

73-216-2A PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Richard Newcity

X or we, Richard Newcity, legal owners, 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 DR 3.5 zone to an BL zone; for the following reasons:

An error was committed by the Planning Board and the County Council in not considering additional commercial frontage along the northeast side of Liberty Road between Lyons Mill Rd. & Deer Park Road, although there are numerous commercial uses in existence at the time of the adoption of the map. The Council further erred by creating "Spot commercial zoning" along the northeast side of Liberty Road rather than extending a 300' deep strip of "BL" zoning from Deer Park Road to Lyons Mill Rd. The Council & Planning Board further erred by considering the Liberty Road frontage to remain residential while increased residential construction in the area requires more commercial frontage on an arterial road such as Liberty Road.

2. Variance from Section 232.3 - To permit a rear yard of 4' instead of the required 10' for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Retail Antique Sales.

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

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

Contract purchaser: Richard Newcity
Legal Owner
Address: RD #2 Box 209
OWINGA MILL MD 21117
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this 13th day

of October, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1973 at 1:00 o'clock.

Richard L. Smith
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

RE: PETITION FOR SPECIAL EXCEP...ON AND VARIANCE
NE/S of Liberty Road, 2100' NW of Deer Park Road - 2nd District
Richard Newcity, et al - Petitioners
NO. 73-216-RA (Item No. 32)
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioners request a Reclassification from a D, R, 3.5 Zone to a P, L, Zone and a Variance to permit a rear yard of four (4) feet in lieu of the required twenty (20) feet for a parcel of property containing 0.56 of an acre of land, more or less, located on the northeast side of Liberty Road, 2100 feet northwest of Deer Park Road, in the Second Election District of Baltimore County.

Further evidence indicated that there are many commercial uses along this strip of Liberty Road, but said properties are not zoned commercially, as they enjoy a non-conforming status. A large B, R, tract, approximately 130 feet to the south, is presently being used as a recreational vehicle sales operation, and approximately 300 feet to the north is an area zoned B, L, which is being used commercially.

Mr. Wesley Heilman, on behalf of the Greater Randallstown Community Council, cited traffic, etc., in protest of the subject Petition. Further, he went on to say that he felt that there were no necessitated changes needed in the Randallstown area because of the aforesaid problem.

Testimony with reference to the request for a Variance indicated that the shape of the property, its topography, and the proposed septic system would create a practical hardship or unreasonable difficulty, if the strict interpretation of the Baltimore County Zoning Regulations were adhered to.

MICROFILMED

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted on March 24, 1971, is in error in classifying the subject property a D, R, 3.5 Zone. The anticipated use of an antique shop would not be detrimental to the health, safety and general welfare of the community. Furthermore, in reviewing the Comprehensive Zoning Map, as adopted, it is obvious to the Zoning Commissioner that this strip along Liberty Road between the aforementioned B, R, and B, L, tracts should all be zoned commercially. The northern boundary of this commercial strip should be the existing B, L, Zone, that being the cutoff point of the commercial zoning along Liberty Road, in this vicinity and to the north.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of January, 1974, that the property should be and the same is reclassified from a D, R, 3.5 Zone to a B, L, Zone and that the Variance to permit a rear yard of four (4) feet in lieu of the required twenty (20) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Richard L. Smith
Zoning Commissioner of Baltimore County

-2-

MICROFILMED

IN RE: RICHARD NEWCITY and EFREM POTTS; 10116 LIBERTY ROAD, RANDALLSTOWN, MD. RECLASSIFICATION FROM A "DR 3.5" TO "BL" ZONE
Petitioner
BEFORE THE ZONING DEPT. OF BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF REQUEST FOR RECLASSIFICATION OF SUBJECT PROPERTY

Richard Newcity and Efrem Potts, legal owners, allege and aver that the original zoning designated for the subject property is in error in that:

1. The Council & Planning Board erred by creating "Spot Commercial Zoning" along the northeast side of Liberty Road rather than extending a 300' deep strip of "BL" Zoning from Deer Park Road to Lyons Mill Road.
2. The Planning Board & Council further erred in that they failed to consider the continued expansion of residential areas from farm land in the Deer Park - Lyons Mill Area which in turn requires additional commercial uses to support these areas, particularly along an arterial road such as Liberty Road.
3. And for such other and further reasons as may be set forth at the time of any hearing hereon.

Richard L. Smith
Richard L. Smith, Agent for Richard Newcity and Efrem Potts

MCA

MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0800

DESCRIPTION

0.56 ACRE PARCEL, NORTHEAST SIDE OF LIBERTY ROAD, NORTHWEST OF DEER PARK ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "BL" Zoning.

Beginning for the same at a point in the center line of Liberty Road, at the distance of 2100 feet, more or less, as measured northwesterly along said center line from its intersection with the center line of Deer Park Road, said beginning point being at the beginning of the last line of the land conveyed to Richard A. Newcity and others by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 5068, page 324, running thence binding on said center line and on said last line, (1) N 52° W 81.92 feet, thence along a part of the first line of said land, (2) N 36° 01' E 300.18 feet, thence (3) S 52° E 81.92 feet, and thence binding on a part of the third line of said land, (4) S 36° 01' W 300.18 feet to the place of beginning.

Containing 0.56 of an acre of land, more or less.

HCW:mp

J.O. 7112

September 4, 1972

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Land Use Planning ■ Reports

LAW OFFICES
PRENNAN AND MATZ
PROFESSIONAL ASSOCIATION
Suite 700
303 EAST FAYETTE STREET
BALTIMORE, MARYLAND 21202

TELEPHONES
LEWISTON 7-5805
PLAZA 2-1647

February 19, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 32
Property Owners: Richard Newcity and Efrem Potts
Location: N/E/S of Liberty Rd., 2100'W. of Deer Park Road

Dear Mr. DiNenna:

Kindly enter my appearance as attorney for the property owners in the above referred to matter. When this case is assigned for hearing, I would appreciate being notified of the hearing date.

Very truly yours,

Jacob Matz

JM:smc



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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. BORDA, M.D., M.P.H.
DEPUTY HEALTH AND ZONING DEPT. IN CHARGE

May 26, 1972

Mr. Richard A. Newcity
R. D. #2
Box 209
Owings Mills, Maryland 21117

Re: 10116 Liberty Road, election district 2

Dear Mr. Newcity:

A representative of this office, Mr. Marvin H. Cook, evaluated the soil on the subject property. The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
a	5 minutes	6 feet	Clay 0 ft. - 5 ft. Mica schist 5 ft. - 12 ft.
b	---	---	Clay 0 ft. - 5 ft. Mica schist 5 ft. - 12 ft.

Based on the soil evaluation, the design criteria, and the attached plot plan, approval will be granted for the installation of the following:

2000 gallon septic tank, (6) 4" x 4" distribution box, (2) plugged outlets and (4) four 10 ft. by 12 ft. seepage pits (minimum 10 ft. below inlet) as per plot plan.

Under Section 701.5, Baltimore County Plumbing Code, a plumbing permit is required for the installation.

Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Very truly yours,

William M. Greenwalt
William M. Greenwalt, R.S., Director
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

WMC/HMC/ak

cc: Mr. Andrew Gravett

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

Richard Newcity
R.D. #2 Box 209
Owings Mills, Maryland 21117

RE: Petition for Reclassification
N/E/S of Liberty Road,
2100' N/W of Deer Park Road
Second District
Richard Newcity - et al - Petitioners
Item No. 32
Fourth Zoning Cycle

Dear Mr. Newcity:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northeast side of Liberty Road, approximately 2100 feet northwest of Deer Park Road, in the Second District of Baltimore County.

This D.R. 3.5 zoned property, which contains 0.56 acres of land, is currently improved with an existing two (2) story dwelling and is adjacent to residential properties on either side of this site. Business "backside" (B.R.) zoning exists approximately 130 feet south of the subject site on the same side of Liberty Road, which is improved with the Charlie's Camping Center, Inc. Should this petition be granted, there would be an adverse piece of residential property between these two (2) sites.

The plan, as submitted, indicates that the existing two (2) story dwelling is to remain and that a proposed retail building is to be built approximately 130 feet from the edge of Liberty Road. The proposed structure is a "U" shaped building that would be used as an antique shop.

The petitioner is advised that the setback, as indicated on the submitted site plan, would require a Variance for either a side yard or a rear yard, depending on the orientation of the building.

Mr. Richard Newcity
Page Two
October 13, 1972

to the road. The petitioner is also advised to familiarize himself with the comments of the State Highway Administration, Department of Traffic Engineering, Baltimore County Fire Department, and the Health Department. The revised site plan shall also indicate the location of all existing structures and locations of entrances within 200 feet of the property.

The petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15, 1973 will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJJ:vtc

Enclosures

MICROFILMED

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DIVER, P. E., CHIEF

October 20, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Richard Newcity and Efram Potts
N/E/S Liberty Rd., 2100' N/W of Deer Park Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. from D.R. 3.5 to B.L.
District: 2nd No. Acres: 0.56 acre

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

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

As there are no County roads or public water, sanitary sewer or storm drains affected by the plat, this office has no further comment in regard to the plat as submitted for review by the Zoning Advisory Committee.

Private onsite water and sewer facilities are proposed for this site.

Very truly yours,

Ellenworth H. Diver
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:SAH:MAK:ms

PP-418 Key Sheet
33 NW 42 Position Sheet
NW 9 K Topo

MICROFILMED

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MULLER
DEPUTY TRAFFIC ENGINEER

October 30, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning IV
Item 32 - ZAC - Oct. 72 to Apr. 73
Property Owner: Richard Newcity and Efram Potts
Liberty Road NW of Deer Park Road
Reclass. from DR 3.5 to BL
District 2

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 3.5 to BL. As presently zoned, this site would generate approximately 20 trips per day. The proposed zoning for this site would generate approximately 250 trips per day.

It must be pointed out that Liberty Road has severe traffic problems and is an area of numerous complaints from the citizens to this department.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



State Highway Administration
September 28, 1972

Harry R. Hughes
Secretary
David H. Fisher
Administrator

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland

Attn: Mr. John J. Dillon

Re: Z.A.C. meeting 10/3/1972
Reclassification
Owner: Richard New City and Efram Potts
Location: N/E/S Liberty Road
(Route 26) 2100' N/W of Deer Park Road - Present Zoning: D.R. 3.5
Proposed zoning: Reclass from D.R. 3.5 to B.L.
District 2 - Acres: 0.56

Dear Mr. DiNenna:

The entrance channelization indicated on the subject plan is acceptable to the State Highway Administration. However, the proposed right of way is 82' in width.

The entrance location is in an area of poor stopping sight distance due to the vertical alignment of Liberty Road. Due to the narrow frontage and existing buildings, the entrance location cannot be changed.

Access will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
John E. Mayers
John E. Mayers
Asst. Development Engineer

CL:JEN:mk



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204
610-7916

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Richard Newcity and Efram Potts
Location: N/E/S Liberty Road, 2100' N/W of Deer Park Road
Item No. 32 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

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 of 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 operations.
- (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 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John E. Mayers* Noted and Approved: *John E. Mayers*
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 29, 1972

DONALD J. PLOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification of Newcity/Potts Property, Zoning Advisory Committee Meeting, September 26, 1972 are as follows:

Property Owner: Richard Newcity and Efram Potts
Location: N/E/S Liberty Road, 2100' N/W of Deer Park Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to B.L.
District: 2
No. Acres: 0.56

The proposed water well must be relocated to an approved location.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

October 5, 1972

G. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
DEPUTY DIRECTOR

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on "Reclassifications" Zoning Advisory Committee Meeting, October 3, 1972 are as follows:

Property Owner: Richard Newcity and Efram Potts
Location: N.E.S. Liberty Road, 2100' N.W. of Deer Park Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification from D.R. 3.5 to B.L.
Districts: 2
No. Acres: 0.56 acres

When any structure is to be constructed, the Petitioner shall comply with the requirements of the Baltimore County Building Code and the Maryland Building Code.

Sincerely,

G. Elmer Hoppert, Jr.
G. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1972

Mr. S. Eric Stenham
Zoning Commissioner
County Office Building
Towson, Maryland 21204

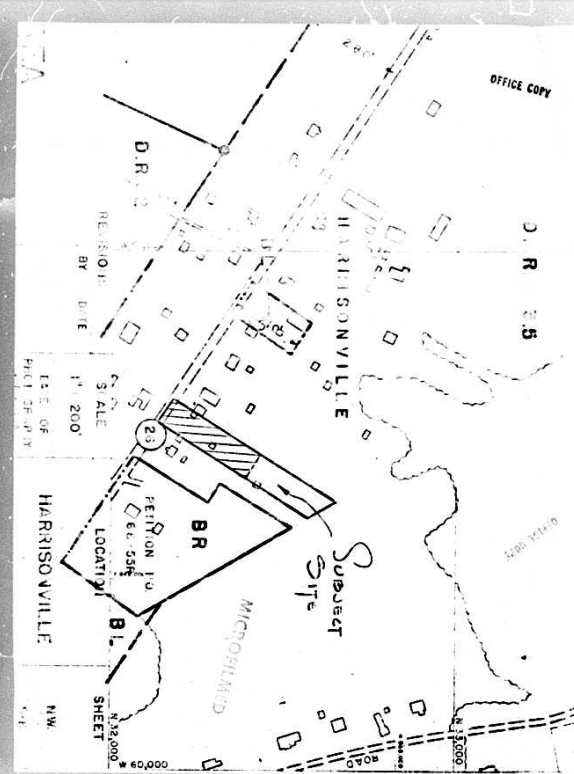
Re: Item #22
Property Owner: Richard Newcity and Efron Potts
Location: NW/4 Liberty Road, 2100' NW of Deer Park Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reelass from D.R. 3.5 to B.L.

Districts 2
No. Acres: 0.56 acres

Dear Mr. Stenham:

The acreage is too small to have any adverse effect on the student population with either D.R. 3.5 or B.L. zoning.

Very truly yours,
W. Rich Peterson
Field Representative



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by:			Revised Plans:		Change in outline or description		Yes		
Previous case:			Map #				No		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 10-24-1972
 Posted for: Reclassification and Variance
 Petitioner: Richard Newcity
 Location of property: NW/4 Liberty Rd. 2100' NW of Deer Park Rd.
 Location of Sign: 113
 Remarks: Charles H. Peterson
 Posted by: Charles H. Peterson Date of return: MARCH 2, 1973

LEGAL
 PETITION FOR RECLASSIFICATION AND VARIANCE
 ZONING: From DR. 3.5 to B.L. Zone.
 Location: Northwest side of Liberty Road 2100 feet, more or less, Northwest of Deer Park Road.
 DATE & TIME: WEDNESDAY, MARCH 15, 1973 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.

CERTIFICATE OF PUBLICATION

Req. # 2062
 Pikeville, Md., Feb. 22, 1973.
 IS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikeville, Baltimore County, Maryland, once in each of one time before the 14th day of March, 1973, the first publication appearing on the 22nd day of February, 1973.

THE NORTHWEST STAR

Charles H. Peterson
Manager

Cost of Advertisement, \$ 28.00

PETITION FOR RECLASSIFICATION AND VARIANCE
 ZONING: From DR. 3.5 to B.L. Zone.
 Location: Northwest side of Liberty Road 2100 feet, more or less, Northwest of Deer Park Road.
 DATE & TIME: WEDNESDAY, MARCH 15, 1973 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the date and time specified above.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 22, 1973.
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 14th day of March, 1973, the first publication appearing on the 22nd day of February, 1973.

THE JEFFERSONIAN

Charles H. Peterson
Manager

Cost of Advertisement, \$ 28.00

Richard Newcity
R.D. # 2 Box 209
Owings Mills, Maryland 21117
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 13th day of October, 1972.

Charles H. Peterson
Zoning Commissioner

Petitioner: Richard Newcity, et al.

Petitioner's Attorney: Charles H. Peterson

Reviewed by: Charles H. Peterson
Advisory Committee

Richard Newcity
R.D. # 2 Box 209
Owings Mills, Maryland 21117
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 13th day of October, 1972.

Charles H. Peterson
Zoning Commissioner

Petitioner: Richard Newcity, et al.

Petitioner's Attorney: Charles H. Peterson

Reviewed by: Charles H. Peterson
Advisory Committee

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 7085
 DATE: March 12, 1973 ACCOUNT 01-662
 AMOUNT: \$25.88
 DISTRIBUTION: WHITE - CASHIER, PINK - APPLICANT, YELLOW - CUSTOMER
 Richard J. Newcity
Efron Potts
R.D. # 2 Box 209
Owings Mills, Md. 21117
 Advertising and posting of property - \$73-216-BA

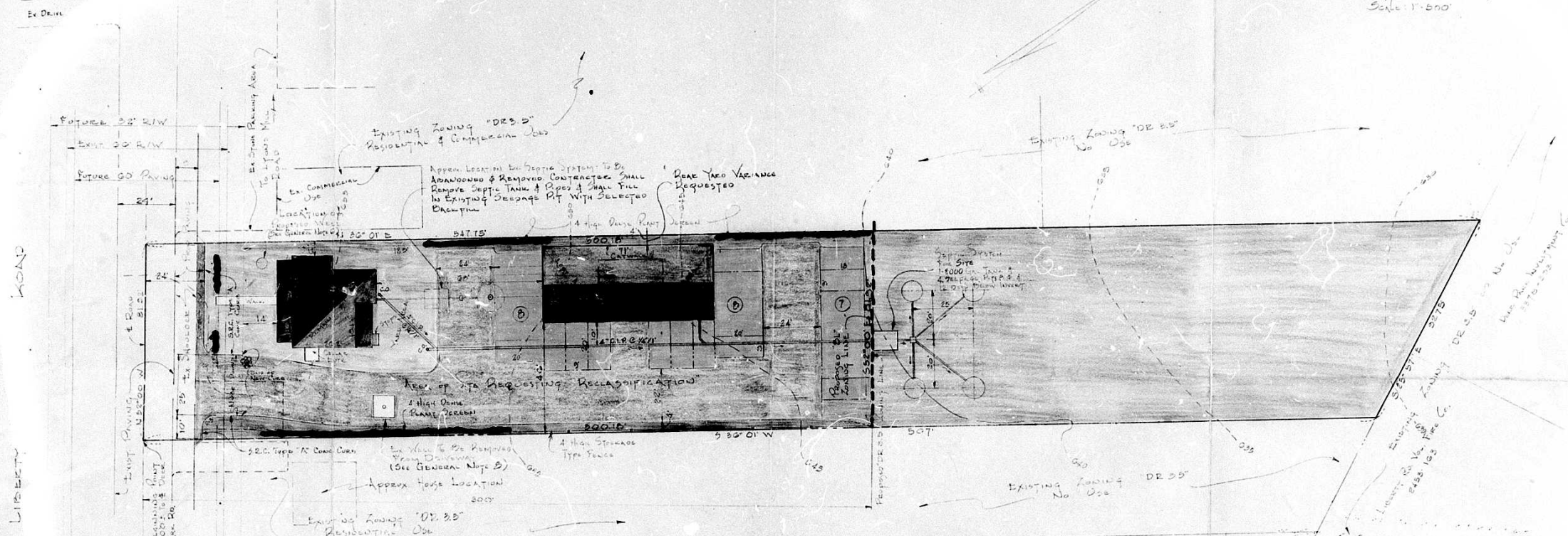
BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 5773
 DATE: Nov. 6, 1972 ACCOUNT 01-662
 AMOUNT: \$50.00
 DISTRIBUTION: WHITE - CASHIER, PINK - APPLICANT, YELLOW - CUSTOMER
 MCA Consulting Business
1202 Cromwell Bridge Rd.
Baltimore, Md. 21204
 Petition for Reclassification for Newcity & Potts



To Dear Friend
- Rolo



LOCATION PLAN
Scale: 1"=500'



GENERAL NOTES

1. Total Area of Site Equals 100 Acres
2. Area of Property Requesting "Reclassification" Equals 0.56 Acre
3. Existing Zoning of Property "R2.5"
4. Existing Use of Property "Residential" & No Use
5. Proposed Zoning of Property "R2" (0.56 Acre) & "R2.5" (0.44 Acre)
6. Proposed Use of Property "Residential" In The Existing House & "Retail Antique Shop" In A New Left Type Building.
7. Offstreet Parking Data:
 - A. Total Retail Floor Area Equals 3000 Sq Ft
 - B. Parking Required Equals 19 Spaces
 - C. Number of Apartments In The Existing Building Is 8
 - D. Parking Required Equals 3 Spaces (1352)
 - E. Total Parking Required Equals 23 Spaces
 - F. Total Parking Proposed Equals 23 Spaces
8. Existing Well On Site Now Supplying The Existing House Will Be Capped & Abandoned & Replaced With A New Drilled Well As Shown On The Site Plan
9. Petitioner Is Requesting A Variance To Section 232.3 of The Zoning Code To Permit A Rear Yard of 4' Instead of The Required 20'

MICROFILMED

PETITIONER'S EXHIBIT 1

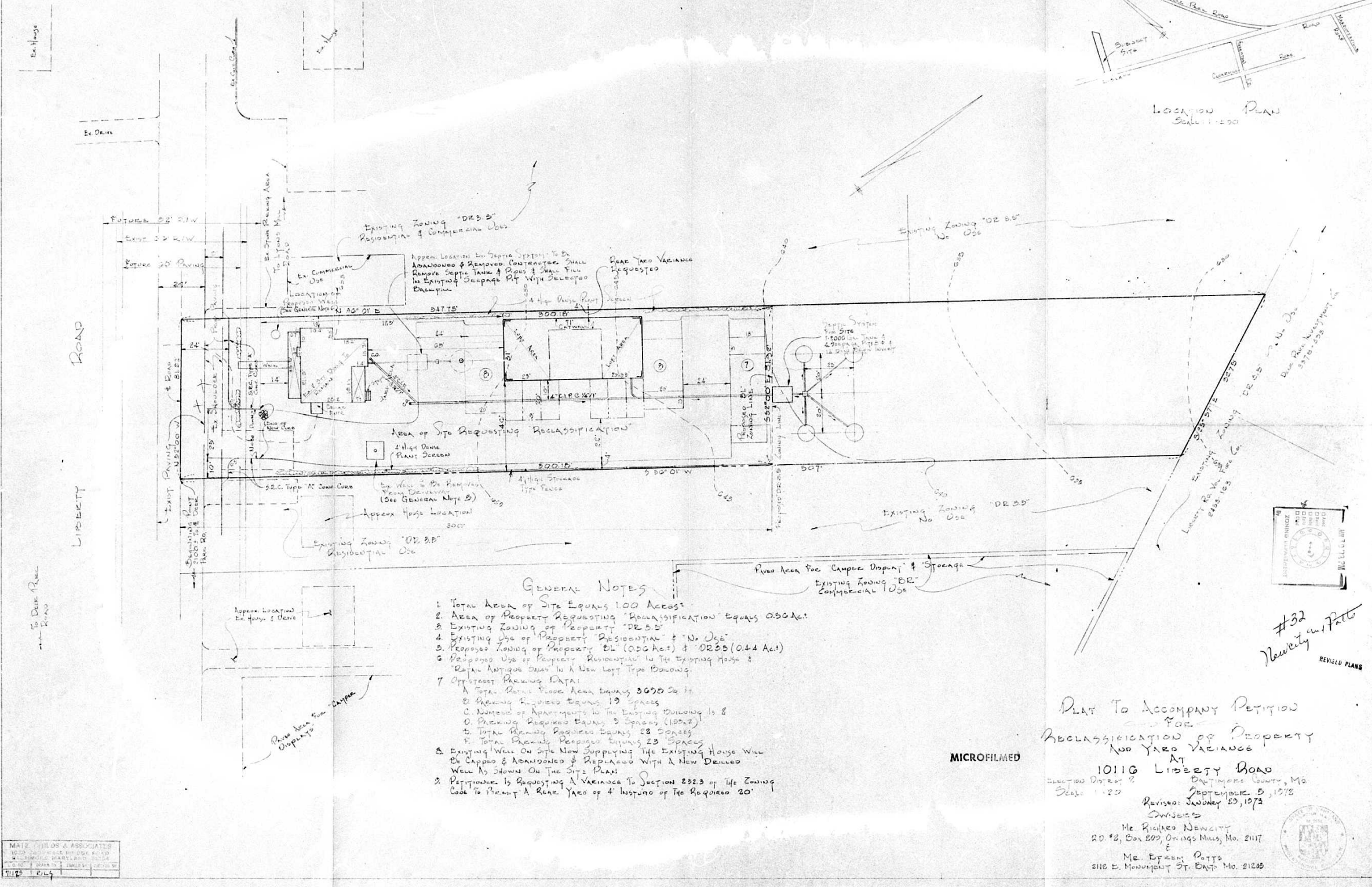
PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AND YARD VARIANCE

10116 LIBERTY ROAD
Election District 2
Scale 1:20
September 5, 1972

Received January 29, 1973
OWNER'S

Mr. Richard NEWITT
RD. #3, Box 809, Owings Mills, Mo. 21117

Mr. Lyman Potts
2112 E. Monument St. Bkfst. Mo. 21205



GENERAL NOTES

1. Total Area of Site Equals 1.00 Acres
2. Area of Property Requesting "Reclassification" Equals 0.50 Acre
3. Existing Zoning of Property "DR 3.5"
4. Existing Use of Property "Residential" & "No Use"
5. Proposed Zoning of Property "C1" (0.50 Acre) & "DR 3.5" (0.44 Acre)
6. Proposed Use of Property "Residential" in the Existing House & "Retail Antique Shop" in a New Left Type Building.
7. Offstreet Parking Data:
 - A. Total Net Floor Area Equals 3070 Sq. Ft.
 - B. Parking Spaces Equals 19 Spaces
 - C. Number of Apartments in the Existing Building is 2
 - D. Parking Required Equals 3 Spaces (18002)
 - E. Total Parking Required Equals 18 Spaces
 - F. Total Parking Provided Equals 23 Spaces
8. Existing Well on Site Now Supplying the Existing House will be Capped & Abandoned & Replaced with a New Drilled Well as Shown on the Site Plan.
9. Petitioner is Requesting a Variance to Section 202.3 of the Zoning Code to Permit a Rear Yard of 4' Instead of the Required 20'.

MICROFILMED

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AND YARD VARIANCE
AT

10116 LIBERTY ROAD
Baltimore County, Md.
SECTION DISTRICT 2
Scale: 1" = 20'
Revised: January 29, 1978
Submitted:
By: Richard Newcity
2042, Box 202, Orange Mills, Mo. 21117
By: E. P. Ratts
2116 E. Monument St. Baltimore, Md. 21205

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10200 CHESAPEAKE BLVD. SUITE 100
FARMERS MARKET, BALTIMORE, MD. 21206
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#32
Newcity
REVISED PLANS





Petitioner's Exhibit 2

4-10 SE
1"=200'

90-1