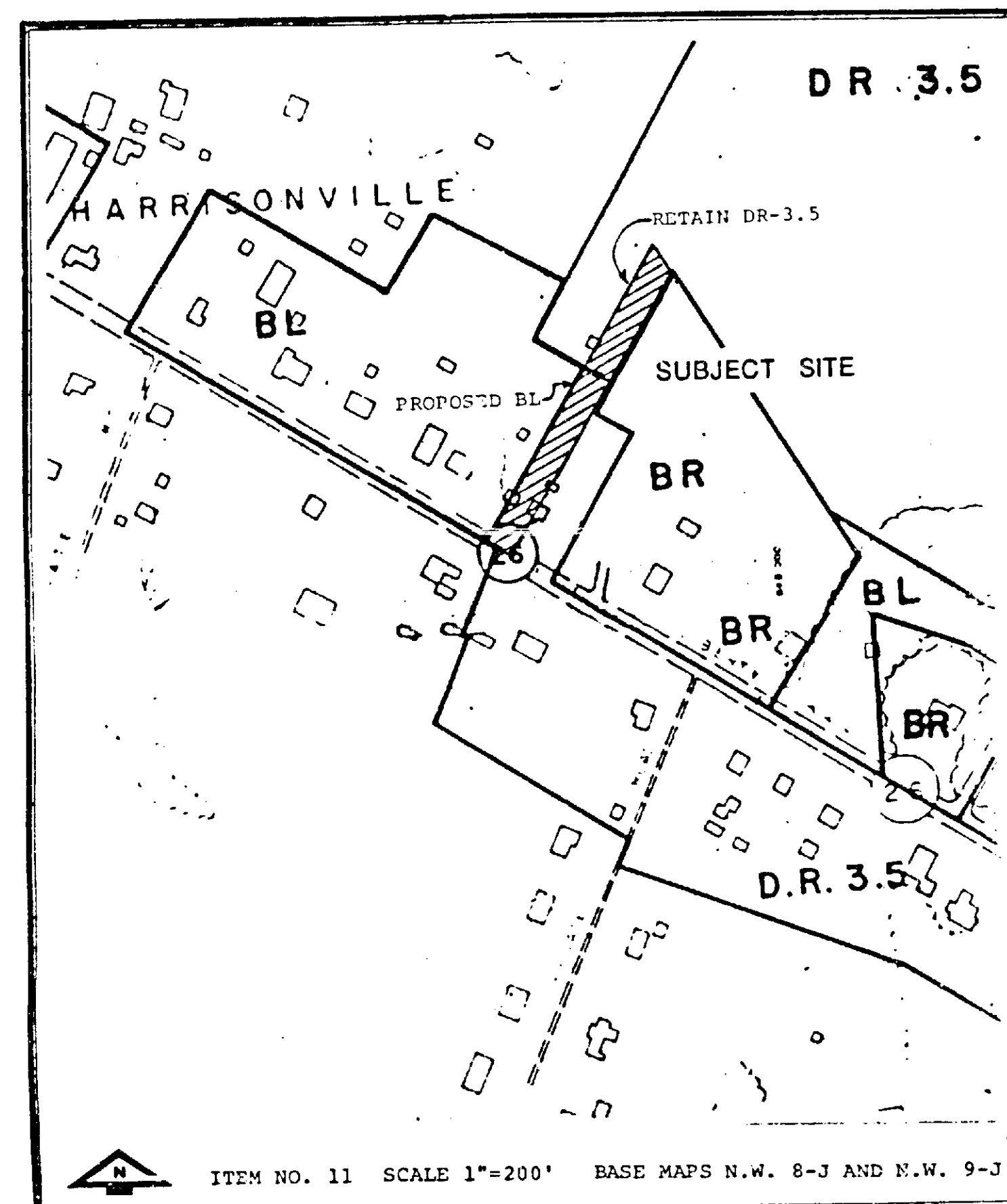
PROPERTY OWNER: Bruce Spealman ACREAGE: 0.5
LOCATION: NE/S of Liberty Road, 2032' NW of Deer Park Road
ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 3
RECOMMENDED DATE OF HEARING: Week of May 12, 1986
ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: D.R. 3.5
EXISTING ZONING: D.R. 3.5
REQUESTED ZONING: B.L.
PLANNING BOARD RECOMMENDATION: B.L. (0.3 acres); D.R. 3.5 (0.2 acres)

This 0.5-acre property, containing a single-family dwelling, is located on
Liberty Road between Deer Park and Lyons Hill Road in western Baltimore
County. Adjacent properties are commercially zoned along Liberty Road with
the remainder of the immediate area zoned R.C. 5 and D.R. 3.5. The petitioner
is requesting a change from D.R. 3.5 to B.L. zoning and has chosen to
submit plans that do not show a proposed use for the property.

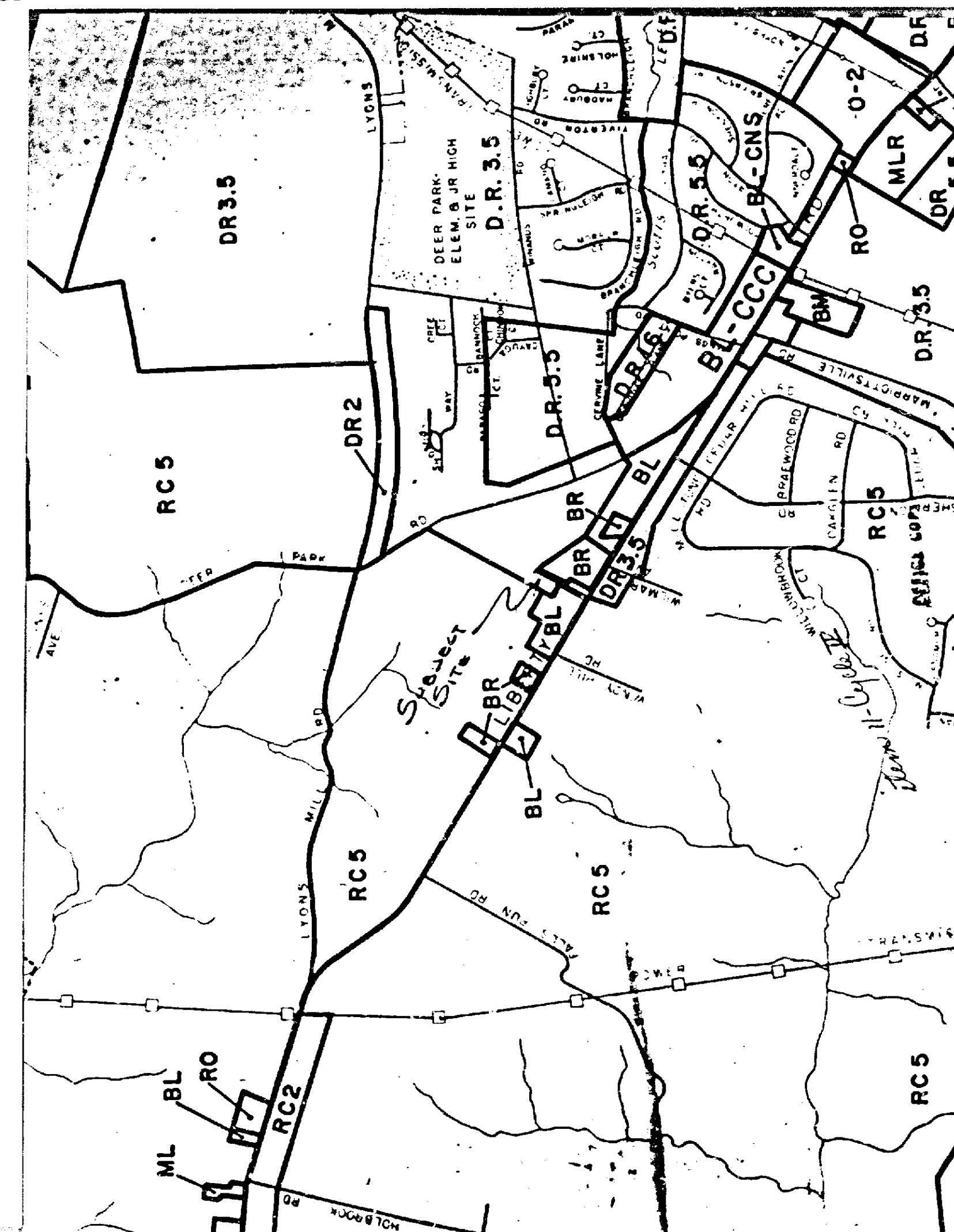
Prior to the adoption of the 1984 Comprehensive Zoning Map, this property
was zoned D.R. 3.5. During the preparation and processing of this map, the
zoning of the subject property was not identified as a specific issue; the
County Council reaffirmed D.R. 3.5 zoning here.

The Planning Board is of the opinion that the front portion of the property
should be zoned B.L. With the exception of the subject property and a
smaller adjacent lot, all of the properties on the northwest side of
Liberty Road from its intersection at Deer Park Road and extending westerly
to a distance of approximately 650 feet west of the subject site are zoned
for non-residential use along their frontage. The Board believes that the
subject property should be afforded the same treatment and that the existing
residential zoning for the front portion of the site is merely an oversight.

It is therefore recommended that B.L. zoning be granted for the front 0.3-
acre portion of the property and that D.R. 3.5 zoning be retained for the
remainder (see map on opposite page).



Location of Property Under Petition



AUG 13 1986

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet Northwest of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the zoning status of property from a D.R. 3.5 Zone to a B.L. Zone.

All that parcel of land in the 2nd Election District of Baltimore County, beginning for the same in the center of Liberty Road at the end of the third or 5 34° 30' W 29.6 perches of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frazell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, and beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence bearing on the centerline of Liberty Road in a northerly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence (2) N 30° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 15° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Apr. 24, 1986

THIS IS TO CERTIFY that the annexed Reg. #129383, P.O. #75935 was published for one (1) successive week/day previous to the 24th day of April, 1986, in the

☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.

☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.

☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Ronald Keifer

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

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LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Ronald Keifer

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 4-23-86

Posted for: Reclassification

Petitioner: Bruce Spearman

Location of property: N.E. Side of Liberty Road, 2,032.3' NW of the C.R. of Deer Park Road

Location of Signs: On post of subject property 10114 Liberty Road

Remarks: See map of subject property

Posted by: W. J. Hackett Date of return: 4-25-86

Number of Signs: 1

PETITION FOR RECLASSIFICATION

LOCATION: Northeast Side of Liberty Road, 2,032.3 feet west of the Centerline of Deer Park Road. PUBLIC HEARING: Tuesday, May 13, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the zoning status of property from a D.R. 3.5 Zone to a B.L. Zone.

All that parcel of land in the 2nd Election District of Baltimore County, beginning for the same in the center of Liberty Road at the end of the third or 5 34° 30' W 29.6 perches of the land described in the deed from Anna Margaret Anderson and others to Emma J. Frazell dated September 11, 1909 and recorded among the Land Records of Baltimore County in Liber W.P.C. 358, Folio 290, and beginning point being 2,032.3 feet, more or less, northwest of the intersection of the centerline of Deer Park Road with the centerline of Liberty Road, thence bearing on the centerline of Liberty Road in a northerly direction (1) N 52° 00' 00" W 47.6 feet, more or less, thence (2) N 30° 01' 00" E 507 feet, more or less, thence (3) S 25° 57' 00" E 53 feet, more or less, and (4) S 15° 55' 00" W 483.75 feet, more or less to the place of beginning.

Containing 0.54 acres of land, more or less.

Being the property of Bruce Spearman, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
Apr. 24

"DUPLICATE" **CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

THE JEFFERSONIAN,

JB Kentz

Publisher

Cost of Advertising

30.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

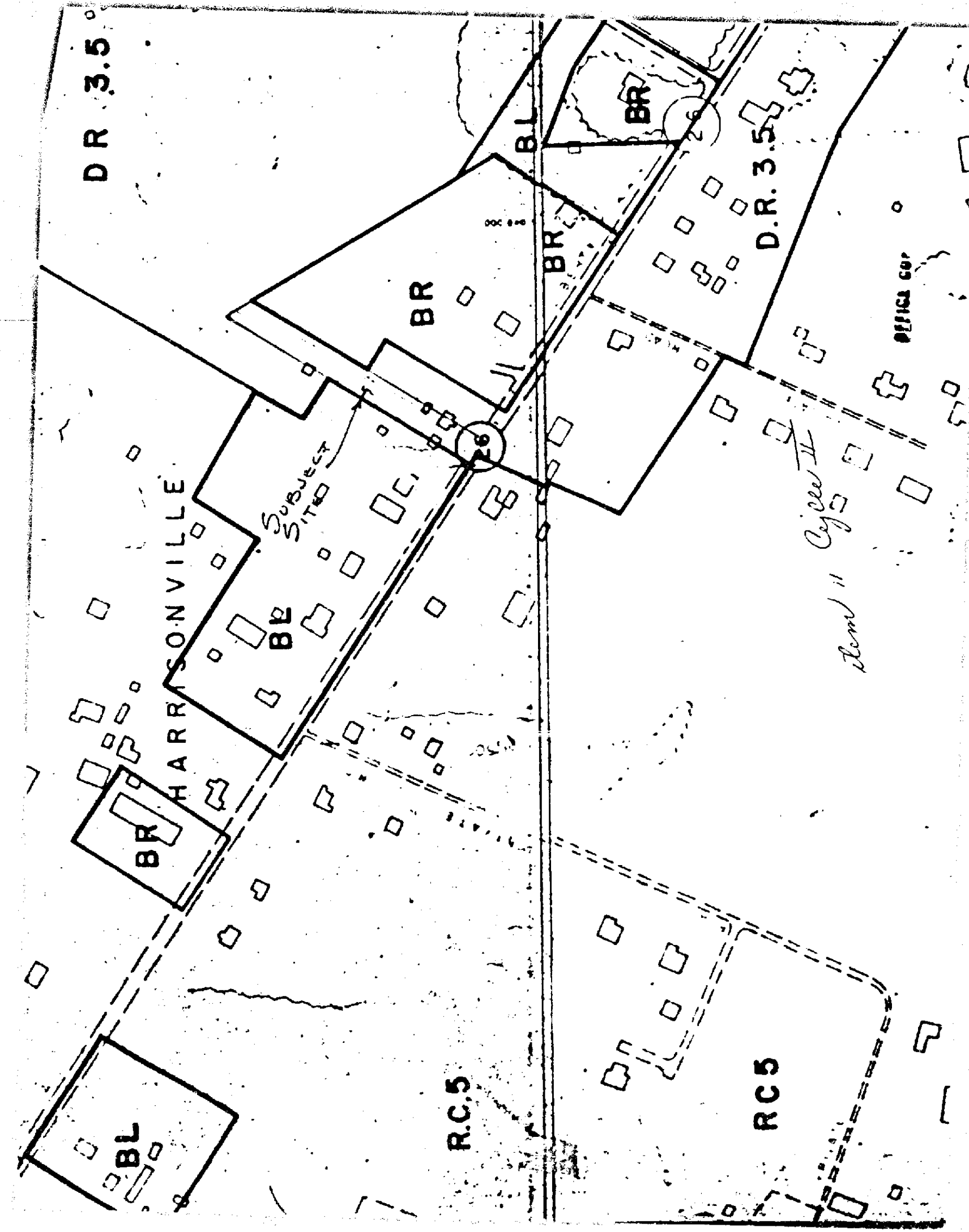
THE JEFFERSONIAN,

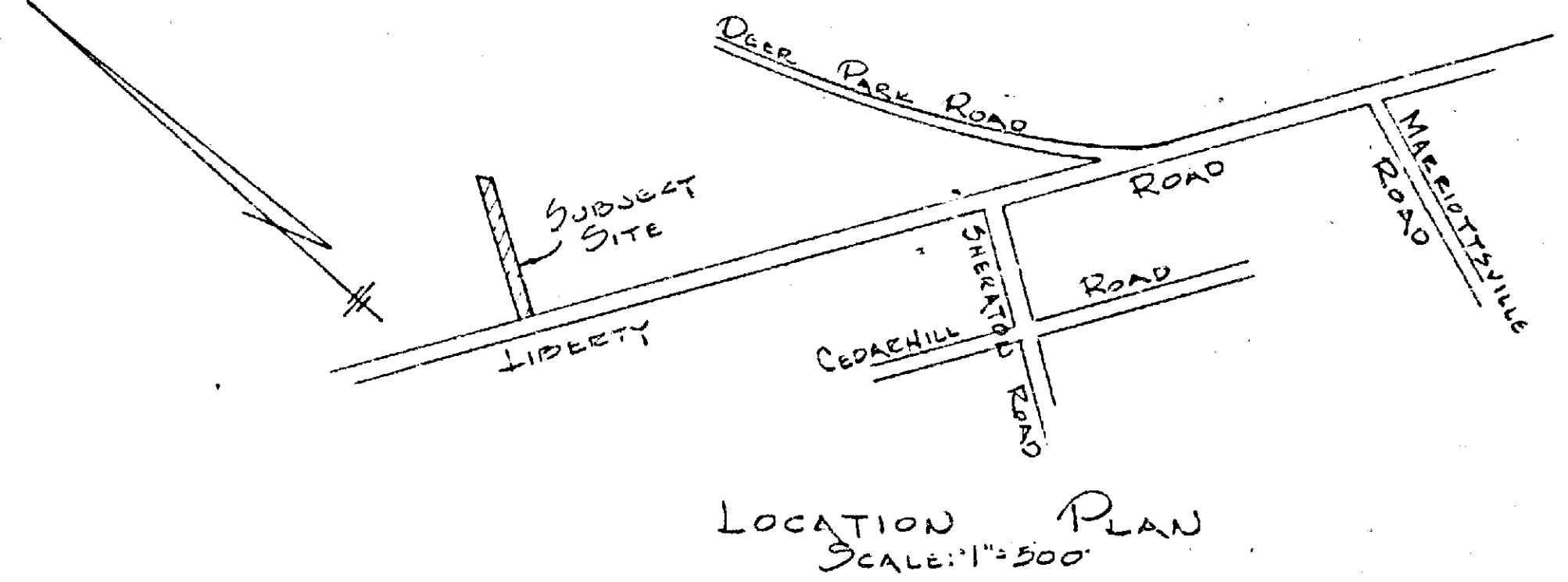
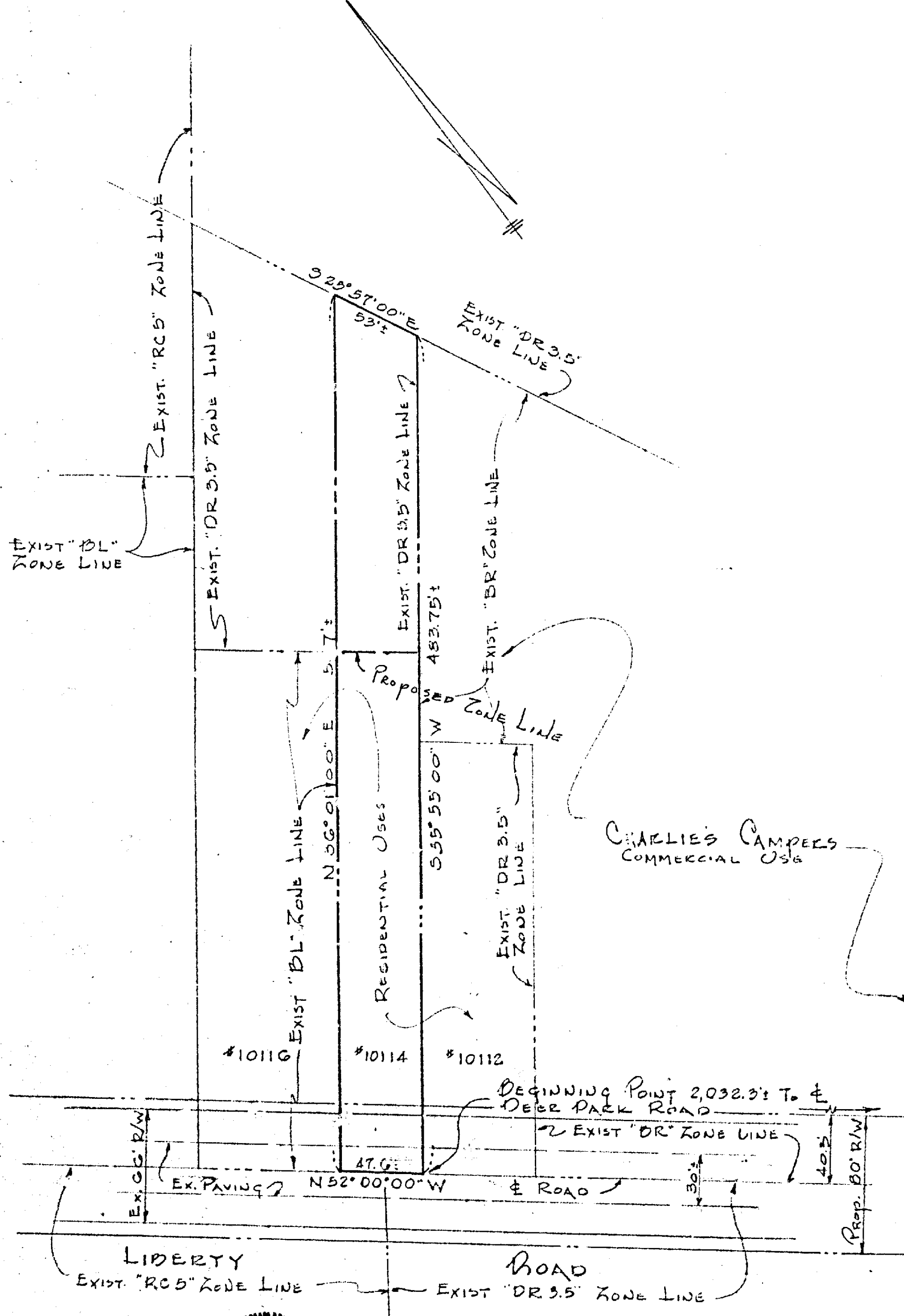
JB Kentz

Publisher

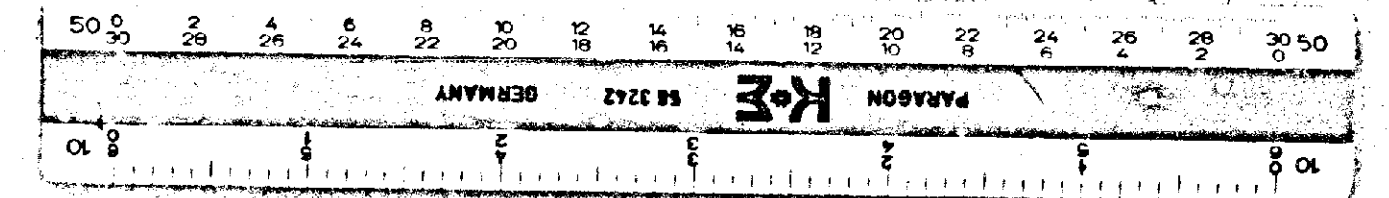
Cost of Advertising

30.25





- GENERAL NOTES
1. AREA OF PROPERTY = 0.54 AC.±
 2. GROSS AREA OF PROPERTY = 0.54 AC.±
 3. NET AREA OF PROPERTY = 0.51 AC.±
 4. EXISTING ZONING OF PROPERTY "DR 3.5"
 5. EXISTING USE OF PROPERTY "RESIDENTIAL"
 6. PROPOSED ZONING OF PROPERTY "DL"



PETITIONER'S EXHIBIT N° 1

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT
10114 LIBERTY ROAD
ELECTION DISTRICT 2 BALTIMORE CO., MD.
AUGUST 28, 1985
SCALE: 1"=50'
REVISED: NOV. 18, 1985

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND



NO	REVISION	DATE
1	ADDED Prop. 80' R/W For LIBERTY RO.	11/18/85

J.O. 65271