

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1978

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204cc:
Nicholas B. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
District
No. 1000Lawrence F. Naughton, Esquire
141 North Main Street
Bel Air, Maryland 21014RE: Variance Petition
Item Number 189
Petitioner - Honolulu, Ltd.

Dear Mr. Naughton:

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 Commissioner with recommendations as to the suitability of the requested zoning.

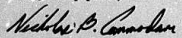
The subject of this petition is an existing parking area, which is part of the Woodson Shopping Center. Because of your client's proposal to locate a kiosk building on this lot, and as a result, eliminate necessary parking, this variance is required.

As indicated in previous correspondence with your engineer, Mr. Jerome Shuman, the dimensions of the kiosk island, as shown on the submitted site plan, are wrong. Since this discrepancy would not alter the requested Variance, I proceeded to schedule this petition for a hearing date. However, if this petition is granted and at the time of application for the necessary building permit, the site plan should be revised to indicate the correct dimensions of this island.

Lawrence F. Naughton, Esq.
Page 2
Item No. 189
May 8, 1978

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 10 nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,


NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NDC:rf

cc: Mr. Jerome Shuman
Consulting Engineer
4790 Byron Road
Pikesville, Maryland 21208Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MCKINNON, P.E.
DIRECTOR

May 9, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #189 (1977-1576)
Property Owner: Honolulu Limited
1/2 cor. Liberty Rd. & Essex Rd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.
Acres: 4.55 District: 2nd

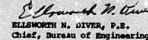
Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #189 (1977-1978).

Very truly yours,


WILLIAM H. JIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

1-1/2 Key Sheet
17 & 18 NW 22 & 23 Pos. Sheets
NW 5 P. Twp
SS Tex Mt.Maryland Department of Transportation
State Highway AdministrationWilliam H. Jiver
Secretary
H.S. Caltrider
Administrator

April 4, 1978

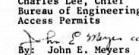
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 28, 1978
Item: 189
Property Owner: Honolulu Limited
Location: SE/C Liberty Road (Rte. 26) & Essex Road
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.
Acres: 4.55
District: 2nd

Dear Mr. DiNenna:

An inspection at the site revealed much activity and most of the parking spaces being occupied. Any elimination of existing spaces or any development that would require additional spaces could create traffic problems on the site and on the highway.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers

CLJEM:dj

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-321LESLIE H. GRAY
DIRECTOR

May 8, 1978

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

Dear Mr. DiNenna:

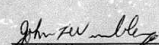
Comments on Item #189, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Honolulu Limited
Location: SE/C Liberty Road and Essex Road
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces
Acres: 4.55
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.

Landscaping should be provided along the frontage of the parking lot.

Very truly yours,


John L. Wimbley
Planner III
Current Planning and Development
Baltimore County
Department of Health
TOWSON, MARYLAND 21204JOHN J. ROOP, M.D., M.P.H.
LEFELY STATE AND COUNTY HEALTH OFFICER

April 14, 1978

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

Dear Mr. DiNenna:

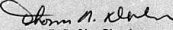
Comments on Item #189, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Honolulu Limited
Location: SE/C Liberty Rd. & Essex Rd.
Existing Zoning: B.L./C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.
Acres: 4.55
District: 2nd

Metropolitan water and sewer are available, therefore a health hazard is not anticipated.

The property owners should have the parking area surfaced with a dustless material (bituminous or concrete surface) to achieve cleaner air in the area.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/EB/FSB

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3500STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

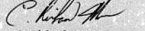
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 189 - SAC - March 28, 1978
Property Owner: Honolulu Limited
Location: SE/C Liberty Rd. & Essex Road
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.
Acres: 4.55
District: 2nd

Dear Mr. DiNenna:

The subject variance should have little or no effect on traffic.

Very truly yours,


C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CEM/ma

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

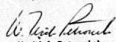
RE: Item No: 189
Property Owner: Honolulu Limited
Location: SE/C Liberty Rd. & Essex Rd.
Present Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.

District: 2nd
No. Acres: 4.55

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,


W. Nick Petrovich
Field Representative

WDF/tp

JOSEPH H. BOWEN, SECRETARY
T. BARBARA WILLIAMS, JR., VICE-SECRETARY
MARCOUS H. BOUTRISTHOMAS H. BOWEN
MRS. LORRAINE F. CHURCH
ROGER H. HAYES
ROBERT T. DUBEL, SUPERINTENDENTALVIN LORECK
MRS. WILSON S. SMITH, JR.
ROBERT W. TRACY, D.V.M.

JUN 13 1978

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
001-655-7335

Paul H. Heinicke
Chief

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

Attention: H. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Honolulu Limited
Location: SE/C Liberty Rd. & Essex Rd.

Item No. 189

Zoning Agenda Meeting of 03/28/78

Comments:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standard is published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to construction 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.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
001-655-7335

JOHN D. BARNETT
DIRECTOR

March 23, 1978

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

Dear Mr. Blumens:

Comments on Item #189 Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Honolulu Limited
Location: SE/C Liberty Road and Essex Road
Existing Zoning: D.L. - C.U.C.
Proposed Zoning: Variance to permit 325 parking spaces in lieu of the required 339 spaces.

Amount: \$4.55
District: 7nd

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 4' of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: State seal required on prefabricated structures installed in Maryland.

Very truly yours,
[Signature]
Charles E. Barnum
Planning Chief

CEB:ry

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 May 4 1978

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR VARIANCE - Honolulu, Limited, et al
was inserted in the following:

- | | |
|---|--|
| ☒ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for _____ successive weeks before the
5th day of May 1978 that is to say, the same
was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

By *[Signature]*

PETITION FOR VARIANCE
TO THE ZONING
DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND 21204
001-655-7335

The Board of Commissioners of Baltimore County, Maryland, do hereby certify that the annexed advertisement of
PETITION FOR VARIANCE - Honolulu, Limited, et al
was inserted in the following:
Catonsville Times
Dundalk Times
Essex Times
Suburban Times East
Towson Times
Arbutus Times
Community Times
Suburban Times West

The Board of Commissioners is to be notified of the results of the hearing on the petition for variance by the Board of Commissioners of Baltimore County, Maryland, on or before the 10th day of May 1978.

A. B. STROMBERG & SONS, INC.
BALTIMORE, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 4 1978

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, MD. 21204
on _____ day of _____ 1978, the _____ day of _____
1978.

THE JEFFERSONIAN

Cost of Advertisement: \$ _____

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					5/1	SA			
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by <i>[Signature]</i>									
Previous case: 1734/1440/2221									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of
MARCH 1978 Filing Fee \$ 25.00 Received ☒ Cash
☐ Other

[Signature]
S. Eric Blumens,
Zoning Commissioner

Petitioner: *[Signature]* submitted by *[Signature]*
Petitioner's Attorney: *[Signature]* Reviewed by *[Signature]*

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MAY 5, 1978

Posted for: PETITION FOR VARIANCE

Petitioner: HONOLULU, LIMITED, ET AL

Location of property: S.W. COR. OF LIBERTY RD. & ESSEX RD.

Location of Sign: S.W. COR. OF LIBERTY RD. & ESSEX RD.
1919 LIBERTY RD. COR. OF E. OF ESSEX RD.

Remarks: By Thomas R. Holland Date of return: MAY 12, 1978

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 1, 1978

Posted for: Appeal

Petitioner: HONOLULU, LIMITED

Location of property: S.W. COR. OF LIBERTY RD. & ESSEX RD.

Location of Sign: S.W. COR. OF LIBERTY RD. & ESSEX RD.
1919 LIBERTY RD. COR. OF E. OF ESSEX RD.

Remarks: By Thomas R. Holland Date of return: July 7, 1978

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

No. 73360

DATE: June 28, 1978 ACCOUNT: 01-662

AMOUNT: \$10.00

RECEIVED FROM: John W. Heston, III, Esquire, People's Counsel
FOR: Cost of Appeal for Petition for Variance, Honolulu, Limited, et al, Case No. 78-246-A

40.00 MC

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

No. 65643

DATE: May 31, 1978 ACCOUNT: 01-662

AMOUNT: \$62.95

RECEIVED FROM: Lawrence P. Houghton, Esq., Cost of Advertising
FOR: and Posting a Petition for Variance, Honolulu, Limited, et al, Case No. 78-246-A

62.95 MC

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

No. 65583

DATE: April 26, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: M.B. Carpenter - Petition for Variance
FOR: Honolulu Limited, et al - Petitioner

25.00 MC

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204

Petitioner's Exhibit
1-5
#78-246-A Honolulu, Ltd



