

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

**T & L REALTY, INC. and
JACK B. LEVIN and BERNICE LEVIN**, 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 409.28 (6) to permit a total of thirty-one (31) parking spaces instead of the required number of sixty-one (61) spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Petitioner has agreement with adjoining property owner for use of the parking spaces. Due to Court action, adjoining property owner desires that agreement be terminated.

See attached description

Property is 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.

T & L REALTY, INC.
JACK B. LEVIN
BERNICE LEVIN
Contract purchaser
Address: 10 Light Street, Suite 3106
Baltimore, Maryland 21202

Address: 10 Light Street, Suite 3106
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of February, 1971, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1971, at 11:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

October 26, 1970

LEGAL DESCRIPTION

T & L REALTY, INC. PROPERTY

5000 Block Liberty Road, Baltimore County, Md.

Beginning for the same on the southeast side of Tulsa Road, 40 feet wide, at the distance of 150 feet southerly from the corner formed by the intersection of said southeast side of Tulsa Road with the southwest side of Liberty Road, 66 feet wide, said place of beginning being at the beginning of the land described in a deed from Bertram H. Waskey and Joanne E. Waskey his wife to T & L Realty, Inc. dated May 3, 1961, and recorded among the land records of Baltimore County in Liber W.J.R. No. 3986 Folio 59 etc., and running thence, binding on part of the first line of the land described in said deed and across the southwesternmost end of a strip of land 5 feet wide described in a deed from T & L Realty, Inc. et al to Baltimore County, Maryland dated January 15, 1962, and recorded as aforesaid in Liber W.J.R. No. 3949 Folio 173, etc., south 64 degrees and 20 minutes east 5 feet, thence, binding on the southeasternmost side of said strip of land described in said deed to Baltimore County, Maryland, north 25 degrees and 40 minutes east 128 feet to the outlines of the land described in a deed from T & L Realty, Inc. to State of Maryland to use of State Road. Commission dated August 22, 1961 and recorded as aforesaid in Liber W.J.R. No. 3919 Folio 270 etc., and shown on State Roads Commission Plat No. 20192, thence, binding on the outlines of said last mentioned land the two following courses, and distances, to wit: Easterly by a line curving toward the right with a radius of 15 feet the distance of 23.56 feet and south 64 degrees and 20 minutes east 160 feet to a point in the 2nd line of the land described in a deed from T & L Realty, Inc. to Jack Levin and Bernice Levin, his wife, dated January 26, 1962 and recorded among said land records in Liber W.J.R. No. 3950 Folio 512, etc. Thence, binding of said line south 25 degrees and 40 minutes west 143 feet to the end of said line, thence north 64 degrees and 20 minutes west 75 feet to the beginning of the second line of the land described in the deed first herein mentioned thence binding on the 2nd, 3rd and 4th lines of said land the three following courses and distances, south 25 degrees and 40 minutes west 5 feet, north 64 degrees

Page One

October 26, 1970

Page 2

and 20 minutes west 105 feet to the southeast side of Tulsa Road and thence binding on said southeast side of Tulsa Road north 25 degrees and 40 minutes east 5 feet to the place of beginning.

Being part of Lot No. 1 and parts of Lots Nos. 2, 3 and 7, Section "M" of the "Amended Plat of Haywood Heights" recorded among the land records of Baltimore County in Plat Book W.P.C. No. 7 Folio 49,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Department Date: March 11, 1971
FROM: Everett Reed, Plans Review
SUBJECT: #133 T & L Realty, et al
S.W. Cor. Int. of Liberty &
Tulsa Roads
District: 2

No comment from the Buildings Engineers Office at this time.

CR:mch

Everett Reed
Everett Reed, Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: March 16, 1971
ATTN: Oliver L. Myers
FROM: Ellsworth H. Dyer, P.E.

SUBJECT: Item 133 (1970-1971)
Property Owner: T & L Realty, et al
S/W corner Int. of Liberty and Tulsa Roads
Present Zoning: R
Proposed Zoning: Variance from 409.28 (6) Parking
District: 2nd
No. Acres: 150' x 175'

General:

Since all County highway and utility requirements were secured and completed per Public Works Agreement #26109, executed in conjunction with the "Landman's Store", BLD #233-61, this office has no further comment in regard to the plans submitted for review by the Zoning Advisory Committee in connection with the subject item.

Ellsworth H. Dyer
Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM:PM:iss

E-W Key Sheet
15 NW 19 Position Sheet
NW 1, E Topo
88 Tax

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty Date: March 11, 1971
ATTN: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 133 - ZAC - March 9, 1971
Property Owner: T & L Realty, et al
SW corner Liberty Rd. & Tulsa Road
Variance from 409.28(6) Parking

The subject variance to allow 31 parking spaces instead of 76 spaces is undesirable and may create problems on Tulsa Road.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Petitioners: T & L Realty, et al

Location:

District:

Present Zoning:

Proposed Zoning:

No. of Acres: 150' x 175'

Comments: NO CHANGE IN CURRENT POPULATION



STATE OF MARYLAND
STATE ROADS COMMISSION
800 WEST PRESTON STREET
BALTIMORE, MD 21201

March 11, 1971

Mr. Edward U. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Item 133
Zoning Adv. Comm. Meeting
on March 5, 1971
Property Owner: T & L Realty, et al
Location: SW cor. Int. of Liberty
(Route 26) & Tulsa Rd.
Present Zoning: R
Proposed Zoning: Variance from
409.28 (6) Parking
District: 2
No. Acres: 150' x 175'

Dear Sir:

The existing entrance channelization at the subject site is acceptable to the State Roads Commission.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
By: John E. Meyers
Asst. Development Engineer

CLJ:EM:kb

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 Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

a Variance to permit thirty-one (31) parking spaces instead of the should be granted. required sixty-one (61) spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of March, 1971, that the herein petition for a Variance should be and the

same is granted, from and after the date of this Order, to permit thirty-one (31) parking spaces instead of the required sixty-one (61) spaces, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

TO: Mr. Edward D. Hardesty, Zoning Commissioner
Attn: Mr. Myers
DATE: 3/2/71
FROM: Planning Division
Fire Prevention Bureau
SUBJECT: Variance to Zoning
T & L Realty, et al

Location: SW corner of Liberty & Tulsa Roads
Item # 133
Zoning: R-1
3/9/71
The Fire Department has no comment on the proposed site.

Respectfully submitted:

Ing. G. Wiegandt
Planning Division
Fire Prevention Bureau

251603 71-236-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MARCH 6, 1971
Posted for: VARIANCE
Petitioner: T & L REALTY, INC.
Location of property: SW corner of Liberty & Tulsa Roads
Location of Signs: 1. S. of Liberty Road, S. of Tulsa Road.
2. S. of Tulsa Road, S. of Liberty Road.
Remarks: Charles G. Wiegandt
Posted by: Charles G. Wiegandt Date of return: MARCH 12, 1971

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1971.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 2nd day of March, 1971, the 1st publication appearing on the 4th day of March, 1971.

THE JEFFERSONIAN
L. J. Smith, Jr.
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
OF THE DISTRICT

POSTING: Petition for Variance for
Office at Parking
LOCATION: Southwest corner of Lib-
erty and Tulsa Roads.
DATE: 3/2/71
FILED: BALTIMORE, MARCH 14, 1971
BY: CLERK OF DISTRICT COURT
117 West Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, has received and considered the petition for a Variance to the Zoning Regulations to be re-
voked as follows:
Section 133.3 (1) - Off-street Park-
ing for each 100 square feet of
lot area shall be provided in the
District of Baltimore County.

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TELEPHONE 484-5413
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
TOWSON, MARYLAND 21204
DATE: March 3, 1971
No. 76381
TO: Larry E. Blum, Esq.
30 Light Street
Baltimore, Md. 21202
Zoning Dept. of Baltimore County
SUBJECT: Petition for Variance for T & L Realty, Inc.
71-236-A
TOTAL AMOUNT \$15.00
COST 25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-5413
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
TOWSON, MARYLAND 21204
DATE: March 22, 1971
No. 76380
TO: Larry E. Blum, Esq.
30 Light Street
Baltimore, Md. 21202
Zoning Dept. of Baltimore County
SUBJECT: Advertising and posting of property for T & L Realty, Inc.
71-236-A
TOTAL AMOUNT \$15.00
COST 25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

ZONED R-6

ZONED E-2

LIBERTY ROAD

EXIST. SAN. SEWER

EXIST. WATER

5'-22" 20'-00" 8'-92"

10 CAR SPACES

PARKING AREA (OVERHEAD)

10 CAR SPACES

10' CON. WALL

75'-0" 60'-0" 24'-0" 50'-0"

147'-0"

11'-24" 50'-0" 60'-0"

11'-24" 50'-0" 60'-0"

11'-24" 50'-0" 60'-0"

11'-24" 50'-0" 60'-0"

11'-24" 50'-0" 60'-0"

ZONED R-6

ZONED E-2

PEPPER DAIRY

ZONED E-2

V.S. POST OFFICE

ZONED R-6

TULSA ROAD

15'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

AREA OF PROPERTY - 27,600 SF

CAR PARKING SUMMARY

EXIST. AREA - 11,020 SF / 200 = 55 CARS
 MIN. REQUIRED - 5,148 SF / 200 = 26 CARS
 TOTAL SPACES PROVIDED - 76 CARS
 TOTAL SPACES REQUIRED - 31 CARS

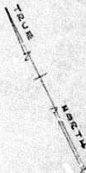
EST. AREA - 201 SF / 200 = 1 CARS
 5,000 SF / 200 = 25 CARS
 TOTAL - 26 CARS

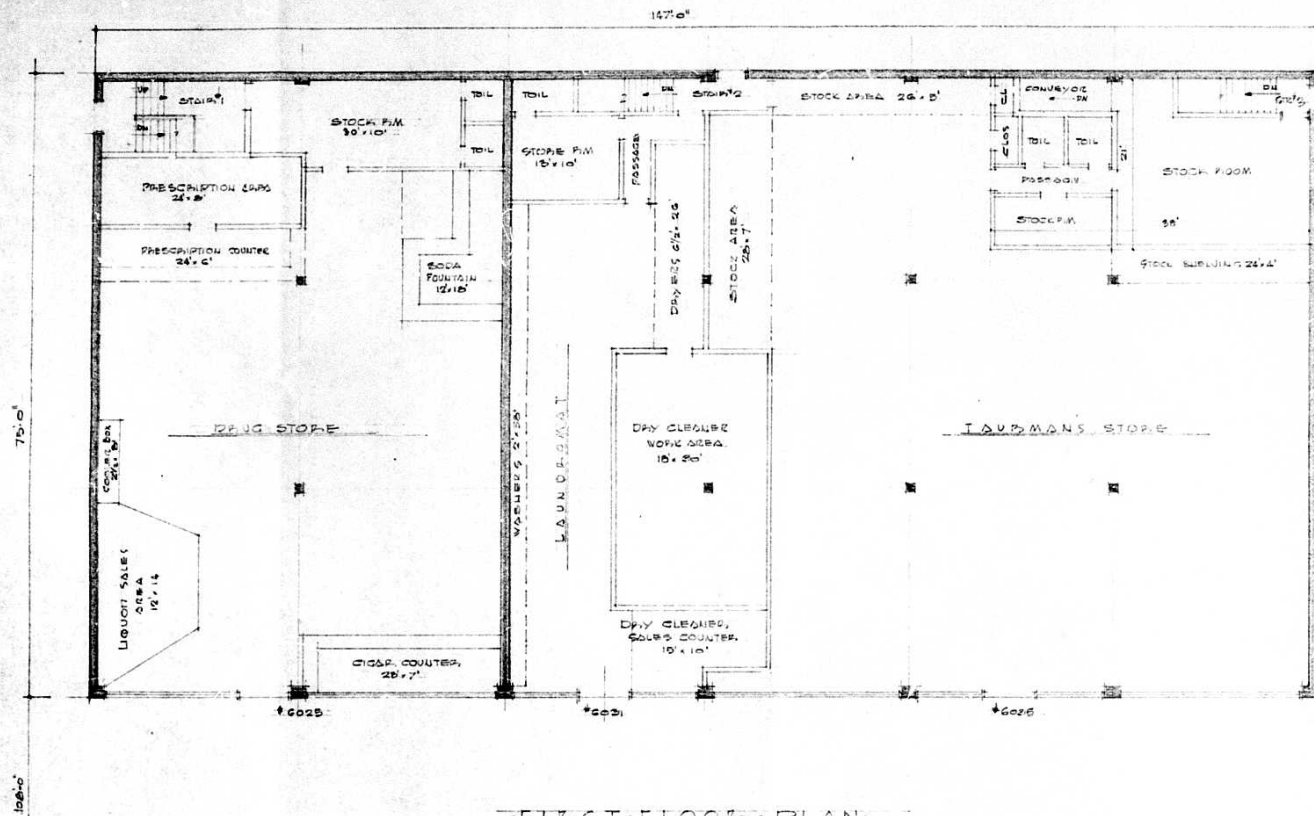
PLOT PLAN Scale: 1"=20'

T & L REALTY PROPERTY
 LIBERTY AND TULSA ROADS, BOKIA CO.
 JOHN CORRELL OWN. ARCHITECT

BLICKEN DIST. No. 2

DATE OCT. 26, 70





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

LIBERTY ROAD

FLOOR SPACE SUMMARY

FIRST FLOOR	
GROSS DETAIL AREA	147'75" x 110'00" = 16,256 S.F.
NET	147'00" x 109'00" = 15,993 S.F.
BASEMENT	
OFFICE SPACE	20' x 25' = 500 S.F.
STOCK ROOM	24' x 25' = 600 S.F.
STOCK ROOM	24' x 25' = 600 S.F.
TOTAL BASEMENT	1,200 S.F.

TULSA ROAD

J. & L. REALTY, INC.

LIBERTY ROAD & TULSA ROAD
BETHESDA, MARYLAND

JOHN CARROLL BURN, BROKER OCT. 20, 1970



