

201 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 238.2 FOR PERMIT - SIDE AND REAR YARD SETBACKS OF 0' INSTEAD OF "REQUIRED 30"

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

SEE ATTACHED

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) ALAN K. COHEN
Signature *Alan K. Cohen*
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: 5813 GREENSPRING AVENUE
(Type or Print Name) Address Phone No.
BALTIMORE, MARYLAND
Signature City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address ALAN K. COHEN
City and State Name
Attorney's Telephone No.: 5813 GREENSPRING AVENUE 466-4838
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of June, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of July, 1985, at 9:30 o'clock.

Cell John
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-11-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 4th day of June, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Alan K. Cohen
Petitioner's Attorney
Received by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR VARIANCE
SW/S of Liberty Road,
333.54' SE/Old Court Road
2nd Election District
Alan K. Cohen,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-11-A

The Petitioner herein requests variances to permit side and rear yard setbacks of zero feet in lieu of the required thirty feet.

Testimony by and on behalf of the Petitioner indicates that the building and sheds utilized by the existing lumber company will be razed and one large "L" shaped building will be constructed along the rear and side property lines at the southwestern corner of the site. The adjacent property to the northwest is ten feet higher than the subject property. The Petitioner proposes to utilize the new building for a service garage and retail stores, and to finish the walls facing the center of the site, as well as the wall facing the restaurant to the southeast, with an aesthetically pleasing fluted block. The parking area would be insufficient without the requested variances. A July 8, 1985 memorandum from the County Revitalization Coordinator addresses surrounding uses and supports the petition. There were no protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and therefore the variances requested should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July, 1985, that the herein Petition for Variance to permit side and rear yard setbacks of zero feet in lieu of the required

ORDER RECEIVED FOR FILING
DATE July 10, 1985
BY *Barbara A. Stille*
ADMINISTRATIVE ASSISTANT

thirty feet in accordance with the site plan prepared by Kidde Consultants, Inc., revised June 4, 1985, is GRANTED, from and after the date of this Order subject to the following:

1. Compliance with the requirements of the Baltimore County Landscape Manual.
2. The 118 ft. wall along the northwest property line shall be finished, above the ground level of the property immediately adjacent to the northwest, with an aesthetically pleasing fluted block identical to that used on the walls facing the center of the site.

Jan M. Dineen
Deputy Zoning Commissioner
of Baltimore County

VARIANCE: 8527 LIBERTY ROAD

OWNER: MR. ALAN K. COHEN

RE: HARDSHIP STATEMENT

1. The Owner is retired and wishes to use the property to provide income. The building space and arrangement shown will satisfy this need.
2. The potential Lessors have requested the lease layout as shown which can provide the needed income. They will not accept the site unless it meets these conditions. Also, the Lessor's needs are immediate and lengthy negotiations will decrease their interest in this site.
3. Should the existing yard requirements hold, the property as is, does not offer an income to include maintenance, taxes and the Owner's needs. Thus providing a hardship due to lack of either, no income or not enough income.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

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
Industrial Development

June 19, 1985

Mr. Alan K. Cohen
5813 Greenspring Avenue
Baltimore, Maryland 21209

RE: Item No. 294, Case No. 86-11-A
Alan K. Cohen - Petitioner
Petition for Variance

Dear Mr. Cohen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 294 (1984-1985)
Property Owner: Alan K. Cohen
SW/S Liberty Road 333.45 feet
S/E from Old Court Road
District 2

Dear Mr. Jablon:

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.

Sanitary Sewer and Water Comments:

Public sanitary sewer can be made available to serve this site by a public extension from the existing sanitary sewer shown on drawing #67-677, File 1.

Public water can be made available to serve this site with a public extension from the existing 12 inch water main located on the opposite side of Liberty Road.

General Comments:

Liberty Road is a state road and all entrances, drainage requirements and construction affecting a state road right of way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

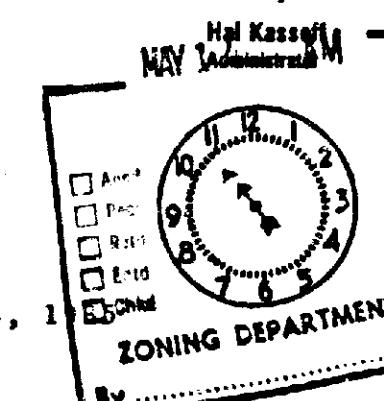
Development of the property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:PMO
cc: file
86-11

Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary



Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-16-85
ITEM: #294.
Property Owner: Alan K. Cohen
Location: SE/S Liberty Rd.
Route 26, 333.45' S/E from
c/l Old Court Road
Existing Zoning: S.R.
(CRG)
Proposed Zoning: Variance
to permit a side and rear
yard setback of 0' in lieu
of the required 30'.
Acres: 0.70
District: 2nd

Dear Mr. Jablon:

On review of the submittal of 4-15-85 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show the existing 25' depressed entrance to the north west side of the site.

All work within the S.H.A. Right-of-Way must be through S.H.A. permit.

It is requested the site plan be revised prior to a hearing date being set.

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

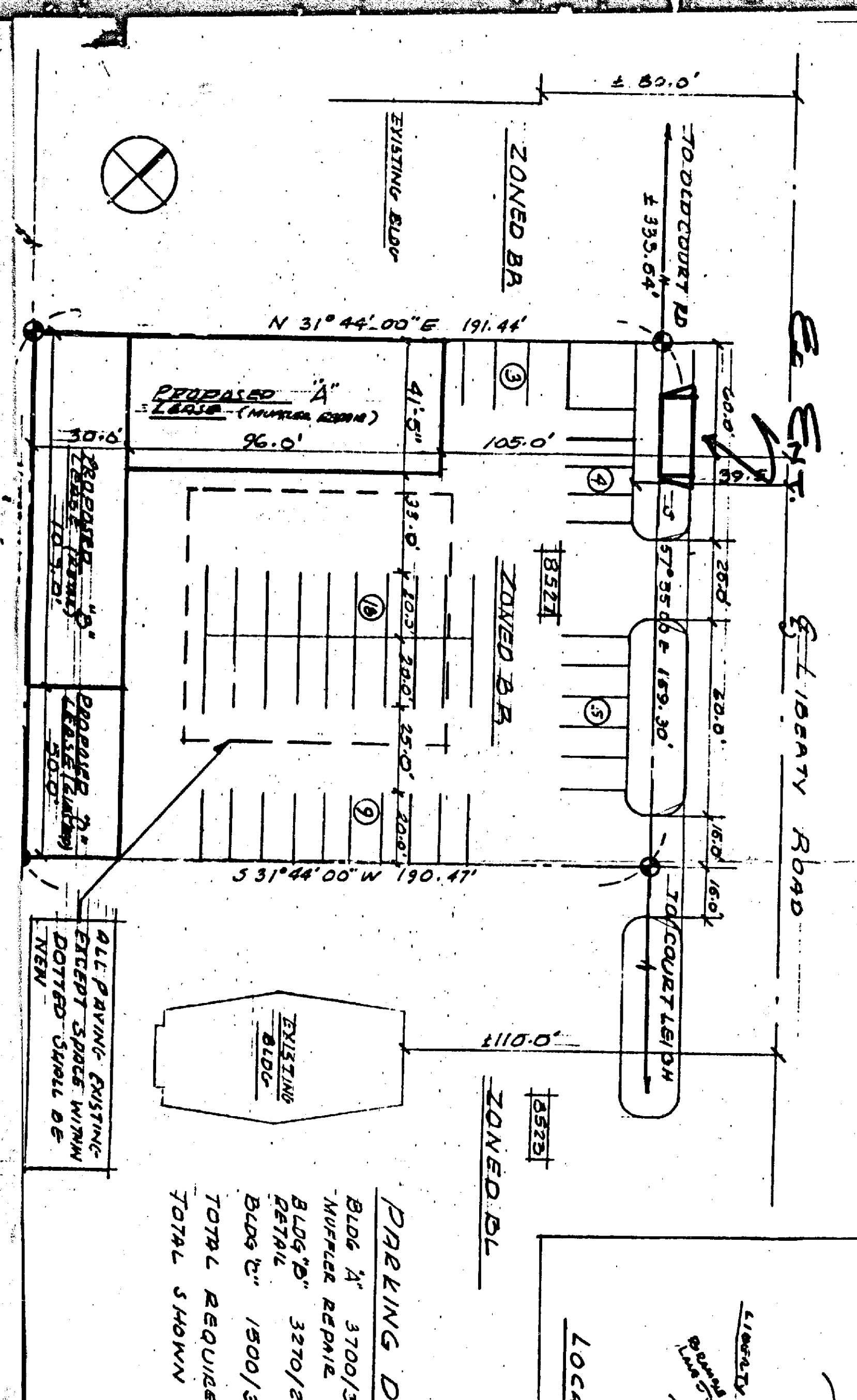
By: George Wittman

CL:GW:maw

Mr. J. Ogle telephone number is (301) 650-1350
Teletypewriter for Impaired Hearing or Speech
365-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5662 8 in-state Toll Free
P.O. Box 717 / 707 North Carroll St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

June 17, 1985
Re: Zoning Advisory Meeting of April 16, 1985
Item # 294
Property Owner: ALAN K. COHEN
Location: SW/S LIBERTY RD. 333.45' S/E
FROM OLD COURT RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 118-79, and as conditions change traffic capacity may become more limited. The deficient service is re-evaluated annually by the County Council.
- ☒ Additional comments:

A WAIVER OF THE CRG PLAN WAS GRANTED BY THE PLANNING BOARD ON 6/22/85 SEE ENCL. 118-79 (118-79-11-2A)

Eugene A. Rober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 288, 289, 292, 293, and 294 Meeting of April 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 288, 289, 291, 293, and 294.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

Ceb/19

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

April 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee
RE: Property Owner: Alan K. Cohen

Location: SW/S Liberty Road 333.45' S/E from c/l Old Court Road
Item No.: 294
Zoning Agenda: Meeting of 4/16/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" 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 300 feet along an approved road in accordance with Baltimore County Standards as 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

EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 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", 1976 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: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

April 22, 1985

YED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
Dear Mr. Jablon: Revised Plan
Comments on Item # 294 / Zoning Advisory Committee Meeting are as follows:
Property Owner: Alan K. Cohen
Location: SW/S Liberty Road 333.45' S/E from c/l Old Court Road
District: 2nd.

- APPLICABLE ITEMS ARE CIRCLED:
- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #117-85, the Maryland Code for the Building and Code (A.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
- ☒ All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. For Use Groups require a one hour wall of closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7 and Table 102. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #117-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: See also Table 101 or exterior wall ratings and Section 101.11.0 for opening protective. No compliance to State Handicapped is shown on plan submitted. Show parking, curb cuts, signs, ramps, etc., etc. Addition shall not obstruct exits from existing occupancies.
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Chamberlain
Mr. C. E. Chamberlain
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

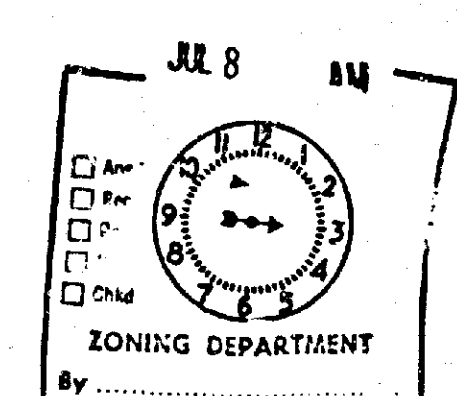
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: July 8, 1985
FROM: Judy London, Revitalization Coordinator
SUBJECT: Zoning Variance #86-11-A #294 Allen Cohen

The petitioner's request for a setback variance on the subject site is supportable from a revitalization perspective to provide maximum usable parking to the proposed development. While typically such setbacks might not be indicated due to conflicts with surrounding uses, in this instance the property to the rear is used as a storage yard and therefore is not likely to be adversely impacted by the close-in development.

JL:bb

JUDY LONDON



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: June 25, 1985
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-11-A

This office does not support the granting of the subject variances. It is our opinion that the proposed development tends to overcrowd the property.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Subs
to AC
8

ALAN K. COHEN
5813 Greenspring Ave.
BALTIMORE, MD 21209

RE: ATLAS PLAZA
MAY 29, 1985
MR. ARNOLD JABLON, COMMISSIONER
BALTIMORE COUNTY
TOWSON, MARYLAND 21204

DEAR SIR,

ON APRIL 5, 1985 I ENTERED THE ZONING OFFICE TO FILE A PETITION FOR A ZONING VARIANCE AT THE RANDALLSTOWN LUMBER COMPANY, PRESENTLY KNOWN AS "ATLAS PLAZA". AT THAT TIME IT WAS SUGGESTED THAT I ATTEMPT TO DETERMINE IF A "C R 6" WOULD BE NEEDED.

THE PLANNING OFFICE HAS REVIEWED THE PLAN AND WILL RECOMMEND A WAIVER OF "C R 6" TO THE PLANNING BOARD ON JUNE 20TH.

UP TO NOW, I HAVE BEEN RUNNING INTO MANY DELAYS WITH MY OWN PEOPLE, AND WOULD PREFER NOT WAITING UNTIL JUNE 20TH TO HAVE A HEARING SCHEDULED AS I UNDERSTAND THERE ALREADY IS A SUBSTANTIAL DELAY FOR HEARINGS FOR EXISTING PETITIONS.

FOR REFERENCE, THE ORIGINAL PETITION WAS ASSIGNED ITEM #294.

THANKING YOU FOR YOUR KIND CONSIDERATION, I AM

VERY TRULY YOURS,
Alan K. Cohen
ALAN K. COHEN

June 5, 1985
Mr. Alan K. Cohen
5813 Greenspring Avenue
Baltimore, Maryland 21209

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S of Liberty Road,
333.54 ft. SE of Old Court Rd.
2nd Election District
Alan K. Cohen, Petitioner
Case No. 86-11-A

TIME: 9:30 a.m.

DATE: Tuesday, July 9, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

JOAN & HOLDEPER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. / BALTIMORE, MD 21236 (301) 666-1909
1111 N. PLAIN / TRAIL / CAMBRIDGE, MD 21613 (301) 228-2100
1111 N. PLAIN / TRAIL / WESTMINSTER, MD 21157 (301) 548-1700
1111 N. PLAIN / TRAIL / EASTON, MD 21601 (301) 822-8433

July 30, 1973

**DESCRIPTION OF PORTION OF ALAN K. COHEN AND WIFE PROPERTY,
LIBERTY ROAD NEAR OLD COURT ROAD.**

BEGINNING FOR THE SAME at an iron bar now set in the southeast right-of-way line of Liberty Road of variable width as shown on Maryland State Roads Commission Right-of-Way Plat # 25143, said point being situate Southeasterly 333.54 feet along said right-of-way line from Old Court Road, said place of beginning also being in the 1st line of land which by deed dated August 27, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2574 folio 531, was conveyed by Jacob L. Goldstein and wife to Alan K. Cohen and wife at a point distant 41.56 feet measured along said 1st line from the beginning thereof, thence leaving said place of beginning and running thru the above-mentioned property and also thru the land which by deed dated May 4, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4754 folio 484, was conveyed by Helene Goldstein, Widow to Alan K. Cohen and Estelle G. Cohen, of which the parcel now being described is a part, the 2 following courses and distances, viz: (1) Running and sliding along the said southwest right-of-way line of Liberty Road, as now surveyed in all South 57 degrees 58 minutes 00 seconds East 159.30 feet to an iron bar now set, thence leaving the southwest right-of-way line of Liberty Road (2) South 31 degrees 44 minutes 00 seconds West 190.47 feet to an iron bar now set in the 2nd line of the 2nd hereinafter mentioned deed at a point distant 59.30 feet measured along said line from the beginning thereof, thence running and binding reversely along a portion of said 2nd line of said 2nd hereinafter mentioned deed and also reversely along all of the 2nd line of the 1st hereinafter mentioned deed, in all (3) North 58 degrees 16 minutes 00 seconds West 159.30 feet to a monument heretofore set at the end of the 1st line of said 1st hereinafter mentioned deed, thence running and binding reversely along a portion of said 1st line (4) North 31 degrees 44 minutes 00 seconds East 191.44 feet to the place of beginning.
Containing 0.70 acres of land, more or less.

Being a portion of the land which by deed dated August 27, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2574 folio 531, was conveyed by Jacob L. Goldstein and wife to Alan K. Cohen and wife and also being a portion of the land which by deed dated May 4, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4754 folio 484, was conveyed by Helene Goldstein, Widow to Alan K. Cohen and Estelle G. Cohen.

RE: PETITION FOR VARIANCE
SW/S of Liberty Rd.,
333.54' SE of Old
Court Rd., 2nd Dist.
ALAN K. COHEN, Petitioner

BEFORE THE ZONING COMMISSIONER,
OF BALTIMORE COUNTY
Case No. 86-11-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 19th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Alan K. Cohen, 5813 Greenspring Ave., Baltimore, MD 21209, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

86-11-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 20, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 20, 1985.

THE JEFFERSONIAN,

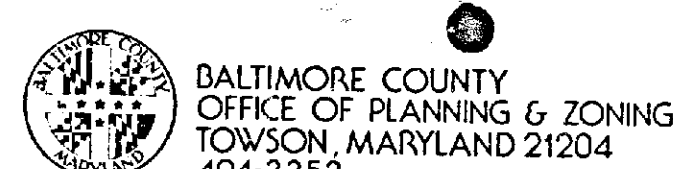
JB Kentish
Publisher

Cost of Advertising
22.00

86-11-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: Alan K. Cohen
Location of property: SW/Side of Liberty Rd., 333.54 ft. SE of Old Court Rd.
Location of Sign: SW/Side of Liberty Rd., approx. 350 ft. SE of Old Court Rd., on front 55.37' Liberty Rd.
Signed by: J. D. Jablon
Number of Signs: 1
Date of return: 6-21-85



ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1985

Mr. Alan K. Cohen
5813 Greenspring Avenue
Baltimore, Maryland 21209

RE: Petition for Variance
SW/S of Liberty Road,
333.54 ft. SE of Old Court Rd.
2nd Election District
Alan K. Cohen, Petitioner
Case No. 86-11-A

Dear Mr. Cohen,

This is to advise you that \$49.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007383

DATE: 7/19/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 49.00

RECEIVED FROM: Alan K. Cohen

Advertising and Posting: Case 86-11-A

86-11-A *****40001A 8106F

PETITION FOR VARIANCE

2nd Election Dist.

LOCATION: Southwest side of Liberty Road, 333.54 feet
Southeast of Old Court Road

DATE AND TIME: Tuesday, July 9, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance from Section 238.2 to permit side and rear yard setbacks of zero feet instead of the required 30 feet.

Being the property of Alan K. Cohen as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

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

No. 005645

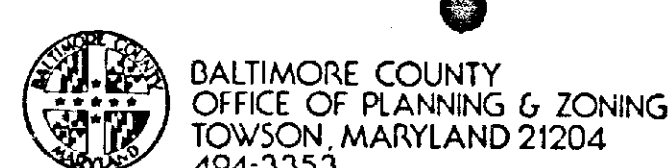
DATE: 7-5-85 ACCOUNT: R-01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Alan K. Cohen

FOR: 86-11-A *****40001A 8106F

VALIDATION OR SIGNATURE OF CARRIER



ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1985

Mr. Alan K. Cohen
5813 Greenspring Avenue
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
SW/S of Liberty Road,
333.54' SE of Old Court Rd.,
2nd Election District
Alan K. Cohen, Petitioner
Case No. 86-11-A

Dear Mr. Cohen:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachment

cc: People's Counsel

