# PETITION FOR ZONING VARIANCE 18.24, P FROM AREA AND HEIGHT REGULATIONS 189 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: HONOLULU, Limited 1, or ww.TDs. Quinnen Beneity. Companision ownerS.or the property attuate in Baltimore County and which is described in the description and plat stacked hereis and made a part hereof. hereby petition for a Variance from Section 409 - Off street parking and loading to approve a modified plan providing 325 parking spaces instead of the 339 spaces that are required, said request being made pursuant to Settion 402.5. of the Zoning Regulation of Maltimore County, to the Zoning Law of Baltimore County, for the following reason; (inclined hardwidth or practical difficulty) The requirement of 339 parking spaces for the following reasons; such pathing cannot be arranged on the site due to physical site conditions; certain existing commercial uses do not generate a demand for parking spaces commencurate with the number of spaces allocated located to make property demonstrate that the number of spaces allocated located to make property demonstrate that the number of parking spaces required by the Regulations are not necessary and would only impedeinternal vehicular traffic circulation creating unreasonable harands for pedestrains and unnoce leavy whicular traffic congestion. 2-19-7 By: The Gutman Realty Company HOMOSTILLI LIMITARA Beltsville, Maryland 20705 By Hulley | June 14 mee F Naughton Pelitopers Albumey 141 N. Main Etkeut Address Bel. Air., Maryland 21014 Telephona: 879-6350

9:45 5/20/74

June 2, 1978

Lawrence F. Naughton, Esquire 141 North Main Street Bel Air, Maryland 21014

REI PETITION FOR VARIANCE

SW corner of Liberty & Essex Rds .

. REFORE THE COUNTY BOARD

COUNTY BOARD OF ARREADS

OF BALTIMORE COUNTY

ORDER

Upon the foregoing Perition by the People's Coursel for Baltimore County, the

OFDERED that the foregoing Appeal of the People's Coursel for Baltin

serein be and it is hereby DISMISSED with p.ejudice.

: OF APPEALS FOR BALTIMORE COUNTY

RE: Petition for Variance SW/corner of Liberty and Essex Roads - 2nd Election District Honolulu, Limited - Petitioner NO. 78-246-A (Item No. 189)

Dear Mr. Naughton

I have this date passed my Order in the above referenced matter, accordance with the attached.

GJM/jhm

cc: John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR VARIANCE SW corner of Liberty & Essex Rds.

. REFORE THE COUNTY BOARD

HONOLULU, LIMITED, Petitioner

: OF APPEALS FOR BALTIMORE COUNTY

: Case No. 78-246-A

#### ......

PETITION FOR DISMISSAL

To the Honorable, Members of Said Boards The Petition of the People's Counsel for Baltimore County respectfully rep

- 1. That by his Order under date of June 2, 1978, the Deputy Zoning Commission ore County granted a variance to permit 325 parking spaces in lieu of the equired 339 spaces on the rite involved in this proceeding
- 2. That be sause of the concern of the State Highway Administration, Maryland ent of Transportation, expressed in its comment of April 4, 1978, to the Zoning ssioner for Beltimore County, a photostatic copy thereof being attached hereto. marked "Petitioner's Exhibit No. 1," your Petitioner on or about June 22, 1978, filed an Appeal from the said decision of the Deputy Zonina Commissioner for Boltimore
- 3. That thereafter, your Petitioner was advised by counsel for the property that certain amendments to its proposal had been made with the result that the State Highway Administration was now satisfied that the proposed operation would not create the difficulty anticipated when the original proposal was reviewed; the original of a lett under date of December 12, 1978, from the Bureau of Engineering, State Highway inistration, addressed to this Patitioner, and marked "Patitioner's Exhibit No. 2."

4. That in view of the foregoing, your Petitioner is now content that the public interest no longer requires prosecution of this appeal and respectfully prays that it be AND AS IN DUTY BOUND, etc..

Quel 12:18:04

STRUCTURAL

PROPERTY DESCRIPTION FOR WOODHOOR SHOPPING CENTER

RECINITIES on the southwest side of Liberty Road, as laid out 66 feet as established in Baltimore County Metropolitan District, north 65 degrees 24 minutes 10 seconds west 540.0 feet, thence south 24 degrees 35 minutes east 50.0 feet, thence south 24 degrees 35 minutes 50 seconds west 40.0 fee thence south 65 degrees 24 minutes 10 seconds east 488.72 feet to intersect the first line of the land herein referred to, thence binding reversely on a mart of said first line as now surveyed, north 25 degrees 48 minutes 20 seconds east 305.07 feet to the place of beginning. Containing 4.55 acres

Peter May Zimmerniger Peter Max Zimmerman County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 192 day of January, 1979, a copy of the aforegoing Petition for Dismissal and accompanying Order were mailed to Lawrence F. Noughton, Fsquire, Hookins House, 141 North Main Street, Bel Air, Maryland 21014. Attorney for Petitioner.

### BANIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenra, Zoning Commissioner Date May 17, 1978

FROM Leslie H. Groef, Director of Planning

Petition #78-246-A. Petition for Variance for off-street parking ITEM 189 Southwest corner of Liberty Road and Essex Road
Petitioner - Honolulu, Limited, et al

and District

HEARING: Monday, May 22, 1978 (9:45 A.M.)

It is suggested that a landscaping plan be prepared by the retitioner with the assistance of the Division of Current Planning and Development.

I HG. IGH.

HONOLULU, LIMITED, et al.

: SEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

· Com No 78-244-A

...... ORDER TO ENTER APPEARANCE

Pursuant to the cuthority contained in Section 524.1 of the Boltimore Count age of any preliminary a final Order in connection therewish

Leter Max France

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 3rd day of May, 1978, a copy of the Order was mailed to Lawrence F. Naughton, Esquire, 141 N. Main Street, Bel Air, Maryland 21814, Attorney for Petitioners.





RE: PETITION FOR VARIANCE

OF BALTIMORE COUNTY

. REFORE THE ZONING COMMISSIONER

...... ORDER FOR APPEAL

Mr Commission

Please note on appeal from the decision of the Deputy Zoning Com in the above-entitled matter, under date of June 2, 1978, to the County Board of seals and forward all papers in connection therew. It to sold Board for hearing

Poter May 2 Peter Max Zimmerman Deputy People's Counsel John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building

I HEREB' CERTIFY that on this 22nd day of June, 1978, a copy of the aforegoing Order was mailed to Lawrence F. Naughton, Esquire, 141 North Main Street, Bel Air, Maryland 21014, Attorney for Patitiones

> Jen W. Dissim Tr John W. Hessian, III

> > JUN 22 78 AM DITTO OF PLANNING & ZONO

18.24CA new

LAWRENCE F. NAUGHTON

November 29, 1978



John W. Hessian, III, Esquire People's Counsel County Office Building Towson, Maryland 21204

Re: Petition for Variance Honolulu, Limited, Petitioner Case No. 78-246-A Item No. 189

In accordance with our discussion this morning, I have directed the petitioner's engineer to revize the site plan of the Woodmoor Shopping Center so as to show a site plan of the Woodmoor Shopping Center so as to show the site of the

I have explained this matter to Mr. Goorge J. Martinak, Deputy Zoning Commissioner, and he has agreed to sign a revised appeal. I advised him that this would occur as soon as a revised plat had been submitted to Mr. Meyers and he, in turn, he communicated with you by letter uithorwing the comment will also be forwarded to you as soon as the revisions have been completely.

Thank you for your cooperation in th's matter.

Shurma H. Mughton

Ar. George J. Martinak



Maryland Department of Trans

M.S. Caltride

April 4, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204 Attention: Mr. N. Commoderi

Re: Z.A.C. Meeting, March 28, 1978 Item: 189 Toperty Younger: Honolulu Limited Location: B.C. Liberty Road (Rtc. 26) Existing Zoning: B.L.-C.C.C. Proposed Zoning: M.L.-C.C.C. Proposed Zoning: Variance to permit 325 parking spaces in leu of the equire 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 highway.

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

By: John E. Meyers

DEC 1 3 1978 - FE

December 12, 1978

Mr. John Hessian, I venple's Counsel County Office Bldg. Towson, Md. 21204

Re: Zoning Petition 78-246-A, Item #189 Honoluuu, Ltd. Foto Kiesk, Woodmoor Shopping Center S/S Liberty Rd. (Route 26) G E/S Essex Road

Dear Mr. Hessian:

We have received a copy of the plan, revised November 19, 1978, and approved by Mr. John Wimbley of the Office of Planning & Zoning, whereby additional parking e,aces are provided above those that no exist. This plan is satisfactory, therefore, we no longer have any objections to the proposed Klosk.

Very truly yours, Charles Lee, Cnief Tureau of Engineering Access Permits

CL:JEM:vrd

cc: Mr. J.L. Wimbley

By: John E. Meyers

My telephone number is (301) 383-4320

P.O. Box 717 / 305 West D PETITIONER'S EXHIBIT NO. 2



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Reprinte , 970, 21 205

JUN 1 3 1979

PETITIONER'S EXHIBIT NO. 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1978

Chairman

Buteau of Engineering

Pepartment of Traffic Engineering Bureau of Fire Prevention Realth Department Project Planning Bailding Departmen

Board of the atlan

Ioning Admi-istrati

"idestrial

Lawrence F. Naughton, Esquire 141 North Main Street Bel Air, Maryland 21014

RE: Variance Petition Item Number 189 Petitioner - Honolulu, Ltd.

Dear Mr. Naughton:

The Soning 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 the state of the service with the service of the service with a sproprietaness of the soning 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 Krodmoor Shopping Center. Because of your client's proposal to locate a kine building on this lot and as a result eliminate necessary parking, this Variance is required.

As indicated in previous correspondence with your engineer, Mr. Jeross Shuman, the dimensions of the state of

Page 2 Item No. 189 May 8, 1978

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

Very truly yours,

Neille B. Connolar NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

78-246

cc: Mr. Jerome Shuman Consulting Engineer 4790 Byron Road Pikesville, Maryland 21208

Mr. S. Eric DiMenna Zoning Commissioner County Office Fillding

No: Item \$189 (1977-157a)
Property Owner: Bonolulu Limited
\$7.8 cor. Liberty Md. & Essex Md.
Existing Sonings B.L.-C.C.C.C.
Proposed Soning: Variance to permit 325 parking spain in lieu of the required 339 spaces.
Acress 4.55 District 2nd

The following comments are furnished in regard to the plat submitted to this office eview by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

The office has no further comment in repart to the plan submitted for Joning Advisory Committee review in connection with this Item \$189 (1977-1978).

Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

L-NE Key Sheet 17 & 18 NW 22 & 23 Pos. Sheets NW 5 P Topo

Maryland Department of Transportation

M.S. Caltrider

April 4, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Neeting, Narch 28, 1978 Item: 189 Property Owner: Honolulu Limited Location: Eff. Legroy Road (Rtc. 26) Existing Zoning: B.L.-C.C.C. Proposed Zoning: B.L.-C.C.C. Proposed Zoning: Variance to permi-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.

CL: JEM: di

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

By: John E. Meyers

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

Nay 8, 1978

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

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

Property Cowner: Honolulu Limited Location: SE/C Liberry Road and Essex Road Existing Zoning: 8.1.-C.C.C. Proposed Zoning: Variance to permit 325 porking spaces in lieu of the required 339 spaces Acres: 4.55

This office has reviewed the subject patition 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 note severe of plans or problems with regard to development plans that may have a bearing on this parties.

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

Very truly yours,

John Tw when

DO IALD J. ROOP, M.D., M.P.H.

April 14, 1978

Comments on Item #189, Zoning Advisory Committee Meeting,

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

Yery truly yours,

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

THD/KS/fth/

April 17, 1978

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

Item No. 189 - ZAC - March 28, 1978

- March 28, 1978
IRONOLULU Limited
SE/C Liberty Rd. 8 Essex Road
B.L. - C.C.C.
Variance to pe.mit 125 perking spaces in
lieu of the required 339 spaces.
4.55
2nd

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, 1979

RE: Item No: 189

Property Owner: Homolulu Limited
Loution: SE/C Liberty Md. 6 Essex Rd.

Present Zoning: Stringer to permit 325 parking spaces in lieu of the
Proposes Zoning Stringer to permit 325 parking spaces in lieu of the
required 339 spaces.

District: 2nd

No bearing on student population.

Very truly yours, W. Wit Tetrout W. Pick Petrovich, Field Representative

ALVIM LORECK MRS. MILTON R. SMITH, JR.



Paul H. Reincke

Office of Flanning and Zening Raltimore County Office Building Towson, Maryland 21204

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Honolulu Limited

Location: SE/C Liberty Rd. & Essex Rd.

Zoning Agenda Meeting of 03/28/78

Pirmant to your request, the referenced propert; has been surveyed by this Baress and the comments below marked with an 'r' are applicable and required to be corrected or incorporated into the final plans for the property.

- Pire hydran's for the referenced property are required and shall be located at intervals or necontained with label are County Standards or published by the Department of Publish Worker.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCENDS the maximum allowed by the Fire Department.
- ( ) h. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to cook, any or beginning of operations.
- (\*) 5. The buildings and attructures existing or proposed on the site shall comply with all applicable regularizes of the National Fire Protection Association States (National St. 10) "infr Safety Code", 1976 Mail temp price to company.
- ( ) 6. Site plans are approved as drawn.

Previous case: 1736 /4240 2771

BALTIMORE COUNTY, MARYLAND

289 7 OF AN 23

VALIDATION OR SIGNATURE OF CASHIES

AMDUNT \$25.00 RECEIVED M.D. Carpenter - Petition for Vr 'ance #18-216-A For Honolulu Limited, et al - Petitioners

25.00 MSC

OFFICE OF FINANCE - REVENUE DIVIS MISCELLANEOUS CASH RECEIPT DATE JUNE 28, 1978 ACCOUNT 01-662

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVISI MISCELLANEOUS CASH RECEIPT DATE April 26, 1978 ACCOUNT: 01-662

1822 OF 188 28

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Hoted and haf Weignelt or K Planning Group Special Inspection Division

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

March 23, 1978

roperty Comer: Hanalulu Limited

Existing Soning: B.L. - C.C.C. Proposed Zening: B.L. - C.C.C. Proposed Zening: Variance to permit 325 parking spaces in lieu of the required 339 spaces.

The time checked below are ambigables

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Bendicamond and ared and other spolicable codes.
- XB. A building permit shall be required before construction Permits shall be required.
- XD. Building shall be upgraded to new use requires alteration permi
- E. Three sets of construction drawings will be required to file an application for a building permit.

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section
- XJ. Comment: State seal required on prefabricated structures installed in Maryland.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Petitioner Course Realty of Wirings Submitted by ATT.

Petitioner's Attorney & 9w Reace Noughto V Reviewed by

MARCH 1978. Filing Fee \$ 2500 . Received XCheck

Your Petition has been received \* this 15th day of

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: Revised Plans: Change in outline or description Yes

Map # NWSF

No. 73360

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FIN - REVENUE DIVISIO MISCELLANEOUS CASH RECEIPT DATE May 31, 1978

AMOUNT \$62.96

Cost of Appeal for Petition for Variance Honolulu. and Posting , Petition for Variance, Honolulu, Limited, et al, Case No. 78-2h6-A 1821 PFJN 1 62.96 MX 40000



Petitioner's Exhibits

Cash

1-5 #- 78-246-A Henololu LTD

District 2 red

Posted for PETITION FOR VARIANCE

Petitioner: 1+0NOLULU, LIMITED, ET AL

@ S/3 Liberry Rd. 600'ta- E of Essex Rd.

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Honoluly, Limited, et al

- ☐ Towson Times
- ☐ Essex Times

2-5,605

CERTIFICATE OF POSTING

Location of property: SW CORNER OF LIBERTY Rd, + ESSEX Rd.

Remarks:
Posted by Liouna L. Boland Date of return MRY 12,1978.

Location of Signa O SW Cok. OF LIBERTY Rd & Essex Rd.

☐ Arbutus Times
☐ Community Times

78 246-A

Date of Posting MAY 5, 1978

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 5th day of May 19 3, that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

BY Esthe Bargee

PRITTION POR VARIANCE The Ecentry by authority of the beens Act and Regulations of Bal-lening Act and Regulations of Bal-Loning Regulation to be en us hole-while P. C. T. L.

## CERTIFICATE OF PUBLICATION

TOWSON MD Nay 4 THIS IS TO CERTIFY, that the annexed advertisement was 

L. Land Hanger

Cost of Advertisement, \$ ...

2-SiGus

78-246-A

#### CERTIFICATE OF POSTING CEPARTMENT OF BALTIMORE COUNTY Towson, Flaryland

Date of Posting Ay 1, 1978 Posted for APPEAL Petitioner Honokuku, Limites Location of property: SW COR, OF LIBERTY AND ESSEX Pols.

Location of Signal SW Core of Liberry & Esser 1845 @ SIS of Kibstery I'd Goo'tag- F of Essex I'd

Remarks
Posted by Florings F. Holound Dale of return Voly 1,/979



