

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **SYDNEY A. GLORIA LIPPMAN** 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 reclassified, pursuant to the Zoning Law of Baltimore County, from to and for the following reasons:

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 ... A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE MORE THAN 50 FEET ABOVE GRADE.

I, or we, agree to pay expenses of above Variance 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: **SYDNEY A. GLORIA LIPPMAN**
 Address: **9401 Liberty Road, Randallstown, Md. 21153**
 Petitioner's Attorney: **HARRY L. CHASE**
 Address: **412 Equitable Building, Baltimore, Maryland 21202**

ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of May 1977, 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 27th day of June 1977 at 10:45 o'clock A.M.

Howie W. Hession
 Zoning Commissioner of Baltimore County.

10: USA
 6/27/77

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Sydney & Gloria Lippman** 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 for a Variance from Section of the Zoning Regulations to permit a small level of five (5) feet instead of the required thirty (30) feet and rear side yard instead of the required twenty-five (25) feet of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons (justify hardship or practical difficulty):

SEE ATTACHED DESCRIPTION

Property to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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: **SYDNEY LIPPMAN & GLORIA LIPPMAN**
 Address: **9401 LIBERTY ROAD, RANDALLSTOWN, MD 21153**
 Petitioner's Attorney: **HARRY L. CHASE**
 Address: **412 Equitable Building, Baltimore, MD 21202**

ORDERED BY THE Zoning Commissioner of Baltimore County, this 26th day of May 1977, 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 27th day of June 1977 at 10:45 o'clock A.M.

Howie W. Hession
 Zoning Commissioner of Baltimore County.

AGREEMENT

THIS AGREEMENT, made this 16th day of August, 1976, by and between **BETH ISRAEL MIKHO KOGESH CONGREGATION** of Baltimore County, (hereinafter referred to as "Congregation"), and **LIBERTY RADIO AND T.V. SERVICE, INC.**, of Baltimore County, (hereinafter referred to as "Liberty").

WHEREAS, the Congregation owns the parcel of land in the rear of 9401 Liberty Road, approximately 65' x 100' in dimensions; WHEREAS, Liberty executed a lease for said premises on August July 27, 1976;

WHEREAS, Liberty has experienced problems with their septic systems and in conformance with Baltimore County's Health and Sanitary Laws, are required to construct a new 1500 gallon septic system, same to be located on Liberty's property;

WHEREAS, Liberty desires to construct on the left corner of the leased premises hereindescribed, and adjoining Liberty's property, a 10' by 20' seepage pit as required by the Baltimore County Health and Building Code.

NOW, THEREFORE, in consideration of Five (\$5.00) Dollars and other good and valuable consideration, the Congregation do hereby consent to allow Liberty to construct a 10' by 20' seepage pit on the heredescribed leased premises provided that at the time Baltimore County brings sewerage to Liberty's property, that Liberty will discontinue using said seepage pit and fill said seepage pit with the appropriate fill in order to restore the property to its original condition prior to said construction.

WITNESS:
 BETH ISRAEL MIKHO KOGESH CONGREGATION
 LIBERTY RADIO AND T.V. SERVICE, INC.

RE: PETITION FOR SPECIAL EXCEPTION AND PETITION FOR VARIANCE FROM ZONING REGULATIONS OF BALTIMORE COUNTY
 1/2 S of Liberty Rd. 590' SE of Pikeswood Drive, 2nd District
 SYDNEY LIPPMAN, et al., Petitioners
 Case No. 77-259-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
 Pursuant to the authority contained in Section 24.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 27th day of June, 1977, a copy of the foregoing Order was mailed to Harry L. Chase, Esquire, 412 Equitable Building, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hession, III



ORDER RECEIVED FOR FILING

DATE: June 27, 1977



#77-259-XA
 1588

CERTIFICATION OF PUBLICATION

Pikesville, Md., Jun 9, 1977
 THIS IS TO CERTIFY, that the advertisement was published in the MORNING STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 27th day of June, 1977.
 the first publication appearing on the 9th day of June, 1977
 the second publication appearing on the 16th day of June, 1977
 the third publication appearing on the 23rd day of June, 1977

Jeffery Allen
 THE PUBLISHER OF THE MORNING STAR

Cost of Advertisement: 22.40

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: June 14, 1977
 FROM: Norman E. Garber, Acting Director of Planning
 SUBJECT: Petition #77-259-XA. Petition for Special Exception for a Wireless Transmitting and Receiving Structure
 Petition for Variance for Rear and Side Yards
 South side of Liberty Road 590 feet Southeast of Pikeswood Drive
 Petitioner - Sydney Lippman and Gloria Lippman

2nd District

HEARING: Monday, June 27, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Garber
 Norman E. Garber
 Acting Director of Planning

NEG:JGH:rw

Harry L. Chase, Esquire
 412 Equitable Building
 Baltimore, Maryland 21202

June 30, 1977

RE: Petition for Variance and Special Exception
 8/8 of Liberty Road, 590' SE of Pikeswood Drive - 2nd Election District
 Sydney A. Lippman, et al - Petitioners
 WC. 77-259-XA (Room No. 234)

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

Very truly yours,
 /s/
GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJM/mc
 Attachments
 cc: John W. Hession, III, Esquire
 People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a wireless transmitting and receiving structure should be granted.

ORDER RECEIVED FOR FILING

DATE June 29, 1977
John A. Chappell

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of June, 1977, that the a Special Exception for a wireless transmitting and receiving structure 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, Department of Public Works and the Office of Planning and Zoning.

Raymond
 Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a rear yard setback of 5 feet instead of the required 30 feet, and a zero foot side yard setback instead of the required 30 feet should be granted.

Deputy
 IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of JUNE, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Raymond
 Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

2-SIGNS 77-257

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: June 11, 1977
 Posted for: PETITIONERS FOR A SPECIAL EXCEPTION & VARIANCE
 Petitioner: SYDNEY LITTMAN
 Location of property: 515 OF LIBERTY RD. 590 FT. SE. OF Pikeswood DR.
 Location of Signs: FRONT 9401 LIBERTY RD.
 Remark: SIGNS PLACED INSIDE FRONT SHOW WINDOW
 Posted by: Thomas D. Boland Date of return: JUNE 17, 1977
 Signature

PREVIOUSLY FROM SPECIAL EXCEPTION, VARIANCE AND VARIANCE
 NOTING: Petition for Special Exception, Variance and Variance for the above property, and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.
 LOCATION: South side of Liberty Road on East End of Pikeswood Drive.
 DATE: 22nd Monday, June 27, 1977, at 10:00 A.M.
 PLACE: Planning Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Council and Department of Planning and Zoning, will hold a public hearing on the Special Exception for a Wireless Transmitting and Receiving Structure on the above property, and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.
 The hearing shall be held on the 22nd Monday, June 27, 1977, at 10:00 A.M. in the Planning Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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 The hearing shall be held on the 22nd Monday, June 27, 1977, at 10:00 A.M. in the Planning Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 2, 1977
 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 week, on the 2nd day of June, 1977, the first publication appearing on the 29th day of June, 1977.

L. Lank
 THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 51777
 DATE: June 6, 1977 ACCOUNT: 01-662
 AMOUNT: \$50.00
 RECEIVED FROM: Liberty Radio & T.V. Service, Inc. 9401 Liberty Rd., Randallstown, Md. 21133
 FOR: Petition for Special Exception and Variance #77-259-XA
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 51794
 DATE: June 20, 1977 ACCOUNT: 01-662
 AMOUNT: \$56.90
 RECEIVED FROM: Liberty Radio & T.V. Service, Inc. 9401 Liberty Rd., Randallstown, Md. 21133
 FOR: Advertising and posting of property #77-259-XA
 VALIDATION OR SIGNATURE OF CASHIER

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

May 27, 1977

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

Dear Mr. DiNenna:

Comments on Item 238, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Sydney & Gloria Lippman
Location: SW/S Liberty Rd. 590' SE Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure more than 50' above grade and Variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 0' in lieu of the required 25'.
Acres: 0.71
District: 2nd

Since this site has a metropolitan water supply and approved for a septic system, no health hazard is anticipated.

Very truly yours,

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

SHD/BJV/eth

STEPHEN E. COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item No. 238 - ZAC - May 10, 1977
Property Owner: Sydney & Gloria Lippman
Location: SW/S Liberty Road 590 feet SE Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting & receiving structure more than 50 feet above grade and Variance to permit a rear setback of 5 feet in lieu of the required 30 feet and a side setback of 0 feet in lieu of the required 25 feet.

Acres: 0.71
District: 2nd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested special exceptions for a wireless transmitting structure and the variances to the side and rear yards.

The parking lot in the rear of this site has a substandard driveway and problems can be expected.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ljo

Paul H. Heincke
CHIEF

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

Attention: Nicholas L. Cornodori
Zoning Advisory Committee

Re: Property Owner: Sydney & Gloria Lippman

Location: SW/S Liberty Road 590' SE Pikeswood Drive

Item No. 238

Zoning Agenda May 10, 1977

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 plan for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle load and condition shown at _____ WOULD BE 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.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *J. Smith*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Wagoner*
Fire Prevention Bureau

JOHN D. SEYFFERT
DIRECTOR

May 10, 1977

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

Dear Mr. DiNenna:

Comments on Item # 238 Zoning Advisory Committee Meeting, May 10, 1977 are as follows:

Property Owner: Sydney & Gloria Lippman
Location: S/W/S Liberty Rd - 590' S/E Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure more than 50' above grade and Variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 10' in lieu of the required 25'.
Acres: 0.71
District: 2nd

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland structural Engineer's original seal will be required to file an application for a building permit. Supervision with certification on completion. Certify supporting structure.
- E. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 9, 1977

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

Z.A.C. Meeting of: May 10, 1977

RE: Item No: 238
Property Owner: Sydney & Gloria Lippman
Location: SW/S Liberty Rd. 590' SE Pikeswood Dr.
Present Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting & receiving structure more than 50' above grade and Variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 0' in lieu of the required 25'.

District: 2nd
No. Acres: 0.71

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBORN

THOMAS H. BOYER
MRS. LOURNAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 17, 1977

COUNTY OFFICE BUILDING
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21284

Harry L. Chase, Esquire
412 Equitable Building
Baltimore, Maryland 21202

Re: Special Exception and
Variance Petition
Item No. 238
Petitioner - Sydney Lippman
Gloria Lippman

MEMBERS
BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD OF COMMISSIONERS
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
SUBSISTENT
DEVELOPMENT

Dear Mr. Chase:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

As indicated in previous correspondence from this office dated January 6, 1977, this combination Special Exception/Variance is necessitated by year client's proposal to construct an antenna on the top of the existing building with a total height of 120 feet above grade and an addition to the rear of the existing building within 5 feet of the rear property line and zero feet to the side property line in lieu of the required 39 feet.

Since we have received revised plans satisfying the comments that were forwarded to you on the above date and a copy of the lease agreement with the Ruth Israel Mikro Kodesh Congregation to use a portion of their property for a part of the sewerage disposal system until public sewerage becomes available, I have scheduled this petition for a hearing date. However,

Harry L. Chase Esquire
Page 2
Item No. 238
June 17, 1977

It should be emphasized that if this petition is granted and at the time of application for building permits, copy of the lease term lease agreement with the adjoining property for use of customer parking must be provided.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: H. Malmud & Associates, Inc.
861 Meadow Heights Road
Baltimore, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Sum # 238
Harry L. Chase, Esq.
412 Equitable Building
Baltimore, Maryland 21202
COUNTY OFFICE BUILDING
111 N. Chesapeake Ave.
Towson, Maryland 21204
YOUR Petition has been received and accepted for filing
this 16th day of May 1977.

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: Sydney & Gloria Lippman
Petitioner's Attorney: Harry L. Chase
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: H. Malmud & Associates, Inc.
861 Meadow Heights Road
Baltimore, Maryland 21133

ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Maryland Department of Transportation
State Highway Administration

Harry H. Hughes
Secretary
Bernard M. Evans
Director

Re: ITEM: 238.
Property Owner: Sydney & Gloria Lippman
Location: SW/4 Liberty Rd.
(Route 26) 590' SE Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special
Exception for a wireless trans-
mitting & receiving structure
more than 50' above grade and
variance to permit a setback
(rear) of 5' in lieu of the
required 30' and a side setback
of 0' in lieu of the required
25'.
Acres: 0.71
District: 2nd

Dear Mr. DiNenna:

The plan indicates that the proposed antenna would be of a height so as to have no direct effect on the State highway in the event of a collapse.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CL:JDM:vr

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THURNTON M. MOURING, P.E.
DIRECTOR
May 26, 1977

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

Re: Item #238 (1976-1977)
Property Owner: Sydney & Gloria Lippman
S/W6 Liberty Rd. 590' S/E Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless
transmitting and receiving structure more than 50'
above grade and variance to permit a rear setback of
5' in lieu of the required 30' and a side setback of 0'
in lieu of the required 25'.
Acres: 0.71 District: 2nd

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:
Baltimore County highway and utility improvements are not directly involved.
Comments were supplied in connection with the Zoning Advisory Committee reviews for item #4 (1970-1971) and item #92 (1976-1977); those comments are referred to for your consideration.

Very truly yours,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAH:PMR:es
P-24 Key Sheet
29 MM 37 Pos. Sheet
MM 7 J Topo
77 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
671-436-3211

May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #238, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Sydney and Gloria Lippman
Location: SW/5 Liberty Road 590' SE Pikeswood Drive
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure more than 50' above grade and Variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 0' in lieu of the required 25'.
Acres: 0.71
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner II
Project and Development Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD, ROSE M.D. & P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 19, 1977

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

Dear Mr. DiNenna:

Additional comments on Item #238, Zoning Advisory Committee Meeting, November 16, 1976, are as follows:

Property Owner: Sydney & Gloria Lippman
Location: SW/5 Liberty Road, 590' SE Pikeswood Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure more than 50' above grade and a variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 0' in lieu of the required 25'.
Acres: 0.71
District: 2nd

Revised site plans have been submitted showing the relocation of the sewerage disposal system. Also, an agreement (copy attached) permitting the petitioner to use a portion of both Israel Mikro Kodesh Congregation property for part of the disposal system until public sewer becomes available. It is estimated that the public sewer should be available within the next year.

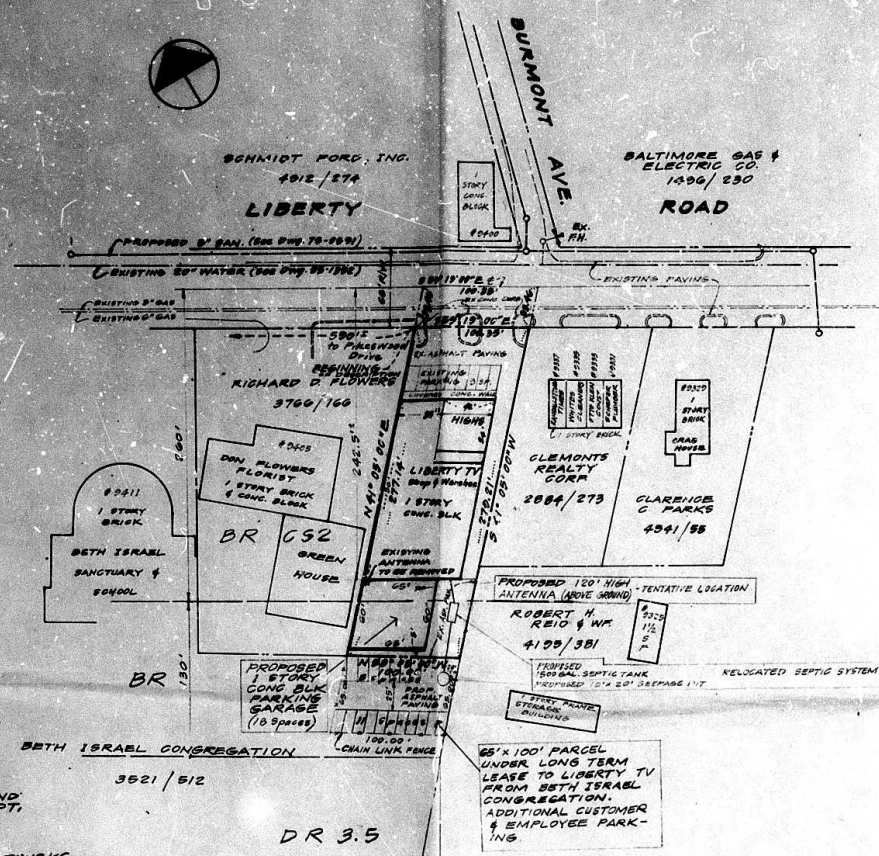
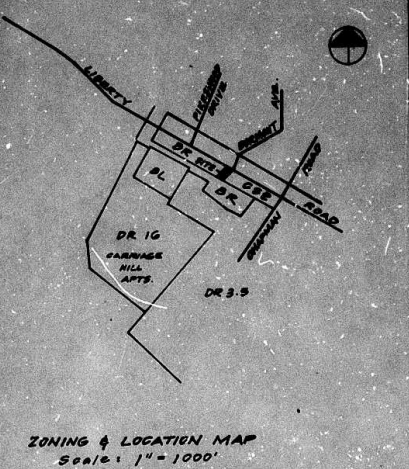
In view of the above, the Health Department has no objections to the proposed variance.

Very truly yours,

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

TSD/MND/2/4

ZONING & LOCATION MAP
Scale: 1" = 100'



GENERAL NOTES

1. Area of Parcel: 0.71 Acres.
2. Existing Zoning: BR
3. PUBLIC WATER AVAILABLE PUBLIC ROAD, SEWER PROPOSED FOR LIBERTY ROAD, CONSTRUCTION IN ACCORDANCE WITH BALTIMORE COUNTY REQUIREMENTS.
4. EXISTING PRIVATE SEWER SYSTEM TO BE RELOCATED ON TEMPORARY BASIS LOCATION SUBJECT TO AN AGREEMENT WITH BETH ISRAEL CONGREGATION AND THE APPROVAL OF BALTIMORE COUNTY HEALTH DEPT.
5. PROPOSED BUILDING:
 - A. NO PLUMBING FACILITIES PROPOSED.
 - B. USE PARKING GARAGE FOR LIBERTY TRUCKS, REQUESTED DUE TO CONSTRAINT V.A. ISM. VARIANCE REQUESTED FOR SIDE AND REAR YARD BUILDING SETBACKS.
6. PROPOSED ANTENNA:
 - A. TO REPLACE EXISTING ANTENNA, SPECIAL EXCEPTION REQUESTED TO EXCEED 50 FOOT HEIGHT REQUIREMENT.
7. PARKING REQUIRED:
 - A. "HIGHS DAIRY STORE 42' x 34' = 2268 SQ. FT. + 200 = 12 SPACES, 12 SPACES SHOWN.
 - B. "LIBERTY TV", SHOP & WAREHOUSE, 20 EMPLOYEES + 3 = 7 SPACES, CUSTOMER SALES 10' x 29' = 290 SQ. FT. + 200 = 2 SPACES, GENERAL OFFICE 30.5' x 40' = 1220 SQ. FT. + 300 = 4 SPACES
 - C. TOTAL PARKING REQUIRED 25 SPACES, TOTAL PARKING SHOWN - 28 SPACES. *
 - D. TYPICAL PARKING SPACE 9' x 20'.
 - E. PROPOSED PARKING AREA TO BE ASPHALT PAVED MOUNTAIN ASPHALT CURBING TO BE PROVIDED ALONG PARKING AREA.

* PROPOSED PARKING GARAGE AVAILABLE FOR ADDITIONAL PARKING DURING BUSINESS HOURS.

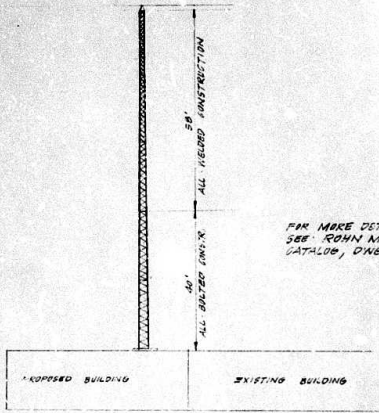
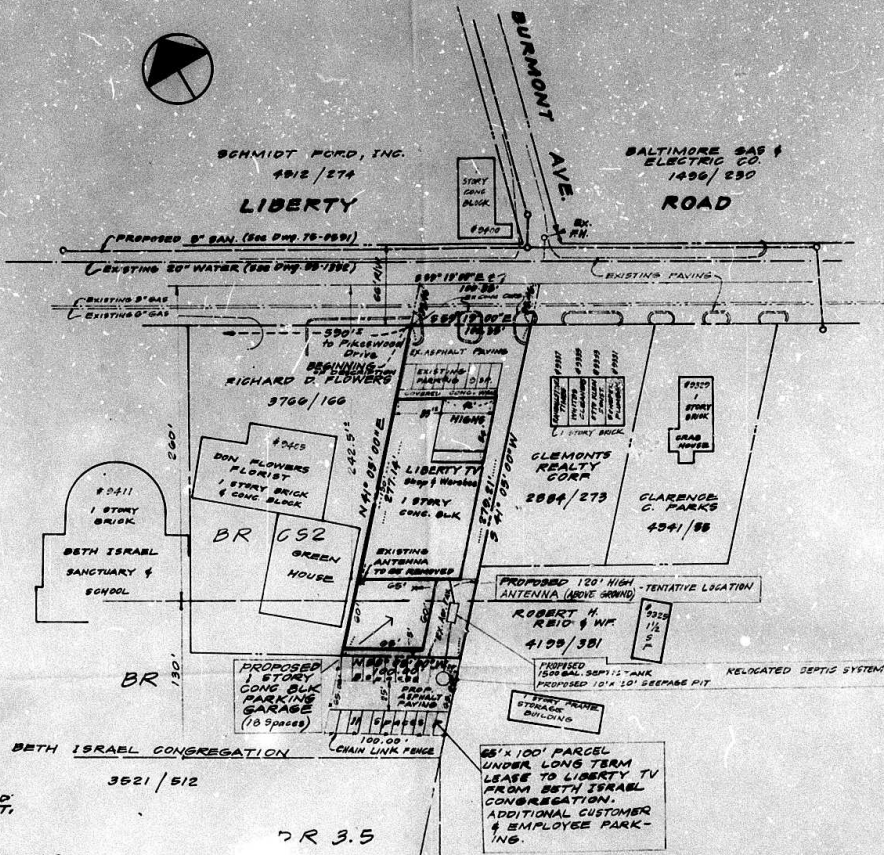
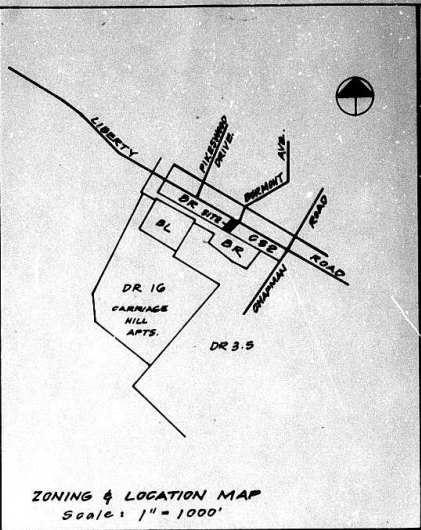
TOWER BUILDING ELEVATION LOOKING WEST
SCHEMATIC CONCEPT
FINAL DESIGN WILL BE SUBMITTED AS PER
THE REQUIREMENTS OF THE BALTIMORE COUNTY
BUILDING DEPT. AS THEY APPLY TO THE PROPOSED
ANTENNA AND BUILDING.

TITLE REFERENCE:
SYDNEY M. LIPPMAN & W.F.E.
LIBER 3973, FOLIO 174

**PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & VARIANCE**
SYDNEY LIPPMAN PROPERTY
ELECTION DISTRICT 20-2 RANDALLSTOWN
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' September 30, 1976

Prepared by:
REVISIONS: AS PER COUNTY COMMENTS DATED 7-6-77





TOWER & BUILDING ELEVATION LOOKING WEST
SCHEMATIC CONCEPT
FINAL DESIGN WILL BE SUBMITTED AS PER THE REQUIREMENTS OF THE BALTIMORE COUNTY BUILDING CODE AS THEY APPLY TO THE PROPOSED ANTENNA AND/OR BUILDING.

GENERAL NOTES

- Area of Parcel: 0.71 Acres.
- Existing Zoning: BR
- PUBLIC WATER AVAILABLE; PUBLIC SEWER PROPOSED FOR LIBERTY ROAD, CONSTRUCTION IN ACCORDANCE WITH BALTIMORE COUNTY REQUIREMENTS.
- EXISTING PRIVATE SEWER SYSTEM TO BE RELOCATED ON TEMPORARY BASIS. LOCATION SUBJECT TO AN AGREEMENT WITH BETH ISRAEL CONGREGATION AND THE APPROVAL OF BALTIMORE COUNTY HEALTH DEPT.
- PROPOSED BUILDING:
 - NO PLUMBING FACILITIES PROPOSED.
 - USE PARKING GARAGE FOR LIBERTY TV TRUCKS, REQUESTED DUE TO CONSTANT VANDALISM. VARIANCE REQUESTED FOR SIDE AND REAR YARD BUILDING SETBACKS.
- PROPOSED ANTENNA:
 - TO REPLACE EXISTING ANTENNA, SPECIAL EXCEPTION REQUESTED TO EXCEED 50 FOOT HEIGHT REQUIREMENT.
- PARKING REQUIRED:
 - "HIGHS" DAIRY STORE 42' x 34' = 2268 SQ. FT. ÷ 200 = 12 SPACES, 12 SPACES SHOWN.
 - "LIBERTY TV", SHOP & WAREHOUSE, 20 EMPLOYEES + 3 = 7 SPACES, CUSTOMER SALES 10' x 20' = 290 SQ. FT. ÷ 200 = 2 SPACES, GENERAL OFFICE 30.5' x 40' = 1220 SQ. FT. ÷ 300 = 4 SPACES
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* PROPOSED PARKING GARAGE AVAILABLE FOR ADDITIONAL PARKING DURING BUSINESS HOURS.

TITLE REFERENCE:
SYDNEY M. LIPPMAN & WIFE
LIBER 5373, FOLIO 174

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 9-13-77
77-259

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE
SYDNEY LIPPMAN PROPERTY
ELECTION DISTRICT 20-2 RANDALLSTOWN
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50'
September 30, 1976

Prepared by:
[Signature]
REVISIONS: AS PER COUNTY COMMENTS DATED 1-6-77

