

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Gilbert L. Solomon, Albert Kermisch,
I, or we, and Leonard L. Johnson, legal owner 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 D.R. 3.5 and M.L.R. Zone to an D.R. 16 Zone, for the following reasons:

- 1.) In classifying the property D.R. 3.5 and M.L.R. the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein;
- 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.

see attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N.A.

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
Address: 809 Dundalk Avenue
Baltimore County, Maryland 21224
James D. Nolan
Petitioner's Attorney
Address: 204 West Pennsylvania Avenue
Towson, Maryland 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 1973, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of November, 1973, at 10:00 o'clock.

1:00P
3/19/73
Zoning Commissioner of Baltimore County

(over)

June 7, 1973

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
SW/S of Liberty Road, 268' NW
of Live Oak Road - 2nd District
Gilbert L. Solomon, et al -
Petitioners
NO. 73-220-R (Item No. 30)

Dear Mr. Nolan:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

cc: Mr. Joe Holmes

5932 Hoyt Circle
Baltimore, Maryland 21133

Mr. Joseph Schaefer
8412 Carleton Lane
Baltimore, Maryland 21207

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 and M.L.R. : COUNTY BOARD OF APPEALS
to D.R. 16 :
SW/S Liberty Road, 268' : OF
NW of Live Oak Road :
2nd District : BALTIMORE COUNTY
Gilbert L. Solomon, et al :
Petitioners : No. 73-220-R

ORDER OF DISMISSAL

Petition of Gilbert L. Solomon, et al, for reclassification from D. R. 3.5 and M.L.R. to D. R. 16, on property located on the southwest side of Liberty Road, 268 feet northwest of Live Oak Road, in the Second Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of appeal filed August 14, 1974 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of August 14, 1974.

IT IS HEREBY ORDERED, this 15th day of August, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kasper, Jr., Chairman

Robert L. Gifford

John A. Miller

RE: PETITION FOR RECLASSIFICATION : BOARD OF APPEALS
SW/S of Liberty Road, 268' NW :
of Live Oak Road - 2nd District : OF
Gilbert L. Solomon, et al, : BALTIMORE COUNTY
Petitioners :
No. 73-220-R (Item No. 30)

NOTICE OF DISMISSAL WITHOUT PREJUDICE

DEAR MR. CHAIRMAN:

Please enter a dismissal of the above entitled matter before the County Board of Appeals, without prejudice.

James D. Nolan
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

LIVE OFFICE
NOLAN, PLUMHOFF
& WILLIAMS
TOWSON, MD.

Rec'd 8-14-74
3PM

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY ML AND DR 3.5

The Petitioner states that the County Council committed at least the following errors in classifying the subject parcel ML and DR 3.5:

- 1.) That the entire character of this area of Liberty Road west of Randallstown is commercial and higher density residential in nature, and there is virtually no industrial activity in this area, and there is no need for an industrial zone of almost twenty-four acres such as the subject tract.
- 2.) That the property, due to the commercial activity along Liberty Road and the commercial activity on the property to the south, is best suited for high density residential use as is possible under the requested DR 18 zoning, and it was error for the County Council not to place the property in such a high density residential zone.
- 3.) That the requested DR 18 zoning and development is much more in harmony with the general character of the neighborhood, and it was error for the Council not to recognize this fact and to place industrial zoning on the property which is not in harmony with the character of the neighborhood.
- 4.) And for such other and further reasons as shall be disclosed by a minute study of this tract.

CHANGES IN THE NEIGHBORHOOD

That since the Council zoned this property, the following changes have occurred in the neighborhood.

- 1.) Various developments on the Maryland State scene, including but not only the passage of the two cent extra gasoline tax have made more

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
CATION : ZONING COMMISSIONER
SW/S of Liberty Road, 268' NW :
of Live Oak Road - 2nd District : OF
Gilbert L. Solomon, et al :
Petitioners : BALTIMORE COUNTY
NO. 73-220-R (Item No. 30) :
111 111 111 111 111 111

The Petitioners request a Reclassification from a D. R. 3.5 Zone and a M. L. R. Zone to a D. R. 16 Zone for a parcel of property located on the southwest side of Liberty Road, 268 feet northwest of Live Oak Road in the Second Election District of Baltimore County, containin : 24.98 acres of land, more or less.

Evidence on behalf of the Petitioners indicated that the subject property has been owned by the Petitioners for approximately 12 years. They have made several attempts to sell the property for industrial use but have been unsuccessful. They propose 398 units of garden type apartments with sufficient parking as required under the regulations.

Mr. Lee Johnson, a qualified land surveyor and engineer, testified on behalf of the Petitioners. He indicated that the rear of the property has a steep grade and is not feasible for individual home development. Water and sewer and available to the subject property. He did state that there were problems with the Gwynns Falls interceptor by which this property is served.

Mr. John Erdman, traffic engineer, presented statistics with reference to the trip density of Liberty Road. He weighted the differences between the D. R. 16, if granted, and its present classification. The proposed D. R. 16 zoning and the traffic emanating therefrom would generate less traffic overall than if the property were developed as presently zoned. However, he did go on to say that Liberty Road would be over-capacity in this area if the D. R. 16 were granted.

monies available for improvements to Baltimore County roads and to the Baltimore County mass transit system, both of which have an effect upon this tract and area.

- 2.) Various zoning changes have occurred in the area since the adoption of the maps including reclassification of tracts on the opposite side of Liberty Road in the area of this property.
- 3.) Such other and further changes as shall be disclosed by a minute study of this area, and which shall be disclosed at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for Petitioners

JDN:ak

ORDER RECEIVED FOR FILING

DATE June 7, 1973

BY John A. Miller

ORDER RECEIVED FOR FILING

DATE June 7, 1973

BY John A. Miller

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

March 14, 1973

COUNCILMAN

First District
Second District
Third District
Fourth District
Fifth District
Sixth District
Seventh District
Eighth District
Ninth District
Tenth District

Mr. R. Bruce Alderman
County Solicitor
County Office Building
Towson, Maryland 21204

Dear Mr. Alderman:

I am writing to you on behalf of the representatives of the Greater Randallstown Community Council and affiliated organizations, representing the Randallstown and Liberty Road areas of the Second District of Baltimore County. The purpose of this letter is to secure from your office a legal opinion with regard to the enactment and enforcement of a building moratorium respecting the above mentioned areas.

As I am certain you are aware, the Randallstown and Liberty Road areas have experienced a tremendous increase in growth during the last decade. This rapid acceleration has greatly magnified problems in the areas of traffic, flood control, school population, and essential services.

Although the County Administration has made every effort to provide and maintain these services, it is readily apparent that living conditions have been adversely affected.

For example, we have not been able to make any significant strides toward the alleviation of minimal flood problems, due to the fact that many governmental agencies are involved. Mr. Dewberry, the County's Development Coordinator, has written to me on several occasions outlining the County's efforts, but because of the bureaucratic delays involving the federal government, to date, nothing has been accomplished. Just recently we learned that the completion of an engineering study commissioned in the fall of 1971 to examine problems of the Gwynns Falls interceptor sewer has again been delayed, with no firm date established for its conclusion. Experts disagree on the effects that water run off has on the Gwynns Falls overflow, but there is no disagreement that it is a situation that must be investigated and corrected.

Page 2
Mr. R. Bruce Alderman
March 14, 1973

The State Highway Administration's delay in improving the Liberty Road corridor from Offut Road to the Carroll County line is also significant in that it forces the area undergoing the greatest population growth in Baltimore County to use at its primary road a single lane highway that has long since surpassed its maximum capacity level, and is approaching a level of reduced service. Even though the state has been requested to move this road with a higher priority level, construction is still not planned until 1978.

The accelerating growth has resulted in a school population that is burgeoning. Although the County, as a whole is experiencing a rather steady rate of school population growth, a sharp contrast is seen in the Randallstown area, where every school is currently over capacity. While it is true that many additions are planned, this constitutes a long range solution and will not have a short term effect.

I want to emphasize that I am not opposed to growth, in an orderly and planned fashion. As part of the County Administration, I have attempted, along with many others, to find solutions to the complaints that growth has generated and have also attempted to plan for the future. This was best exemplified by the agreement with the results of the zoning maps in the spring, 1971. However, one often finds it necessary to slow down in order to survey the situation, and to look for improvements. A moratorium would allow us to concentrate on the immediate problems at hand without creating additional ones. I fully recognize the legal difficulties that may exist. For this reason, I ask for your office's opinion.

Thanking you for your immediate attention to this most important matter, I remain

Very truly yours,

Gary Huffes
Gary Huffes
Councilman, Second District

GHW:W

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. Box 6820, Towson, Maryland 21204

Description to accompany
Zoning Petition for Reclassification
From H.L.R. to D.R.16 Zone

September 14, 1972

Beginning for the same at a point in the centerline of Liberty Road, 66 feet wide, said point being distant 368 feet more or less, measured northwesterly from the centerline of Live Oak Road, said point of beginning being on the existing zoning line between the B.L. - C.R.S. zone and the H.L.R. zone and running thence the six following courses viz: 1) South 41° 29' West binding for part of the distance on said zoning line 355.65 feet, 2) South 43° 15' East 123.0 feet to intersect the zoning line between H.L.R. and D.R.16 zones, 3) South 41° 29' West binding on said last mentioned zoning line 525.00 feet, 4) North 58° 00' 46" West binding on said last mentioned zoning line 709.06 feet, 5) North 32° 08' 10" East binding on said last mentioned zoning line 727.00 feet, and 6) North 31° 31' East binding on said last mentioned zoning line 297.5 feet to the centerline of said Liberty Road, thence along said centerline the two following courses viz: 7) South 57° 45' East 291.5 feet, and 8) South 42° 33' East 471.95 feet to the place of beginning.

Containing 16.69 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. Box 6820, Towson, MD. 21204

Description to accompany
Zoning Petition for Reclassification
From D.R.3.5 to D.R.16 Zone

September 14, 1972

Beginning for the same at the southernmost corner of a parcel of land zoned H.L.R. and at the end of the four following courses from the intersection formed by the centerline of Liberty Road, 65 feet wide, and the centerline of Live Oak Road, first northwesterly along the centerline of said Liberty Road 368 feet more or less, second South 41° 29' West 355.65 feet, third South 43° 15' East 123.0 feet and four South 41° 29' West 525.00 feet, thence from said point of beginning the four following courses, viz: 1) South 41° 29' 20" West 347.89 feet, 2) North 78° 37' 20" West 697.82 feet, 3) North 32° 08' 10" East 588.75 feet to the westernmost corner of the above mentioned parcel of land zoned H.L.R., and 4) South 53° 00' 46" East binding or intending to bind on the southwest side of said H.L.R. zone 709.06 feet to the place of beginning.

Containing 8.74 acres of land more or less.



LAW OFFICES OF
NOLAN, PLATTENHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

August 13, 1974

Board of Appeals
of Baltimore County
County Office Building
Towson, Maryland 21204

Attention: Mrs. Edith Eisenhart

Re: Case No. 73-220-R
Gilbert L. Solomon, et al.
SW/4 Liberty Rd. 268' NW Live Oak Rd.
2nd District.

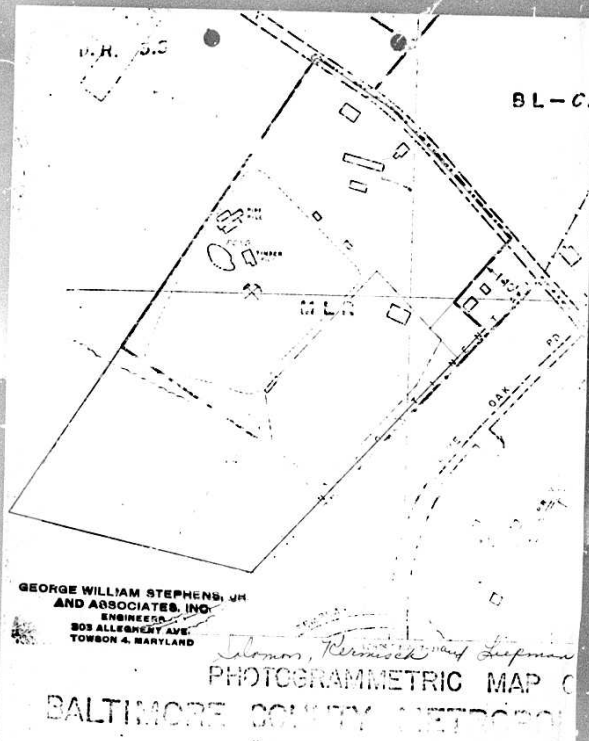
Dear Mrs. Eisenhart:

Enclosed is a Notice of Dismissal Without Prejudice in the above entitled matter. Your notifying all proper parties of this dismissal without prejudice will be greatly appreciated.

Very truly yours,

James D. Nolan
James D. Nolan

JDN/hl
Enclosure
cc: Messrs. Gilbert L. Solomon, Anthony Kernisch and Leonard Liepman
Enterprise Paper & Chemical Co.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALBERT AVE.
TOWSON 4, MARYLAND

PHOTOGRAMMETRIC MAP

BALTIMORE COUNTY METROPOLITAN

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING, TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

October 30, 1972

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

Re: Cycle Zoning IV
Item 30 - ZAC - Oct. 72 to Apr. 73
Property Owner: Gilbert Solomon, Albert Kernisch & Leonard Liepman
NWS Liberty Road and Live Oak Road
Reclass. from MLR to DR 16
District 2

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 3.5 and MLR to DR 16. As presently zoned, this site can be expected to generate approximately 2,000 trips per day. With the reclassification, this site can be expected to generate approximately 5,000 trips per day.

It must be pointed out that Liberty Road presently has severe capacity problems and this department receives many complaints from the citizens in this area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

HSF:nc

Rec'd 8-14-74
3 PM

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 16, 1972

James O. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 30
Gilbert L. Solomon, Albert Kernisch
and Leonard Liepman - Petitioners

Dear Mr. Nolan:

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 south side of Liberty Road, 350 feet west of the intersection of Live Oak Road, in the Second District of Baltimore County. This property, which is currently zoned ML and DR 3.5, is undeveloped with the exception of a pair of outboard sheds located along the front on Liberty Road. This lone parcel of MLR zoning is surrounded on three sides by DR 3.5 on the east and south side is developed with the Brown Homes subdivision. The DR 3.5 to the west is improved with a cemetery. There is a small food store immediately adjacent to this property on the south side. The B.U. on the north side of Liberty Road is undeveloped at this time. Curb and gutter do not exist along Liberty Road at this location, and there is a potential side distance problem along the frontage of Liberty Road.

The petition for a change of zoning was reviewed by this Committee and the petition is recommended to the Zoning Board. In addition to the comments of the Bureau of Engineering, State Highway Administration, Department of Traffic Engineering, Fire Department, Industrial Development, and the Department of Planning, the following comments will be required that reflect the comments of State Highway Administration, Bureau of Engineering, Fire Department, and the Zoning Office. The Zoning Office requires the setback of all structures from property lines and between buildings. Also, should a community building be anticipated this should be indicated.

This 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

James O. Nolan, Esq.,
Page 2
Item 30
November 16, 1972

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 15th, 1973 will be forwarded to you in the near future.

Very truly yours,

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

JJD:JD

Enclosure

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

Office of Planning
BALTIMORE COUNTY DEPT. OF P.W.

October 18, 1972

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

Re: Item #30 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Gilbert Solomon, Albert Kernisch & Leonard Liepman
N/W Liberty Rd., intersection of Live Oak Rd.
Present Zoning: M.L.R.
Proposed Zoning: Reclasse. from M.L.R. to D.R. 16
District: 2nd No. Acres: 16.69 acres

Dear Mr. DiMenna:

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.

Highway Comments:

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

The interior roads of the site are considered private.

As no County Roads are involved, this office has no comment.

In accordance with Bill No. 31-72, street lights are required in all subdivisions.

Storm Drain Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, will be the full responsibility of the Petitioner.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Sediment Control Comments:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #30 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Gilbert Solomon, Albert Kernisch & Leonard Liepman
Page 2
October 18, 1972

Water Comments:

Public water is available to serve this site.

Sanitary Sewer Comments:

Public sanitary sewer can be made available to serve this site with a public sewer extension approximately 50 feet in length and the appropriate easements and construction strips.

State Health Department approval is required for development of this site.

Very truly yours,

William M. Dyer
William M. Dyer, P.E.
Chief, Bureau of Engineering

END:RAM:PMK:es

W-37 New Sheet
NW 8 J Topo



Maryland Department of Transportation
State Highway Administration

October 17, 1972

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

Re: Reclassification - Oct. 1972
Property owner: Gilbert Solomon, Albert Kernisch & Leonard Liepman - Location: N/W Liberty Road (Route 26) Intersection of Live Oak Road
Present Zoning: M.L.R.
Proposed Zoning: Reclasse. from M.L.R. to D.R. 16
District: 2
No. Acres: 16.69

Dear Mr. DiMenna:

The proposed westerly entrance from Liberty Road to the subject site is in an area of poor stopper sight distance. The situation could be improved by locating the entrance at the west property line.

The frontage of the site must be improved with curb and gutter. The roadside face of curb is to be 24' from and parallel to the centerline of existing roadway.

There is a proposal to improve Liberty Road, thereby reducing the curvature in this area. The plan does not indicate the required Right of Way for the improvement. Transmitted herewith are copies of the plan on which has been indicated the proposed right of way. Two copies is for the petitioner and one copy is for your file.

It is our opinion that the plan be revised prior to the hearing.

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

The 1971 average daily traffic on this section of Liberty Road is ... 29,000 vehicles.

Very truly yours,

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

CLJ:MSB

Encl.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

875-7510

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

Re: Property Owner: Gilbert Solomon, Albert Kernisch and Leonard Liepman
Location: N/W Liberty Road, and Live Oak Road

Item No. 30 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 500 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. Meyers* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 29, 1972

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

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

Dear Mr. DiMenna:

Comments on Reclassification of Solomon, Kernisch and Liepman Property, Zoning Advisory Committee Meeting, September 26, 1972, are as follows:

Property Owner: Gilbert Solomon, Albert Kernisch and Leonard Liepman
Location: N/W Liberty Road, intersection of Live Oak Rd.
Present Zoning: M.L.R.
Proposed Zoning: Reclassification to D.R. 16
District: 2
No. Acres: 16.69

Since metropolitan water and sewer are available to the site, no health hazard is anticipated.

Very truly yours,

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

HVB:mn

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

C. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
DEPUTY DIRECTOR

October 5, 1972

REARDA & BETH
BETHESDA

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

Dear Mr. DiMenna:

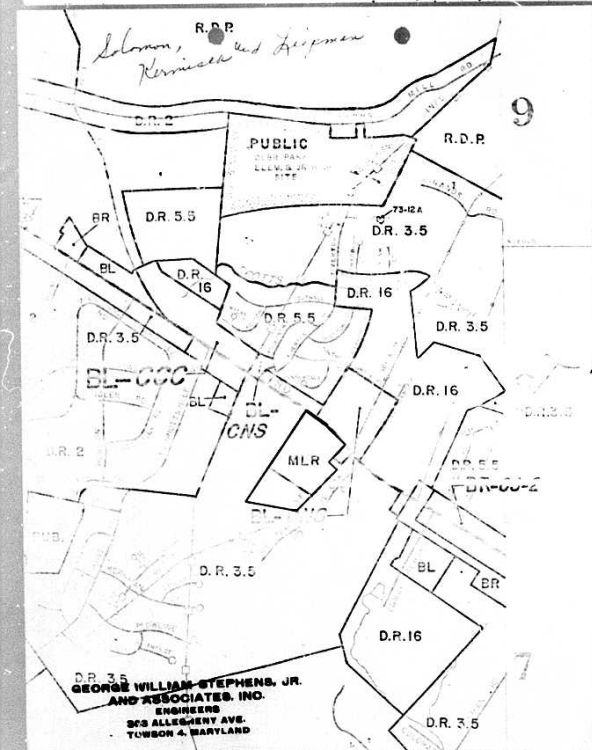
Comments on "Reclassification" Zoning Advisory Committee Meeting, October 3, 1972 are as follows:

Property Owner: Gilbert Solomon, Albert Kernisch and Leonard Liepman
Location: N/W Liberty Road, intersection of Live Oak Road
Present Zoning: M.L.R.
Proposed Zoning: Reclassification from M.L.R. to D.R. 16
District: 2
No. Acres: 16.69 acres

"When any structure is to be constructed, the Petitioner shall comply with the requirements of the Department of Health and the Department of Planning."

Sincerely,

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



H. TASTLIE, PAINING
HIGHWAY, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
MILL, HIGHWAY, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

H. B. STAAB
Director

Mar. 1, _____

Mar. 1, _____

15160 73-220-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MARCH 3, 1973
Posted for: RECLASSIFICATION
Petitioner: BIBERT L. SCHUMAN
Location of property: SW/4 OF LOTS 1 & 268 HWY 268 LIVE OAK RD
Location of Sign: W/4 OF LOTS 1 & 268 HWY 268 LIVE OAK RD
Remarks: See map of property
Posted by: Charles P. Nolan Date of return: MARCH 15, 1973

1 Sign 73-220-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: JUNE 27, 1973
Posted for: APPEAL
Petitioner: SOLOMON, KERMISCH AND LEISMAN
Location of property: SW/4 LIBERTY ROAD, 268' NW LIVE OAK ROAD
Location of Sign: W/4 SIDE LIBERTY ROAD, 230' E - NORTH OF LIVE OAK ROAD
Remarks: See map of property
Posted by: Charles P. Nolan Date of return: JULY 6, 1973

PETITION MAPPING PROGRESS SHEET

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

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

No. 5772
DATE: Nov. 6, 1972 ACCOUNT: 01-662
AMOUNT: \$50.00
WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
James D. Nolan, Esquire
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Gilbert L. Solomon et al
108.01 MC 50.00 MC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this Sept 20 day of

Sept 1972. Item # 1 pieces.

S. Eric D. Nolan
Zoning Commissioner

Petitioner Solomon, Kermisch and Leisman Submitted by Mr. Williams
Petitioner's Attorney Nolan & Williams Reviewed by JP

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
James D. Nolan, Esq.
204 West Pennsylvania Ave.,
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 30

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

S. Eric D. Nolan
Zoning Commissioner

Petitioner Gilbert L. Solomon, Albert Kermisch and Leonard Leisman
Petitioner's Attorney James D. Nolan Reviewed by Mr. J. D. Nolan
Chairman, Advisory Committee

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

No. 11108

DATE: July 13, 1973 ACCOUNT: 01-662

AMOUNT: \$5.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Newton A. Williams, Esquire
Cost of Posting Property of Gilbert L. Solomon, et al,
for an Appeal Hearing
SW/4 of Liberty Road, 268' NW of Live Oak Road - 2nd District
Case No. 73-220-R 50.00 MC

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

No. 7100

DATE: March 19, 1973 ACCOUNT: 01-662

AMOUNT: \$108.01

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Gilbert Solomon, et al
73-220-R 108.01 MC

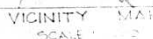
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10554

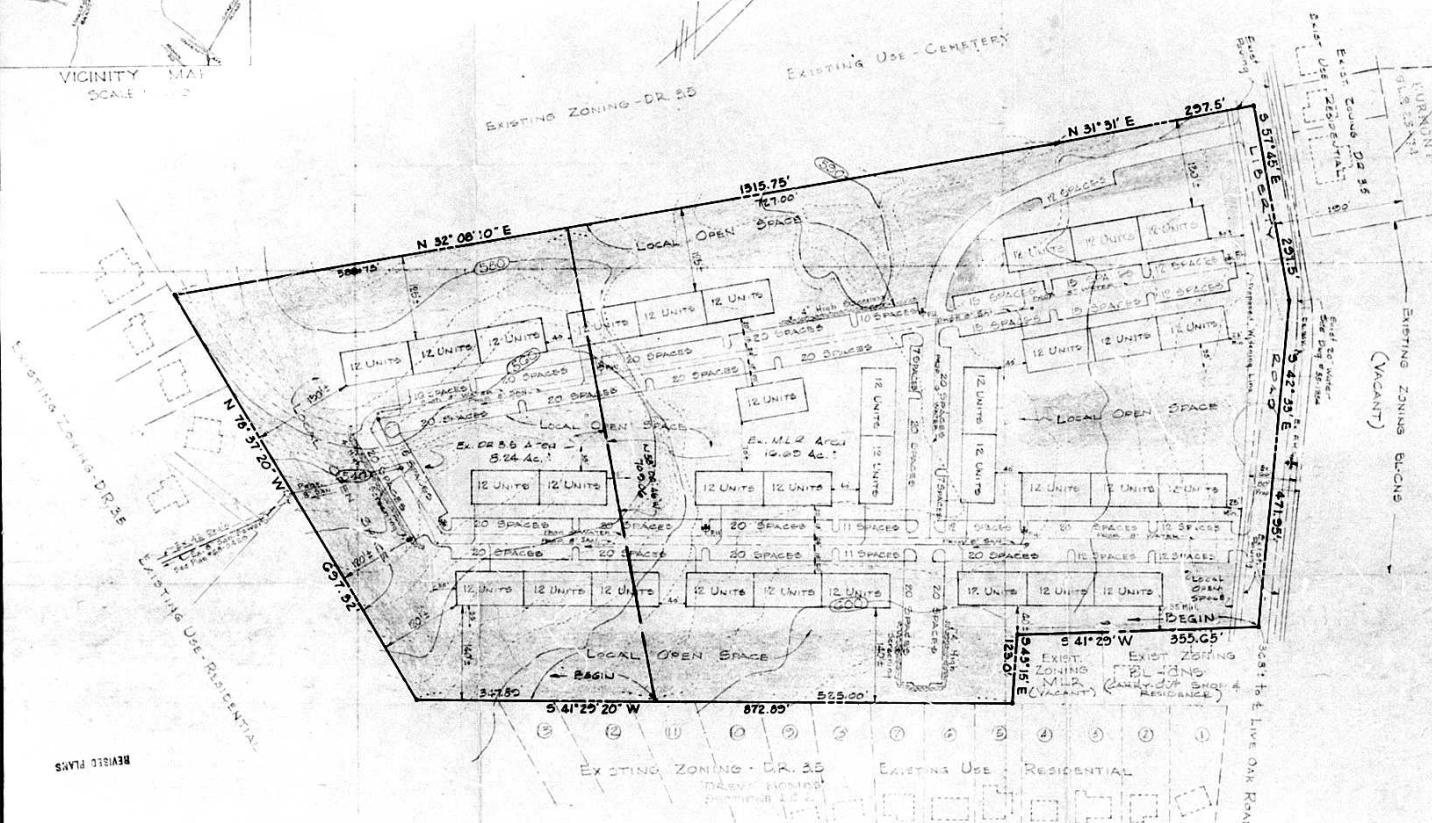
DATE: June 20, 1973 ACCOUNT: 01-662

AMOUNT: \$70.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
James D. Nolan, Esquire
Cost of an Appeal on Case No. 73-220-R
SW/4 of Liberty Road, 268' NW of Live Oak Road - 2nd District
Gilbert L. Solomon, et al Petitioners 70.00 MC



EXISTING ZONING - DR 25



DENSITY TABULATION

AREA OF TRACT	24.08
DENSITY UNITS PERMITTED	888
DENSITY UNITS PROPOSED	938
PARKING REQUIRED @ 185	309
PARKING PROVIDED	615
OPEN SPACE REQUIRED	874 Ac.
OPEN SPACE PROVIDED	384 Ac.
ALL TWO BEDROOM APARTMENTS	
MAXIMUM HEIGHT OF BUILDINGS TO BE 40 FT.	

PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING MLR
AND DR.3.5 ZONING TO DR 16 ZONING

cycle
1/30
common

REVISÉD PLANE

SCALE: 1"=100'

REV. SEPT 16, 1915
REV. MAR 15, 1915

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHTON AVE.
TOWSON 4, MARYLAND