

Case No. R-87-252  
Steven R. Henderson, et ux  
and  
Case No. R-87-253  
Chester G. Ott, et ux

zoning economically restricted the development of these properties from their highest and best use. For these reasons, he felt the zoning to be in error.

In opposition to the petitions, People's Counsel produced James G. Hoswell, a planner with the Office of Planning & Zoning. Mr. Hoswell stated that the current zoning does afford a reasonable use for the properties. He added that the Council, through the planning staff, had considered the zoning options available for these properties during the last Comprehensive Map Process and had selected the current R.O./D.R. 3.5 designations. A granting of the petitions, per Mr. Hoswell, would constitute a commercial strip along this corridor which Mr. Hoswell and his staff opposes. Also testifying in opposition to the petitions were two neighborhood residents, Mrs. Kiohr and Mr. Stang. They fear the increasing commercialization of the area. Further, James Janis representing the Liberty Development Corporation opined that Association's opposition to the petitions. Specifically, he anticipated an access problem on this site should it be allowed to develop commercially and also cited the abundance of commercial zoning already in existence in this area.

As in all reclassification petitions, this Board is bound to review the petition pursuant to the mandate of Section 2-58.1 of the Baltimore County Code. This section provides that the petition cannot be granted and reclassification allowed unless the Board finds that there has been substantial change in the neighborhood or that the last classification of the property was in error. There was no allegation that the neighborhood has changed since the last Comprehensive Map Process. Insofar as error, the Board must reject the petitioners' claim of economic-induced error. That is, merely because a higher

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

PAUL H. REINCKE  
CHIEF

October 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: William Hackett  
Chairman, County Board of Appeals

RE: Property Owners: Steven R. and Linda L. Henderson

Location: SW/S Liberty Road, 9207, 460' SE centerline Chapman Road

Item No.: 4 Zoning Agenda: Cycle IV

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "\*" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ 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.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

IN THE MATTER OF :  
THE APPLICATION OF :  
STEVEN R. HENDERSON, ET UX :  
SW/S LIBERTY ROAD, 460' SE :  
C/L CHAPMAN ROAD :  
(9207 LIBERTY ROAD) :  
AND :  
THE APPLICATION OF :  
CHESTER G. OTT, ET UX :  
SW/S LIBERTY ROAD, 540' SE :  
C/L CHAPMAN ROAD :  
(9205 LIBERTY ROAD) :  
FOR RECLASSIFICATION FROM :  
D.R. 3.5/R.O. to B.R. :  
2nd ELECTION DISTRICT :  
2nd COUNCILMANIC DISTRICT :

BEFORE :  
COUNTY BOARD OF APPEALS :  
OF :  
BALTIMORE COUNTY :  
CASE NO. R-87-252 :  
AND :  
CASE NO. R-87-253 :

OPINION

These matters come before the Board as petitions for reclassifications, seeking a change in the current zoning of the properties from R.O. and D.R. 3.5 to B.R. The cases were consolidated for hearing in that the properties are adjacent and identical relief is sought. The properties are located along Liberty Road at 9205 and 9207 Liberty Road. Each property has approximately 80-foot frontage along Liberty Road and extends 400 feet deep.

In support of the petitions, the property owners produced two witnesses, Richard L. Smith and Bernard Semon. Mr. Smith, an expert in zoning, site planning, and engineering, testified as a project manager employed by Kidde Consultants, Inc. He testified that the current zoning on the properties was in error. As a basis for this opinion, the witness cited the extensive B.R. zoning in the area which immediately abuts the Ott property and extends southeasterly along Liberty Road. This zoning further extends southerly and in effect wraps around the rear of the subject site. Mr. Smith also opined that the area was not comprehensively zoned. This opinion was reached in view of the various mixes in zoning throughout the area. Mr. Semon, an expert in the area of real estate appraisal, testified as to the properties' current uses and that the present

IN THE MATTER OF :  
STEVEN R. HENDERSON and :  
LINDA L. HENDERSON, his wife :  
PETITION FOR RECLASSIFICATION :  
\* \* \* \* \* :  
\* \* \* \* \* :  
\* \* \* \* \* :

BEFORE THE :  
BOARD OF APPEALS :  
OF BALTIMORE COUNTY :  
Case No. :  
\* \* \* \* \* :

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Your Petitioners, Steven R. Henderson and Linda L. Henderson, his wife, in support of the Reclassification Petition and in accordance with the Baltimore County Code, respectfully say:

1. In the adoption of the Comprehensive Zoning Map of 1984 the Baltimore County Council erroneously zoned subject property at 9207 Liberty Road as RO and DR-3.5 classifications.
2. Subject property fronts on Liberty Road with an existing RO zoning to a depth of approximately two hundred ten (210) feet with the balance of the depth of the property zoned DR-3.5.
3. Subject property lies in an area north of Offutt Road and south of Chapman Road which contains high use commercial property including mini storage warehouses abutting the property on the east and along its southwest property line with BR zoning, with a post office, nursing home, and photography shop, Midas Muffler Shop, service station and other BR zoning to the immediate east; and with a service station, restaurant, Ford automobile agency, small shopping center and other BR zoning adjacent to Chapman Road and preceding west along Liberty Road.
4. There was error made when the Comprehensive Zoning Map of 1984 was adopted in that it "sandwiched" a DR-3.5 zone between a heavy commercial zone of BR and an office zone of RO.

SEILAND & JEDNORSKI  
ATTORNEYS AT LAW  
SUITE 202  
28 W. CHESAPEAKE AVE.  
TOWSON, MD 21204  
(301) 281-1800

Case No. R-87-252  
Steven R. Henderson, et ux  
Case No. R-87-253  
Chester G. Ott, et ux

economic return may be obtained from another zoning classification does not justify reclassification from the present zoning. For so long as some viable use is allowed under the present zoning, it should be retained. The Board does note, however, the petitioners' argument that the unusual configuration of the adjoining B.R. zoning merits consideration of these petitions. However, in that the County Council and planning staff considered these very sites in the last map process, we cannot grant these petitions unless manifest error was made. The Board must conclude that error does not exist under these circumstances and therefore the petitions should be denied. Additionally, the Board takes cognizance of the Master Plan for the County which is not consistent with that zoning sought by these petitioners. The Board also notes the apparent error made during the last Comprehensive Map Process which allowed a small slice of B.R. zoning to be added to the Ott property. This was apparently an oversight or error made in drafting. As the practical effects of this error are minimal, the Board finds it unnecessary to further consider that issue.

For the foregoing reasons, the Board concludes that the petitioners have not proved error and will therefore order that their petitions be denied.

ORDER

It is therefore this 10th day of April, 1987 by the County Board of Appeals of Baltimore County ORDERED that the petitions for zoning reclassification of property located on the southwest side of Liberty Road, 460 feet southeast of the center line of Chapman Road (9207 Liberty Road) and of property located on the southwest side of Liberty Road, 540 feet southeast of the center line of Chapman Road (9205 Liberty Road) from R.O. and D.R. 3.5 to

Case No. R-87-252  
Steven R. Henderson, et ux  
Case No. R-87-253  
Chester G. Ott, et ux

B.R. be and are hereby DENIED.  
Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*[Signature]*  
LAWRENCE E. SCHMIDT, Acting Chairman  
*[Signature]*  
PATRICIA PHIPPS  
*[Signature]*  
LEROY B. SPURRIER

County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180  
April 10, 1987

J. Michael Recher, Esquire  
SEILAND AND JEDNORSKI  
25 West Chesapeake Avenue  
Towson, MD 21204  
RE: Case No. R-87-252  
Steven R. Henderson, et ux  
Case No. R-87-253  
Chester G. Ott, et ux

Dear Mr. Recher:  
Enclosed is a copy of the Opinion and Order passed today by the County Board of Appeals in the subject cases.  
Sincerely,  
*[Signature]*  
Kathi C. Weidenhammer  
Administrative Secretary

Encl.  
cc: Mr. & Mrs. Steven R. Henderson  
Mr. & Mrs. Chester G. Ott  
James Earl Kraft  
Phyllis Cole Friedman, Esquire  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Appeals Board  
FROM: Charles E. Burdham, Plans Review Chief, Department of Permits & Licenses  
SUBJECT: October, 1986 - April, 1987 Zoning Reclassification - Cycle IV

Item #4  
Property Owners: Steven R. and Linda L. Henderson  
Contract Purchaser:  
Location: SW/S Liberty Road, #9207, 460' SE c/l Chapman Road  
Existing Zoning: D.R. 3.5, R.O.  
Proposed Zoning: B.R.  
ACRES: 0.89  
District: 2nd.

Any change of use requires a change of use and occupancy permit. All such structures or buildings shall comply to the Baltimore County Building Code as per Council Bill #17-85, or the Code in use at the specific time of change.

CEB/vv

5. There was error made when the Comprehensive Zoning Map of 1984 was adopted in that an arbitrary decision was made to permit BR zoning east of the mini storage warehouses to Offutt Road and to only permit RO zoning west of the mini storehouses up to Chapman Road.

WHEREFORE, your Petitioners respectfully pray that the Board of Appeals grant a reclassification in accordance with the Petition filed herein as well as other reasons to be given at the time of hearing.

(This Petition is being filed simultaneously and in concert with a Petition filed on adjacent property at 9205 Liberty Road.)

*John O. Seiland*  
 John O. Seiland  
 Seiland and Jednorski  
 25 W. Chesapeake Avenue  
 Suite 204  
 Towson, Maryland 21204  
 321-8200  
 Attorneys for Petitioners

**KIDDE CONSULTANTS, INC.**  
 Subsidiary of Kidde, Inc.

**DESCRIPTION OF PROPERTY  
 LOCATED AT 9207 LIBERTY ROAD  
 SECOND ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND**

THIS DESCRIPTION IS FOR RECLASSIFICATION OF THE PROPERTY FROM 'RO' AND 'DR-3.5' TO 'BR'.

BEGINNING FOR THE SAME at a point located on the southwest side of Liberty Road 460 feet, more or less, southeast of the centerline of Chapman Road, thence binding on the southwest side of Liberty Road (1) South 50 degrees 30 minutes East 80.00 feet, thence (2) South 36 degrees 58 minutes West 481.60 feet to intersect the existing 'DR-3.5/BR' Zone Line as shown on Baltimore County Zoning Map NW 71 and the southwest property line of the tract; thence binding on said Zone Line and the property line (3) North 50 degrees 07 minutes West 80.09 feet, thence (4) North 36 degrees 58 minutes East 480.50 feet to the place of beginning.

CONTAINING 0.89 acres of land, more or less.  
 RLS/aeb KCI Job Order No. 01-86117 June 12, 1986



IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM D.R. 3.5 & R.O. TO B.R. ZONE SW/S Liberty Rd., 9207, 460' SE C/L of Chapman Rd. 2nd District : BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

STEVEN R. & LINDA L. HENDERSON, Petitioners : Case No. R-87-252 (Item 4, Cycle IV)

**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  
 Room 223, Court House  
 Towson, MD 21204  
 494-2188

RECEIVED  
 COUNTY BOARD OF APPEALS  
 1987 JUN 30 P 11:03

I HEREBY CERTIFY that on this 3rd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to John O. Seiland, Esquire, and Seiland and Jednorski, 25 W. Chesapeake Ave., Towson, MD 21204, Attorneys for Petitioners.

*Peter Max Zimmerman*  
 Peter Max Zimmerman

**PETITION FOR RECLASSIFICATION**

Case No. R-87-252

LOCATION: Southwest Side of Liberty Road, 460 feet Southeast of the Centerline of Chapman Road (9207 Liberty Road)

PUBLIC HEARING: Thursday, March 19, 1987, 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 property from an R.O. and D.R. 3.5 Zone to a B.R. Zone

All that parcel of land in the 2nd Election District of Baltimore County

BEGINNING FOR THE SAME at a point located on the southwest side of Liberty Road 460 feet, more or less, southeast of the centerline of Chapman Road, thence binding on the southwest side of Liberty Road (1) South 50 degrees 30 minutes East 80.00 feet, thence (2) South 36 degrees 58 minutes West 481.60 feet to intersect the existing 'DR-3.5/BR' Zone Line as shown on Baltimore County Zoning Map NW 71 and the southwest property line of the tract; thence binding on said Zone Line and the property line (3) North 50 degrees 07 minutes West 80.09 feet, thence (4) North 36 degrees 58 minutes East 480.50 feet to the place of beginning.

CONTAINING 0.89 acres of land, more or less.

Being the property of Steven R. Henderson, et ux as shown on the plat plan filed with the Zoning Department.

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

SEILAND & JEDNORSKI  
 ATTORNEYS AT LAW  
 SUITE 204  
 25 W. CHESAPEAKE AVE.  
 TOWSON, MD 21204  
 (301) 321-8200



**County Board of Appeals of Baltimore County**

Room 200 Court House  
 Towson, Maryland 21204  
 (301) 494-3180

March 4, 1987

**NOTICE OF POSTPONEMENT and REASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. R-87-252 STEVEN R. & LINDA L. HENDERSON  
 SW/S LIBERTY ROAD, #9207, 460' SE C/L CHAPMAN ROAD  
 RE: PETITION FOR RECLASSIFICATION FROM D.R. 3.5, R.O. to B.R.  
 2nd ELECTION DISTRICT  
 2nd COUNCILMANIC DISTRICT

Which had been assigned for hearing on Thursday, March 19, 1987 has been POSTPONED at the request of Counsel for Petitioners and with the consent of all Counsel and has been

REASSIGNED FOR: TUESDAY, MARCH 24, 1987 at 10:00 a.m.

- cc: John O. Seiland, Esquire Counsel for Petitioners  
 Michael Recher, Esquire  
 Mr. & Mrs. Steven R. Henderson  
 James Earl Kraft  
 Phyllis Cole Friedman, Esquire  
 Norman E. Gerber  
 James G. Hoswell  
 Arnold Jablon  
 Jean M. H. Jung  
 James E. Dyer  
 Margaret E. du Bois

Kathl G. Weidenhammer  
 Administrative Secretary



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

ARNOLD JABLON  
 ZONING COMMISSIONER

March 18, 1987

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

J. Michael Recher, Esquire  
 Seiland and Jednorski  
 25 West Chesapeake Avenue  
 Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION  
 SW/S Liberty Rd., 460' SE of the c/l of Chapman Rd. (9207 Liberty Rd.)  
 2nd Election District - 2nd Councilmanic District  
 Steven R. Henderson, et ux - Petitioners  
 Case No. R-87-252

Dear Mr. Recher:

This is to advise you that \$268.91 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

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

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 33159

DATE: 3/24/87 ACCOUNT: R-01-035-000

SIGN & POST RETURNED AMOUNT \$ 268.91  
 Seiland & Jednorski, P.A., Suite 204,  
 25 W. Chesapeake Ave., Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE #R-87-252

FOR \$ 8053\*\*\*\*\*700110 82421

VALIDATION OF SIGNATURE OF CASHIER

**LEGAL NOTICE**

PETITION FOR RECLASSIFICATION  
 Case No. R-87-252  
 LOCATION: Southwest Side of Liberty Road, 460 feet Southeast of the Centerline of Chapman Road (9207 Liberty Road)

PUBLIC HEARING: Thursday, March 19, 1987, 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 property from an R.O. and D.R. 3.5 Zone to a B.R. Zone

All that parcel of land in the 2nd Election District of Baltimore County

BEGINNING FOR THE SAME at a point located on the southwest side of Liberty Road 460 feet, more or less, southeast of the centerline of Chapman Road, thence binding on the southwest side of Liberty Road (1) South 50 degrees 30 minutes East 80.00 feet, thence (2) South 36 degrees 58 minutes West 481.60 feet to intersect the existing 'DR-3.5/BR' Zone Line as shown on Baltimore County Zoning Map NW 71 and the southwest property line of the tract; thence binding on said Zone Line and the property line (3) North 50 degrees 07 minutes West 80.09 feet, thence (4) North 36 degrees 58 minutes East 480.50 feet to the place of beginning.

CONTAINING 0.89 acres of land, more or less.

Being the property of Steven R. Henderson, et ux as shown on the plat plan filed with the Zoning Department.

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

**CERTIFICATE OF PUBLICATION**

85841

Pikesville, Md., Feb. 25, 1987

CERTIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore and before the 19th day of March 1987 publication appearing on the day of Feb. 19, 1987 publication appearing on the day of Feb. 19, 1987 publication appearing on the day of Feb. 19, 1987

THE NORTHWEST STAR

*Phyllis Cole Friedman*  
 Manager

Cost of Advertisement \$24.00

STEVEN R. & LINDA L. HENDERSON #R-87-252  
 Item #4, Cycle IV, 1986-87  
 SW/S Liberty Road, #9207, 460' SE c/l Chapman Road 2nd District  
 D.R.3.5, R.O. to B.R. 0.89 acre

August 27, 1986 Petition Filed

John O. Seiland, Esquire Counsel for Petitioners  
 Seiland and Jednorski  
 25 W. Chesapeake Avenue  
 Towson, MD 21204

Steven R. & Linda L. Henderson Petitioners  
 17 Copper Coral  
 Plattsmouth, NE 68048

James Earl Kraft  
 Baltimore County Board of Education  
 940 York Road 21204

Phyllis Cole Friedman, Esquire People's Counsel

Norman E. Gerber  
 James G. Hoswell  
 Arnold Jablon  
 Jean M. H. Jung  
 James E. Dyer  
 Margaret E. du Bois

**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 re-classified, pursuant to the Zoning Law of Baltimore County, from an RO-3-DR-3-S zone to an BR 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:

MAP NW 7A  
2C  
E.D. 2  
DATE 5/2/87  
200  
1000  
DP

Property is to be posted and advertised as prescribed by The Baltimore County Code.  
I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, including but not limited to, 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.

**Purchaser:**  
Name: Linda L. Henderson  
Address: 17 Copper Corral, Plattsmouth, Nebraska 68048  
City and State: Plattsmouth, Nebraska 68048

**Legal Owner(s):**  
Name: Linda L. Henderson  
Address: 25 W. Chesapeake Ave., Towson, Maryland 21204  
City and State: Towson, Maryland 21204

**Attorney for Petitioner:**  
Name: John O. Seiland and Linda L. Henderson  
Address: 25 W. Chesapeake Ave., Towson, Maryland 21204  
City and State: Towson, Maryland 21204

MICROFILMED

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

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

March 9, 1987

- 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

John O. Seiland, Esquire  
Seiland and Jednoraki  
25 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 4 - Cycle No. IV  
Case No. R-87-252  
Petitioner: Linda L. Henderson, et ux  
Reclassification Petition

Dear Mr. Seiland:  
This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It 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 possible 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/or 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 on or before March 17, 1987. 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 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.

Steven R. Henderson  
S/W S Liberty Rd., 460' SE c/v  
Chapman Rd. and Eder. Sts.

**Maryland Department of Transportation**  
State Highway Administration

JAN 13 1987

January 6, 1987  
RE: Baltimore County  
Item #4  
Property Owner: Steven R. & Linda L. Henderson  
Location: SW/S Liberty Road, (Maryland Route 26) #9207, 460' SE centerline Chapman Road  
Existing Zoning: D.R.  
3.5, R.O.  
Election District: 2nd  
Acres: 0.89  
Proposed Zoning: B.R.

Mr. William Hackett  
Chairman  
Board of Appeals  
County Office Building  
Towson, Maryland 21204

Att: James Dyer  
October, 1986-April 1987  
Zoning Reclassification  
Cycle IV

Dear Mr. Hackett:

On review of the zoning submittal of 11/85, the State Highway Administration Bureau of Engineering Access Permits will require the proposed right-of-way line for Liberty Road, Maryland Route 26, to be shown on a revised site plan.

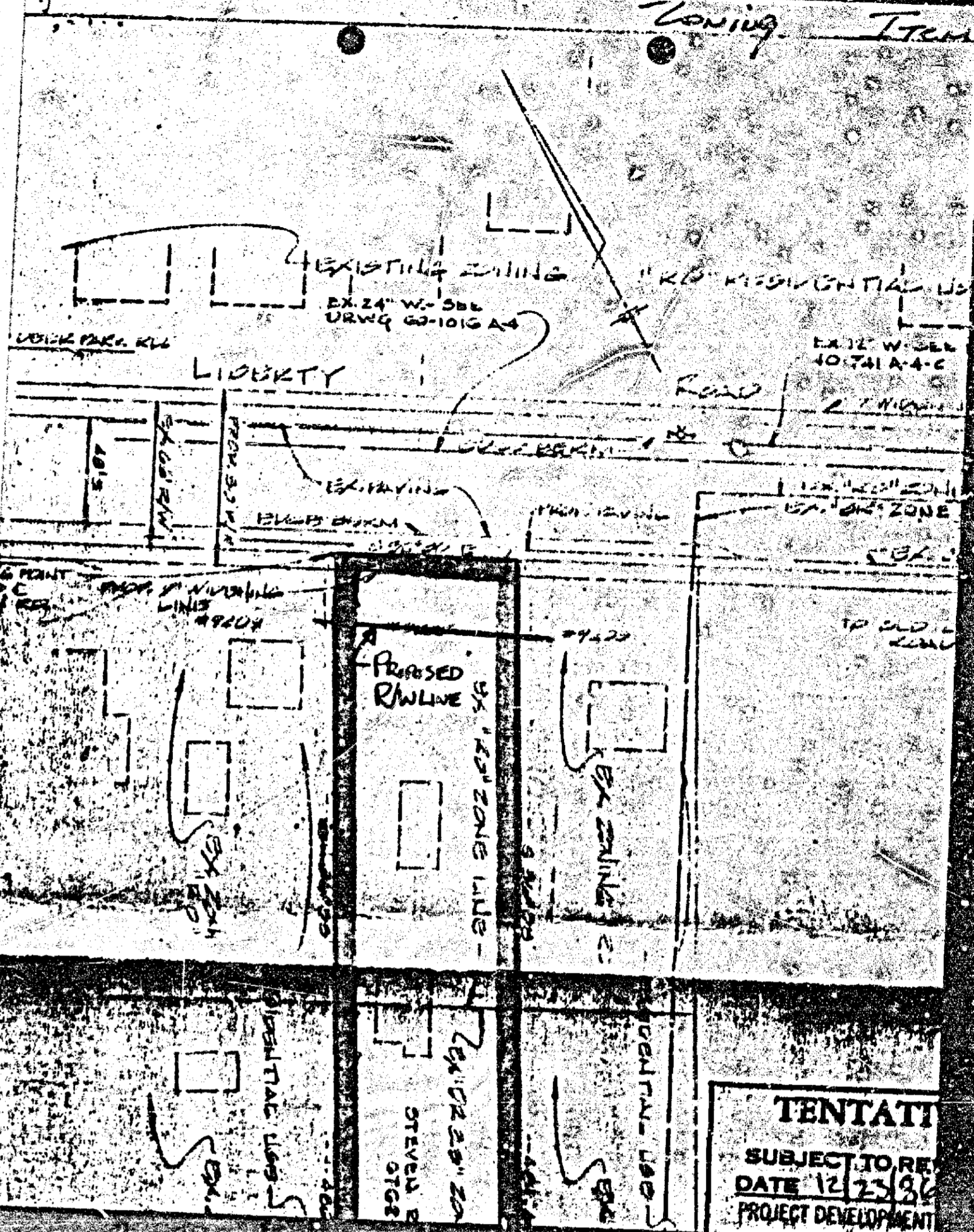
Be advised, the right-of-way limits shown are tentative and subject to final design phase.

If you have any questions or desire any additional information for this segment of Liberty Road, Maryland Route 26, please contact this office or Mr. Dave Guignet of State Highway Administration Bureau of Highway Design.

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

CL-GW:es  
cc: J. Ogle  
John O. Seiland  
attachment

My telephone number is 333-1350  
Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 566-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Page Two  
Item No. 4, Cycle IV  
March 9, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the zoning office at 494-3391 or the commenting agency.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

Enclosures  
Kidd Consultants, Inc.  
1020 Cromwell Bridge Road  
Towson, Maryland 21204

**Maryland Department of Transportation**  
State Highway Administration

NOV 21 1986  
ZONING OFFICE

November 18, 1986

Mr. William Hackett  
Chairman  
Board of Appeals  
County Office Building  
Towson, Maryland 21204

Att: James Dyer  
October, 1986  
April 1987 Zoning Rec. Cycle IV

RE: Baltimore County  
Item #4  
Property Owner: Steven R. and Linda Henderson  
Location: SW/S Liberty Road (Route 26) 9207, 460' SE centerline Chapman Road  
Existing Zoning: D.R.  
3.5, R.O.  
Election District: 2nd  
Acres: 0.89  
Proposed Zoning: B.R.

Dear Mr. Hackett:  
On review of the submittal of 6/10/86 for Reclassification of property at #9207 Liberty Road-Route 26, the State Highway Administration offer the following comments.

With two (2) adjoining properties #9205 and #9207 requesting a zoning reclassification, the S.H.A. Bureau of Engineering Access Permits strongly recommends to Baltimore County that any and all commercial development with access to Liberty Road, Route 26, be by way of a in-common entrance.

Be advised the S.H.A. Bureau of Project Development Division is studying improvements to Liberty Road, Route 26, to upgrade the roadway to a five (5) lane section from west of Marriottsville Road to Offutt Road.

However, any change of the existing residential use to commercial use will require S.H.A. improvements, through S.H.A. Permit with the posting of a bond or Letter of Credit to guarantee construction.

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

CL-GW:es  
cc: J. Ogle My telephone number is 333-1350  
Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 566-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

NORMAN E. GERDER  
DIRECTOR

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

CYCLE IV, OCT. TO APR. 1986-87

OCTOBER 15, 1986  
Re: Zoning Advisory Meeting of OCTOBER 14, 1986  
Item # CYCLE IV - #4  
Property Owner: STEVEN R. & LINDA L. HENDERSON  
Location: SW/S LIBERTY RD., 460' SE & CHAPMAN RD. (K/A 9207 LIBERTY 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 in 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 amended Development Plan was approved by the Planning Board on \_\_\_\_\_
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by 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 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THIS SITE MUST MEET THE REQUIREMENTS OF BUILDING CODE REGULATIONS.

cc: James Hoswell

David Fields, Acting Chief  
Current Planning and Development

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

Mr. Walter Hackett, Chairman  
TO: Board of Appeals  
Office of Planning and Zoning  
FROM: Jan J. Forrest

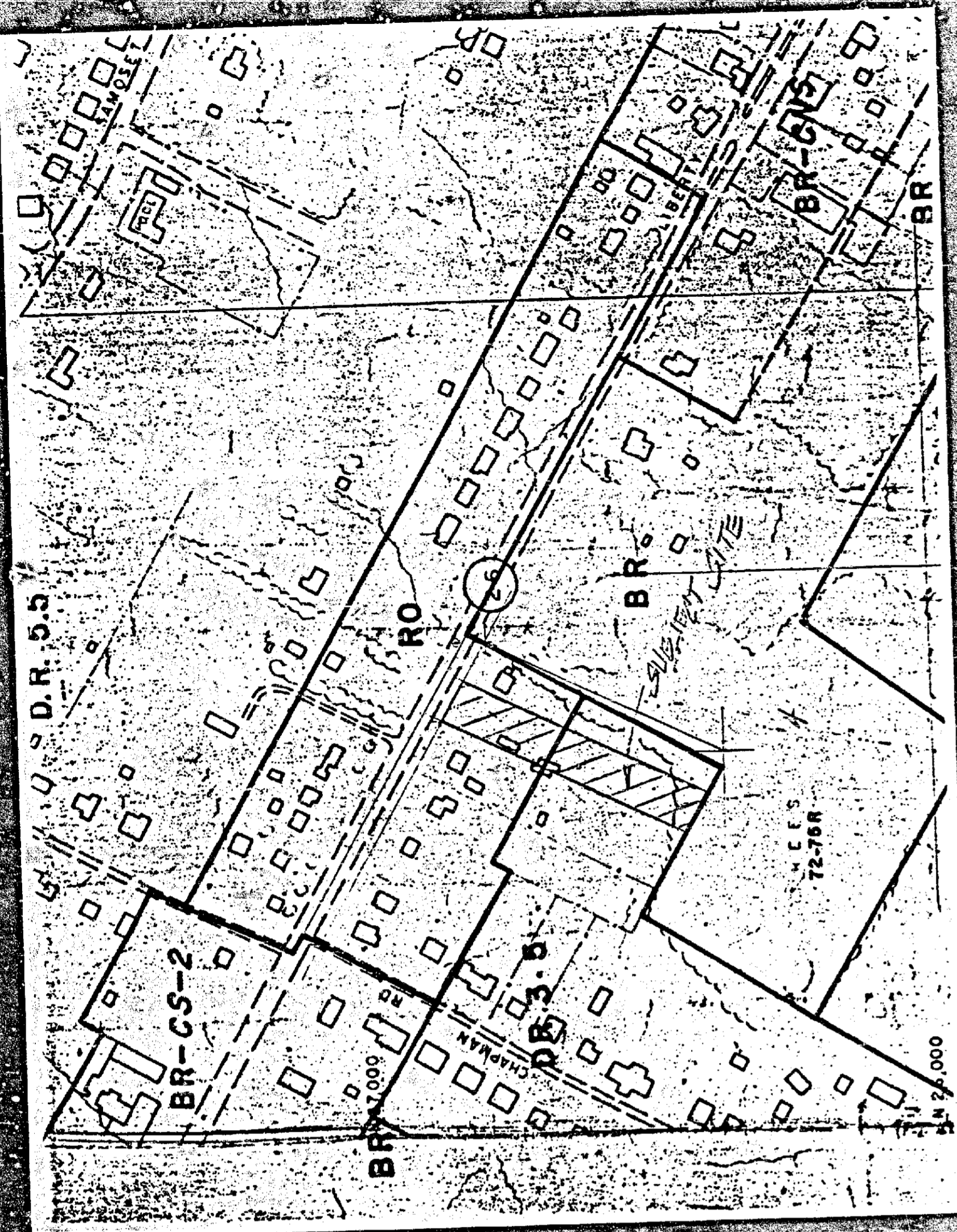
Date: December 3, 1986

SUBJECT: Reclassification Petitions - Cycle IV

This office is unable at this time to make comments regarding the seventeen properties listed for zoning reclassification without more detailed information on the attached plats.  
If you have any questions concerning this matter, you may contact Mr. Gerard A. Zitnik at 494-2762.

Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IF:pb



J. Michael Recher, Esquire  
Seiland and Jednorski  
25 West Chesapeake Avenue  
Towson, Maryland 21204

March 5, 1987

REVISED  
NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION  
SW/8 Liberty Rd., 460' SE of the c/l of  
Chapman Rd. (9207 Liberty Rd.)  
2nd Election District - 2nd Councilmanic District  
Steven R. Henderson, et ux - Petitioners  
Case No. R-87-252

TIME: 10:00 a.m.  
DATE: Tuesday, March 24, 1987  
PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 075866

DATE: 3/21/87 ACCOUNT: 01-615  
AMOUNT: \$ 100.00

RECEIVED FROM: STEVEN R. HENDERSON  
FOR: FILING FEE FOR RECLASSIFICATION

B 8051\*\*\*\*\*1000018 8278F

VALIDATION OR SIGNATURE OF CASHIER

*W. T. Hackett*  
Hackett, Chairman  
Board of Appeals

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd  
Posted for: Reclassification  
Petitioner: Steven R. Henderson, et ux  
Location of property: SW/8 of Liberty Road, 460' SE of Chapman Road (9207 Liberty Road)  
Location of Sign: NW front of 9207 Liberty Road

Remarks:  
Posted by: *S. J. Pate*  
Number of Signs: 1

Date of Posting: 3-3-87  
Date of return: 3-6-87

J. Michael Recher, Esq.  
John O. Seiland, Esquire  
Seiland and Jednorski  
25 West Chesapeake Avenue  
Towson, Maryland 21204

February 10, 1987

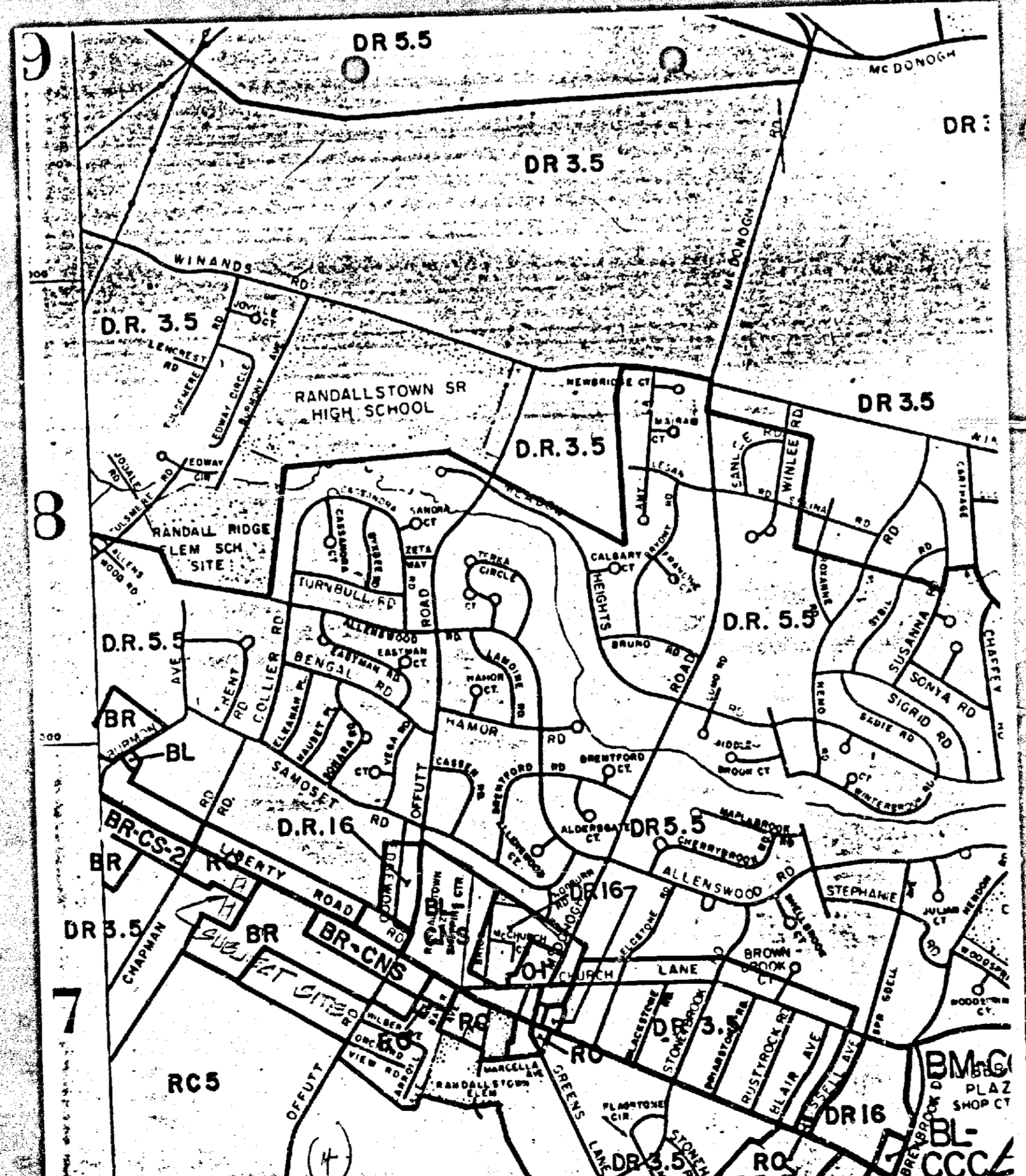
NOTICE OF HEARING  
RE: PETITION FOR ZONING RECLASSIFICATION  
SW/8 Liberty Rd., 460' SE of the c/l of  
Chapman Rd. (9207 Liberty Rd.)  
2nd Election District  
Steven R. Henderson, et ux - Petitioners  
Case No. R-87-252

TIME: 10:00 a.m.  
DATE: Thursday, March 19, 1987  
PLACE: Room 218, Courthouse, Towson, Maryland

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THE FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

cc: Mr. Steven R. Henderson  
Mrs. Linda L. Henderson  
17 Copper Corral  
Plattsmouth, Nebraska 68048  
People's Counsel for Baltimore County



PETITION FOR RECLASSIFICATION  
Case No. R-87-252

LOCATION: Southwest Side of Liberty Road, 460' Southeast of the Centerline of Chapman Road, 9207 Liberty Road

PUBLIC HEARING: Thursday, March 19, 1987, at 10:00 a.m.

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

To advise the property owner of the zoning of the property from the Zone and D.R. 1.2 Zone to a D.R. Zone and the zoning of the property.

ALL that parcel of land in the 2nd Election District of Baltimore County.

BEGINNING FOR THE SAME as a parcel located on the southwest side of Liberty Road 460 feet, more or less, from the centerline of Chapman Road, thence south to the southwest side of Liberty Road 80.00 feet, thence 02 South 30 degrees 50 minutes West 80 feet to the intersection of the extension of D.R. 3.5 Zone Line as shown on Baltimore County Zoning Map NW 71 and the southwest property line of the tract and the property line of the Zone Line thence 07 North 30 degrees 50 minutes East 80 feet to the intersection of the extension of the Zone Line thence 02 North 30 degrees 50 minutes East 80 feet to the place of beginning.

CONTAINING 0.99 acres of land, more or less.

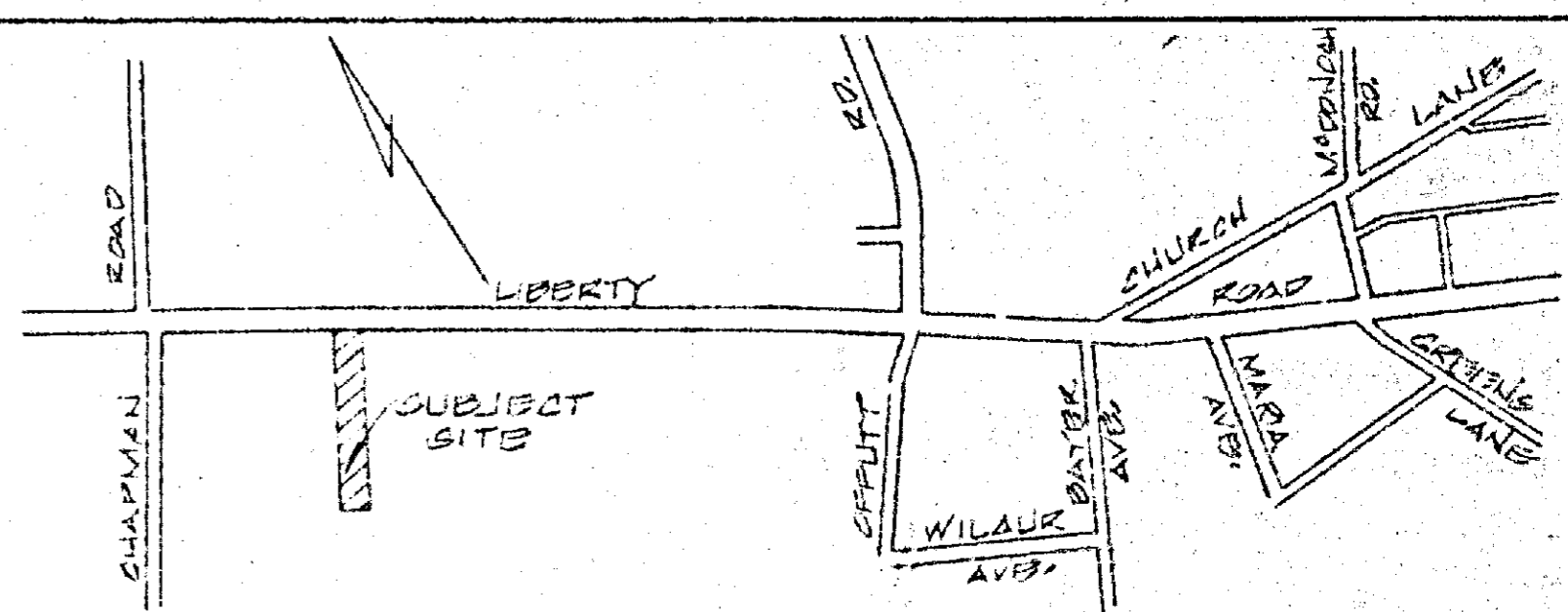
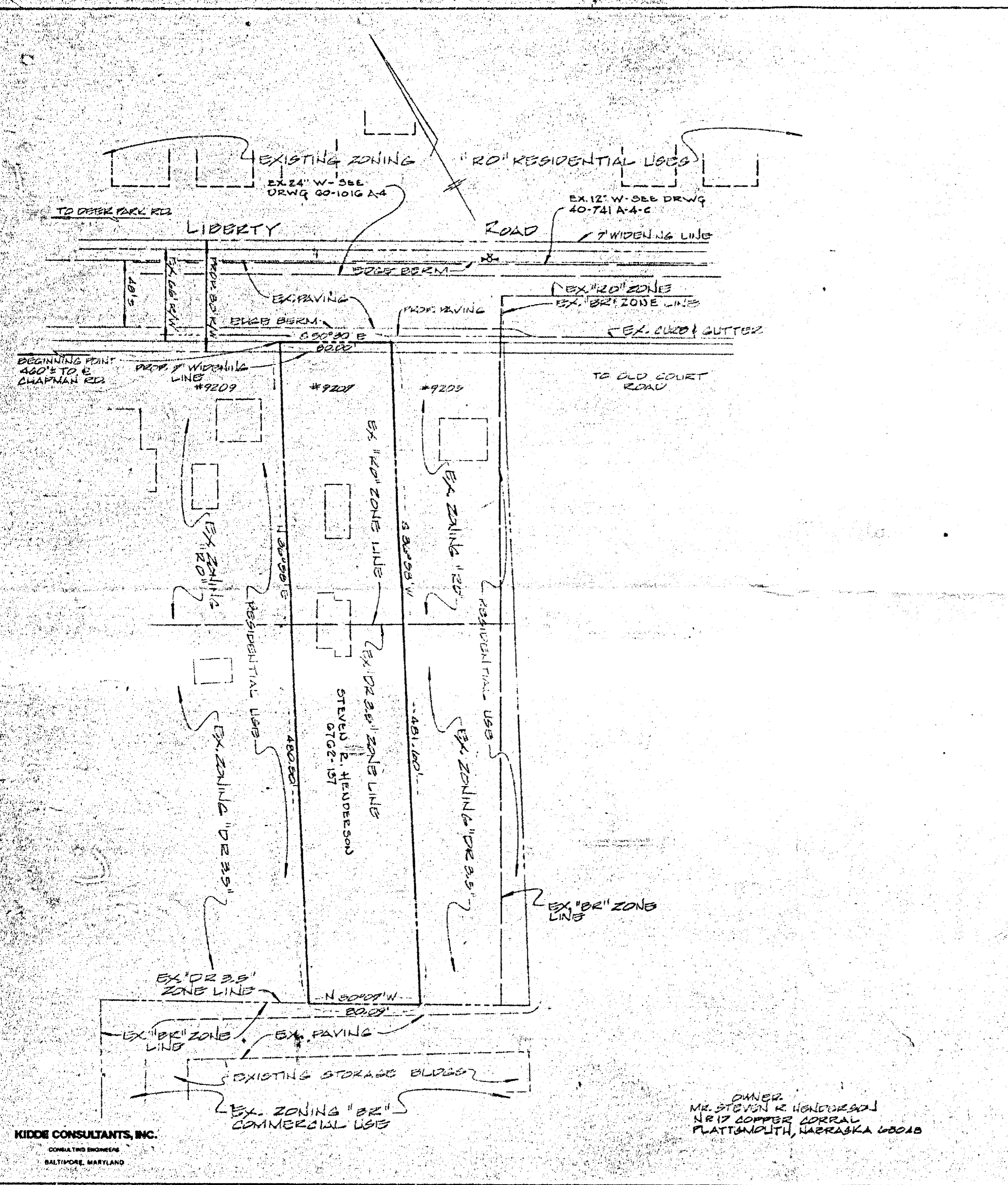
Being the property of Steven R. Henderson, et ux, as shown on the plat plan filed with the Zoning Department of Baltimore County.

By Order of  
WILLIAM T. HACKETT  
County Board of Appeals  
Baltimore County  
2082 Feb 26

CERTIFICATE OF PUBLICATION  
TOWSON, MD., February 26, 1987

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 February 26, 1987.

THE JEFFERSONIAN,  
*Susan Steudt*  
Publisher  
Cost of Advertising  
39.33



LOCATION PLAN  
SCALE 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY = 0.97 AC. ±
2. GROSS AREA OF PROPERTY = 0.94 AC. ±
3. NET AREA OF PROPERTY = 0.88 AC. ±
4. EXISTING ZONING OF PROPERTY "R0" & "DR 3.5"
5. EXISTING USE OF PROPERTY "RESIDENTIAL"
6. PROPOSED ZONING OF PROPERTY "BR"
7. CITY HAS PUBLIC WATER
8. SITE HAS PRIVATE SEWAGE SYSTEM
9. SITE IS LOCATED IN THE "GWYNNE FALL" DRAINABLE AREA



Item 4  
cycle IV

*J. D. B. 117*

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
AT  
9207 LIBERTY ROAD  
ELECTION DISTRICT 2 BALTIMORE CO., MD.  
SCALE: 1"=50'  
JUNE 10, 1986

OFFICE COPY

OWNER:  
MR. STEVEN R. HENDERSON  
NR 17 COPPER CORRAL  
PLATTSMOUTH, NEBRASKA 68048

KIDDE CONSULTANTS, INC.  
CONSULTING ENGINEERS  
BALTIMORE, MARYLAND

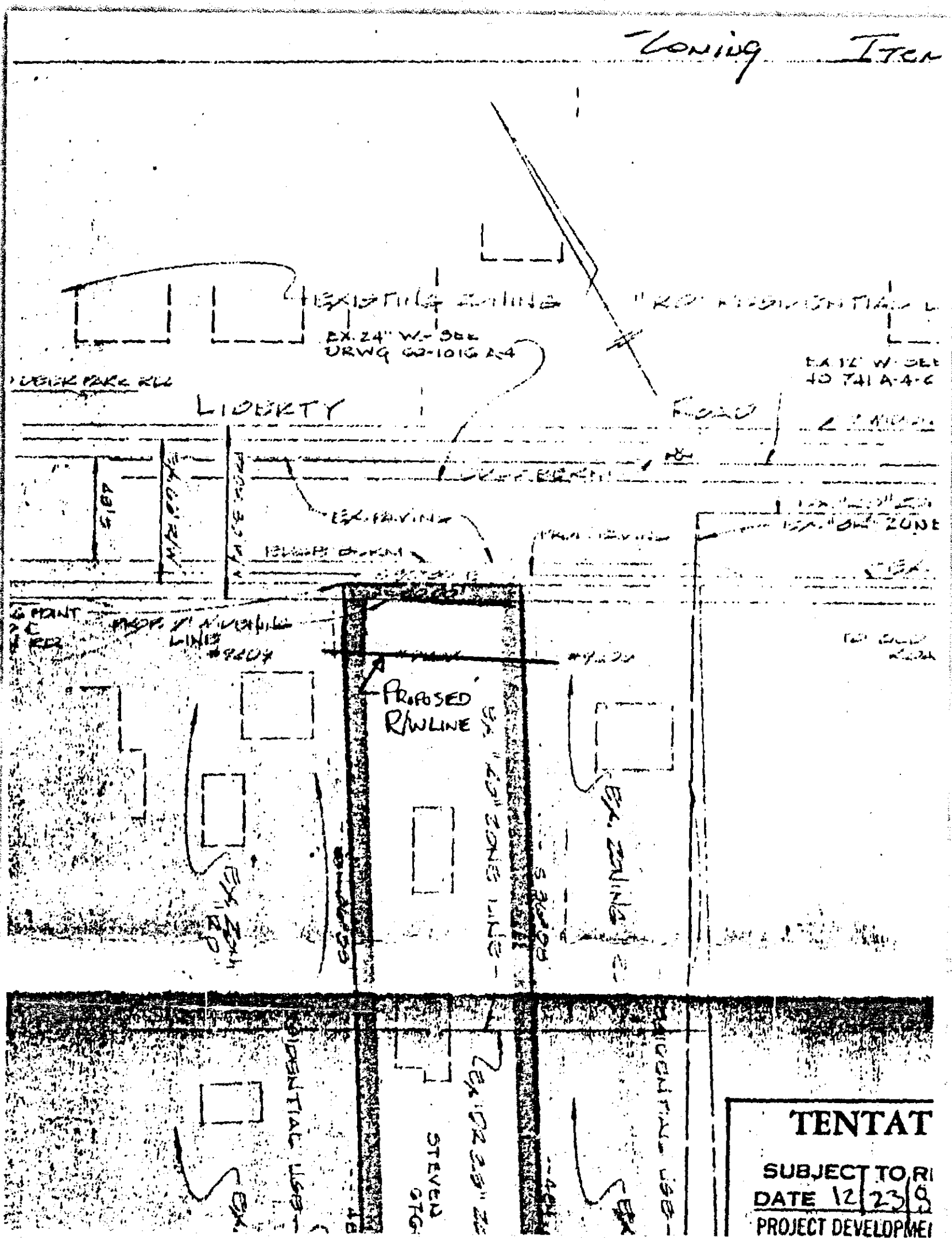
DESIGNED BY: R.L.B.  
DRAWN BY: R.L.B.  
CHECKED BY: R.L.B.

COUNCILMANIC DISTRICT 2

CENSUS TRACT 402305

J.D. B. 117

Landing Item



**TENTAT**  
 SUBJECT TO R/I  
 DATE 12/23/08  
 PROJECT DEVELOPMENT