

Case No. 86-61-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
3rd day of July, 1985.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Russell R. Sprague, et al
Petitioner's
Attorney

Received by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-61-A
Date: July 16, 1985

Although not concerned with the addition of a sign here,
this office is opposed to the erection of another separate sign.
We believe the sign could be placed on one of the existing sign
structures, thereby creating less visual clutter.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

October 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

Now that the ramifications have been clarified for us,
we have no objections to the sign variance for Kiner Tire
Company at Liberty Rd. east of Old Court Road (originally
heard as Case No. 86-61-A.)

Very truly yours,

[Signature]
Barry Tannenbaum
First Vice President

BT/ps

CC: Mr. Kiner
Liberty Communities Development Corp.

Working Together For Community Progress

August 13, 1985

Mr. Barry Tannenbaum
Liberty Road Community Council, Inc.
7407 Dorman Drive
Baltimore, Maryland 21208

RE: Case No. 86-61-A
Russell R. Sprague, et al.
Petitioners

Dear Mr. Tannenbaum:

I am sorry you feel there has been a lack of communication; however, the
property was posted for at least 15 days before the scheduled hearing date and
the hearing was advertised in two newspapers for a similar period. If there was
any question about the purpose or intent of the hearing, a simple visit or tele-
phone call to my office would have clarified any confusion. It constantly
amazes me that when and where there is a mix-up, blame is either always found or
shifted. Perhaps, there is no blame here, and maybe, just maybe, what should
have been realized by you or the Liberty Road Community Councils, Inc., is that
the purpose of a "notice" is not to provide a detailed explanation but to pro-
vide notice to the public that a hearing is scheduled on a particular date in-
volving a particular property, and if anyone is interested in knowing more, they
should attend the hearing. You apparently are subscribing more to the required
notice than was ever intended.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

August 8, 1985

Arnold Jablon, Zoning Commissioner
Room 102
County Office Building
Towson, MD 21204

Dear Mr. Jablon:

During the absence of Ella White Campbell, I am handling
the day-to-day operation of the Liberty Road Community Council.

There seems to have been a breakdown in communication
between your office and the residents of the Liberty Road
corridor. Based on the zoning notice that was posted, Mrs.
Campbell and I, as well as the people who called her, shared
the impression that Murphy's Mart was seeking to add a second
sign.

We have no way of knowing what the notice actually said
since it had already been removed when we went to check it
yesterday (Wednesday) afternoon.

Since we at LRCC are not zoning professionals, it would
help us considerably if you could take whatever steps are
necessary to ensure that future notices are expressed in a
way understandable to laymen.

Very truly yours,

[Signature]
Barry Tannenbaum
Barry Tannenbaum

Working Together For Community Progress

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3820 Fernside Road
Randallstown, MD 21133 (301) 655-7766

August 6, 1985

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

Re: Item 373, District; 2nd
Variance to permit 2 signs
with a total of 184 sq. ft.

Dear Commissioner Jablon:

As you know, the Liberty Communities Development Corporation
(LCDC) is a six year old community based, non profit organ-
ization operating within the Liberty Road corridor in North-
west Baltimore County. The organization's primary objective
is to maintain and promote the economic viability of the cor-
ridor's commercial sector by working with the business and
residential communities along with County and State government.
We are, in fact, under contract with Baltimore County's Econ-
omic Development Commission to continue the implementation of
the Liberty Road Action Plan.

Our activities frequently bring us into the area of zoning,
including the aspect of commercial signage. Given our bias
for promoting the visual quality of the corridor through con-
trolled signage it is unusual for our organization to support
a request for a variance which would allow for larger signage
but that is exactly what we are doing in this particular case.
At its July meeting (held July 23, 1985) the full LCDC Board
of Directors considered this particular issue and passed a
resolution supporting the request for a variance. The specific
motion was made by Mr. Joseph Lepski, Vice President, seconded
by Ms. Emily Wolfson, Board member at-large and passed unani-
mously.

We think that it would be helpful to briefly explain the logic
behind our position.

- This particular business is located in a very important
section or node of the corridor - the Liberty, Old Court
node. This area is currently experiencing a substantial
commercial vacancy problem. In fact, within the immediate
vicinity of the Kiner Tire Co. there are a number of major
vacancies, including the Exxon Station, Bagel Shop, Rand-
allstown Lumber and the Hardware Fair. We feel that it is
of critical importance to work with the remaining businesses
within the area in order to avoid any additional vacancies.

Mr. A. Jablon, p. 2

- The geographic location of the Kiner Tire Co. is some-
what unique and the existing signage requirements may
not be adequate. The business is located off of Liberty
and Old Court Roads and is not readily visible from
either road. Therefore, we feel that a larger sign makes
sense and is proper.

- Finally, the sign itself has been in place for several
months already. We consider it to be tasteful and believe
that it is smaller and less conspicuous than other neigh-
boring signs. Additionally, we are not aware of any com-
plaints which have been brought forth regarding the sign.

In conclusion, we recommend the approval of this variance because
we feel that it is in the overall best interests of our communities.

Sincerely,

[Signature]
Lucille Whittingham
President, LCDC

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

August 6, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon,

Because of personal illness I am unable to attend the hearing regarding the
request made by Murphy's Mart, at 8514 Liberty Road, for a zoning exception.
However, I would like to make known to you the position of the Liberty Road
Community Council, Inc. regarding this matter.

Murphy's Mart is the oldest store of its type on Liberty Road and it is
well known to the area. We understand the competitive situation faced by
Murphy's Mart with the presence of K-Mart and Channel and the coming of
Bradley's.

However, we feel very adamantly that a zoning exception allowing it footage
for an additional sign is not the answer to its problem of remaining competitive.

The existing sign is quite visible and the traffic signals on either side of
the building (Courtleigh Dr. and Old Court Road) slows traffic, particularly
during rush hour, allowing motorists more than ample time to notice the sign.
Any advantage gained by a second sign would be only temporary. Other businesses
would request exceptions based on Murphy's precedent, thereby nullifying any
gain Murphy's may have enjoyed.

The net effect would be an increase in the sign size limitation from the
present 100 square feet to almost 200 square feet and the spreading of blight
for the entire Liberty Road corridor.

Thank you for considering our position in this matter.

Sincerely,

[Signature]
Ella White Campbell
Ella White Campbell
President

Working Together For Community Progress

6-13-80
Case file

406 Horncrest Road
Towson, MD 21204
August 2, 1985

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

Dear Mr. Jablon:

Re: Case No. 86-61-A, Item No. 373
Russell R. Sprague, et al

Since I may be out-of-town on the date scheduled for this hearing, August 7th, I am forwarding the following comments on behalf of the Alliance of Baltimore County Community Councils, Inc.

The Alliance is opposed to variances from the County's signing regulations and sees no justification for a variance in the above referenced case.

Sincerely yours,
Mary B. O'Brien
Mary B. O'Brien
ABCCC Representative

MEB/rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 26, 1985

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

Mr. Jack Kiner
8411 Maymeadow Ct.
Baltimore, Maryland 21207

RE: Item No. 373 - Case No. 86-61-A
Petitioner - Russell R. Sprague, et al
Variance Petition

Dear Mr. Kiner:

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

NBC:mr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #373 (1984-1985)
Property Owner: Russell R. Sprague
N/S Liberty Rd. 405' E. From
c/1 Old Court Road
District 2nd

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.

General Comments:
Since no public facilities are involved, this office has no comment.

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

JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 25, 1985

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

Att: N. Commodaria

Re: Item 373
Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road (Route 26) 405' E. from c/1 Old Court Road
Existing Zoning: B.R.
proposed Zoning: Var.
to permit 2 signs with a total of 184 sq. ft. in lieu of the required 100 sq. ft.
District: 2nd

Dear Mr. Commodaria:

On review of the submittal for Zoning Variance, the State Highway Administration offers the following comments:

The site plan for the sign variance shows the existing location of the sign as 47' from the centerline of Liberty Road and 405' s/e of the centerline of Old Court Road.

A review of State Highway Administration R/W Plat #25143, shows the State Highway Administration R/W as 55' from the centerline of R/W for Liberty Road at the existing sign location. (see attachment).

This information will require the sign to be relocated beyond the State Right of Way.

CL:GW:es
cc: J. Ogile w/plan
Enclosure - plan

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

My telephone number is 301-659-1350
Teleoperator for Impaired Hearing or Speech
3837555 Baltimore Metro - 365-5451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GENDER
DIRECTOR

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 373
Property Owner: RUSSELL R. SPRAGUE, et al
Location: N/S LIBERTY RD. 405' E. FROM
c/1 OLD COURT RD.

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

(X) 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 on _____.
() The property is located in a deficient service area as defined by Bill 178-79. 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 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments: _____

cc: James Hoswell

Eugene A. Bobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

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

Dear Mr. Jablon:

Re: Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

MSF/csm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

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: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
Item No.: 373
Zoning Agenda: Meeting of June 18, 1985

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 or _____ 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.

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

REVIEWED BY: *John Kelly* 7-3-85
Special Inspection Division

Approved: *Roy W. Kammner*
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
District: 2nd.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #11-1 - 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/is not required on plans and technical data.

(X) 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. Reproduced seals are not acceptable.

() All the Group except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Group require a one hour wall if closer than 3'-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 101.1 and Table 101.2. No openings are permitted in an exterior wall within 3'-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 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 the _____ of _____ to _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. If so, please show the correct floodplain survey has been filed for the lot and the flood flow levels including comment.

(X) Comments: Sign shall comply with Article 19.

() 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Hurler
Charles E. Hurler, Chief
Building Field Service

4/27/85

723 86-61-A **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 413.2f to allow 2 signs with a total of 184 sq. ft. in lieu of permitted 100 sq. ft.

Due to the fact that the store is located 478' from Road and not visible, customers are unable to see location and it affects my business, I wish to locate a permanent sign.

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.

We do solemnly declare and affirm that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Russell R. Sprague
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Jack Kiner
8411 Maymeadow Court
Baltimore, MD 21207

Attorney's Telephone No.:
3rd day

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of August, 1985, at 10:45 o'clock a.m.

By: *Carl Jablon*
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District

RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Russell R. Sprague, c/o Mr. Jack Kiner, 8411 Maymeadow Court, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

In Re: Russell R. Sprague, et al *
BEFORE THE *
ZONING COMMISSIONER OF *
BALTIMORE COUNTY *

Case No. 86-61 A

IT IS THIS 3rd day of July, 1987, is and hereby ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

Carl Jablon
Zoning Commissioner of Baltimore County

cc: People's Counsel
Jack Kiner

86-61-A
#373

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd
Posted for: Variance

Petitioner: Russell R. Sprague, et al.
Location of property: N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.)

Location of Sign: N/S of Liberty Rd., approx 410' E of the centerline of Old Court Rd.

Remarks:
Posted by: *Carl Jablon*
Number of Signs: 1

Date of return: 7-14-85

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 1, 1985

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: Petition for Variance
N/S Liberty Rd. 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

Dear Mr. Sprague,

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.

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

DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$49.00

RECEIVED FROM Finner Fire Company
FOR Advertising and Posting Case 86-61-A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

BEGINNING on the north side of Liberty Road, at a distance of 405 feet east of the centerline of Old Court Road and 47 feet from the centerline of Liberty Road, and thence running north 10 feet; thence east 10 feet; thence south 10 feet; thence west 10 feet to the beginning point.

ALSO KNOWN as 8526 Liberty Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 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 July 18, 1985.

THE JEFFERSONIAN,

JB Keen
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)

DATE AND TIME: Wednesday, August 7, 1985 at 10:45 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 Variance from Section 413.2f to allow two (2) signs with a total of 184 sq. ft. in lieu of the permitted 100 sq. ft.

Being the property of Russell R. Sprague, et al 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.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEGAL NOTICE PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)

DATE AND TIME: Wednesday, August 7, 1985 at 10:45 a.m.

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

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Being the property of Russell R. Sprague, et al as shown on the plat filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

86-61-A
CERTIFICATE OF PUBLICATION
67168

Fikesville, Md., July 19, 1985

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 7th day of August, 1985.

First publication appearing on the 7th day of July, 1985

Second publication appearing on the 19th day of August, 1985

Third publication appearing on the 19th day of August, 1985

THE NORTHWEST STAR
Arnold Jablon
Manager
Cost of Advertisement \$22.00

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

DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$100.00

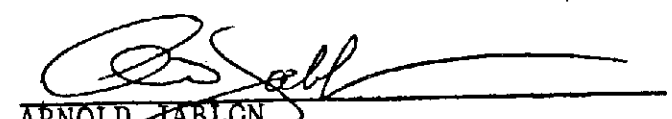
RECEIVED FROM Finner Fire Company
FOR Advertising and Posting Case 86-61-A

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-61-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
3rd day of July, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner Russell R. Sprague, et al
Petitioner's
Attorney

Received by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-61-A
Date: July 16, 1985

Although not concerned with the addition of a sign here,
this office is opposed to the erection of another separate sign.
We believe the sign could be placed on one of the existing sign
structures, thereby creating less visual clutter.


Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

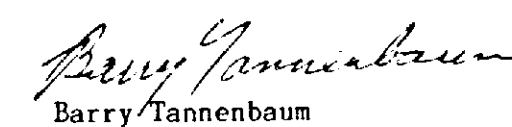
October 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

Now that the ramifications have been clarified for us,
we have no objections to the sign variance for Kiner Tire
Company at Liberty Rd. east of Old Court Road (originally
heard as Case No. 86-61-A.)

Very truly yours,


Barry Tannenbaum
First Vice President

BT/ps

CC: Mr. Kiner
Liberty Communities Development Corp.

August 13, 1985

Mr. Barry Tannenbaum
Liberty Road Community Council, Inc.
7407 Dorman Drive
Baltimore, Maryland 21208

RE: Case No. 86-61-A
Russell R. Sprague, et al.
Petitioners

Dear Mr. Tannenbaum:

I am sorry you feel there has been a lack of communication; however, the
property was posted for at least 15 days before the scheduled hearing date and
the hearing was advertised in two newspapers for a similar period. If there was
any question about the purpose or intent of the hearing, a simple visit or tele-
phone call to my office would have clarified any confusion. It constantly
amazes me that when and where there is a mix-up, blame is either always found or
shifted. Perhaps, there is no blame here, and maybe, just maybe, what should
have been realized by you or the Liberty Road Community Councils, Inc., is that
the purpose of a "notice" is not to provide a detailed explanation but to pro-
vide notice to the public that a hearing is scheduled on a particular date in-
volving a particular property, and if anyone is interested in knowing more, they
should attend the hearing. You apparently are subscribing more to the required
notice than was ever intended.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

Working Together For Community Progress

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

August 8, 1985

Arnold Jablon, Zoning Commissioner
Room 102
County Office Building
Towson, MD 21204

Dear Mr. Jablon:

During the absence of Ella White Campbell, I am handling
the day-to-day operation of the Liberty Road Community Council.

There seems to have been a breakdown in communication
between your office and the residents of the Liberty Road
corridor. Based on the zoning notice that was posted, Mrs.
Campbell and I, as well as the people who called her, shared
the impression that Murphy's Mart was seeking to add a second
sign.

We have no way of knowing what the notice actually said
since it had already been removed when we went to check it
yesterday (Wednesday) afternoon.

Since we at LRCC are not zoning professionals, it would
help us considerably if you could take whatever steps are
necessary to ensure that future notices are expressed in a
way understandable to laymen.

Very truly yours,


Barry Tannenbaum

Working Together For Community Progress

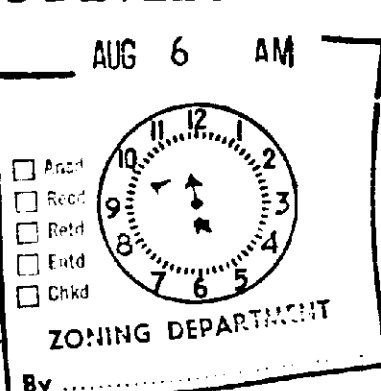
LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.

3820 Fernside Road
Randallstown, MD 21133

(301) 655-7766

August 6, 1985

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



Re: Item 373, District; 2nd
Variance to permit 2 signs
with a total of 184 sq. ft.

Dear Commissioner Jablon:

As you know, the Liberty Communities Development Corporation
(LCDC) is a six year old community based, non profit organ-
ization operating within the Liberty Road corridor in North-
west Baltimore County. The organization's primary objective
is to maintain and promote the economic viability of the cor-
ridor's commercial sector by working with the business and
residential communities along with County and State government.
We are, in fact, under contract with Baltimore County's Econ-
omic Development Commission to continue the implementation of
the Liberty Road Action Plan.

Our activities frequently bring us into the area of zoning,
including the aspect of commercial signage. Given our bias
for promoting the visual quality of the corridor through con-
trolled signage it is unusual for our organization to support
a request for a variance which would allow for larger signage
but that is exactly what we are doing in this particular case.
At its July meeting (held July 23, 1985) the full LCDC Board
of Directors considered this particular issue and passed a
resolution supporting the request for a variance. The specific
motion was made by Mr. Joseph Lepski, Vice President, seconded
by Ms. Emily Wolfson, Board member at-large and passed unani-
mously.

We think that it would be helpful to briefly explain the logic
behind our position.

- This particular business is located in a very important
section or node of the corridor - the Liberty, Old Court
node. This area is currently experiencing a substantial
commercial vacancy problem. In fact, within the immediate
vicinity of the Kiner Tire Co. there are a number of major
vacancies, including the Exxon Station, Bagel Shop, Rand-
allstown Lumber and the Hardware Fair. We feel that it is
of critical importance to work with the remaining businesses
within the area in order to avoid any additional vacancies.

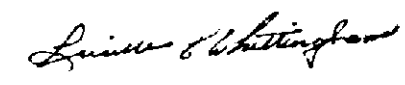
Mr. A. Jablon, p. 2

- The geographic location of the Kiner Tire Co. is some-
what unique and the existing signage requirements may
not be adequate. The business is located off of Liberty
and Old Court Roads and is not readily visible from
either road. Therefore, we feel that a larger sign makes
sense and is proper.

- Finally, the sign itself has been in place for several
months already. We consider it to be tasteful and believe
that it is smaller and less conspicuous than other neigh-
boring signs. Additionally, we are not aware of any com-
plaints which have been brought forth regarding the sign.

In conclusion, we recommend the approval of this variance because
we feel that it is in the overall best interests of our communities.

Sincerely,


Lucille Whittingham
President, LCDC

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 414-9387

August 6, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon,

Because of personal illness I am unable to attend the hearing regarding the
request made by Murphy's Mart, at 8514 Liberty Road, for a zoning exception.
However, I would like to make known to you the position of the Liberty Road
Community Council, Inc. regarding this matter.

Murphy's Mart is the oldest store of its type on Liberty Road and it is
well known to the area. We understand the competitive situation faced by
Murphy's Mart with the presence of K-Mart and Channel and the coming of
Bradley's.

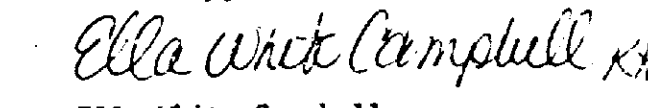
However, we feel very adamantly that a zoning exception allowing it footage
for an additional sign is not the answer to its problem of remaining competitive.

The existing sign is quite visible and the traffic signals on either side of
the building (Courtleigh Dr. and Old Court Road) slows traffic, particularly
during rush hour, allowing motorists more than ample time to notice the sign.
Any advantage gained by a second sign would be only temporary. Other businesses
would request exceptions based on Murphy's precedent, thereby nullifying any
gain Murphy's may have enjoyed.

The net effect would be an increase in the sign size limitation from the
present 100 square feet to almost 200 square feet and the spreading of blight
for the entire Liberty Road corridor.

Thank you for considering our position in this matter.

Sincerely,


Ella White Campbell
President

Working Together For Community Progress

6-13-80
Case file

406 Horncrest Road
Towson, MD 21204
August 2, 1985

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

Dear Mr. Jablon:

Re: Case No. 86-61-A, Item No. 373
Russell R. Sprague, et al

Since I may be out-of-town on the date scheduled for this hearing, August 7th, I am forwarding the following comments on behalf of the Alliance of Baltimore County Community Councils, Inc.

The Alliance is opposed to variances from the County's signing regulations and sees no justification for a variance in the above referenced case.

Sincerely yours,
Mary B. O'Brien
Mary B. O'Brien
ABCCC Representative

MEB/rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 26, 1985

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

Mr. Jack Kiner
8411 Maymeadow Ct.
Baltimore, Maryland 21207

RE: Item No. 373 - Case No. 86-61-A
Petitioner - Russell R. Sprague, et al
Variance Petition

Dear Mr. Kiner:

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

NBC:mr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #373 (1984-1985)
Property Owner: Russell R. Sprague
N/S Liberty Rd. 405' E. From
c/1 Old Court Road
District 2nd

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.

General Comments:
Since no public facilities are involved, this office has no comment.

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

JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 25, 1985

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

Att: N. Commodaria

Re: Item 373
Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road (Route 26) 405' E. from c/1 Old Court Road
Existing Zoning: B.R.
proposed Zoning: Var.
to permit 2 signs with a total of 184 sq. ft. in lieu of the required 100 sq. ft.
District: 2nd

Dear Mr. Commodaria:

On review of the submittal for Zoning Variance, the State Highway Administration offers the following comments:

The site plan for the sign variance shows the existing location of the sign as 47' from the centerline of Liberty Road and 405' s/e of the centerline of Old Court Road.

A review of State Highway Administration R/W Plat #25143, shows the State Highway Administration R/W as 55' from the centerline of R/W for Liberty Road at the existing sign location. (see attachment).

This information will require the sign to be relocated beyond the State Right of Way.

CL:GW:es
cc: J. Ogile w/plan
Enclosure - plan

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

My telephone number is 301-659-1350
Teleoperator for Impaired Hearing or Speech
3837555 Baltimore Metro - 365-5451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GENDER
DIRECTOR

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 373
Property Owner: RUSSELL R. SPRAGUE, et al
Location: N/S LIBERTY RD. 405' E. FROM
c/1 OLD COURT RD.

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

(X) 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 on _____.
() The property is located in a deficient service area as defined by Bill 178-79. 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 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments: _____

cc: James Hoswell

Eugene A. Bobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

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

June 26, 1985

ZAC-Meeting of June 18, 1985

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

MSF/csm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

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

July 1, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
Item No.: 373
Zoning Agenda: Meeting of June 18, 1985

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 or _____ 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.

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

REVIEWED BY: *John Kelly* 7-3-85
Special Inspection Division

Approved: *Roy W. Kammner*
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
District: 2nd.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #17-1 - 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/is not required on plans and technical data.

(X) 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. Reproduced seals are not acceptable.

() All the Group except Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Group require a one hour wall if closer than 3'-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 101.1 and Table 101.2. No openings are permitted in an exterior wall within 3'-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 altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the _____ of _____ to _____ See Section 312 of the Building Code.

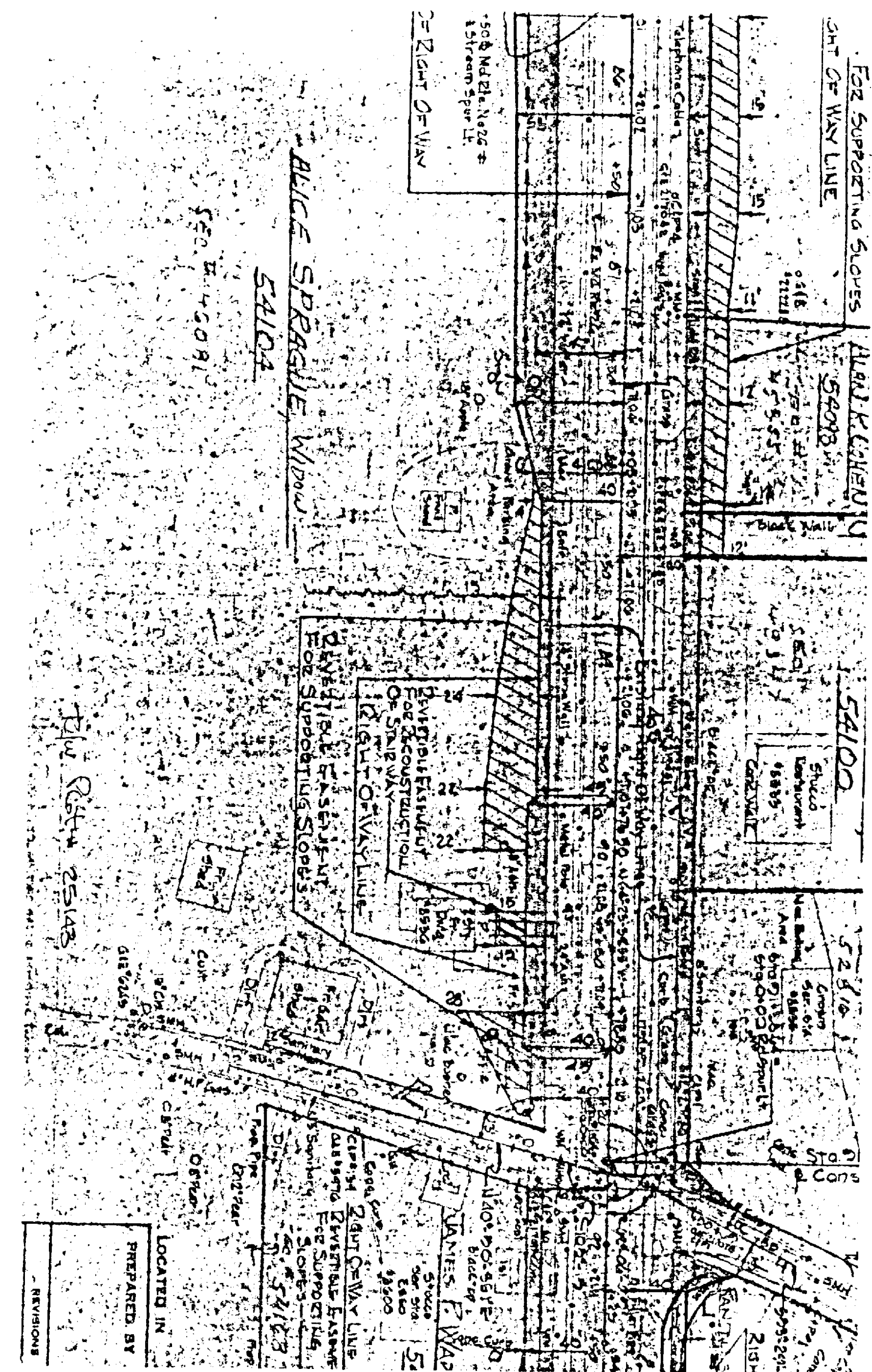
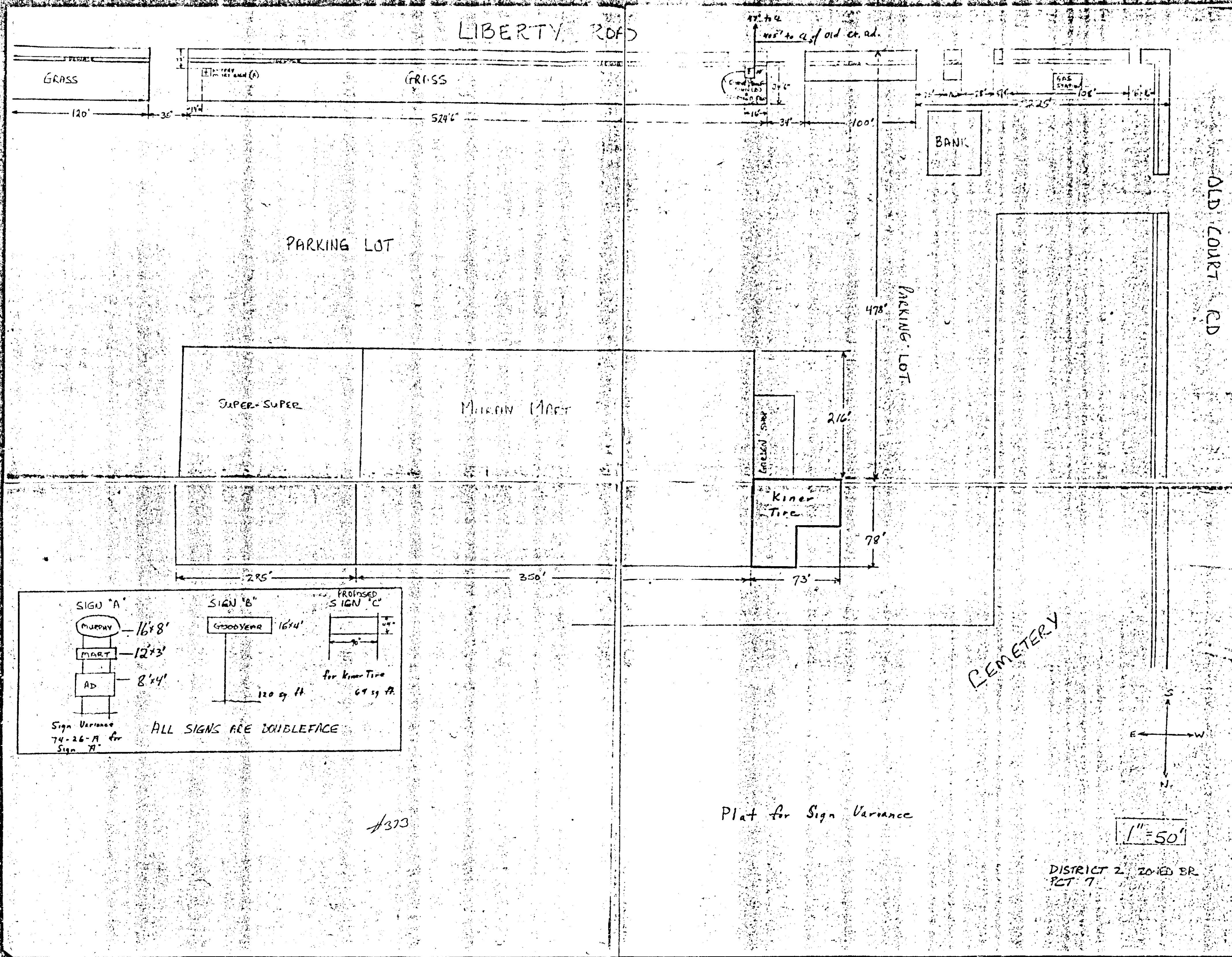
() The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. If so, please show the correct floodplain survey has been filed for the lot and the flood flow levels including comment.

() Comments: Sign shall comply with Article 19.

() 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Hurler
Charles E. Hurler, Chief
Building Field Service

4/27/85



723 86-61-A **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 413.2f to allow 2 signs with a total of 184 sq. ft. in lieu of permitted 100 sq. ft.

Due to the fact that the store is located 478' from Road and not visible, customers are unable to see location and it affects my business, I wish to locate a permanent sign.

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.

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

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Russell R. Sprague
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Jack Kiner
8411 Maymeadow Court
Baltimore, MD 21207

Attorney's Telephone No.:
3rd day

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of August, 1985, at 10:45 o'clock a.m.

By: *Carl Jablon*
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District

RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Russell R. Sprague, c/o Mr. Jack Kiner, 8411 Maymeadow Court, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

In Re: Russell R. Sprague, et al.
Case No. 86-61-A

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

IT IS THIS 3rd day of July, 1987, is and hereby ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

Carl Jablon
Zoning Commissioner of Baltimore County

cc: People's Counsel
Jack Kiner

86-61-A
#373

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd
Posted for: Variance
Petitioner: Russell R. Sprague, et al.
Location of property: N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.)
Location of signs: N/S of Liberty Rd., approx 410' E of the centerline of Old Court Rd.
Remarks:
Posted by: *Sh. J. Jablon*
Number of Signs: 1

Date of return: 7-14-85

August 1, 1985

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: Petition for Variance
N/S Liberty Rd. 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

Dear Mr. Sprague,

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.

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

DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$49.00
RECEIVED FROM Kiner Fire Company
FOR Advertising and Posting Case 86-61-A
VALIDATION OR SIGNATURE OF CASHIER

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District

RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

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

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Peter Max Zimmerman
Peter Max Zimmerman

ZONING DESCRIPTION

BEGINNING on the north side of Liberty Road, at a distance of 405 feet east of the centerline of Old Court Road and 47 feet from the centerline of Liberty Road, and thence running north 10 feet; thence east 10 feet; thence south 10 feet; thence west 10 feet to the beginning point.

ALSO KNOWN as 8526 Liberty Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 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 July 18, 1985.

THE JEFFERSONIAN,

JB Kestel
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)
DATE AND TIME: Wednesday, August 7, 1985 at 10:45 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 on the Petition for Variance from Section 413.2f to allow two (2) signs with a total of 184 sq. ft. in lieu of the permitted 100 sq. ft. in the petition of Russell R. Sprague, et al. as shown on the plat filed with the Zoning Office.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

Mr. Russell R. Sprague
C/O Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
N/S Liberty Rd., 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

TIME: 10:45 a.m.

DATE: August 7, 1985

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

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

DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$100.00
RECEIVED FROM Kiner Fire Company
FOR Advertising and Posting Case 86-61-A
VALIDATION OR SIGNATURE OF CASHIER

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District

RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Russell R. Sprague, c/o Mr. Jack Kiner, 8411 Maymeadow Court, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)

DATE AND TIME: Wednesday, August 7, 1985 at 10:45 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 on the

Petition for Variance from Section 413.2f to allow two (2) signs with a total of 184 sq. ft. in lieu of the permitted 100 sq. ft.

Being the property of Russell R. Sprague, et al. 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.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEGAL NOTICE

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)
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Petition for Variance from Section 413.2f to allow two (2) signs with a total of 184 sq. ft. in lieu of the permitted 100 sq. ft.

By Order of
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. Russell R. Sprague
C/O Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

July 19, 1985

RE: PETITION FOR VARIANCE
N/S Liberty Rd., 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

TIME: 10:45 a.m.

DATE: August 7, 1985

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

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

DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$22.00
RECEIVED FROM Kiner Fire Company
FOR Advertising and Posting Case 86-61-A
VALIDATION OR SIGNATURE OF CASHIER

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District

RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Russell R. Sprague, c/o Mr. Jack Kiner, 8411 Maymeadow Court, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

86-61-A CERTIFICATE OF PUBLICATION 67168

Fikesville, Md., July 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 7th day of August, 1985.

First publication appearing on the 7th day of July, 1985.

Second publication appearing on the 7th day of July, 1985.

Third publication appearing on the 7th day of July, 1985.

THE NORTHWEST STAR

Arnold Jablon
Manager

Cost of Advertisement \$22.00

Case No. 86-61-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
3rd day of July, 1985.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Russell R. Sprague, et al
Petitioner's
Attorney

Received by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-61-A
Date: July 16, 1985

Although not concerned with the addition of a sign here,
this office is opposed to the erection of another separate sign.
We believe the sign could be placed on one of the existing sign
structures, thereby creating less visual clutter.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

October 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

Now that the ramifications have been clarified for us,
we have no objections to the sign variance for Kiner Tire
Company at Liberty Rd. east of Old Court Road (originally
heard as Case No. 86-61-A.)

Very truly yours,

[Signature]
Barry Tannenbaum
First Vice President

BT/ps

CC: Mr. Kiner
Liberty Communities Development Corp.

Working Together For Community Progress

August 13, 1985

Mr. Barry Tannenbaum
Liberty Road Community Council, Inc.
7407 Dorman Drive
Baltimore, Maryland 21208

RE: Case No. 86-61-A
Russell R. Sprague, et al.
Petitioners

Dear Mr. Tannenbaum:

I am sorry you feel there has been a lack of communication; however, the
property was posted for at least 15 days before the scheduled hearing date and
the hearing was advertised in two newspapers for a similar period. If there was
any question about the purpose or intent of the hearing, a simple visit or tele-
phone call to my office would have clarified any confusion. It constantly
amazes me that when and where there is a mix-up, blame is either always found or
shifted. Perhaps, there is no blame here, and maybe, just maybe, what should
have been realized by you or the Liberty Road Community Council, Inc., is that
the purpose of a "notice" is not to provide a detailed explanation but to pro-
vide notice to the public that a hearing is scheduled on a particular date in-
volving a particular property, and if anyone is interested in knowing more, they
should attend the hearing. You apparently are subscribing more to the required
notice than was ever intended.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

August 8, 1985

Arnold Jablon, Zoning Commissioner
Room 102
County Office Building
Towson, MD 21204

Dear Mr. Jablon:

During the absence of Ella White Campbell, I am handling
the day-to-day operation of the Liberty Road Community Council.

There seems to have been a breakdown in communication
between your office and the residents of the Liberty Road
corridor. Based on the zoning notice that was posted, Mrs.
Campbell and I, as well as the people who called her, shared
the impression that Murphy's Mart was seeking to add a second
sign.

We have no way of knowing what the notice actually said
since it had already been removed when we went to check it
yesterday (Wednesday) afternoon.

Since we at LRCC are not zoning professionals, it would
help us considerably if you could take whatever steps are
necessary to ensure that future notices are expressed in a
way understandable to laymen.

Very truly yours,

[Signature]
Barry Tannenbaum
Barry Tannenbaum

Working Together For Community Progress

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3820 Fernside Road
Randallstown, MD 21133 (301) 655-7766

August 6, 1985

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

Re: Item 373, District; 2nd
Variance to permit 2 signs
with a total of 184 sq. ft.

Dear Commissioner Jablon:

As you know, the Liberty Communities Development Corporation
(LCDC) is a six year old community based, non profit orga-
nization operating within the Liberty Road corridor in North-
west Baltimore County. The organization's primary objective
is to maintain and promote the economic viability of the cor-
ridor's commercial sector by working with the business and
residential communities along with County and State government.
We are, in fact, under contract with Baltimore County's Econ-
omic Development Commission to continue the implementation of
the Liberty Road Action Plan.

Our activities frequently bring us into the area of zoning,
including the aspect of commercial signage. Given our bias
for promoting the visual quality of the corridor through con-
trolled signage it is unusual for our organization to support
a request for a variance which would allow for larger signage
but that is exactly what we are doing in this particular case.
At its July meeting (held July 23, 1985) the full LCDC Board
of Directors considered this particular issue and passed a
resolution supporting the request for a variance. The specific
motion was made by Mr. Joseph Lepski, Vice President, seconded
by Ms. Emily Wolfson, Board member at-large and passed unani-
mously.

We think that it would be helpful to briefly explain the logic
behind our position.

- This particular business is located in a very important
section or node of the corridor - the Liberty, Old Court
node. This area is currently experiencing a substantial
commercial vacancy problem. In fact, within the immediate
vicinity of the Kiner Tire Co. there are a number of major
vacancies, including the Exxon Station, Bagel Shop, Rand-
allstown Lumber and the Hardware Fair. We feel that it is
of critical importance to work with the remaining businesses
within the area in order to avoid any additional vacancies.

Mr. A. Jablon, p. 2

- The geographic location of the Kiner Tire Co. is some-
what unique and the existing signage requirements may
not be adequate. The business is located off of Liberty
and Old Court Roads and is not readily visible from
either road. Therefore, we feel that a larger sign makes
sense and is proper.

- Finally, the sign itself has been in place for several
months already. We consider it to be tasteful and believe
that it is smaller and less conspicuous than other neigh-
boring signs. Additionally, we are not aware of any com-
plaints which have been brought forth regarding the sign.

In conclusion, we recommend the approval of this variance because
we feel that it is in the overall best interests of our communities.

Sincerely,

[Signature]
Lucille Whittingham
President, LCDC

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

August 6, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon,

Because of personal illness I am unable to attend the hearing regarding the
request made by Murphy's Mart, at 8514 Liberty Road, for a zoning exception.
However, I would like to make known to you the position of the Liberty Road
Community Council, Inc. regarding this matter.

Murphy's Mart is the oldest store of its type on Liberty Road and it is
well known to the area. We understand the competitive situation faced by
Murphy's Mart with the presence of K-Mart and Channel and the coming of
Bradley's.

However, we feel very adamantly that a zoning exception allowing it footage
for an additional sign is not the answer to its problem of remaining competitive.

The existing sign is quite visible and the traffic signals on either side of
the building (Courtleigh Dr. and Old Court Road) slows traffic, particularly
during rush hour, allowing motorists more than ample time to notice the sign.
Any advantage gained by a second sign would be only temporary. Other businesses
would request exceptions based on Murphy's precedent, thereby nullifying any
gain Murphy's may have enjoyed.

The net effect would be an increase in the sign size limitation from the
present 100 square feet to almost 200 square feet and the spreading of blight
for the entire Liberty Road corridor.

Thank you for considering our position in this matter.

Sincerely,

[Signature]
Ella White Campbell
Ella White Campbell
President

Working Together For Community Progress

6-13-80
Case file

406 Horncrest Road
Towson, MD 21204
August 2, 1985

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

Dear Mr. Jablon:

Re: Case No. 86-61-A, Item No. 373
Russell R. Sprague, et al

Since I may be out-of-town on the date scheduled for this hearing, August 7th, I am forwarding the following comments on behalf of the Alliance of Baltimore County Community Councils, Inc.

The Alliance is opposed to variances from the County's signing regulations and sees no justification for a variance in the above referenced case.

Sincerely yours,

Mary B. O'Brien
Mary B. O'Brien
ABCCC Representative

MEB/rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1985

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

Mr. Jack Kiner
8411 Maymeadow Ct.
Baltimore, Maryland 21207

RE: Item No. 373 - Case No. 86-61-A
Petitioner - Russell R. Sprague, et al
Variance Petition

Dear Mr. Kiner:

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

NBC:mr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #373 (1984-1985)
Property Owner: Russell R. Sprague
N/S Liberty Rd. 405' E. From
c/1 Old Court Road
District 2nd

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.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 25, 1985

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

Att: N. Commodaria

Re: Item 373
Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road (Route 26) 405' E. from c/1 Old Court Road
Existing Zoning: B.R.
proposed Zoning: Var.
to permit 2 signs with a total of 184 sq. ft. in lieu of the required 100 sq. ft.
District: 2nd

Dear Mr. Commodaria:

On review of the submittal for Zoning Variance, the State Highway Administration offers the following comments:

The site plan for the sign variance shows the existing location of the sign as 47' from the centerline of Liberty Road and 405' s/e of the centerline of Old Court Road.

A review of State Highway Administration R/W Plat #25143, shows the State Highway Administration R/W as 55' from the centerline of R/W for Liberty Road at the existing sign location. (see attachment).

This information will require the sign to be relocated beyond the State Right of Way.

CL:GW:es
cc: J. Ogile w/plan
Enclosure - plan

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

My telephone number is 301-659-1350
Teleoperator for Impaired Hearing or Speech
3837555 Baltimore Metro - 365-5451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GENDER
DIRECTOR

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 373
Property Owner: RUSSELL R. SPRAGUE, et al
Location: N/S LIBERTY RD. 405' E. FROM
c/1 OLD COURT RD.

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

(X) 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 on _____.
() The property is located in a deficient service area as defined by Bill 178-79. 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 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments: _____

cc: James Hoswell

Eugene A. Bobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

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

Dear Mr. Jablon:

Re: Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

MSF/csm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

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: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
Item No.: 373
Zoning Agenda: Meeting of June 18, 1985

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 or _____ 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.

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

REVIEWED BY: *John Kelly* 7-3-85
Special Inspection Division

Approved: *Roy W. Kemmer*
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
District: 2nd.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #11-1 - 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/is not required on plans and technical data.

(X) 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. Reproduced seals are not acceptable.

() All the Group except Bul Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Bul the Group require a one hour wall if closer than 3'-0" to an interior lot line. Bay wall built up on an interior lot line shall require a fire or party wall. See Table 101, Section 101.1, and Table 101.2. No openings are permitted in an exterior wall within 3'-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 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 the _____ of _____ to _____ See Section 312 of the Building Code.

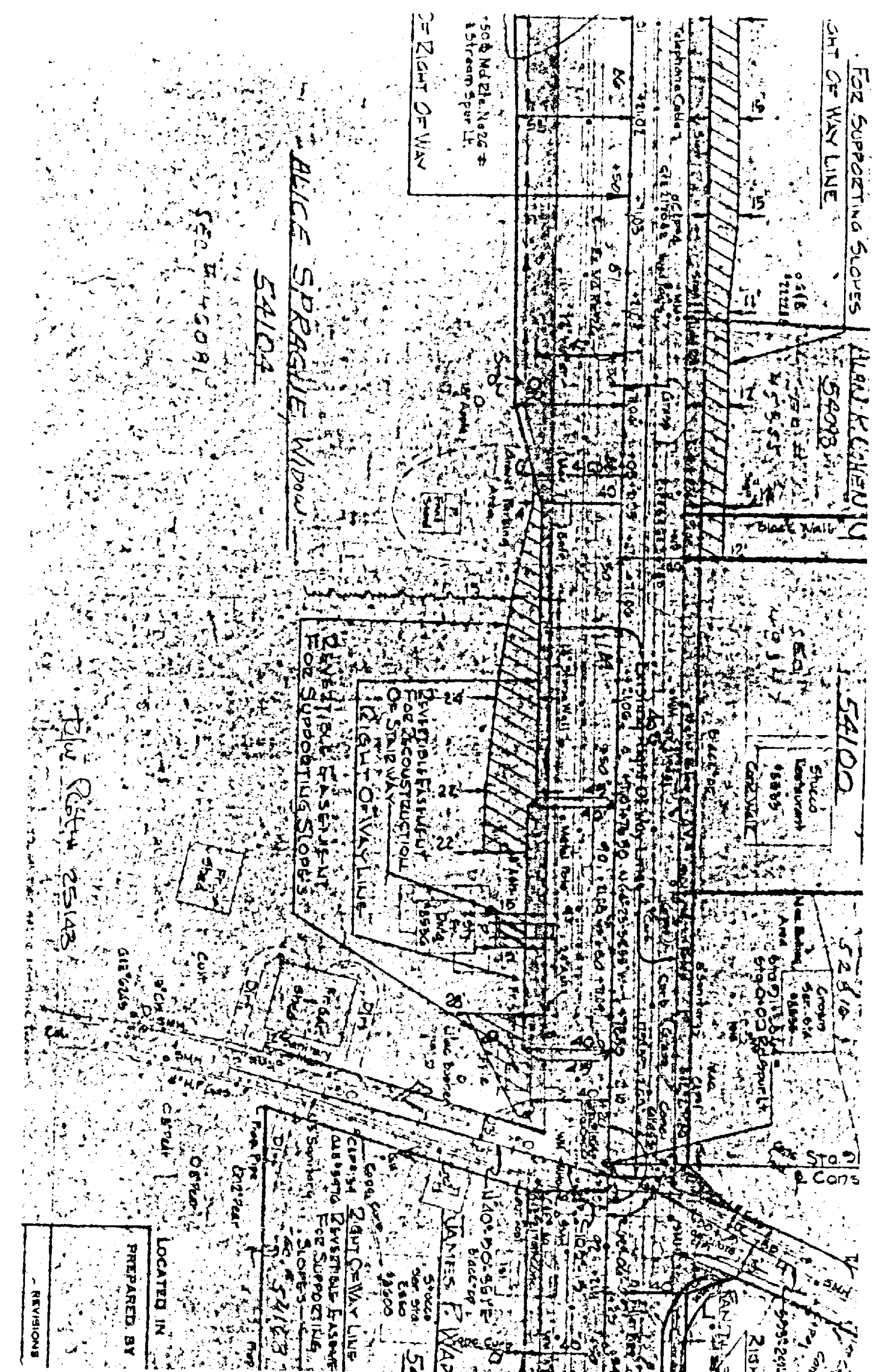
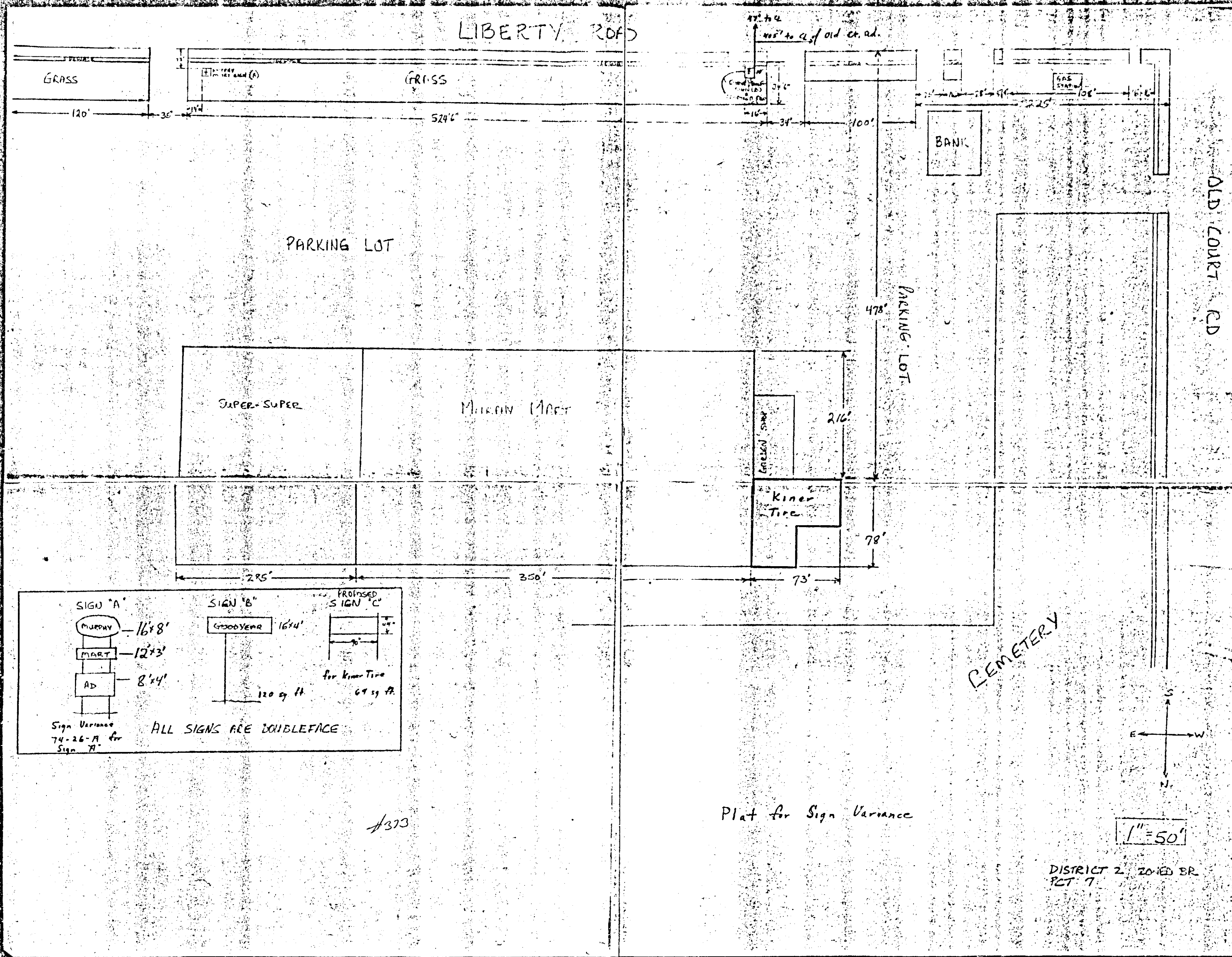
() The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. If so, please show the correct floodplain survey has been filed for the lot and the flood flow levels including comment.

(X) Comments: Sign shall comply with Article 19.

() 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Hurd
Charles E. Hurd, Chief
Building Field Office

4/27/85



723 86-61-A **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 413.2f to allow 2 signs with a total of 184 sq. ft. in lieu of permitted 100 sq. ft.

Due to the fact that the store is located 478' from Road and not visible, customers are unable to see location and it affects my business, I wish to locate a permanent sign.

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.

We do solemnly declare and affirm that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State

Attorney's Telephone No.:
Address
City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of August, 1985, at 10:45 o'clock a.m.

By: *Carl Jablon*
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.), 2nd District
RUSSELL R. SPRAGUE, et al., Case No. 86-61-A
Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Russell R. Sprague, c/o Mr. Jack Kiner, 8411 Maymeadow Court, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

In Re: Russell R. Sprague, et al *
BEFORE THE *
ZONING COMMISSIONER OF *
BALTIMORE COUNTY *

Case No. 86-61 A

IT IS THIS 3rd day of July, 1987, is and hereby ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

Carl Jablon
Zoning Commissioner of Baltimore County

cc: People's Counsel
Jack Kiner

86-61-A
#373

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd
Posted for: Variance
Petitioner: Russell R. Sprague, et al.
Location of property: N/S of Liberty Rd., 405' E of the Centerline of Old Court Rd. (8526 Liberty Rd.)
Location of signs: N/S of Liberty Rd., approx 410' E of the centerline of Old Court Rd.
Remarks:
Posted by: *Sh. J. Jablon*
Number of Signs: 1

Date of return: 7-14-85

August 1, 1985

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: Petition for Variance
N/S Liberty Rd. 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

Dear Mr. Sprague,

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.

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

No. 006891
DATE 8-7-85 ACCOUNT P-01-615-000
AMOUNT \$49.00
RECEIVED FROM Kiner Fire Company
FOR Advertising and Posting Case 86-61-A
VALIDATION OR SIGNATURE OF CASHIER

By: *Carl Jablon*
JABLO
Commissioner

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

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

No. 007278
DATE 8-5-85 ACCOUNT P-01-615-000
AMOUNT \$100.00
RECEIVED FROM Kiner Fire Company
FOR Advertising and Posting Case 86-61-A
VALIDATION OR SIGNATURE OF CASHIER

By: *Carl Jablon*
JABLO
Commissioner

Mr. Russell R. Sprague
c/o Mr. Jack Kiner
8411 Maymeadow Court
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S of Liberty Rd., 405' E/centerline of Old Court Road (8526 Liberty Rd.)
2nd Election District
Case No. 86-61-A

Dear Mr. Sprague,

ZONING DESCRIPTION

BEGINNING on the north side of Liberty Road, at a distance of 405 feet east of the centerline of Old Court Road and 47 feet from the centerline of Liberty Road, and thence running north 10 feet; thence east 10 feet; thence south 10 feet; thence west 10 feet to the beginning point.

ALSO KNOWN as 8526 Liberty Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 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 July 18, 1985.

THE JEFFERSONIAN,

W. Keen
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)

DATE AND TIME: Wednesday, August 7, 1985 at 10:45 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 Variance from Section 413.2f to allow two (2) signs with a total of 184 sq. ft. in lieu of the permitted 100 sq. ft.

Being the property of Russell R. Sprague, et al 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.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEGAL NOTICE PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Liberty Road, 405' East of the centerline of Old Court Rd. (8526 Liberty Road)

DATE AND TIME: Wednesday, August 7, 1985 at 10:45 a.m.

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

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of August, 1985.

First publication appearing on the 7th day of July, 1985.

Second publication appearing on the 7th day of July, 1985.

Third publication appearing on the 7th day of July, 1985.

THE NORTHWEST STAR
Arnold Jablon
Manager

Cost of Advertisement \$22.00

Case No. 86-61-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
3rd day of July, 1985.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Russell R. Sprague, et al
Petitioner's
Attorney

Received by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-61-A
Date: July 16, 1985

Although not concerned with the addition of a sign here,
this office is opposed to the erection of another separate sign.
We believe the sign could be placed on one of the existing sign
structures, thereby creating less visual clutter.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

October 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

Now that the ramifications have been clarified for us,
we have no objections to the sign variance for Kiner Tire
Company at Liberty Rd. east of Old Court Road (originally
heard as Case No. 86-61-A.)

Very truly yours,

[Signature]
Barry Tannenbaum
First Vice President

BT/ps

CC: Mr. Kiner
Liberty Communities Development Corp.

Working Together For Community Progress

August 13, 1985

Mr. Barry Tannenbaum
Liberty Road Community Council, Inc.
7407 Dorman Drive
Baltimore, Maryland 21208

RE: Case No. 86-61-A
Russell R. Sprague, et al.
Petitioners

Dear Mr. Tannenbaum:

I am sorry you feel there has been a lack of communication; however, the
property was posted for at least 15 days before the scheduled hearing date and
the hearing was advertised in two newspapers for a similar period. If there was
any question about the purpose or intent of the hearing, a simple visit or tele-
phone call to my office would have clarified any confusion. It constantly
amazes me that when and where there is a mix-up, blame is either always found or
shifted. Perhaps, there is no blame here, and maybe, just maybe, what should
have been realized by you or the Liberty Road Community Council, Inc., is that
the purpose of a "notice" is not to provide a detailed explanation but to pro-
vide notice to the public that a hearing is scheduled on a particular date in-
volving a particular property, and if anyone is interested in knowing more, they
should attend the hearing. You apparently are subscribing more to the required
notice than was ever intended.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

August 8, 1985

Arnold Jablon, Zoning Commissioner
Room 102
County Office Building
Towson, MD 21204

Dear Mr. Jablon:

During the absence of Ella White Campbell, I am handling
the day-to-day operation of the Liberty Road Community Council.

There seems to have been a breakdown in communication
between your office and the residents of the Liberty Road
corridor. Based on the zoning notice that was posted, Mrs.
Campbell and I, as well as the people who called her, shared
the impression that Murphy's Mart was seeking to add a second
sign.

We have no way of knowing what the notice actually said
since it had already been removed when we went to check it
yesterday (Wednesday) afternoon.

Since we at LRCC are not zoning professionals, it would
help us considerably if you could take whatever steps are
necessary to ensure that future notices are expressed in a
way understandable to laymen.

Very truly yours,

[Signature]
Barry Tannenbaum
Barry Tannenbaum

Working Together For Community Progress

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3820 Fernside Road
Randallstown, MD 21133 (301) 655-7766

August 6, 1985

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

Re: Item 373, District; 2nd
Variance to permit 2 signs
with a total of 184 sq. ft.

Dear Commissioner Jablon:

As you know, the Liberty Communities Development Corporation
(LCDC) is a six year old community based, non profit organ-
ization operating within the Liberty Road corridor in North-
west Baltimore County. The organization's primary objective
is to maintain and promote the economic viability of the cor-
ridor's commercial sector by working with the business and
residential communities along with County and State government.
We are, in fact, under contract with Baltimore County's Econ-
omic Development Commission to continue the implementation of
the Liberty Road Action Plan.

Our activities frequently bring us into the area of zoning,
including the aspect of commercial signage. Given our bias
for promoting the visual quality of the corridor through con-
trolled signage it is unusual for our organization to support
a request for a variance which would allow for larger signage
but that is exactly what we are doing in this particular case.
At its July meeting (held July 23, 1985) the full LCDC Board
of Directors considered this particular issue and passed a
resolution supporting the request for a variance. The specific
motion was made by Mr. Joseph Lepski, Vice President, seconded
by Ms. Emily Wolfson, Board member at-large and passed unani-
mously.

We think that it would be helpful to briefly explain the logic
behind our position.

- This particular business is located in a very important
section or node of the corridor - the Liberty, Old Court
node. This area is currently experiencing a substantial
commercial vacancy problem. In fact, within the immediate
vicinity of the Kiner Tire Co. there are a number of major
vacancies, including the Exxon Station, Bagel Shop, Rand-
allstown Lumber and the Hardware Fair. We feel that it is
of critical importance to work with the remaining businesses
within the area in order to avoid any additional vacancies.

Mr. A. Jablon, p. 2

- The geographic location of the Kiner Tire Co. is some-
what unique and the existing signage requirements may
not be adequate. The business is located off of Liberty
and Old Court Roads and is not readily visible from
either road. Therefore, we feel that a larger sign makes
sense and is proper.

- Finally, the sign itself has been in place for several
months already. We consider it to be tasteful and believe
that it is smaller and less conspicuous than other neigh-
boring signs. Additionally, we are not aware of any com-
plaints which have been brought forth regarding the sign.

In conclusion, we recommend the approval of this variance because
we feel that it is in the overall best interests of our communities.

Sincerely,

[Signature]
Lucille Whittingham
President, LCDC

Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9387

August 6, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon,

Because of personal illness I am unable to attend the hearing regarding the
request made by Murphy's Mart, at 8514 Liberty Road, for a zoning exception.
However, I would like to make known to you the position of the Liberty Road
Community Council, Inc. regarding this matter.

Murphy's Mart is the oldest store of its type on Liberty Road and it is
well known to the area. We understand the competitive situation faced by
Murphy's Mart with the presence of K-Mart and Channel and the coming of
Bradley's.

However, we feel very adamantly that a zoning exception allowing it footage
for an additional sign is not the answer to its problem of remaining competitive.

The existing sign is quite visible and the traffic signals on either side of
the building (Courtleigh Dr. and Old Court Road) slows traffic, particularly
during rush hour, allowing motorists more than ample time to notice the sign.
Any advantage gained by a second sign would be only temporary. Other businesses
would request exceptions based on Murphy's precedent, thereby nullifying any
gain Murphy's may have enjoyed.

The net effect would be an increase in the sign size limitation from the
present 100 square feet to almost 200 square feet and the spreading of blight
for the entire Liberty Road corridor.

Thank you for considering our position in this matter.

Sincerely,

[Signature]
Ella White Campbell
Ella White Campbell
President

Working Together For Community Progress

6-13-80
Case file

406 Horncrest Road
Towson, MD 21204
August 2, 1985

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

Dear Mr. Jablon:

Re: Case No. 86-61-A, Item No. 373
Russell R. Sprague, et al

Since I may be out-of-town on the date scheduled for this hearing, August 7th, I am forwarding the following comments on behalf of the Alliance of Baltimore County Community Councils, Inc.

The Alliance is opposed to variances from the County's signing regulations and sees no justification for a variance in the above referenced case.

Sincerely yours,

Mary B. O'Brien
Mary B. O'Brien
ABCCC Representative

MEB/rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1985

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

Mr. Jack Kiner
8411 Maymeadow Ct.
Baltimore, Maryland 21207

RE: Item No. 373 - Case No. 86-61-A
Petitioner - Russell R. Sprague, et al
Variance Petition

Dear Mr. Kiner:

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

NBC:mr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #373 (1984-1985)
Property Owner: Russell R. Sprague
N/S Liberty Rd. 405' E. From
c/1 Old Court Road
District 2nd

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.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 25, 1985

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

Att: N. Commodaria

Re: Item 373
Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road (Route 26) 405' E. from c/1 Old Court Road
Existing Zoning: B.R.
proposed Zoning: Var.
to permit 2 signs with a total of 184 sq. ft. in lieu of the required 100 sq. ft.
District: 2nd

Dear Mr. Commodaria:

On review of the submittal for Zoning Variance, the State Highway Administration offers the following comments:

The site plan for the sign variance shows the existing location of the sign as 47' from the centerline of Liberty Road and 405' s/e of the centerline of Old Court Road.

A review of State Highway Administration R/W Plat #25143, shows the State Highway Administration R/W as 55' from the centerline of R/W for Liberty Road at the existing sign location. (see attachment).

This information will require the sign to be relocated beyond the State Right of Way.

CL:GW:es
cc: J. Ogile w/plan
Enclosure - plan

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

My telephone number is 301-659-1350
Teleoperator for Impaired Hearing or Speech
3837555 Baltimore Metro - 365-5451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GENDER
DIRECTOR

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 373
Property Owner: RUSSELL R. SPRAGUE, et al
Location: N/S LIBERTY RD. 405' E. FROM
c/1 OLD COURT RD.

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

(X) 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 on _____.
() The property is located in a deficient service area as defined by Bill 178-79. 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 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments: _____

cc: James Hoswell

Eugene A. Bobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

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

Dear Mr. Jablon:

Re: Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

MSF/csm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

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: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
Item No.: 373
Zoning Agenda: Meeting of June 18, 1985

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 or _____ 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.

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

REVIEWED BY: *John Kelly* 7-3-85
Special Inspection Division

Approved: *Roy W. Kammner*
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Russell R. Sprague, et al
Location: N/S Liberty Road 405' E. from c/1 Old Court Road
District: 2nd.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #11-1 - 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/is not required on plans and technical data.

(X) 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. Reproduced seals are not acceptable.

() All the Group except Bul. Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Bul. the Group require a one hour wall if closer than 3'-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 101.1, and Table 101.2. No openings are permitted in an exterior wall within 3'-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 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 the _____ of _____ to _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. If so, please show the correct floodplain survey has been filed for the lot and the flood flow levels including comment.

(X) Comments: Sign shall comply with Article 19.

() 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Schuman
Mark E. Schuman, Chief
Building Field Service

4/27/85

