PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

PRISE; INC. and RANDALMOD BORLERAMA, INC.

1, or we_LIBERTY_PLAZA_ENTERY___legal owner__of the property situate in Baltimore
County and whice is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section. 413.20 to permit an identification sign for a shopping center with a total area of 360 sq. ft. instead of the permitted 150 sq. ft.; and, also from Section 41855d, to permit a sign

height of 32 ft. 6 inches in lieu of the permitted 25 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: findicate hardship or practical difficulty)

That without the requested variances the Petitioners will sustain practical difficulty and unreasonable hardship; and

That the requested variances are both in strict harmony with the spirit and intent of the Regulations, and will in no way injure the public health, safety and general welfare of the area involved.

See attached description

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

There we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petulis, and further agree to and are to be bound by the zoning regulations and restrictions, of petulist of County adopted pursuant to the Zoning Law For Baltimore County.

LIBERTY PLAZA ENTERPRISES, INC. Bourned & Colon, Mathew By: Meered & Jagan Joy Coop g/o Howard L. Caplan

8740 Liberty Plaza

Randallstown Md 21133
James D. Nolan, Petitioner's Attorney Address 204 W. Pennsylvania Ave. Towson, Maryland 21204

19th

MAY 17 ORDERED By The Zoning Commissioner of Baltimore County, this 17th 197 4, that the subject matter of this petition be advertised, as or way could be a subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out flattimore County, that property be posted, and that the public hearing be had before the Zoning Isolaro of Baltimore County in Room 106, County Office Building in Towson, Baltimore 1974 at 10:15 clock

DESCRIPTION

350 SQUARE FOOT PARCEL, PART OF THE LAND OF RANDLEWOOD

BOWLERAMA, INC., NORTHEAST OF LIBERTY ROAD, SOUTHEAST OF

BRENBROOK ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY,

County, on the

MCA DOD

MARYLAND.

rland 21204 • Tel. (301) 823-0900

RANDALWOOD BOWLERAMA, INC.

Address G/o Howard L. Caplan

8/00 Liberty Plaza

Randallstown, Md. 21133

Protestant's Attorney

Hi

RE: PETITION FOR VARIANCES from Section 413.2e and Section 413.5d of the Zoning lations of Balti NE/S of Liberty Road 574 feet SE of Brenbrook Road

REFORE COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Randalwood Bowlerama, Inc. Liberty Plaza Enterprises, Inc.

No. 74 - 289 - A

OPINION

This case comes before the Board on an appeal by the Protestants from a decision of the Zoning Commissioner of Baltimore County which granted the petition in the

This petition requests two variances: (1) from Section 413.2e - an identification sign variance to permit 360 square feet of sign surface instead of the 150 square feet of sign surface as permitted by the existing regulation; and (2) Section 413.5c to permit a sign height variance to 32.5 feet instead of the permitted 25 foot sign height

At the outset of this hearing the Petitioner amended the entitlement of this case because the Randalwood Bowlerama, Inc., has been dissolved as a Maryland ation, and , in fact, the proper Petitioner in this instance is "Capco", a Maryland

Howard R. Caplan, a partner, testified before the Board and described the partnership's Liberty Plaza Shopping Center as same exists on the north side of Liberty Road approximately 574 feet southeast of Brenbrook Road, in the Second Election District

The specifics sought by the Petitioner in this instance are outlined in Exhibit No. 3-B, and Petitioner's Exhibit No. 3-A is indicative of the existing sign at the subject Shopping Center

Basically Mr. Caplan felt that his partnership suffers practical difficulty by strict compliance with the existing regulations as to sign square foot area and as to height, principally because of the expansion of the subject Shopping Center and of the ne essity to compete with the other retail locations and their sign identifications as same do now exist along this section of the Liberty Road.

Randalwood Bowlerama, Inc. - No. 74-287-A

David R. Horn, a real estate expert, testified on behalf of the Petitioner and told the Board that it was his judgment that many of the problems that exist at the subject Center, principally concerning for and turnover in tenants, was caused by lack of road frontage sign identification. Mr. Horn stated that the granting of the two requested variances would cause no adverse effect upon the property values in the area, nor would same adversely affect traffic conditions as they do now exist in the area. Mr. Horn also cited that if the Center was not made to be an :conomically viable entity that it was conceivable that the area could prove to be a blight upon the surrounding community and potentially more of a source for localized vandalism

The People's Coursel presented three witnesses, each of whom for various reasons was basically opposed to the granting of the requested variances. These witness consisted of two residents of the general Liberty Road area, and James Hoswell, a planner

Considering the file in the subject case at part of this record, the Board would particularly call one's attention to a Baltimore County interoffice correspondence dated June 14, 1974 from William D. Fromm, Director of Planning, to S. Eric DiNenna missioner. In this correspondence, for the reasons cited therein, the Director of Planning was opposed to the granting of the requested variances in the subje-Also, the Board would note a letter from James B. Bymes, III, Chairman of the Zoning Advisory Committee, to James D. Nolan, Esq., counsel for the Petitioner in the subject case; said letter dated May 17, 1974 notes that the subject property was grant a variance from the sign regulations in case No. 66-130-A

The sale question to be decided by this Board is whether or not the Petitioner has exhibited, through the presentation of his testimony and evidence, a practical difficulty and/or unreasonable hardship in the subject instance that would warrant the granting of the requested variances. Frankly, after reviewing in detail the testimony and evidence presented, and considering the spirit and intent of the existing Zoning Regulations as they are applicable in the subject instance, the Board is not satisfied

RANDLEWOOD BONGERAMA, INC

7'/"

Sale 1/4" = 12"

PROPOSED SIGN

EOALD OF APPEALS

7:4"

- 20' --

Randalwood Bowlerama, Inc. - No. 74-287-A

It is the judgment of this Board that the Petitioner has not met the prescribed burden of evidencing such unreasonable hardship and/or practical difficulty. The Board basically agrees with the June 14, 1974 interoffice correspondence edited by Mr. Fromm, the Director of Planning, and directed to Mr. DiNenna, the Zoning Commissioner. The existing Zoning Regulations provide for variances in instances where there is a genuine and evidenced practical difficulty and/or unreasonable hardship. In the subject case, the Board can find no such proof. Therefore the requested Variances will be denied.

0

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 4th day of March, 1976, by the County Board of Appeals ORDERED, that Variance from Section 413.2e for identification sign to permit 360 square feet of sign surface instead of the 150 square feet of sign surface as permitted by the existing Zoning Regulations, be and the same is hemby DENIED; and it is

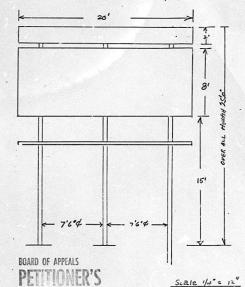
FURTHER ORDERED, that Variance from Section 413.5d to permit a sign height variance to 32.5 feet instead of the permitted 25 foot sign height as permitted by the existing Zoning Regulations, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

OF BALTIMORE COUNTY

COUNTY BOARD OF APPEALS

EXISTING SIGN RANDLEWOOD BOWLERAMA, INC



Statement on zoning case #74-289 A re sign variance at Liberty Plaza Shopping Center June 19, 197h

The Greater Randallstown Community Council opposes any sign on Liberty Road taller than the legal limit of 25'. We are in the midst of a concerted effort to help the business section of Randallstown on Liberty Road, look more sthetically attractive and we feel that we have a jungle of large

We do agree that the merchants at Liberty Plaza Shopping Center can probab ly benefit from a listing of their shops, on biberty Rd., but we recognized that the listings be either below existing signs or that a new, more modern sign like the one at Handallstown Plaza, be erected in place of the Liberty Plaza, identifying sign.

sions.

THIS DESCRIPTION IS FOR VARIANCE (SIGN) Beginning for the same at a point on the center line of the median grass island located in the easement described in the deed to Randlewood Bowlerama, orded among the Land Records of Baltimore County in Liber W. J. R. 3645, page 68, said beginning point being located N 31° 18' 10" E 80 feet, more or less, from a point on the center line of Liberty Road, as referred to in said deed, said last mentioned point being located S 64° 25' 10" E 574 feet, more or less, as measured along said center line from its intersection with the center line of Brenbrook Road, seventy feet wide, running from the atorementioned beginning point five courses: (1) N 58° 41' 50" W 5.00 feet, (2) N 31° 18' 10" E 35.00 feet, (3) S 58° 41' 50" E 10.00 feet, (4) S 31° 18' 10" W 35.00 feet, and (5) N 58* 41' 50" W 5.00 feet to the place of beginning.

Containing 350 square feet of land.

pal 16, 1974 J. O. #161025 HGW:egr Water Supply ■ Sewerage ● Drainage ➤ Highways ■



EXMOIT 3A

| | WHEN SHIP PROPERTY AND ADDRESS. | | |
|--|---|---|---|
| Pursuant to the | advertisement, posting of proper | rty, and public hearing o | n the above Petition |
| and it appearing that | by reason of the following find | ing of facts that strict | compliance with |
| the Baltimore Co | ounty Zoning Regulations | would result in prac | tical difficulty and |
| unreasonable has | dship upon the Petitione | r, the Variances sho | uld be had; and it |
| further appearin | g that by reason of the gr | canting of the Variance | ces requested not |
| adversely affecti | ng the health, safety, an | d general welfare of | the community, |
| the Variances to | permit an identification | sign for a shopping of | enter with a total |
| area of 360 squa | re feet in lieu of the requ | aired 150 square feet | and to permit a sig |
| height of 32 feet | 6 inches in lieu of the r | equired 25 feet shou | ld be granted. |
| | | | |
| 4 | | | |
| | by the Zoning Commissioner o | | |
| in this is a signification of the requirable of the requirable of the requirable of the same is and after the data of the Department | er 1974, that the h gn for a shopping center v red 150 square feet and b uired 25 feet should be GRANTED, from e of this Order, sub- eval of a site plan by of Public Works and the | with a total area of 3 o permit a right height a right height with the commissioner office of Planning an | 60 square feet in at of 32 feet, 6 inch of Baltimore County d Zoning. |
| | advertisement, posting of prope | | |
| and it appearing that | by reason of | | |
| | | | |
| | 7-01-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2- | | |
| | | | |
| | | | |
| the above Variance | should NOT BE GRANTED. | | |
| IT IS ORDERED | by the Zoning Commissioner | of Baltimore County, this | day |
| of | , 197, that the above | Variance be and the san | ne is hereby DENIED. |

Petition for Variances NE/S of Liberty Road, 574' SE of Brenbrook Road - 2nd Election District Randalwood Bowlerama, Inc. -BEFORE THE · ZONING COMMISSIONER : BALTIMORE COUNTY NO. 74-289-A (Item No. 138)

1 111 1 1 MOTION NE RECIPIATUR OR TO STRIKE

Zoning Commissioner of Baltimore Count

Randalwood Bowlerama, Inc. Petitioner, by James D. Nolan and Nolan, Plumhoff and Williams, its attorneys, moves that the purported appeal to the County Board of Appeals attempted to be filed herein by Mrs. Cla Je F. Libis and Mrs. Mary Basso and any other person herein be not received or be stricken. The grounds of the motion are as follows

- 1. That by his Order of September 13, 1974, Zoning Commissioner DiMonna granted the requested variances sought in this matter by the Petitioner.
- 2 That Section 22-27 of the Baltimore County Code (1968 3d.) provides that any appeal from a decision of the Zoning Commissioner to the County Board of Appeals shall be in writing and "shall be filed" with the Zoning Commissioner, * gether with the appeal fee, "within thirty days from the date of any final order appealed from.
- 3. That pursuant to the provisions of Section 22-27 any would be appellant had until 4:30 p.m. on Monday, October 14, 1974, to file a written appeal and the appellate fee with the Zoning Commissioner's Office. That despite the fact that the Zoning Commissioner's Office was open for a full business day on the said date, as were all other County offices, no such written appeal and appellate fee was so filed on October 14, 1974. That Monday, October 14, 1974, was not observed as a legal holiday by Baltimore County, and all County offices and employees conducted a full business day on that day, and therefore Monday, October 14

RE- PETITION FOR VARIANCES from Sections 413.2e and 413.5d of the Baltimers SE of Brenbrook Road 2nd District

County Zoning Regul ion NE/S or Liberty Road 574

Randalwood Bowlerama, Inc.

OF BALTIMORE COUNTY No. 74-289-A

> ORDER

The Board having received the Petitioner's "Motion Ne Recipiatur or To Strike", and having considered the facts stated therein, and given due consideration to same, it is this 19th day of November, 1974, by the County Board of Appeals ORDERED that the Motion is hereby DENIED

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

REFORE

COUNTY BOARD OF APPEALS

1974, was not a legal holiday within the meaning of Section 1-2 of the Baltimore County Code (1968 Ed.)

- 4. That a letter purporting to be an appeal by the aforesaid Mrs. Libis and Mrs. Basso was received by regular U. S. Mail by the Zoning Commissioner's office on Tuesday, May 15, 1974, at 10:30 a.m.; which purported appeal and appeal fee was thus not filed as required by law with the Zoning Commissioner's Office within the mandatory thirty-day appeal period set out by the statute, which period is jurisdictional in this matter.
- 5. That the responsibility for filing within the thirtyday period rests upon the would be appellants, and they did not file the said appeal by the act of mailing. The mode of delivery was the would be appellants' choice, and such mode of delivery's failure to arrive within the jurisdictional period completely prevents any jurisdiction on the part of the County Board of Apppals from coming into existence, and, hence, the Zoning Commissioner's Order of September 13, 1974, is final in these proceedings.

nolan, Plumboff Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204 823-7800 Attorneys for Petitioner

I HEREBY CERTIFY that on this 17th day of October 1974, a copy of the foregoing MOTION NE RECIPIATUR OR TO STRIKE w mailed, postage prepaid to Mrs. Claude F. Libis, Box 317, Windsor Mill Road, Baltimore, Maryland 21207 and to Mrs. Mary Basso, 3629 Templar Road, Randallstown, Maryland 21133.

James D. Molan

Petition for Variances BEFORE THE NE/S of Liberty Road, 574' SE of Brenbrook Road - 2nd Election District BOARD OF APPEALS Randalwood Bowlerama, Inc. -BALTIMORE COUNTY NO. 74-289-A (Item No. 138)

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 MOTION NE RECIPIATUR OR TO STRIKE

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- 2. That Section 22-27 of the Baltimore County Code (1968 Ed.) provides that any appeal from a decision of the Zoning Commissioner to the County Board of Appeals shall be in writing and "shall be filed" with the Zoning Commissioner, together with the appeal fee, "within thirty days from the date of any final order
- 3. That pursuant to the provisions of Section 22-27 any would be appellant had until 4:30 p.m. on Monday, October 14, 1974, to file a written appeal and the appellate fee with the Zoning Commissioner's Office. That despite the fact that the Zoning Commissioner's Office was open for a full business day or the said date, as were all other County offices, no such written appeal and appellate fee was so filed on October 14, 1974. That Monday, October 14, 1974, was not observed as a legal holiday by Baltimore County and all County offices and employees conducted a full business day on that day, and therefore Monday, October 14

1974, was not a legal holiday within the meaning of Section 1-2 of the Baltimore County Code (1968 Ed.)

- 4. That a letter purporting to be an appeal by the aforesaid Mrs. Libis and Mrs. Basso was received by regular U. S. Mail by the Zoning Commissioner's Office on Tuesday, October 15, 1974 at 10:30 a.m., which purported appeal and appeal fee was thus no filed as required by law with the Zoning Commissioner's Office within the mandatory thirty-day appeal period set out by the statute, which period is jurisdictional in this matter.
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Nolan, Plumboff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204 823-7800 Attorneys for Petitioner

I HEREBY CERTIFY that on this 6th day of Neverber 1974. copy of the foregoing MOTION NE RECIPIATUR OR TO STRIKE was mailed, postage prepaid to Mrs. Claude F. Libis, Box 317, Windsor Mill Road, Baltimore, Maryland 21207 and to Mrs. Mary Basso, 3629 Cemplar Road, Randallstown, Maryland 21133.

James D. Nolan

J bob 317 Mendrer Mill Pd. Gab. ND 5 Baltemore, Many Land 21207

Zoning Commissioner County, Office Blog. Town, Maryland

Red 11-1-74

一個15別屬三 Apreal of decision item # 13+

MRS MARY D. BASSO

Dear Mr. De Minne preaty Randalliton Community Council, wish to appeal the granting of variances permitting the enlarging of the sign on the properties ound by Howard I laplan and known as Library Elaza Enterprises she and Randalwood Bonderame In He ar stry much aggired person became the enlarged sign will not only worth the agle "appearance of our community but will "jungle "appearance of our community but will set a precident encouraging the same effort by other morchants. He also do not agree that such kuge signe in woore business. Mrs. anne m. Like

LAW OFFICES OLAN, PLUMH & WILLIAMS TOWSON, NO.

MAY 2 4 1076

J Bot 317 Window Mill Pd. Mad.
ND 5
Baltimore, Maryland

zoning Commissioner County Office Blog Town, Maryland

appeal of decision #74-289-A iten # 13 2

Dea Mr. Di Nenna 2000 2000 We the under greet up statue of the breate, Randalletown Community Council, wish to appeal the granting of ranamer permitting the enlarging of the sign on the properties owned by Howard I Caplan and known as Tiberty Plaza Enterprises she, and Randalwood Bonlevame In We are very much aggirend pleasure bleame the enlarged sign will not only worse the "jungle appearance of our community but will see a precident encouraging the same effort by other merchants. The also do not agree that such knige signe in woone business Sincerely, Mrs. Anne M. Like 922-344 MRS. MARY D. BASSO

GREATER RANDALLSTOWN COMMUNITY COUNCIL October 9 1074 7:16 PANTOTHE BAllenine County Marifound \$ 75 5 Severty-fine -Jeneria appeal Thety Py a Sign Film & Soch Jinsus 1:0520-00161: 407-045 4#



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 17, 1974

COUNTY OFFICE BEING

XXXXXXXXXXXXXXX

MEMALKS BUREAU OF ...

DEPARTMENT OF TRAFFIC ENGINEERIN STATE ROADS COMM BUREAU OF FIRE PREVENTION REALTH OLDANDRON

PROTECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION CONING ADMINISTRATED James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition Item 138 Liberty Plaza Enterprises, Inc. -Petitioners

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition 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 Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located 80 feet northeast of a point on the northeast eide of Liberty Road, approximately 574 feet southeast of Brenbrook Road, in the 2nd Election District of Ballimore County. The specific request involves an existing shopping center sign.

The surrounding property owned by the petitioners is improved by the Liberty Plaza Shopping Center.

Directly abutting the subject site to the northwest is an Exrine Tire store and an American Oil Company automotive Aervice station. The property adjacent to the site on the southeast is improved with a Gulff automotive service station.

James D. Nolan, Esq. Item 138 May 17, 1974

The petitioner is requesting a Variance to permit an identification sign to have an area of 360 feet instead of the required 150 feet, and also to permit a haight of 32-1/2 feet instead of the required 25 feet.

A previous hearing (Case No. 66-130-A) allowed the existing sign as a second identification sign. The original identification sign for the shopping center exists immediately in front of the subject

This petition is accepted for filing on the date of the enclosed filing certificate. Latice 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.

moral & Borno & JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure Copy to: Engineering Corporation 1020 Cromwell Bridge Road Baltimore, Maryland 21204 eptember 13, 1974

nes D. Noian, Esquire 204 West Pennsylvania Avenue Towson, Marvined 21294

> RE: Petition for Variances NE/S of Liberty Road, 574' SE of Brenbrook Road - 2nd Election District Randalwood Bowlerama, Inc. -Petitioner NO. 74-289-A (Item No. 138)

Dear Mr. Nolan

I have this date passed my Order in the above referenced matter. Copy of said Order is attached

Very truly yours,

101 S. ERIC DI NENNA Zoning Commissioner

SED/sw

cc: Mrs. Claude F. Libis, Box 317, Windsor Mill Road Baltimore, Maryland 21207

Mr. Edward Stadel, Works of Commune 305 West Chesapeake Avenue Towson, Maryland 21204

> Baltimore County, Maryland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

ELLSWORTH N. DIVER. P. E. CHIE February 28, 1975

> Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Be: Item #138 (1973-197h)
Property Owner: Liberty Plana Enterprises Inc.
and Enablaced Sociences, Inc.
and Enablaced Sociences, Inc.
Statistic Lord Research Conference Relations of Enablace Relating Inc.
Existing Ioni Relations to Departs an ID sign for a
shopping center with a total area of 360 sq. ft. instead
of the permitted 150 sq. ft., and also to permit a sign
balance 22' 6' in lieu of the permitted 5'
No. of Acres 1.50 Interict: 200
No. of Acres 1.50 Interict: 200

Dear Mr. DiNanna

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

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #238 (1973-1978).

Very truly yours,

Describer Diver

END: EAM: FWR: 55

P-SW Key Shoet 21 & 25 NW 32 Pos. Sheet NW 6 & 7 H Topo

BALTIMORE COUNTY, MAR AND

INTER-OFFICE COPRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date June 14, 1974

William D. Fromm, Director of Planning

SUBJECT Petition #74-289-A. Northeast side of Liberty Road 574 feet Southeast of Brenbrook Road Petition for Variance for Sign Area and Height.

2nd District

Hearing: Wednesday, June 19, 1974 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject

Proliferations of signs, many of them too high, or too large, or in poor locations, are characteristic of numerous commercial areas in Baltimore County. Aside from the outright ugliness of such visual clutter, drivers are likely to be subjected to considerable inconvenience—and perhaps danger—as they try to sort out the counties messages while trying to thread their way through traffic. Even pedestrians are likely to be wexed by chaotic signage, failing as it does to "index the environment" in any easily manageable way.

It would appear, also, that excessive signage could well be a generator of commercial blight. Certainly it is hard to believe that property values renain as high as they would otherwise once an area takes on a character of visual chaos.

It is our opinion that the sign standards in the Baltimore County Zoning Regulations were intended in part to prevent conditions of this nature-and we believe that if all signs in Baltimore County set those standards, conditions might well be significantly better than they are. For this reason, we feel that the standards should be switchly abbred to except reason, we feel that the standards should be switchly abbred to except difficulty or case wherein the petitioner can show that a genuine practical difficulty or case wherein the absolute result if the variance were not to be standard. We are the hardship would result if the variance were not to be standard. to be granted. We are thus opposed to the granting of the petitioner's request unless such a showing is made.

> William D. From Director of Planning

WDF:NEG:r

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. MELZER

EUGENE J. CLIFFORD. P.E.

March 11, 1974

Mr. S. Eric DiNenn-County Office Building Towson, Maryland 21204

Re: Item 138 - ZAC - February 12, 1974 Property Owner: Liberty Plaza Enterprises and Randalwood Bowlerama

Bowlerama
Variance to permit an ID sign for a shopping center with a total
area of 360 sq. ft. instead of the permitted 150 sq. ft. and
also to permit a sign height of 32 feet 6 inches in lieu of the permitted 25 feet District 2

The subject petition is for a variance to permit an oversized sign and to permit a sign height of 32 feet 6 inches. The patitioner seems to be confused as to the number of signs existing on this site and I am confused as to the final number of signs proposed on this

No major traffic problems are anticipated as long as the petitioner maintains Π fort of clearance between the bottom of the sign and ground level as shown on the plan.

Very truly yours,

nichel & Marigan Michael S. Flanigan Traffic Engineer Associate

MSF/nk



Towson, Maryland 21204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Liberty Plaza Enterprises Inc. & Randalwood Bowlerana, Inc.

Location: N/S of Liberty Road and the E/S of Breabrook Road

Item No. 138

Zoning Agenda February 19, 1974

Pursuant to your request, the referenced property has been surveyed by this Burea and the comments below marked with an "%" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Pire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks. () 2. A second nears of rebicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCLED: the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of the Fire Preventish Code Prior to occupancy or Deginnin

() 5. The buildings and structures existing or proposed on the
site shall comply with all applicable requirements of the
Mational Fire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as Grawn.

() The Fire Prevention Sureau has no comments at this time.

PRTITION FOR A VARIANCE

mls 4/16/73

Reviewer: Planning Group
Special Inspection Division

Cost of Advertisement, \$

A Rogania Approved: Faul & Reinche Popular Chief Pire Prevention Bureau

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN a weekly newspaper printed

and published in Towson, Baltimore County, Md., oursectuceart

day of June 19.7h, the first publication appearing on the 30th day of May

THE JEFFERSONIAN,

D. Frank Struction

S. ERIC DINENN



March 8, 1974

Mr. S. Eric DiNenne, Zonin, Commissione Zoning Advisory Committee
Office of Planning and Zoning
Ealtimore County Office Building
Towson, Maryland 21204

Comments on Item #138, Zoning Advisory Committee Meeting, February 12, 1974, are as follows:

Property Owner: Liberty Plaza Enterprises Inc & Randalwood Bowlerama Inc. Location: N/S of Liberty Road and the E/S of Brenbrook Road Doctrion: 1975 or Userly vaduation: 1975 of profession 2016 of the Statisting Zoning Commercial Froposed Zoning; Variance to permit on ID 3 ign for a shopping center with a total area of these hundred and sixty (350) sq. ft., Instead of the permitted one hundred and fifty (150) sq. ft., and also to permit a sign height of thirty-two feet six inches (32 ft.) in flew of the permitted heavy-flew (25) feet.

No. of Acres: 4.50 District: 2nd

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

Very truly yours,

John Levembles John L. Wimbley Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AREA CODE 301 PLANNING 484-3211

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 5, 1974

Mr. S. Eric DiNenna Zoning Cormissioner County Office Building Towson, Maryland 2120

Z.A.C. Meeting of: February 12, 1974

Re: Item 138

Typerty Omer:
Location:
W/S of Liberty Plaza Enterprises, Inc. & Bandalbood Rowlerana, Inc.
Location:
W/S of Liberty Road and the E/S of Brenbrook Road
Present Zoning:
Omerical
Proposed Zoning:
Warlance to permit an ID sign for a shopping center with a

N/S of Liberty Hoad and the L/S of Hemoroon mean Commercial. Departs an D slap, for a shopping center with a total area of three hundred and sixty (160) mg. ft.ins.and of the permitted one hundred and firty (150) mg. ft., and also to permit a sign height of thirty-two ft. ix in.hee (120-6) in lieu of the permitted tementy-two (25) ft.

District:

Dear Mr. DiNenna

No bearing on student population

WNP/m1

Very truly yours, W. Nick Petrovich

MICHARD W. TRACCY, V.M.

No. 16982 BALTIMORE COUNTY, MARYLAND FFICE OF FINANCE - REVENUE DIVISION

TE October 30, 1974 ACCOUNT 01-662

\$75.00

white cashes with Agency vellow customer Mrs. Anno M. Libits and Mrs. Mary D. Basso Cost of Filing of an Appeal and Posting of Property on Case No. 74-289-a (tem No. 138) NE/S of Liberty Road, 574' SE of Brenbrook Road , Zad

Election District Randal wood Bowlerama, Incorporated - Petitioner

BALTIMORE COUNTY, MARYLAND OF FICE OF FINAN REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ATE May 23, 1974

PINK - AGENCY

James D. Nolan, Esq. 204 W. Penna. Ave. Towson, Md. 2120h Petilion for Varian #74-287-A

25.00 MSC

No. 15070

andallstown, Md. 21133 dwertising and posting of property 74-289-A



| | | Мар | 0.1 | inal | Dupl | - to | I Iro | cing | 200 | theat |
|---|------|--------|------|-------|--------------------|-------|-------|-------|------|-------|
| FUNCTION | 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: 7-7 H | 30 4 | - L | | Chang | ed Pla ge in ou | tline | | cript | ion | |

| mes D. Acian, Esq. 04 W. Ponnsylvania Avenue 04 W. Ponnsylvania 21204 | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 |
|---|--|
| | etition has been received and accepted |
| for filing this 17th | Alui Oli Hunna |
| | S. ERIC DINENNA, Zoning Commissioner |
| Petitioner Liberty Plaza Ente | erprises, Inc. |
| Patitioner's Attorney James D. | Notes Reviewed by Chames & Byrres To |

HCA Enginee 1020 Crosse Baltimore,

| ring Corp. 11 Bridge Road | Zoning | Advisory | Commit |
|------------------------------|--------|----------|--------|
| id. 21264 | | | _ \ |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received * this 24th day o

Petitioner 4 bed Plaza Ent ner's Attorney No AN Reviewed by TTH

* This is not to be interperted as acceptance of the Petitics for assignment of a hearing

1-SIGN

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNT

Townen, Maryland Date of Posting No. V. 16, 1974 Petitioner: RANDALWOOD BOWLERAMA, INC. Location of property: NE/S LIBERTY Rd. 574' SE OF BRENBROOK Rd. Location of Signs: NE/S LIBERTY Rd. 645 + M - SE OF BRENBLOOK Rd

Date of return: No U. 23 1974 Posted by Thomas & Baland

Posted by Floring L. Robins

Date of return JUNE 7, 1974

74-289-A 2-5,6100 CERTIFICATE OF POSTING

PARTMENT OF BALTIMORE COUNT Date of Posting Tune 1 1974

June , 19 74

THE NORTHWEST STAR Amsted Landan

May , 19 74

Posted for PETITION FOR VARIANCE.
Petitioner RANDALWOOD BOWLERAMA, INC. Location of property. NE/S OF LIBERTY Rd. 574' SE OF BRENNShook Location of Signal NE/S of LIBERTY Rd. 645 + ar - SE OF BRENBROOK

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertise-

weekly newspaper printed and published in Pike:

the first publication appearing on the 30th

Cost of Wavertisement, \$ 26.25

Pikesville, Md. May 30 , 19 74

BALTIMORE COUNTY, MARYLAND ATE June 19, 1974 ACCOUNT 01-662 AMOUNT \$59.25 WHITE - CASHIER .0. Box 268

