

JAMES E. SPANER, P. E.
Wm. D. LUTHE, JR., P. E. & L. E.
B. ROTH, P. E.
WILLIAM R. BURCK, P. E.

JAMES E. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

May 11, 1967

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

Attention: Mr. George Gavrelis, Director
Mr. John Rose, Commissioner

RE: Liberty, Old Court, Church Lane
Liberty Tower Apartments

Gentlemen:

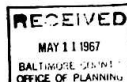
On April 27, 1967, plans for the referenced project were submitted for Joint Subdivision Committee review. Minutes of said meeting are available. On April 28, this office submitted 20 copies of the preliminary plan of the Liberty Tower Apartments showing a six-story elevator apartment building with a density of 155 units.

All the County Bureaus have completed their comments to this submission. We are interested in obtaining tentative approval to our site plan so that the Public Works Agreement may be finalized and building permits issued. It is important that we have your comments and approvals to complete our work.

The law firm of Sullivan & Pittler directed your attention to the Petition of Special Exception #5883-XV granting an extension for the yield of 155 units to December 3, 1968.

Your prompt decision and reply will be appreciated.

Very truly yours,
James S. Spaner
James S. Spaner



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Va. 6-6000

January 30, 1967

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Messrs. Sullivan and Pittler
One Charles Center
Baltimore, Maryland 21201

Attention: Allan J. Malester, Esquire

RE: Zoning Petition No. 5884
Special Exception for a Four (4)
Elevator Apartment Building
and Variance to Section 417.4

Gentlemen:

As per your request, I have reviewed the above referenced file, with regard to the density permitted by the zoning regulations at the time the petition was accepted for filing by this Office.

The Zoning Commissioner's Order, dated December 3, 1963, granted a Special Exception for four elevator apartment structures not higher than six stories. The density variance was considered unnecessary and was not granted.

At the time the petition was filed (March 27, 1963) the density regulations permitted a bonus of one-half family per acre per floor for each structure over three stories. I.e., "gross and net density shall not exceed respectively 16 and 18 families per acre, except that for any building over three stories there may be an increase of one-half family per acre per floor." Density calculations based on this method of computations would have permitted a net density of 459 families. However, since the regulations require that neither the net nor the gross density be exceeded, it appears that the gross density would be the controlling factor, as it would have yielded considerably less families per acre.

The Baltimore County Council approved amended density regulations which became effective (July 1, 1963) prior to the Zoning Commissioner's Order granting this Special Exception. Therefore, there seems to be some legal question as to whether or not

LAW OFFICES
SULLIVAN & PITTLER
1010 ONE CHARLES CENTER
CHARLES & LEDINGTON STREETS
BALTIMORE, MARYLAND 21201

May 11, 1967

TELEPHONE:
752-1022
AREA CODE 301

ROBERT L. WILSON, JR.
PRESIDENT
ALLAN J. MALESTER
MANAGING PARTNER
JAMES E. DYER
ASSOCIATE
THOMAS W. LEWIS
ASSOCIATE

Mr. James E. Dyer
Principal Zoning Technician
Baltimore County Office of
Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Zoning Petition No. 5884
Our File No. 6717

Dear Jim:

Enclosed herewith is a Xerox copy of your letter of January 30, 1967, in respect to the above captioned. At your convenience, I should like to discuss this matter with you. Looking forward to hearing from you, and with kind regards,

Yours sincerely,

Allan J. Malester
Allan J. Malester

AJM:cm

Enclosure

Messrs. Sullivan and Pittler
Attention: Allan J. Malester, Esquire
Page 2
January 30, 1967

any future building permits for this site will be subject to the amended density regulations. Basically the amended regulations permit a bonus for only one of the tallest buildings, which would reduce the bonus in this case from 12 to three families per acre.

Please do not hesitate to contact me if I can be of any further service in this matter.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/jdr

cc: Mr. Rose
Mr. Gavrelis

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Va. 6-6000

January 30, 1967

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Messrs. Sullivan and Pittler
One Charles Center
Baltimore, Maryland 21201

Attention: Allan J. Malester, Esquire

RE: Zoning Petition No. 5884
Special Exception for a Four (4)
Elevator Apartment Building
and Variance to Section 417.4

Gentlemen:

As per your request, I have reviewed the above referenced file, with regard to the density permitted by the zoning regulations at the time the petition was accepted for filing by this Office.

The Zoning Commissioner's Order, dated December 3, 1963, granted a Special Exception for four elevator apartment structures not higher than six stories. The density variance was considered unnecessary and was not granted.

At the time the petition was filed (March 27, 1963) the density regulations permitted a bonus of one-half family per acre per floor for each structure over three stories. I.e., "gross and net density shall not exceed respectively 16 and 18 families per acre, except that for any building over three stories there may be an increase of one-half family per acre per floor." Density calculations based on this method of computations would have permitted a net density of 459 families. However, since the regulations require that neither the net nor the gross density be exceeded, it appears that the gross density would be the controlling factor, as it would have yielded considerably less families per acre.

The Baltimore County Council approved amended density regulations which became effective (July 1, 1963) prior to the Zoning Commissioner's Order granting this Special Exception. Therefore, there seems to be some legal question as to whether or not

Messrs. Sullivan and Pittler
Attention: Allan J. Malester, Esquire
Page 2
January 30, 1967

any future building permits for this site will be subject to the amended density regulations. Basically the amended regulations permit a bonus for only one of the tallest buildings, which would reduce the bonus in this case from 12 to three families per acre.

Please do not hesitate to contact me if I can be of any further service in this matter.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/jdr

cc: Mr. Rose
Mr. Gavrelis

RE: PETITION FOR SPECIAL EXCEPTION
For a Elevator Type Apartment
Structures and Variance to Sec.
217.7 of Zoning Regulations -
N.W. Side Old Court Road 775'
N.E. Liberty Road, 2nd Dist.,
Liberty Road Plaza, Inc.,
Petitioner
BALTIMORE COUNTY
No. 5883-XV

The petitioner has requested a special exception for a elevator type apartment structures; 3 - 6 story apartment buildings and 1 - 8 story apartment building on property located on the north and west side of Old Court Road 775 feet northeast of Liberty Road, in the Second District of Baltimore County, and a variance to Section 217.7 of the Baltimore County Zoning Regulations to permit a net density of 29 families per acre instead of the net density of 29 families per acre.

Mr. George E. Gavrelis, Deputy Director of Planning on June 26, 1963, had the following to say:

"Subject property is situated with good relationship to the zoned and partially developed commercial area at Liberty Road and Greenbrook Roads. It is in close proximity to Liberty Road. There exists a multitude of shopping and community facilities in the neighborhood. From a planning viewpoint, the subject property meets all of the desirable locational factors which have been applied to high rise structures elsewhere in the County."

Mr. Gavrelis also reported that under the regulations existing at the time the subject petition was presented to the Zoning Commissioner, a total of 604 apartment units would have been permissible.

The petitioner does meet the requirements of Section 502.1 of the Zoning Regulations.

In order to permit elevator apartments on the subject property in compliance with the law in effect when the subject petition was presented to the Zoning Commissioner, elevator apartments should be permitted, but in no case shall any one structure have more than 6 stories.

For the above reasons the special exception should be granted.

It is this 31 day of December, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a elevator apartment structures, not higher than six stories, be and the same is granted from and after the date of this order, subject, however, to approval of the site plan by the State Health Commission, Bureau of Public Services and the Office of Planning and Zoning.

The variances requested are not necessary, therefore, not considered in this Order.

George E. Gavrelis
Zoning Commissioner of
Baltimore County

It is this 27th day of May, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the SPECIAL EXemption granted on December 3, 1963, be and the same is extended for a period of five (5) years, beginning December 3, 1963 and expiring December 3, 1968.

George E. Gavrelis
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
for four (4) elevator type apartment
structures, VARIANCE to Section
217.7 of the Zoning Regulations,
NW/5 Old Court Road, 775' NE
of Liberty Road
Second District
Liberty Road Plaza, Inc.,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5883-XV

ORDER OF DISMISSAL

Petition of Liberty Road Plaza, Inc. for special exception for four (4) elevator type apartment structures and variance to Section 217.7 of the Zoning Regulations on property located on the northwest side of Old Court Road, 775 feet northeast of Liberty Road in the Second District of Baltimore County.

Whereas hearing on the above captioned matter was held on March 25, 1964.
Whereas there were no protestants of record in appearance on the date of said hearing.

Whereas the attorney representing the protestants of record moved to dismiss his appearance and, therefore, the Board finds that there is no case to be decided before it.

It is hereby ORDERED this 7th day of April, 1964 that the said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ACTING CHAIRMAN

Note: Mr. Kaufman did not sit at this hearing.

RE: PETITION FOR SPECIAL EXCEPTION
for 4 Elevator Type Apartment
Structures and Variance to
Sec. 217.7 of Zoning Regulations -
N.W. Side Old Court Road 775'
N.E. Liberty Road, 2nd Dist.,
Liberty Road Plaza, Inc.
Petitioner - No. 5883-XV

Mr. John G. Rose,
Zoning Commissioner of Balto. Co.
County Office Building
Towson 4, Md.

Dear Mr. Rose:

Please enter an appeal in the above matter from
your decision of December 3, 1963, to the Board of Appeals of Baltimore
County on behalf of Joseph W. Zebot, complainant.

Joseph W. Zebot
701 Loyola Terrace,
Pikesville 8, Md.



PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Liberty Road Plaza, Inc. legal owner... of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for the zoning status of this land to be changed from its present zoning
classification of R-1 to a more appropriate one.

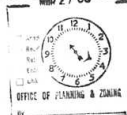
SEE ATTACHED PETITION

See Attached Description
and variance
under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for a...
as follows:

an apartment house, complex, consisting of a series of 2 and 3 story garden
apartment structures and a series of 1 elevator-type apartment structures (3-6
story and 1-8 story struc. a) and a variance to permit thereon a net density
of 36.43 families per acre instead of a net density of 29 families per acre
as allowed in Section 217.7 of the Baltimore County Zoning Regulations.

Contract purchaser
By Joseph H. Block, Legal Owner
Assistant Secretary
Address: 1410 Court Square Building
Address: 1410 Court Square Building

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day
of March, 1963, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 27th day of June, 1963, at 2:00 o'clock
P. M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 22, 1963

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: #5883-XV. Special Exception for a series of three
elevator-type apartment structures (two 14 stories
and one 20 story structure), and a Variance to permit
a net density of 36.43 families per acre instead of a
net density of 29 families per acre, Northeast side
of Old Court Road 775 feet Northeast of Liberty Road,
Being property of Liberty Road Plaza Inc.

2nd District

HEARING: Wednesday, June 26, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for Special Exception for three elevator apartment structures,
together with a variance to the density requirements. It has the follow-
ing advisory comments to make with respect to pertinent planning factors:

- The subject property is situated with good relationship to the road and partially developed commercial core at Liberty and Brentwood Roads. It is in close proximity to Liberty Road. There exists a multitude of shopping and community facilities in the neighborhood. From a planning viewpoint, the subject property meets all of the desirable local factors which have been applied to high rise structures elsewhere in the County.
- The Planning staff questions however, the suitability and propriety of the subject property for high rise apartment development within the terms of the variances being sought. Assuming that 15.3 acres is the net area of the tract, the following points are significant:
 - The property could be developed at a net density of 18 into a total of 276 garden apartments without Special Exception.
 - Under the most liberal interpretation of the Zoning Regulations (which would give a bonus of one-half family per acre for each floor proposed in the project, a total of 18 floors or a bonus of 24) the property with Special Exception could be developed at a total density of 42 families per acre with a resultant net yield of 644 apartment units.
 - Under a more restrictive amendment soon to be in effect this project could be developed with a density bonus applying only to the number of floors in the tallest structure. The 20-story building would yield a density bonus of 10, a permissible net density of 28, or a net yield of 430 apartment units.
- The Planning staff questions the issue which would justify a variance from the requirements of the Zoning Regulations to allow 900 apart-
ments on the subject property. In light of the density facts noted above, it appears that the apartment project as proposed will cause undue concentration of population.

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
Towson 4, Maryland

Date: June 26, 1963
TO: Mr. John G. Rose
Attention: Mr. James Dyer
FROM: Eugene J. Clifford
SUBJECT: Petition 5883-XV - Liberty Road Housing Development

Review of the "Rental Plan" dated May 24, 1963
accompanying subject petition results in the following
comments regarding traffic aspects at the proposed develop-
ment:

- Three points of access to the site are provided. The intersection at Church Lane at present has limited sight distance and prior improvements to the line and grade of Church Lane would be desirable. The intersection at Old Court Road would be suitable provided that the intersection is realigned and improvements made to the width of Old Court Road throughout the area. The point of access to the Liberty Road Shopping Center is oriented to the rear of the structures and at an extreme corner of the shopping center and, therefore, of questionable serviceability.
- The arrangement of the parking areas appears to be complex and would probably result in pedestrian-vehicular conflicts, and the remote location of the width of the apartments they would serve would contribute to internal congestion.
- The number of parking places is a minimum.

EXC:GN:ach

Eugene J. Clifford, Chief
Division of Traffic Engineering

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Oct. 10, 1963
Posted for: Petition for Special Exception for an Apt. House, consisting of three
elevator-type apartment structures (two 14 stories and one 20 story structure), and a Variance to permit a net density of 36.43 families per acre instead of a net density of 29 families per acre, Northeast side of Old Court Road 775 feet Northeast of Liberty Road, Being property of Liberty Road Plaza Inc.
Location of property: NW/5 of Old Court Rd. 775' NE of Liberty Rd.
Location of Sign: Sign placed at intersection of Old Court Rd. and Liberty Rd. on NW/5 of Old Court Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: October 10, 1963

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

Date: October 10, 1963

TO: Mr. John G. Rose
Attention: Mr. James Dyer
FROM: Eugene J. Clifford
SUBJECT: Petition 5883-XV
Liberty Road Housing Development

Plans for subject development dated September 13, 1963 and revised October 9, 1963 have been reviewed, and this review results in the following comments regarding traffic aspects of the proposed development. It was noted that considerable revision has been made, but that the property lines and points of access remain substantially as shown on the preceding plan dated May 24, 1963, upon which we commented June 26, 1963.

1. Three points of access to the site are provided. The intersection at Church Lane at present would have limited sight distance and prior improvements to the line and grade of Church Lane would be desirable. The location of and the sight distance at the Old Court Road access would be suitable provided that the intersection would be realigned and improvements made to Old Court Road throughout the area. The points of access at the rear of the Liberty Road Shopping Center buildings are at extreme corners of the shopping center and, therefore, accessibility is limited.

2. The arrangement of parking areas appears to be generally satisfactory although a few of the minimum number of spaces are quite far from the apartments they would serve. The access ramps to and the dimensions of the underground parking facilities serving Buildings A, B, C, & D are of minimum design to accommodate passenger vehicles.

Eugene J. Clifford
Eugene J. Clifford, Chief
Division of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 11, 1963

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: #5883-XV. Special Exception for an Apartment House,
complex, consisting of a series of two and three
elevator-type apartment structures (1-6 story
and 1-8 story structures) and a Variance to permit
therein a net density of 36.43 families per acre as
allowed by Section 217.7 of the Baltimore County
Zoning Regulations. Northeast side of Old Court Road
775 feet Northeast of Liberty Rd. Being property of
Liberty Road Plaza Inc.

2nd District

HEARING: Monday, October 21, 1963 (1:00 P.M.)

The Planning staff earlier made comments with respect to the subject
petition for the hearing which had been scheduled on June 26, 1963.
Since that time, an amended site plan has been prepared which reduces
the number of apartment units being sought and which contains a
mixture of elevator and garden apartment units. Although the Planning
staff questions again, the extent of the variances being sought, it
seems that interpretation of the regulations and the effective date
of amendments thereto must be made before definitive staff comments
can be given. The petition was filed prior to the date amendments
were made eliminating the "density bonus" for elevator apartments
to only the tallest building - as proposed in a petition. Must
this property meet the standards then in effect, or must it comply
with the standards now in effect?

GE:GN:ma

June 11, 1971

Robert L. Sullivan, Jr., Esquire
Suite 1010, One Charles Center
Charles Street and Lexington Street
Baltimore, Maryland 21201

RE: Petition for Special Exception and
Variance
NW 1/4 of Old Court Road, 775' NE
of Liberty Road - 2nd District
Liberty Road Plaza, Incorporated -
Petitioner
NO. 5883-XV

Dear Mr. Sullivan:

In reply to your letter dated May 27, 1970, in connection
with the above captioned matter, it is my considered opinion, based on
the representations therein, that your client has already begun to utilize
the Special Exception which was originally granted on December 3, 1968,
and extended to December 3, 1968, by the late John G. Rose.

If you have any further questions, please so advise.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

EDH/eri

SULLIVAN, WILLIAM E. SINGER

May 27, 1970

Personal

The Honorable Edward D. Hardesty
Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Liberty Towers - Elevator Apartments
Liberty and Old Court Roads
No. 5883-XV

Dear Mr. Hardesty:

This will confirm my oral discussion with you on
Monday last concerning the above captioned site on which a
Special Exception was granted by your predecessor, Mr. Rose,
in the Order issued by your office on December 1, 1968.

Your file will disclose that the Special Exception was
subsequently extended for a period not to exceed five years.

It has now been brought to my attention that some doubt
has been expressed by the architect for the client in connection
with the utilization of the Special Exception within the five-
year period allowable under the regulations.

Before proceeding with the completion of the final
drawings, plans and specifications, it has been deemed advisable
to review this matter with your office and to respectfully request
your interpretation of such utilization.

To assist you in reviewing the factual situation, we
submit the following information, which may be documented and
substantiated to the extent desired by you:

Informational letter from James S. Spamer & Associates
dated December 2, 1968 advising "processing of Public

The Honorable Edward D. Hardesty
May 27, 1970
Page Two

Works Agreement"; submission for County review
and subsequent approval on October 24, 1968 of
the plan for Preliminary Grading and Soil Sediment
Control"; comments of the Board of Public Services
dated November 20, 1968; subsequent issue of Grading
Permit No. G-1060 (see attached receipt); the
issuance by the County of a notice "Building Permit
Has Been Applied For"; and the staking out of the
lot on December 2, 1968, concurrently with the
posting of the notice.

See copy of above referred to letter attached hereto.

See also copy of letter dated May 21, 1970 from
Mr. Spamer to me together with copy of the plat
referred to in the second paragraph. In addition
to the preliminary site work which has thus far
been accomplished by the engineer on the job,
there has been previously completed the preliminary
plans and specifications by the architect, on the
basis of which a conditional commitment has been
received by the developer from F.H.A.

We are now at a point to conclude the preparation of
the final plans and drawings and pick up the conditional commit-
ment for the purposes applied for.

Test borings, as well as soil tests, have heretofore
been made and completed. All required deposit fees of the F.H.A.
have been paid.

Another factor which may be of some assistance to you
in resolving this matter favorably is the previously existing
lack of water to the proposed site. A denial was issued in
October of 1967 by the City of Baltimore based upon the problem
of distribution in the area. According to the records of the
architect, the denial was lifted by a Mrs. Smith (Department of
Public Works for Baltimore County) in July of 1968, and based
upon a reading of the zoning regulations, it would appear that
an additional extension would have been permitted not to exceed
18 months had the same been applied for.

The Honorable Edward D. Hardesty
May 27, 1970
Page Three

In this case, however, it does appear to us that the
client has utilized the Special Exception heretofore granted by
performing a substantial amount of work, engineering, architectural
drawings and F.H.A. applications, together with the site improve-
ment already referred to.

We trust that we may hear from you promptly on this
matter since all work has been temporarily suspended pending your
interpretation of these facts.

Should you need any further information, please feel
free to call me.

Respectfully yours,

Robert L. Sullivan, Jr.
Robert L. Sullivan, Jr.

RLS,Jr:jrc
Enclosures

W. O. LUTHE, JR., P.E., L.S.
- SEPT. 1968 -
CHARLES E. STARR, L.S.
JOHN G. WHITE, L.S.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

December 2, 1968

Sullivan and Partner Law Office
One N. Totten, Esquire
1010 The Charles Center
Baltimore, Maryland 21201

Re: Liberty Tower Apartments
No. 5883-XV

Dear Sirs:

For the referenced apartment project located on Church Lane and
Old Court Road in District 2, Baltimore County, Maryland:

1. The Public Works Agreement is being processed.
2. This office submitted the required "Preliminary Grading and Soil Sediment
Control" Plan for County review and approval on November 24, 1968.
3. Comments were received by letter dated November 20, 1968 and signed by
Mr. Thomas A. Baker.
4. The Plans for "Grading Permit Purposes" dated November 24, 1968 were
received by the Bureau of Planning of Baltimore County. A Plan No. 01-59
was paid to Baltimore County, Maryland - Department of Permits and
Licenses - for permit to "process" under No. 5883.
5. The County issued a 9" x 12" cardboard notice "Building Permit Has Been
Applied For" Application #372, District 2, Date 11-29-68.
6. On December 2, 1968 the position of the structure was staked out on the lot,
the boundaries of the lot were staked and the notice was posted on the
front of the lot.

All work was performed as expeditiously as possible consistent with
the requirements of the various bureaus of Baltimore County, Maryland.

Very truly yours,

James S. Spamer
James S. Spamer

cc/rls

Enclosures

NO. C 5280 TOWSON, MARYLAND 21204
CASH SLIP RECEIPT DATE 12/2/68

CHECK ITEM	ITEMS	CODE	FEE
Assessment Deeds	01.201		
Taxes	01.204		
Electrical Ass. Board Licenses	01.221		
Planning Board Licenses	01.222		
Subcontract & Contractors Permit	01.224		
Traveling Vehicles Licenses	01.233		
Day Licenses	01.234		
Refuse Collectors' & Disposalers' Permits	01.235		
Elevator Licenses	01.236		
Fire Prevention Code	01.237		
Tractor Permits	01.238		
Amusement Device Penalties	01.304		
Day License Penalties	01.305		
Sign Applications	01.607		
Electrical Ass. Board Examination Fees	01.609		
Electrical Ass. Board Test Code School	01.610		
Code of Building Code Books	01.624		
Taxidermy	01.631		
Control of Day Businesses	01.632		
Proclamation Tests	01.635		
Logging & Drilling Establishment Permit	01.637		
Large Licenses	01.920		
Electrical Permits	01.240		
Water Applications (See Reverse Side)	01.605		
State of Plumbing Code Books	01.711		
Sanitary House Connection Applications	01.603		
Plumbing Permit Application	01.603		
Sanitary Drain Permit Application	01.603		
Storm Drain Application	01.203		
Septic Tank Permits	01.202		
Gas Permit Applications	01.201		
Sanitary Service Charge proposed	01.601		
Sanitary Area Connection Charge	01.607		
Water Area Connection Charge	01.603		
Storm Drain Supply Account	01.710		
Water Distribution Account	01.604		
Building Permit Applications	01.221		

TOTAL (Please check payable to Baltimore County, Md.)

Description

GERARD J. DIETZ, DIRECTOR

APPLICANT'S COPY

BY

This is not a Permit or License and does not authorize construction of any kind.

W. O. LUTHE, JR., P.E., L.S.
- SEPT. 1968 -
CHARLES E. STARR, L.S.
JOHN G. WHITE, L.S.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

21 May 1970

To: Mr. Robert Sullivan, Attorney

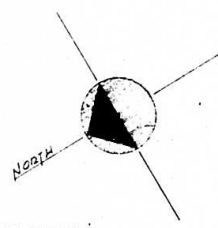
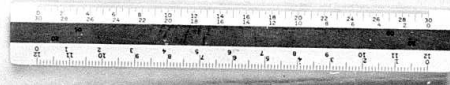
From: James Spamer

Subject: Liberty Towers Apartments - District #2, Baltimore County, Maryland

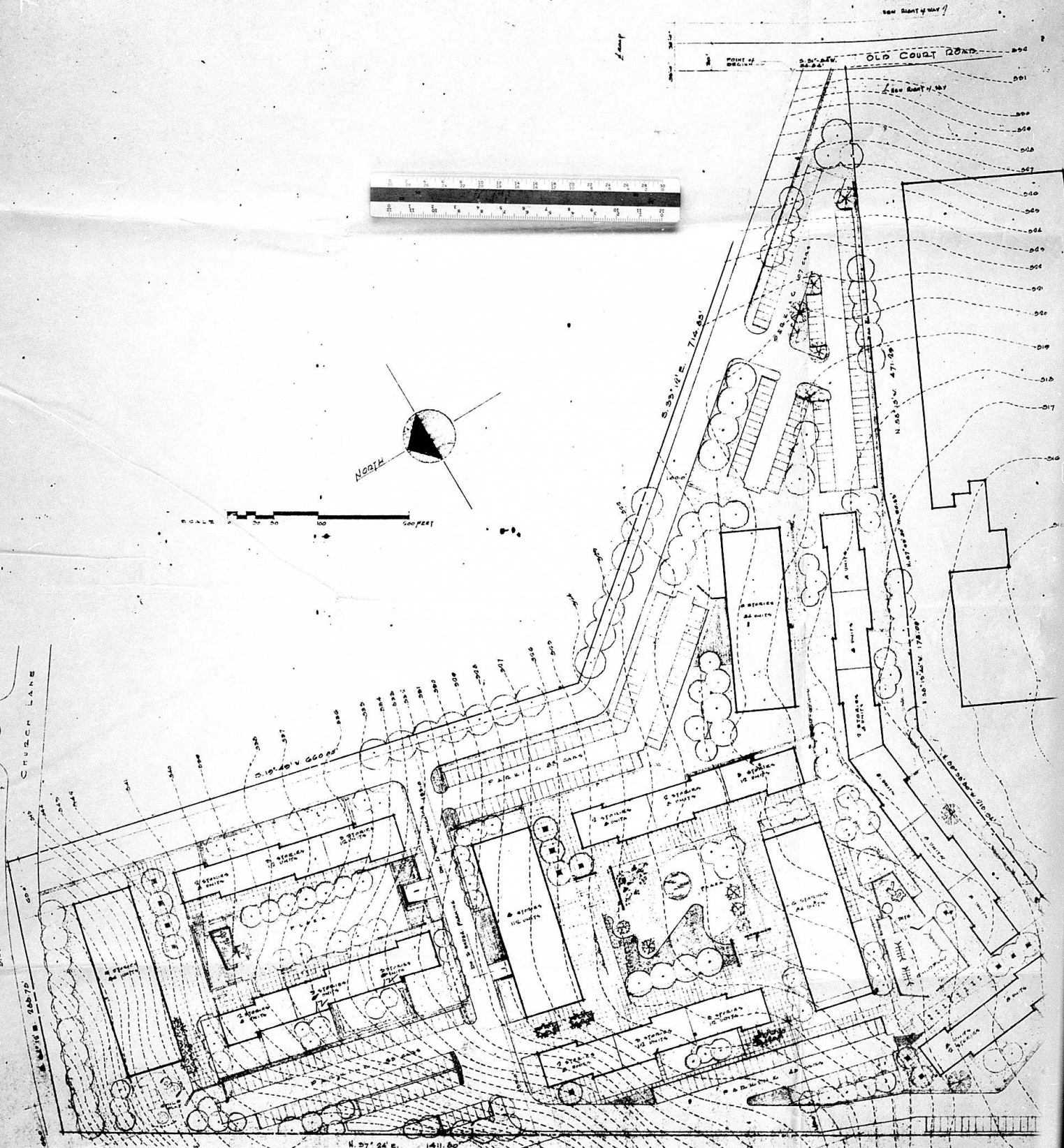
Today at 3:45 P.M. Mr. Harry Plimack called me from New Jersey requesting
that I contact you at exactly a P.M. Mr. Plimack indicated that you would be
meeting with Messrs. Fred Bailey and Donald Shooker on matters concerning sub-
ject project.

In November 1968, I personally applied for and obtained a grading permit
for the subject site. A plat was prepared by this office on November 25, 1968,
and a permit issued on December 2, 1968. On December 3, 1968, Mr. John G.
White, Jr., of this office placed the permit sign on the premises. The sign
was placed on the northeast most corner of Building #600, along a series of
stakes provided for foundation grading and test boring holes.

On December 10, 1968, Baltimore County Bureau of Permits, telephoned this
office and informed Mr. T. Scott Reardon, Jr. that an extension of the permit
(now one year old) was required. Mr. Reardon contacted Mr. John White of the
Plans and Review Section of the Department of Permits and Licenses. Mr. White
wrote to Anne Plastering Company, Inc. (Mr. Harry Plimack) to renew the permit.
On December 18, 1969, BUREAU OF PERMITS for subject site was issued to the
Anne Plastering Company, Inc., 15 Madison Street, Newark, New Jersey - 07102.
This Permit was extended until December 13, 1970. The Permit was signed by
Joseph N. Nolan, Chief of Buildings Review Division.



SCALE 0 50 100 200 FEET

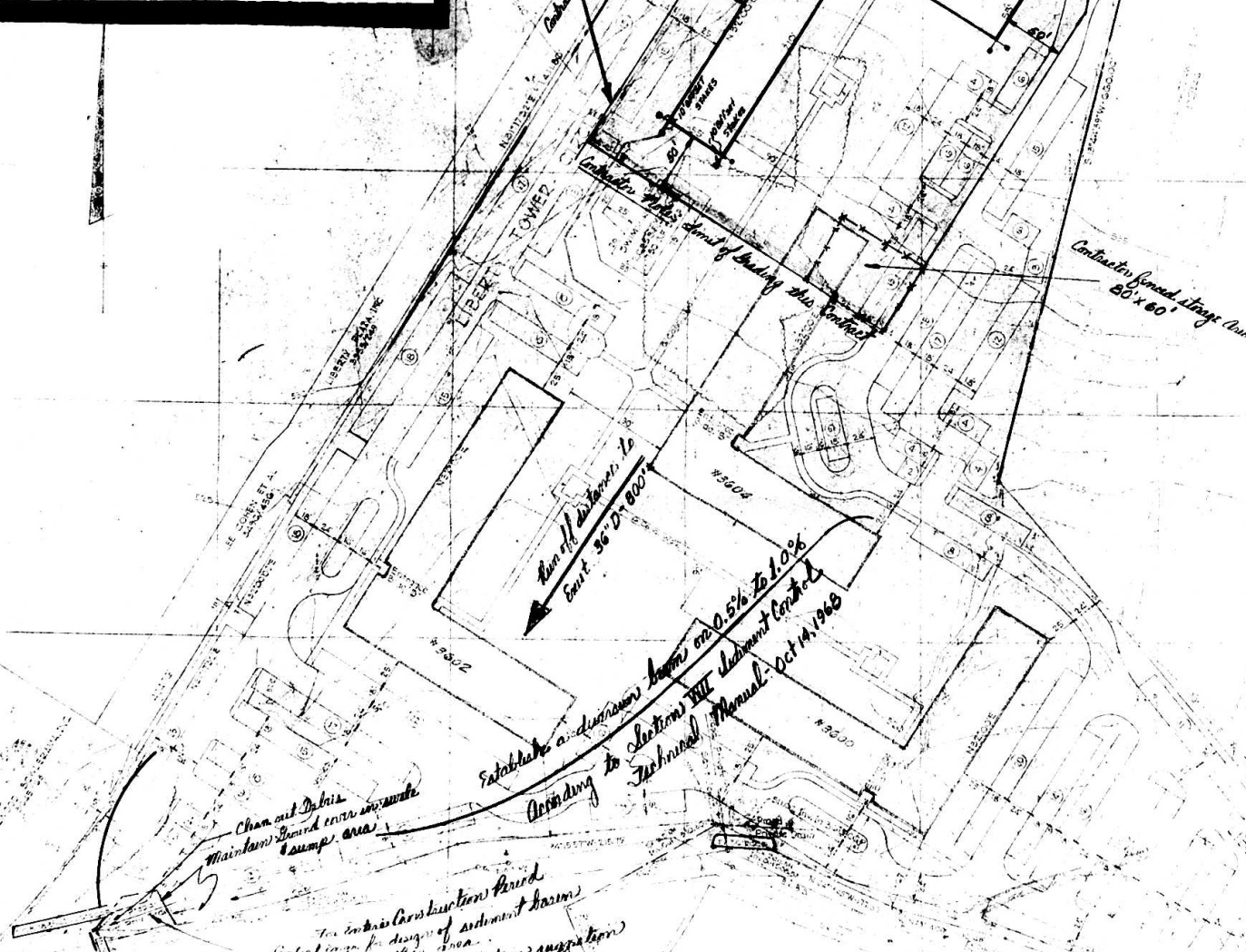


Liberty Tower Apartments

Sheet No. 1 of 2

1. The existing ground surface of the site is shown by the solid line and the proposed grading is shown by the dashed line.
2. The proposed grading is shown by the dashed line and the existing ground surface is shown by the solid line.
3. The proposed grading is shown by the dashed line and the existing ground surface is shown by the solid line.
4. The proposed grading is shown by the dashed line and the existing ground surface is shown by the solid line.
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9. The proposed grading is shown by the dashed line and the existing ground surface is shown by the solid line.
10. The proposed grading is shown by the dashed line and the existing ground surface is shown by the solid line.

on trial sections will be the responsibility of the building's architect.



Plan for Grading Permit Purposes - Nov. 26, 1968
 Application No. 1750 Fund. 12/2/68. Posted 12/19/68

Plan for Preliminary Grading & Soil Sediment Comments and Approvals

Liberty Tower Apartments - Church Lane & Old Court Road
 2nd Dist. II Councilman Dist. - Baltimore County, Md.
 Scale: 1" = 50' Date: Oct. 22, 1968

Note: Building #3606 Liberty Tower Arch. to be started Nov. 29, 1968
 Architects - Paul Lindberg Dec. 2, 1968

See comments on this grading & sediment control plan
 letter dated Nov. 20, 1968 Signed: Doug A. Rivers

Primary enforcement and field inspection of the grading and erosion control measures will be the responsibility of the Building's Engineer Department.

[illegible]

DISTRICT 04
 RESIDENTIAL, 4 OR 5 STORY ELEVATOR APARTMENT BUILDINGS
 ADDRESS: 14TH STREET, 5000 - 15144
 TOTAL SQ. FT. 450,000
 PARKING: 1,000 - 1,500 SPACES
 PROVIDING THE GRADING (TYPICAL) (SEE SPEC.)
 ALL BUILDING 1 WITH 150'
 DISTRICT 1575
 ALL BUILDING SEPARATE TO CONFORM TO A MINIMUM HEIGHT REGULATION
 TO BE DETERMINED BY THE CITY ENGINEER.

See comments on this grading & sediment control plan
letter dated Nov 20, 1968 Signed: George A. Kuers

