## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

4:30 P.M. mad 21.1

11-21-74

W VAR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. or we, DOVE REALTY CORPORATION 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 for a Variance from Section, 409.2b.(6) to permit a total of AZBOMarking spaces in lieu of the required 60xx spaces.

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

1. Strict compliance with the Zoning Regulations will cause practical difficulty and unreasonable hardship.

And the requested variance is in strict harmony with the spirit and intent of the Regulations and will in no way harm or 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.

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

DOVE -REALTY CORPORATION By: Legal Owner
407 W. Saratoga Street Contract purchaser Address Baltimore, Maryland 21201 Dances O. Melan James D. Nolan Petitioner's Attorney
204 W. Pennsylvania Ave.
Address Towson, Md. 21204.
2074 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this.... 20th 197 h that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimore County, in two newspapers of general circulation through-out 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 Bullding in Townson, Baltimore

County, on the 22nd day of January 197 5, at 10:00 clock Tori

LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS TOWSON MARYLAND 21204

December 13, 1974

DEC 16 74 PM

\* ) 3

SALE OF



Re: Variance Petition; Item 95; Dove Realty Corp. Reply to State Highway Administration Comments and Request to Amend Variance Petition to Permit a total of 20 Parking Spaces In Lieu of the Required 60 Spaces Rather Than 23 Spaces Shown on Initial Site Plan.

Dear Commissioner DiNenna:

The purpose of this letter is to reply to the Maryland State Highway Administration's Comments in this matter dated November 14, 1974, as well as to amend our Petition in the Maryland Petition in the control of the existing parking spaces, making the control of the period parking spaces, making and the control of the period parking spaces, and the control of the period parking spaces for 60 spaces. It will be appreciated if this amendment can be noted by interlineation by Mrs. Anderson and others of your staff, and if there is anything further needed to accomplish the amendment, please advise as and it will be promptly forwarded.

It is not our usual policy to reply to Zoning Advisory Committee Comments, but in this case we felt it desirable to point out certain factors in this case. Pirst of all, the improvements shown on the site plan are all in existence and have been in existence for many years and I am sure that this fine stone building which could not be replaced at today's costs and which is in good condition was placed in the heart of Randallstown long before zoning was first initiated in Baltimore County in January, 1945. Thus, the building was built with parking one automobile rather that he when most families only owned one automobile rather that the time when most families only owned one automobile rather that the time when most families only owned for the county of the stores. This parking was taken away several years ago by the

RE: PETITION FOR VARIANCE NE/S of Liberty Road, 258' W of McDonough Avenue (Road)

REFORE THE DEPUTY ZONING

Dove Realty Corporation - Petitioner COMMISSIONER NO. 75-155-A (Item No. 95)

OF : BALTIMORE COUNTY

This Petition represents a request for a Variance to the Baltimore County parking regulations. The property in question is located on the northeast side of Liberty Road, 258 feet west of McDonough Avenue in the Second Election District of Baltimore County.

Testimony and evidence, as presented by the Petitioner, a civil engineer and a realtor with many years experience in the locality involved, established that the subject building or buildings have existed in their present state since 1949. Testimony also established that there have been no parking problems per se in the area during that period of time.

Without reviewing the testimony in detail but based on all testimony pre sented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with hardship and practical difficulties and the Variance can be granted without any detriment to the health, safety and general welfare of the com-

Therefore, IT IS ORDERED this 1974 day of February, 1975, that the herein requested Variance to permit a total of twenty parking spaces in lieu of the required sixty spaces should be and the same is hereby GRANTED. Said granting is subject to the approval of a site plan by the Department of Public Works, State Highway Administration and Office of Planning and Zoning

Dep ty Zoning Commissioner of

The Hon. S. Eric DiNenna December 13, 1974 Page two

DAT in

SNA in the course of the widening of Liberty Road. My client was only compensated in a very minor way for this strip taking, and we would have much preferred to retain the parking. Thus, we feel it is unfair for the SNA to criticize us, since the SNA by taking away a portion of our parking has actually in large measure created the problem and necessitated a hearing for a zoning variance.

However, in a spirit of cooperation with your office and with the State, we are eliminating two of our parking spaces as shown on the site plan, and we have added an additional space as well as a cushion, making our requested variance 20 spaces rather than 23 spaces. As stated above, it will be appreciated if the Petition can be amended by interlineation by this letter and if Mrs. Anderson will so post and advertise the property at the time a hearing is set. My Olient's sole purposer at the time a hearing is set. My Olient's sole purposer. This situation aggravated by the widening of blocky Road, thus allowing the full building as built to be utilized for retail purposes.

Thanking you and your staff for your kind attention to this request, I am, with kind regards for the season,

Sincerely yours,

James D. Nolan

L. Charles Lee, Chief LeRoy S. Applefeld, Esq. Bureau of Engineering Access Permits Dove Realty State Highway Administration Maryland Dept. of Maryland Dept cc: Mr. Charles Lee, Chief Maryland Dept. of Transportation 300 W. Preston St. 21201

Mrs. Beatrice Anderson Zoning Commissioner's Office

Mr. John E. Meyers Bureau of Engineering Access Permits

Mr. James B. Byrnes III Zoning Commissioners Office

Mr. Franklin T. Hogan, Jr.

Mr. Robert E. Spellman Spellman Larson Associates

February 19, 1975

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

> RE: Petition for Variance NE/S of Liberty Road, 258' W of McDonough Avenue (Road) 2nd District Dove Realty Corporation - Petitioner NO. 75-155-A (Item No. 95)

Dear Mr. Nolans

I have this date passed my Order in the above captioned matter in

Very truly yours.

anus Ex JAMES E. DYER Deputy Zoning Commissioner

JED/me



### SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDIN TOWSON, MARYLAND 21204 823-3535

1000

NUMBER OF STREET OF STREET 9006 - 9016 LIBERTY ROAD

280. MISTRICE, BALTING HE COUNTY, MARYLAND

Seginning for the same at a point on the Martheast side of Liberty ions 50 feet wide at the distance of 258 feet more or loss measured Northwesterly along the Bortheast side of Liberty Road from the lost side of ough Avenue (Bond) and running thence and binding on the Northeest side of Liberty Hand Horth 69 Degrees 48 Minutes West 195 feet nors on less. Thence leaving the Northeast side of liberty Road and running forthesatorly 36 feet more or less to a point in the bed of Church Lene and running thence and binding in the bed of Church Lane South 30 to rece 00 Minutes East 211.40 feet, South 22 Degrees 59 Minutes West 4.30 feet, and South 33 Degrees Of Minutes East 17.64 feet and running thouse South 25 Degrees 12 Minutes West 175 feet more or less to the place of beginning Containing 0.66 seres of land more or less.

10-24-74



# BALTI DRE COUNTY, MARYLAI

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner

Date \_\_\_January 21, 1975

FROM William D. Fromm, Director of Planning

SUBJECT. Petition 753-155-A. Northeast side of Liberty Road 258 feet West of McDonaugh Avenue (Road). Petition for Variance for Off-Street Parking. Petitioner - Dove Realty Corporation

HEARING: Wednesday, January 22, 1975 (10:00 A.M.)

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

In view of this relatively small proposed addition to this existing development,

William Mioner William D. Fromm

WDF/NEG/may



December 19, 1974

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition Item 95 Dove Realty Corporation -Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Boning Plans Advisory Committee.

This perition is accepted for filing on the date of the anclosed five motioned from the filing or the file of the hearing date and day carrificate. Notice not less than 30, nor more than 90 will be half of date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

JAMES B. BYRNES, III Chairman, Zoning Plans Advisory Committee

cc: Spellman, Larson & Associates, Inc. Suite 303, Investment Bldg. Towson, Md. 21204



December 10, 1974

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

Dear Mr. DiNenno:

Comments on Item #95, Zoning Advisory Committee Meeting, November 19, 1974, are as follows,

Property Owner: Dove Realty Corp. Location: NE/S of Liberty Road 258 ft. N of McDonogli Road Proposed Zoning: Variance from Sec. 409.28.(6) to permit a total of 23 parking spaces in lieu of the required 61 spaces No. of Acres: 0.66

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the app, oprideness 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

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

Very truly yours,

John Levembler John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON MARYLAND 21204 AREA CODE 301 PLANNING 404-3211 ZONING 494-3381

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Md. 21260/LITMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for

Dove Realty Corporation Zoning Commissioner

James D. Nolan Petitioner

Spellman, Larson & Associates, Inc. Sufter 3037 Thresting Bldg. Towson, Md. 21204

filing this

Reviewed by Franklin T. Hogans, Fr. Franklin T. Hogans, Fr. Chairman, Zoning Advisory

ember 6, 1974

James D. Nolan Enq. 204 W. Pannsylvania Avenue Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation Petitioner

Dear Mr. Nolani

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments dated November 29th, 1974 under the above referenced

Very truly yours

JAMES B. BYRNES,III Chairman, Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc. Suite 303, Investment Bldg Towson, Md. 21204

December 19, 1974

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Patition Variance -Item 95 Dove Realty Corporation -Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Plans Advisory Committee.

This petition is accepted for filing on the date of the anclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

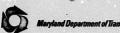
Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Plans Advisory Committee

JRR: JD

Enclosure

cc: Spellman, Larson & Associates, Inc. Suite 303, Investment Bldg. Towson, Md. 21204



Movember 14, 1974

Mr. S. Eric BiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Att: Mr. James B. Byrnes III

Rei ITEN 95
Z.A.C. meeting, Nov. 19, 1974
Property Owner! Dove Realty Corp.
Location: MC/S of Liberty Road
(Noute 26) 236 Ft. N. of McGenough
(Noute 26) 236 Ft. N. of McGenough
(Noute 26) 236 Ft. N. of McGenough
Proposed Zoning: Nariance Fra Sec.
409.28 (6) to permit a total of 23
parking spaces in lieu of the required
60 spaces.
No. of acresi 0.66
91strict: 2nd

Harry R. Hughes

Bernard M. Evans

Dear Siri

CL:JEM:bk

The existing entrance into the subject site is acceptable to the State Highway Administration. However, the parking pattern is undestrable. The spaces the enter of the lot restrict the smooth flow of traffic through the entrance of lots backing from the spaces nearest to Liberty Road conflict with traffic moving through the entrance.

The proposed parking variance is undestrable. If the parking is insuffi-cient, problems will develop on the site that could cause problems on the highways. This is especially critical on a heavily traveled highway such as Liberty Road.

The average 1973 daily traffic count for this section of Liberty Road is ...
25,000 vehicles.

Very truly yours,

Charles Lee, Chief by: John E. Meyers

Dea-

December 6, 1974

Dove Realty Corporation -Petitioner

Very truly yours,

JAMES B. BYRNES, III

Chairman, Zoning Plans Mivisory Committee

RE: Variance Petition Item 95

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments dated November 29th, 1974 under the above referenced subtant

cc: Spellman, Larson & Associates, Inc. Suits 302, Invertment Bldg. Towson, Md. 21204

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Mr. Nolan:

JBB:JD

Maryland Department of Transportation

December 20,1974

0

Re: Variance Petition, Item 95 Dove Realty Corp. Liberty Rd. (Rte 26)

Harry R. Hughes

Bernard M. Evans

Loning Commissioner County Office Bldg. Att: James B. Byrnes III

Mr. S.ERic DiNenna

Dear Mr. DiNenna:

We are in receipt of a copy of a letter to you, from Mr. James D. Nolan, dated December 13,1974 relative to the subject petition.

We are in agreement with the main points of the letter; the building has been in existence for samy years and formally emjoyed parking along Liberty Road which use eliminated with the parking spaces to be eliminated used to the lot, nearest to Liberty Road. If this is the case, then our major edjection to the parking situation will be eliminated.

We are still concerned about the lack of required parking, however upon consideration of all aspects of the situation, it appears that nothing more can be done with the existing development and that the petition can

Charles Lee, Chief Bureau of Engineering Access Permits

by: John E. Meyers cc: James D. Nolan Nolan, Plumhoff & Williams 204 W. Penn-ylvania Ave. Towson, Nd. 21204 John & meyers

CL-JEH-es

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



Maryland Department of Transportation

Bernard M. Evans

November 14, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Att: Mr. James B. Byrnes III

Rei ITEM 95
LA.C. meeting, Nov. 19, 1974
Property Owner Bove Realty Corp.
(Route 26) 258 t. blerty Roadom.
(Route 26) 258 t. blerty Roadom.
Road - existing coning: BL-C%
Proposed Loning: Variance From Sec.
409,28 (6) to permit a total of 2)
parking spaces in lieu of the required
Mo. of Acress 0.66 No. of acres: 0.66 District: 2nd

Dear Sira

The existing entrance into the subject site is acceptable to the State Highway Administration. However, the parking pattern is undesirable. The spaces, country of the lot restrict the smooth flow of traffic through the entrance. The spaces nearest to Liberty Road conflict with traffic moving through the entrance.

The proposed parking variance is undesirable. If the parking is insuffi-cient, problems will develop on the site that could cause problems on the highways. This is especially critical on a heavily traveled highway such as Liberty Road.

The average 1973 daily traffic count for this section of Liberty Road is ... 25,000 vehicles.

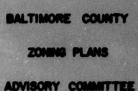
Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits

CL: JEM: bk

by: John E. Meyers

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





PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Janes B. Byrn-s, III

SOMETHIS ADMINISTRATION SEALTH DEPARTMENT

SUREAU OF FIRE PREVENTION DEPARTMENT OF TRAPPIC ENGINEERIN STATE RIGHRAY

BUREAU OF ENGINEERING PROJECT AND

DEVELOPMENT BOARD OF EDUCATION OFFICE OF THE BUILDINGS ENGINEES November 29, 1974

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation Petitioner

Dear Mr. Nolan

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site paperties 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 regerd to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Joning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Liberty Road, approximately 758 feet southeast of McDonouh Road, approximately 758 feet southeast of McDonouh Road, see 2nd Election District of Baltimore County, It is presently improved with a one story stone and block building consisting of various retail stores and an existing off street parking lot capable of a subject of the street parking lot capable of a building all which street parking lot capable of a building all which street parking lot capable of a building all which street parking lot capable of a building all which street parking lot capable of the subject of the Maryland National Bank abuts the property to the Maryland National Bank abuts the property street of the southwest. An apartment development lies opposite the site on Church Lane, and the Randallstown Elementary School opposite the site on Liberty Road.

The petitioner is requesting a Variance to permit 23 off street parking spaces instead of

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Item 95 November 29, 1974 Page 2

the required 61 spaces.

This Committee is withholding approval of the re-subject application until such time as the plans are revised to reflect the comments of both the Department of Traffic Engineering and the Project and Development Planning Office.

Very truly yours,

Comuse Emas

JAMES B. BYRNES, III Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc. Suite 303, Investment Bldg. Towson, Maryland 21264

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



DONALD & ROOP, M.D. MPH.

November 15, 1974

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

Comments on Item 95, Zoning Advisory Committee Meeting. November 19, 1974, are as follows:

> Property Owner: Dove Realty Corp. Location: NE/S of Liberty Rd. 258 ft. S. of Location Style of Liberty and Joe Et. a. of Emisting Roding: BL-CES Proposed Zoning: Useriate Communication of Section 10 Person Sec. 409.28.(6) Variance from Sec. 409.28.(6) Variance from Sec. 409.28.(6) spaces in lieu of the required 61 spaces.

No. of Acres: 0.66 District: 2nd

Conments: Metropolitan water and sever are available.

Cham A when Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

SHV8/nor

### Baitimore County, Maryland Bepariment Of Subite Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering ELLEWORTH N. DIVER. P. E. CHIE

November 29, 1974

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #95 (1974-1975) Item #95 (1978-1975)
Property Owner: Dove Realty Corp.
N/SS of Liberty Rd., 255\* N. of McDonogh Rd.
Existing Coning: R.L. - O.N.J. Proposed Zoning: Variance from Sec. 109.28 (6) to parmit a total of 23 parking spaces in lieu of the required 61 No. of Acres: 0.66 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.

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Higheay Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltieror County.

Church Road, an ea.sting County road, is proposed to be improved in the future as a Do-foot closed section roadway on a SO-foot right-of-way (do-foot minisma). Highway improvements, together with highway right-of-way disching and any necessary revertible essements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Rultimore County Bureau of Engineering; the submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Design Standards.

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

Item #95 (197h-1975) Property Owner: Dove Realty Corp. Page 2 November 29. 197h mber 29, 1974

Storm Drains:

The Petitioner must provide mecessary drainage facilities (temporary or permanent) to opewant creating any misances or damages 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, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water and sanitary sewerage are serving this property.

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

WITH RAM FUR . BS

P-SW Key Sheet 26 MW 35 Pos. Sheet NW 7 I Topo 77 Tax Map

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 12, 1974

Mr. 3. Eric DiNenna Zoning Commissioner County Office Suilding Yowson, Maryland 21234

Z.A.C. Meeting of: November 19, 1974

Property Omer: Dove Realty Corporation
Location: NE/S of Liberty Road., 258 ft. N. of McDonogh Road
Present Zoning: 8LONS Proposed Zoning: Variance from Section 409.28.(6) to permit a total of 23 parking spaces in lieu of the required 61 spaces.

District:

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

W. Nick Petrovich

CUBENE C. HESS. HIS PRINCE MRS ROBERT L REPORTY

MARCUS M. BOTSARIS ALVIN LOREDE

RICHARD W. TRACEY, V.M.O. MRS. BICHARD K. WUCKELL

M	APPI	NG	PRO	GRE	SS	SHE	ET		
Wall Map Or		Orig	ginal Duplicate		Tracing		200 Sheet		
date	by	date	by	date	by	date	by	date	b
	25.7	Wall Map	Wall Map Orig	Wall Map Original	Wall Map Original Dupl	Wall Map Original Duplicate	Wall Map   Original   Duplicate   Tra		Wall Map Original Duplicate Tracing 200

Ì	PRTITION FOR A VARIANCE
Section Control of the Control of th	ZONING. Petition for Variance for Orienter Parking. Control of the Control of the Control erty Road Life fast wide of A Decough Avenue (Road). DATE & TIRE. Wednessay, Janua 21, 1975 at 11-05 AM. PUBLIC HEARING, Room 1-06, Con ty Office Building, 111 W. Chen peake Avenue, Towano, Maryka
	The Zoning Commissioner of B Umore County, by authority of t Zoning Act and Regulations of B Umore County, will hold a pub- hearing: Petition for Variance from t
	Petition for Variance from to Zoning Regulations of Beltimo County to permit 20 parking spa- instead of the required 60 spaces. The Zoning Regulation to be capted as follows: Section 497.28.(6) — Off-Str.
	Parking — I for each 200 squafeet of total facor area.  All that parces of land in the cond District of Baltimore Cour.  Beginning for the name at a po
	in the Northeast side of Libe fload in feet wide at the distant of 218 feet more or less measus Northwesterly along the Northe side of Liberty Road from the W- side of McDonough Avenue (Ro.
	signs to feet ride at the dista of 128 feet now or its measure Northwesterly stong the Northe State of the State of the State size of McDiscoppi Avenue & Ro and running theore and binding the Northeast tide of Liberty & 150 feet mere at less. There is ing the Northeast state of Life Rose and ranning Northeasterly for the Northeast state of Life Rose and ranning Northeasterly and the Northeasterly and the of Charris Lase of run there and binding in the bed Charris Lase of run Charris Lase (1884 to 1997). Degrees 13 Montee Wast (13) fo pages 23 Montee Wast (13) fo Degrees 13 Montee Wast (13) fo Degrees 13 Montee Wast (13) fo
	feet more or less to a point in bed of Church Lane and runn thence and blooding in the bed Church Lane South 38 Degrees Minutes East 211.00 feet, South
	South 25 Degrees 12 Minotes W 135 feet more or less to the pl of beginning.
	Containing 0.66 acres of it more or less.  Being the property of Dove R- ty Corporation, as shown on I plan filed with the Zoning Dep- ment.
	Hearing Date: Wednesday, Ja ary 22, 1975 at 1830 A M. Public Hearing Room 195, Cou Office Building, 111 W. Chenape. Avenue, Toware, Md. By order of
	8. ERIC DINENNA Zoning Commissioner of

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,January 2, 19.75
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 ceach
66. 909. Mars successive weeks before the 22n4
day ofJanuary, 19.75_, the fifet publication
appearing on the2ndday ofJarauary
19.75
HE JEFFERSONIAN,
Cost of Advertisement, \$

BALTIMORE COUN	EVENUE DIVISION	No. 17406
Dec.	30, 1974 ACCOUNT 0	1-662
	AMOUNT	\$25.00
WHITE CASHIER	PINH AGENCY	VELLOW - CUSTOMEN
204 W. Penna. Av Towson, Md. 2120	4 riance for Boye Res	alty Corp

2-5,600

75-155-A

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

recom, marysans

District 2 not	7
District	Date of Posting LAM 4, 1975
Posted for Petitury For VAID	8.66.5.6.
Petitioner Dove Beakly Cer	
Location of property: NE/S OF LIBER	12 Rd 258' W of MC Darough
Aug. (BOAL)	
Location of Signs: Q FRONT 9010 An	BERTY Rd. @ CHURCH LARR, ROMR
OF 9006 LIBERT	x Rd
Remarks:	
Posted by Floreia & Poland	Date of return JAN: 10 1975
Simeture	Dear of returns,

#### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

You	Petition h	as been	received	• this 2860 day
 Oct.	1974.	Item #		
			10	001
			18.10	9. W
		/8.	Eric DiNer	ana. Bonn
			oning Commi	

Petitioner Dove Re	GLTY	_Submitted by _ W/	LIBMS	
Petitioner's Attorney	16000	Boul out & bu	000-	

BALTIMORE COUNTY, MARYLAND
THEO OF FRANCE SEVENCE STORMS

DATE June 23, 1975 ACCOUNT 01-662

BANGULT 152-50

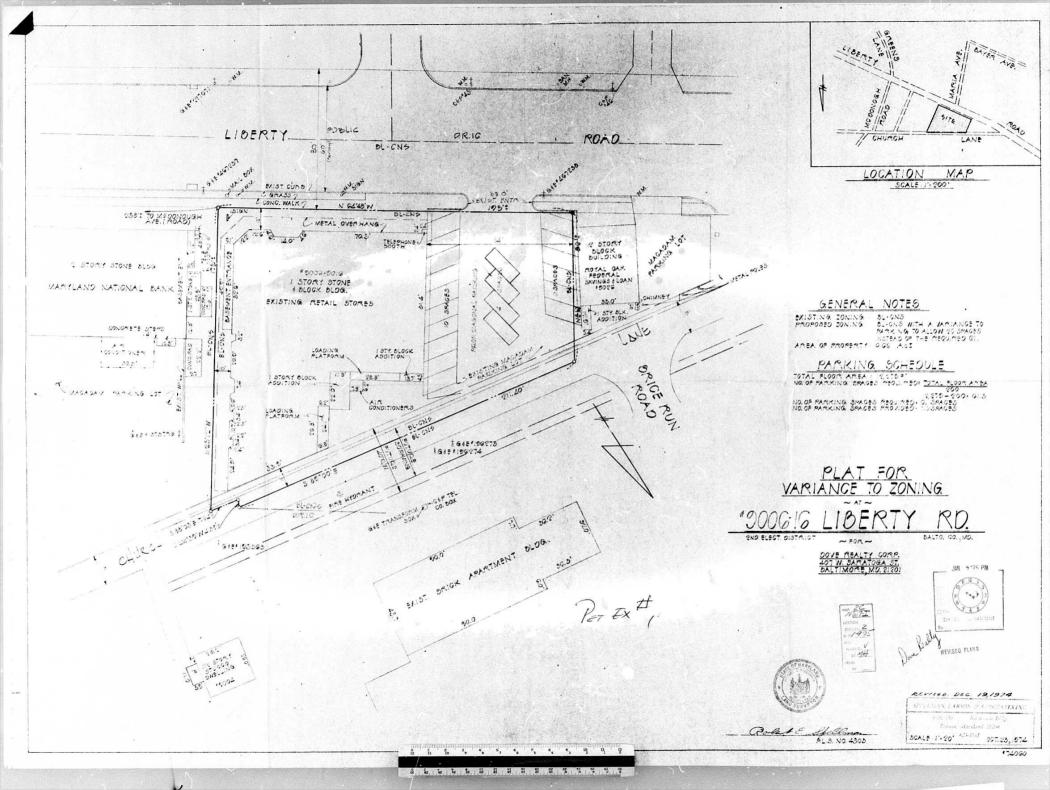
BISTRICKING MARKET THEORY OF THE SEVENCE STORMS

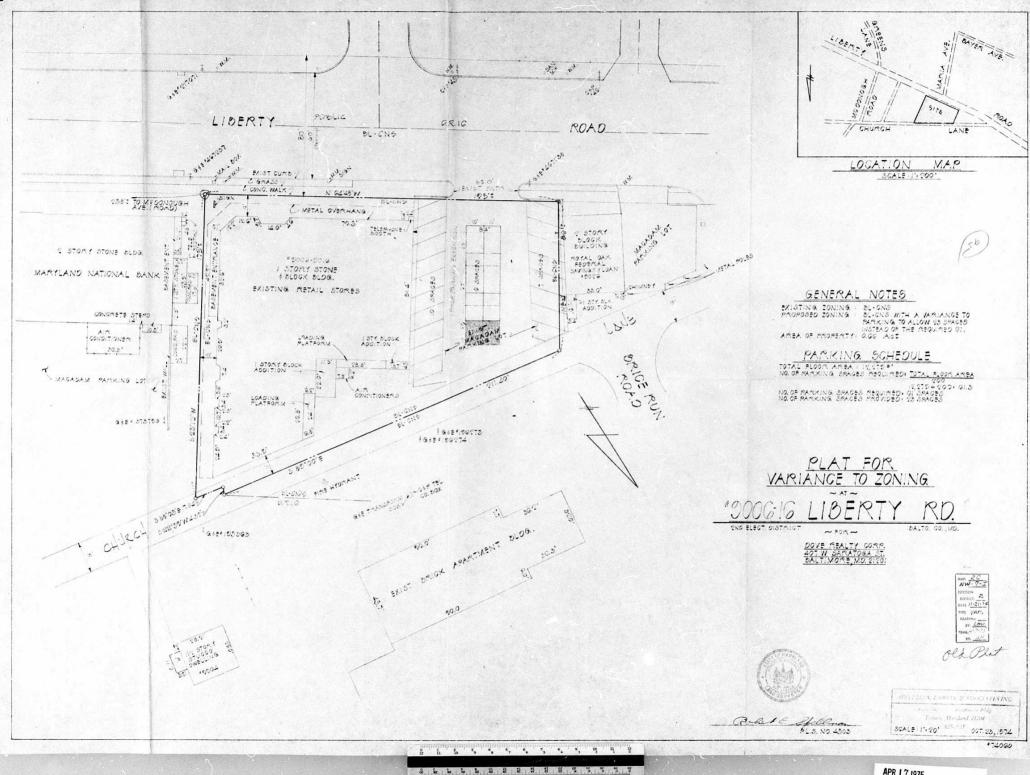
MILE CASHEE PARK AGENCY THEORY OF THE SEVENCE STORMS

June B, Molany Eng.
201 V. Penna. Ave.
Townon, MA. 12201,
Advertiaing andposting of property for love Really Corp.

——794857

<sup>\*</sup> This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.





APR 1 7 1975