386
86-74-A

PETITIC: FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 (301.1) to permit a side yard of 12'-0" in lieu of the required 22'-6".

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

1. A canopy is necessary to protect persons making bank deposits at automatic teller unit from inclement weather.
2. Elemination of the canopy exposes persons and equipment to weather.
3. The automatic remote teller has been added to relieve vehicle back-up from the teller's window to Old Court Road.

PFN 124 / 2B
ELECTION DISTRICT 2
DATE 12/9/85
TYPE HEARING A
BY CR
FINAL BY CR

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Beatrice E. Sauter
(Type or Print Name)

Beatrice E. Sauter
Signature

Elaine Richarts
(Type or Print Name)

Elaine Richarts
Signature

2123 Northland Rd. 944-5272
Address Phone No.

Baltimore, MD 21207
City and State

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

Becky Gottschalk
c/o Key Federal Savings and Loan
Name
8601 Liberty Road
Randallstown, Maryland 21133 922-3333
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 14th day of August, 1985, at 11:00 o'clock A. M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE August 27, 1985
BY Barbara A. [illegible]
ADMINISTRATIVE ASSISTANT

86-74-A
#386

Beatrice E. Sauter, et al 86-74-A
SW/S Liberty Rd., 155' W/centerline of Old Court Rd. (8607 Liberty Rd.) 2nd

Case No. 86-74-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 8th day of July, 19 85.

ARNOLD JABLON
Zoning Commissioner

Petitioner Beatrice E. Sauter, et al
Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

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

Ms. Beatrice E. Sauter
2123 Northland Road
Baltimore, Maryland 21207

RE: Item No. 386- Case No. 86-74-A
Petitioners - Beatrice E. Sauter, et al
Variance Petition

Dear Ms. Sauter:

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:nr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

July 15, 1985

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

Re: Item #386 (1984-1985)
Property Owner: Beatrice E. Sauter,
SW/S Liberty Road 155' W fr. c/l Old Ct.Rd.
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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

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

July 18, 1985

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

Att: N. Commodari

Re: Item # 386
Property Owner: Beatrice E. Sauter, et al
Location: SW/S Liberty Road, (Rte 26), 155' W. from c/l Old Court Rd.
Existing Zoning: B.R. - CSA
Proposed Zoning: Var. to permit a side yard setback of 12' in lieu of the required 22.6'.
Acres: .52
District 2nd

Dear Mr. Commodari:

On review of the submittal of side yard setback, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

JULY 22, 1985

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

Re: Zoning Advisory Meeting of JUNE 25, 1985
Item # 386
Property Owner: BEATRICE E. SAUTER, ETAL
Location: SW/SIDE LIBERTY RD. 155' W. FROM ℄ OLD COURT ROAD.

Dear Mr. Jablon:

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

- (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 forward by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therfore 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 ______.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) 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:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 385, 386, 387, 392, 394, 396, 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

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

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: *Nick Commodari, Chairman*
Zoning Plans Advisory Committee

RE: *Property Owner:* Beatrice E. Sauter, et al

Location: SW/S Liberty Road 155' W. from c/l Old Court Road

Item No.: 386 *Zoning Agenda:* Meeting of June 25, 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.*

(x) 5. *The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.*

( ) 6. Site plans are approved, as drawn.

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

REVIEWER: Capt. [illegible] 7-3-85
Planning Group
Special Inspection Division

Noted and Approved: Roy W. Kemmer
Fire Prevention Bureau

/mb

JUN 28 1986

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

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

---

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date July 18, 1985

FROM C. E. Burnham, Chief, Building Plans Review C.E.B

SUBJECT Zoning Advisory Committee Meeting
Scheduled June 25, 1985

Item #385	See Comment
Item #386	No Comment - Permit has been filed
Item #387	Standard Comment
Item #388	See Comments
Item #389	See Comments
Item #390	No Comments
Item #391	See Comments
Item #392	See Comments
Item #393	See Comments
Item #394	See Comments
Item #395	See Comments
Item #396	Standard Comment
Item #397	See Comments
Item #398	See Comments
Item #399	See Comments

CEB/rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner Date July 26, 1985

FROM Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-62-A, 86-63-A, 86-64-A, 86-65-A, 86-66-A, 86-67-A, 86-68-A, 86-69-A, 86-70-A, 86-73-A, and 86-74-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1985

Mrs. Beatrice E. Sauter
2123 Northland Road
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
SW/S Liberty Road, 155' W of the centerline of Old Court Road, (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al,
Petitioners
Case No. 86-74-A

Dear Mrs. Sauter:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SW/S Liberty Road, 155' W of the centerline of Old Court Road, (8607 Liberty Road)
2nd Election District

Beatrice E. Sauter, et al,
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-74-A

* * * * * * * * * * *

The Petitioners herein request a variance to permit a side yard of 12 feet 0 inches in lieu of the required 22 feet 6 inches.

Testimony on behalf of the Petitioners indicated that the lease-hold occupant, Key Federal Savings and Loan, operates a banking facility with one drive-in lane under a canopy at the subject site. At times, vehicles waiting in line back-up into Old Court Road. In order to relieve traffic, better serve its customers, and protect them from the weather, the Savings and Loan proposes to add another drive-in facility and extend the canopy, thereby necessitating this variance. Key Federal Savings and Loan owns and utilizes the adjacent property affected by the 12-foot side yard setback. There were no protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1985, that the herein Petition for Variance to permit a side yard of 12 feet 0 inches in lieu of the required 22 feet inches, in accordance with the site plan submitted and filed herein, is GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 27, 1985
BY ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE

2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)

DATE AND TIME: Wednesday, August 14, 1985 at 11:00 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 238.2 (301.1) to permit a side yard of 12'-0" in lieu of the required 22'-6".

Being the property of Beatrice E. Sauter, 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

PROPERTY DESCRIPTION

8607 Liberty Road, Randallstown, Maryland 21133

BEGINNING on the southwest edge of the Right of Way of Liberty Road, 80' wide, at the distance of 155 feet West of the centerline of Old Court Road, thence running S46°00'30"W 76.89' and running for lines of division the following two courses and distances: 1) S25°51'00"W.47.16'; 2) S32°09'30"E 82.48' to the northwesterly Right of Way line of Old Court Road, running thence by a curve to the right with a radius of 6616.74' for a distance of 80.06' (the chord of said are being S55°36'03"W 80.06') thence running the three following courses and distances: 1) N32°09'30"W 103.90'; 2) N64°09'00"W 21.20'; 3) N25°51'00"E 177.50' to the aforesaid southwest edge of the Right of Way of Liberty Road, thence binding thereon, as now surveyed, S64°09'00"E 105.58' to the place of beginning.

RE: PETITION FOR VARIANCE
SW/S of Liberty Rd., 155' W of the Centerline of Old Court Rd. (8607 Liberty Rd.), 2nd District

BEATRICE E. SAUTER, et al.,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 86-74-A

: : : : : : :

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Beatrice E. Sauter and Elaine Richarts, 2123 Northland Rd., Baltimore, MD 21207, Petitioners; and Becky Cottschalk, c/o Key Federal Savings & Loan, 8601 Liberty Rd., Randallstown, MD 21133, who requested notification.

Peter Max Zimmerman

AUG 28 1985

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

ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

Beatrice E. Sauter
Elaine Richards
2123 Northland Road
Baltimore, Maryland 21207

RE: Petition for Variance
SW/S of Liberty Rd., 155' W/centerline
of Old Court Rd. (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al - Petitioners
Case No. 86-74-A

Dear Ms. Sauter & Ms. Richards,

This is to advise you that $ 51.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

86-74-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,

T.B. Venutoli
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)
DATE AND TIME: Wednesday, August 14, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 238.2 (Tbl. I) to permit a side yard of 12'-9" in lieu of the required 25'-5".
Being the property of Beatrice E. Sauter, 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

July 25.

86-67-A

CERTIFICATE OF PUBLICATION
67204

Pikesville, Md., July 31 19 85

THIS IS TO CERTIFY, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 14th day of Aug. 19 85 the first publication appearing on the 24th day of July, 19 85 the second publication appearing on the _____ day of _____, 19____ the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Ph. M. Mc Mo...
Manager

Cost of Advertisement $26.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007293

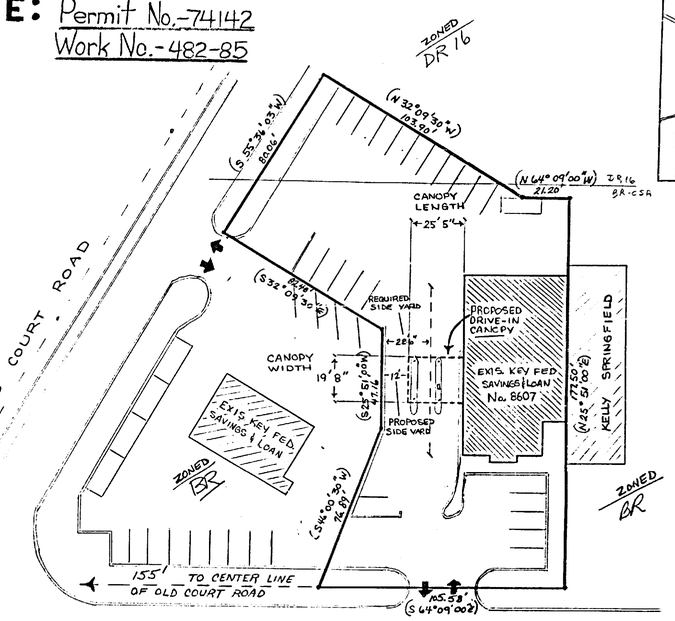
DATE 6/10/85 ACCOUNT R-01-615-000
AMOUNT $ 100.00
RECEIVED FROM: Key Federal
FOR: filing fee for Appeal #386
B 0B003****100.00a 01ue7 VARIANCE

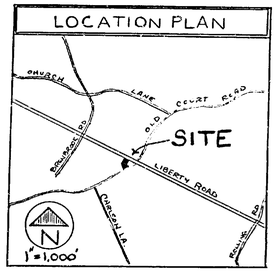
VALIDATION OR SIGNATURE OF CASHIER

SITE PLAN FOR DRIVE-IN CANOPY

LOCATION: 8607 Liberty Road, Randallstown, Md. 21133

SEE: Permit No.-74142
Work No.-482-85





1. TOPOGRAPHIC INFORMATION BASED ON SURVEY BY BALTIMORE COUNTY, POSITION SHEET 24N.W.31, KEY SHEET P'S.W. DATED 1/20/71.

2. SUBSURFACE INFORMATION IS BASED ON ABOVE REFERENCED SURVEY AND EXISTING UTILITY DRAWINGS. NEITHER THE ARCHITECT OR OWNER WARRANT THE COMPLETENESS OR ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION BEFORE PROCEEDING WITH THE WORK. CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

3. AREA OF SITE: .52 ACRES (APPROX. 22,975 S.F.)

4. BUILDING AREA:
EXISTING SAVINGS AND LOAN 3,560 S.F.
DRIVE-IN/CANOPY ADDITION 495 S.F.

5. PARKING REQUIREMENTS: 24 SPACES
PARKING SHOWN 34 SPACES

6. TYPE OF CONSTRUCTION: 3C (BOCA 1981)

7. BUILDING USE GROUP: BUSINESS-B LOW HAZARD (BOCA 1981)

8. DISTURBED AREA OF SITE: 2,800 S.F.

9. BUILDING LOCATION: 8607 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
ELECTION DIST. 2ND
ZONING: BR-CSA

MAP NWSW 2-B
ELECTION DISTRICT 2
D-16 11/15/85
TYPE
NEWS CO. A
BY BR
FISCAL
BY CL

#386

SITE PLAN
Scale: 1" = 30'

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006892

DATE 8/14/85 ACCOUNT 01-615
AMOUNT $ 51.00
RECEIVED FROM: Dave Wells - Key Federal
FOR: Case # 86-74-A
B B001****5100a 01ue7

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-74-A

District 2nd Date of Posting July 23, 1985
Posted for: Variance
Petitioner: Beatrice E. Sauter et al
Location of property: SW/S of Liberty Road, 155' W of the c/l of Old Court Road (8607 Liberty Road)
Location of Signs: SW side of Liberty Road in front of subject property
Remarks:
Posted by [signature] Signature Date of return: July 26, 1985
Number of Signs: 1

Beatrice E. Sauter
Elaine Richards
2123 Northland Rd.
Balto., Md. 21207

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S of Liberty Rd., 155' W/centerline
of Old Court Rd. (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al - Petitioners
Case No. 86-74-A

TIME: 11:00 a.m.

DATE: Wednesday, August 14, 1985

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

Zoning Commissioner
of Baltimore County

cc: Becky Gottschalk
c/o Key Federal Savings & Loan
8601 Liberty Road
Randallstown, Md. 21133

LEGAL NOTICE

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)

DATE AND TIME: Wednesday, August 14, 1985 at 11:00 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 238.2 (Tbl. I) to permit a side yard of 12'9" in lieu of the required 25'-5".

Being the property of Beatrice E. Sauter, 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

24 July, 1985 / Northwest Star / Page 27

JAN 28 1986

386
86-74-A

PETITIC : FOR ZONING VAI ANCE

TO THE ZONING COMMISSIONER OF BAI TIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 (301.1) to permit a side yard of 12'-0" in lieu of the required 22'-6".

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

1. A canopy is necessary to protect persons making bank deposits at automatic teller unit from inclement weather.
2. Elemination of the canopy exposes persons and equipment to weather.
3. The automatic remote teller has been added to relieve vehicle back-up from the teller's window to Old Court Road.

PLANNING 2B / ELECTION DISTRICT 2 / DATE 12/2/85 / TYPE / HEARING A / BY CR / FINAL BY CR

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

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

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

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

Legal Owner(s):
Beatrice E. Sauter
(Type or Print Name)
Beatrice E. Sauter (Signature)
Elaine Richarts
(Type or Print Name)
Elaine Richarts (Signature)

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

2123 Northland Rd. 944-5272
Address, Phone No.
Baltimore, MD 21207
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Becky Gottschalk
c/o Key Federal Savings and Loan
Name
8601 Liberty Road
Randallstown, Maryland 21133 922-3333
Address, Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 14th day of August, 1985, at 11:00 o'clock A. M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE August 27, 1985 Barbara A. Gilland
BY
ADMINISTRATIVE ASSISTANT

86-74-A
#386

Beatrice E. Sauter, et al 86-74-A
SW/S Liberty Rd., 155' W/centerline of Old Court Rd. (8607 Liberty Rd.) 2nd

Case No. 86-74-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 8th day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Beatrice E. Sauter, et al
Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

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

Ms. Beatrice E. Sauter
2123 Northland Road
Baltimore, Maryland 21207

RE: Item No. 386- Case No. 86-74-A
Petitioners - Beatrice E. Sauter, et al
Variance Petition

Dear Ms. Sauter:

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 bsc
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

July 15, 1985

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

Re: Item #386 (1984-1985)
Property Owner: Beatrice E. Sauter,
SW/S Liberty Road 155' W fr. c/l Old Ct.Rd.
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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

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

July 18, 1985

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

Att: N. Commodari

Re: Item # 386
Property Owner: Beatrice E. Sauter, et al
Location: SW/S Liberty Road, (Rte 26), 155' W. from c/l Old Court Rd.
Existing Zoning: B.R. - CSA
Proposed Zoning: Var. to permit a side yard setback of 12' in lieu of the required 22.6'.
Acres: .52
District 2nd

Dear Mr. Commodari:

On review of the submittal of side yard setback, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

JULY 22, 1985

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

Re: Zoning Advisory Meeting of JUNE 25, 1985
Item # 386
Property Owner: BEATRICE E. SAUTER, ETAL
Location: SW/SIDE LIBERTY RD. 155' W. FROM ℄ OLD COURT ROAD.

Dear Mr. Jablon:

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

- (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 forward by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therfore 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 ______.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) 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:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 385, 386, 387, 392, 394, 396, 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

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

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Beatrice E. Sauter, et al

Location: SW/S Liberty Road 155' W. from c/l Old Court Road

Item No.: 386 *Zoning Agenda:* Meeting of June 25, 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.*
- (x) 5. *The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.*
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. [signature] 7-3-85
Planning Group
Special Inspection Division

Noted and Approved: Roy W. Kemmer
Fire Prevention Bureau

/mb

JUN 28 1986

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

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

---

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date July 18, 1985

FROM C. E. Burnham, Chief, Building Plans Review C.E.B

SUBJECT Zoning Advisory Committee Meeting
Scheduled June 25, 1985

Item #385	See Comment
Item #386	No Comment - Permit has been filed
Item #387	Standard Comment
Item #388	See Comments
Item #389	See Comments
Item #390	No Comments
Item #391	See Comments
Item #392	See Comments
Item #393	See Comments
Item #394	See Comments
Item #395	See Comments
Item #396	Standard Comment
Item #397	See Comments
Item #398	See Comments
Item #399	See Comments

CEB/rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner Date July 26, 1985

FROM Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-62-A, 86-63-A, 86-64-A, 86-65-A, 86-66-A, 86-67-A, 86-68-A, 86-69-A, 86-70-A, 86-73-A, and 86-74-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1985

Mrs. Beatrice E. Sauter
2123 Northland Road
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
SW/S Liberty Road, 155' W of the centerline of Old Court Road, (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al,
Petitioners
Case No. 86-74-A

Dear Mrs. Sauter:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SW/S Liberty Road, 155' W of the centerline of Old Court Road, (8607 Liberty Road)
2nd Election District

Beatrice E. Sauter, et al,
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-74-A

* * * * * * * * * * *

The Petitioners herein request a variance to permit a side yard of 12 feet 0 inches in lieu of the required 22 feet 6 inches.

Testimony on behalf of the Petitioners indicated that the lease-hold occupant, Key Federal Savings and Loan, operates a banking facility with one drive-in lane under a canopy at the subject site. At times, vehicles waiting in line back-up into Old Court Road. In order to relieve traffic, better serve its customers, and protect them from the weather, the Savings and Loan proposes to add another drive-in facility and extend the canopy, thereby necessitating this variance. Key Federal Savings and Loan owns and utilizes the adjacent property affected by the 12-foot side yard setback. There were no protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1985, that the herein Petition for Variance to permit a side yard of 12 feet 0 inches in lieu of the required 22 feet inches, in accordance with the site plan submitted and filed herein, is GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 27, 1985
BY ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE

2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)

DATE AND TIME: Wednesday, August 14, 1985 at 11:00 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 238.2 (301.1) to permit a side yard of 12'-0" in lieu of the required 22'-6".

Being the property of Beatrice E. Sauter, 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

PROPERTY DESCRIPTION

8607 Liberty Road, Randallstown, Maryland 21133

BEGINNING on the southwest edge of the Right of Way of Liberty Road, 80' wide, at the distance of 155 feet West of the centerline of Old Court Road, thence running S46°00'30"W 76.89' and running for lines of division the following two courses and distances: 1) S25°51'00"W.47.16'; 2) S32°09'30"E 82.48' to the northwesterly Right of Way line of Old Court Road, running thence by a curve to the right with a radius of 6616.74' for a distance of 80.06' (the chord of said are being S55°36'03"W 80.06') thence running the three following courses and distances: 1) N32°09'30"W 103.90'; 2) N64°09'00"W 21.20'; 3) N25°51'00"E 177.50' to the aforesaid southwest edge of the Right of Way of Liberty Road, thence binding thereon, as now surveyed, S64°09'00"E 105.58' to the place of beginning.

RE: PETITION FOR VARIANCE
SW/S of Liberty Rd., 155' W of the Centerline of Old Court Rd. (8607 Liberty Rd.), 2nd District

BEATRICE E. SAUTER, et al.,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 86-74-A

: : : : : : :

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Beatrice E. Sauter and Elaine Richarts, 2123 Northland Rd., Baltimore, MD 21207, Petitioners; and Becky Cottschalk, c/o Key Federal Savings & Loan, 8601 Liberty Rd., Randallstown, MD 21133, who requested notification.

Peter Max Zimmerman

AUG 28 1985

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

ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

Beatrice E. Sauter
Elaine Richards
2123 Northland Road
Baltimore, Maryland 21207

RE: Petition for Variance
SW/S of Liberty Rd., 155' W/centerline
of Old Court Rd. (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al - Petitioners
Case No. 86-74-A

Dear Ms. Sauter & Ms. Richards,

This is to advise you that $ 51.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

86-74-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,

T.B. Venutoli
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)
DATE AND TIME: Wednesday, August 14, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 238.2 (Tbl. I) to permit a side yard of 12'-9" in lieu of the required 25'-5".
Being the property of Beatrice E. Sauter, 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

July 25.

86-67-A

CERTIFICATE OF PUBLICATION
67204

Pikesville, Md., July 31 19 85

THIS IS TO CERTIFY, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 14th day of Aug. 19 85 the first publication appearing on the 24th day of July, 19 85 the second publication appearing on the _____ day of _____, 19____ the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Ph. M. Mc Mo...
Manager

Cost of Advertisement $26.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007293

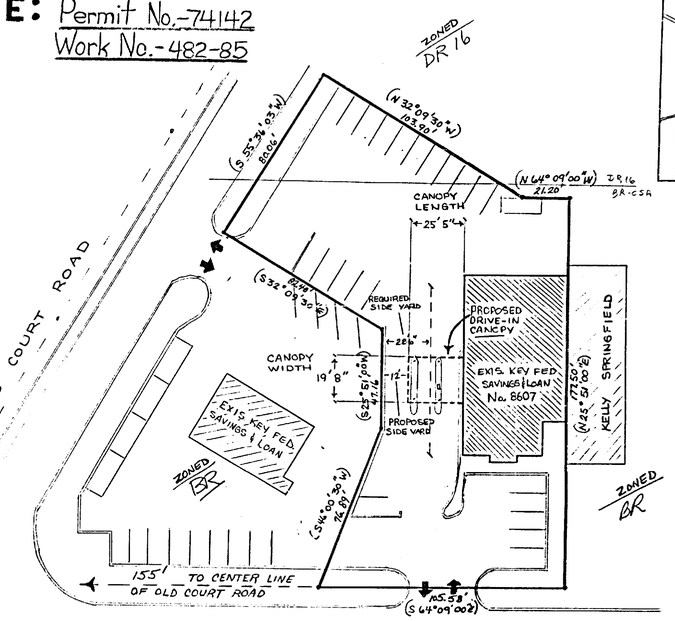
DATE 6/10/85 ACCOUNT R-01-615-000
AMOUNT $ 100.00
RECEIVED FROM: Key Federal
FOR: filing fee for Appeal #386
B 0B003****100.00a 01ue7 VARIANCE

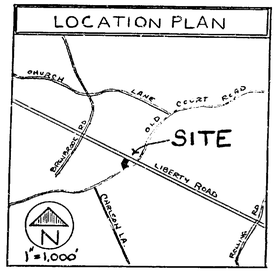
VALIDATION OR SIGNATURE OF CASHIER

SITE PLAN FOR DRIVE-IN CANOPY

LOCATION: 8607 Liberty Road, Randallstown, Md. 21133

SEE: Permit No.-74142
Work No.-482-85





1. TOPOGRAPHIC INFORMATION BASED ON SURVEY BY BALTIMORE COUNTY, POSITION SHEET 24N.W.31, KEY SHEET P'S.W. DATED 1/20/71.

2. SUBSURFACE INFORMATION IS BASED ON ABOVE REFERENCED SURVEY AND EXISTING UTILITY DRAWINGS. NEITHER THE ARCHITECT OR OWNER WARRANT THE COMPLETENESS OR ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION BEFORE PROCEEDING WITH THE WORK. CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

3. AREA OF SITE: .52 ACRES (APPROX. 22,975 S.F.)

4. BUILDING AREA:
EXISTING SAVINGS AND LOAN 3,560 S.F.
DRIVE-IN/CANOPY ADDITION 495 S.F.

5. PARKING REQUIREMENTS: 24 SPACES
PARKING SHOWN 34 SPACES

6. TYPE OF CONSTRUCTION: 3C (BOCA 1981)

7. BUILDING USE GROUP: BUSINESS-B LOW HAZARD (BOCA 1981)

8. DISTURBED AREA OF SITE: 2,800 S.F.

9. BUILDING LOCATION: 8607 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
ELECTION DIST. 2ND
ZONING: BR-CSA

MAP NWSW 2-B
ELECTION DISTRICT 2
D-16 11/15/85
TYPE
NEWS CO. A
BY BR
FISCAL
BY CL

#386

SITE PLAN
Scale: 1" = 30'

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006892

DATE 8/14/85 ACCOUNT 01-615
AMOUNT $ 51.00
RECEIVED FROM: Dave Wells - Key Federal
FOR: Case # 86-74-A
B B001****5100a 01ue7

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-74-A

District 2nd Date of Posting July 23, 1985
Posted for: Variance
Petitioner: Beatrice E. Sauter et al
Location of property: SW/S of Liberty Road, 155' W of the c/l of Old Court Road (8607 Liberty Road)
Location of Signs: SW side of Liberty Road in front of subject property
Remarks:
Posted by [signature] Signature Date of return: July 26, 1985
Number of Signs: 1

Beatrice E. Sauter
Elaine Richards
2123 Northland Rd.
Balto., Md. 21207

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S of Liberty Rd., 155' W/centerline
of Old Court Rd. (8607 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al - Petitioners
Case No. 86-74-A

TIME: 11:00 a.m.

DATE: Wednesday, August 14, 1985

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

Zoning Commissioner
of Baltimore County

cc: Becky Gottschalk
c/o Key Federal Savings & Loan
8601 Liberty Road
Randallstown, Md. 21133

LEGAL NOTICE

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southwest side of Liberty Rd., 155' West of the centerline of Old Court Road (8607 Liberty Road)

DATE AND TIME: Wednesday, August 14, 1985 at 11:00 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 238.2 (Tbl. I) to permit a side yard of 12'9" in lieu of the required 25'-5".

Being the property of Beatrice E. Sauter, 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

24 July, 1985 / Northwest Star / Page 27

JAN 28 1986