

MAP 86-263-A
S/S Liberty Rd., 710' E of c/l of Milford Mill Rd. (8021 Liberty Rd.) 2nd Dist.

Liberty Road Associates - 86-263-A
S/S Liberty Rd., 710' E of c/l of Milford Mill Rd. (8021 Liberty Rd.) 2nd Dist.

86-263-A
86-263-A

86-263-A
86-263-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 400.2b.3 to Permit 31 parking spaces in lieu of the required 35 parking spaces.

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

1. That the subject property is a long established donut shop which is in the process of being upgraded and improved.
2. That the property is served by public transit and has very nearly the required spaces for parking.
3. That many customers walk or use public transit, and without the requested variance the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the regulations.

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.

Lessee:
Dunkin Donuts of Maryland, Incorporated
(Type or Print Name)
Neil Guanci
Signature Neil Guanci, Officer
P.O. Box 317
Address
Randolph, Massachusetts 02368
City and State (617) 961-4000 X-412

Legal Owner(s):
Liberty Road Associates
(Type or Print Name)
Newton A. Williams, Esquire
Signature Newton A. Williams, Esquire
P.O. Box 317
Address
Randolph, Massachusetts 02368
City and State (617) 961-4000 X-412

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
(Type or Print Name)
Newton A. Williams, Esquire
Signature Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800
204 W. Pennsylvania Ave
Address
Towson, Maryland 21204
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 9:30 o'clock.

Callahan
Zoning Commissioner of Baltimore County.

(over)

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

8021 LIBERTY ROAD - SOUTH SIDE OF LIBERTY ROAD - EAST OF MILFORD MILL ROAD
SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Liberty Road, said point being located 710 feet more or less from the center of Milford Mill Road, thence binding on the south side of Liberty Road (1) S 65°40'04" E - 100 feet, thence leaving the south side of Liberty Road three following courses: (2) S 40°17'49" W - 200 feet, (3) N 65°40'04" W - 100 feet, and (4) N 40°17'49" E - 200 feet to the point of beginning.

Containing 19,227 sq. ft. (0.44 Ac.) of land more or less



J.O. 85-023
Aug. 20, 1985

Engineers - Surveyors - Site Planners

RE: PETITION FOR VARIANCE
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.), 2nd District
LIBERTY ROAD ASSOCIATES, Petitioner
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-263-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, 300 E. Lombard St., Baltimore, MD 21202; Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Ave., Towson, MD 21204; and Neil Guanci, Officer, Dunkin Donuts of Md., Inc., P.O. Box 317, Randolph, Massachusetts 02368.

Peter Max Zimmerman
Peter Max Zimmerman

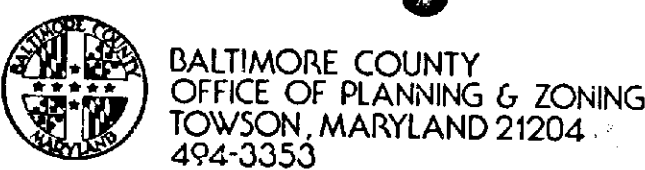
December 6, 1985

Newton A. Williams, Esquire
Nolan, Plumhoff, & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

TIME: 9:30 a.m.
DATE: Monday, January 6, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012573
DATE: 1/6/86
AMOUNT: \$49.00
RECEIVED FROM: Newton A. Williams
FOR: Advertising and Posting (Case No. 86-263-A)
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

Dear Mr. Williams:

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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016191
DATE: 1/6/86
AMOUNT: \$49.00
RECEIVED FROM: Newton A. Williams
FOR: Advertising and Posting (Case No. 86-263-A)
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985.

THE JEFFERSONIAN,
18 Ventral
Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: Liberty Road Associates
Location of property: S/S Liberty Rd., 710' E of Milford Mill Rd. (8021 Liberty Rd.)
Location of Sign: South side of Liberty Rd. approx 725 feet of Milford Mill Rd.
Remarks: See above
Posted by: A. J. Blatter
Date of return: 12-20-85
Number of Signs: 1

LEGAL NOTICE

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southside of Liberty Road, 710 feet East of the center of Milford Mill Road (8021 Liberty Rd.)

DATE AND TIME: Monday, January 6, 1986 at 9:30 a.m.

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

The Zoning Commission of Baltimore County has received the Petition for Variance from Section 400.2b.3 to permit 31 parking spaces in lieu of the required 35 parking spaces.

Being the property of Liberty Road Associates, Inc., the Petitioner is hereby notified that the Petition for Variance from Section 400.2b.3 to permit 31 parking spaces in lieu of the required 35 parking spaces.

In the event that this Petition is granted, a building permit may be issued for the proposed parking spaces.

By Order of the Zoning Commission of Baltimore County

ARNOLD JABLON, Zoning Commissioner

Dec. 19, 1985

CERTIFICATE OF PUBLICATION

Pikesville, Md., Dec. 19, 1985
I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 6th day of January, 1986.

Publication appearing on the 19th day of Dec., 1985
Publication appearing on the 19th day of Dec., 1985
the third publication appearing on the 19th day of Dec., 1985

THE NORTHWEST STAR

Chad M. H. H. H.
Manager

Cost of Advertisement \$22.00

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of January, 1986, that the herein Petition for Variance(s) to permit 31 parking spaces in lieu of the required 35 parking spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A temporary sign may be placed on the property for no more than 60 days per year, subject to the appropriate use permits approved by Baltimore County.

[Signature]
Zoning Commissioner of
Baltimore County

Adjbg
cc: Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 7, 1986
BY [Signature]
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-263-A, 86-265-A, and 86-267-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:sjm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 88 - Case No. 86-263-A
Petitioner - Liberty Road Associate
Variance Petition

Dear Mr. Williams:

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,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Paul Lee P.E.

3-145-86

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

March 7, 1986

Mr. James E. Dyer
Zoning Enforcement Supervisor
Baltimore County Office Building
Towson, Maryland 21204

Re: #8021 Liberty Road
Dunkin' Donuts Variance
Case #26-263-A

Dear Mr. Dyer:

Please find enclosed herewith 4 prints of the Site Plan for the parking variance reference to the above mentioned site for your signature and approval.

Please note that I have added the pipe protection for the building to the drawing. As you will remember, I spoke to you about adding these to the Site Plan.

If there are any questions, please do not hesitate to call.

Sincerely yours,

[Signature]
Paul Lee

Pl:tl
Enclosures

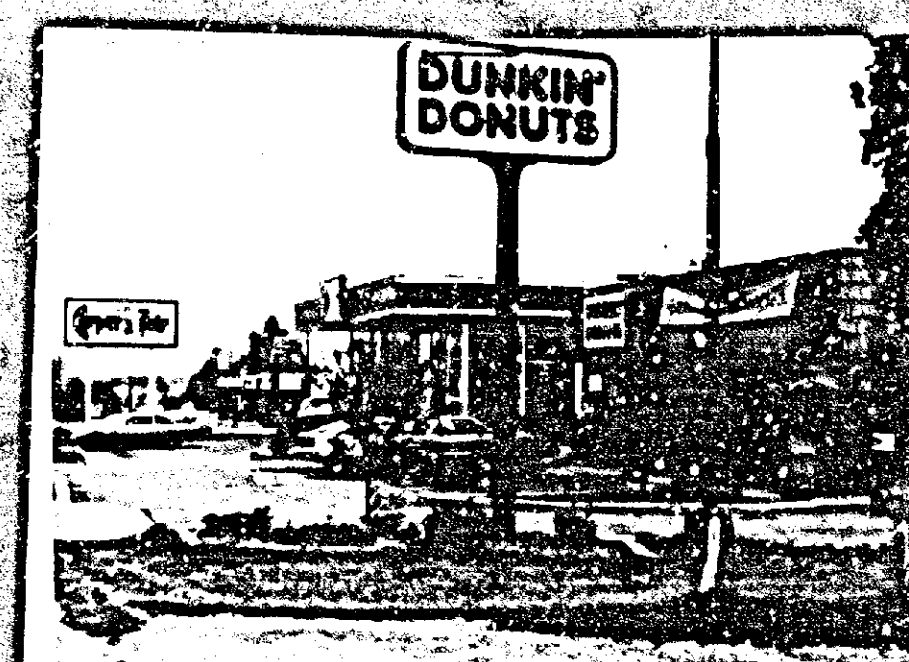
March 14, 1986

I am returning herewith one (1) approved site plan on which you added pipe protection and Hearing Restrictions notes.

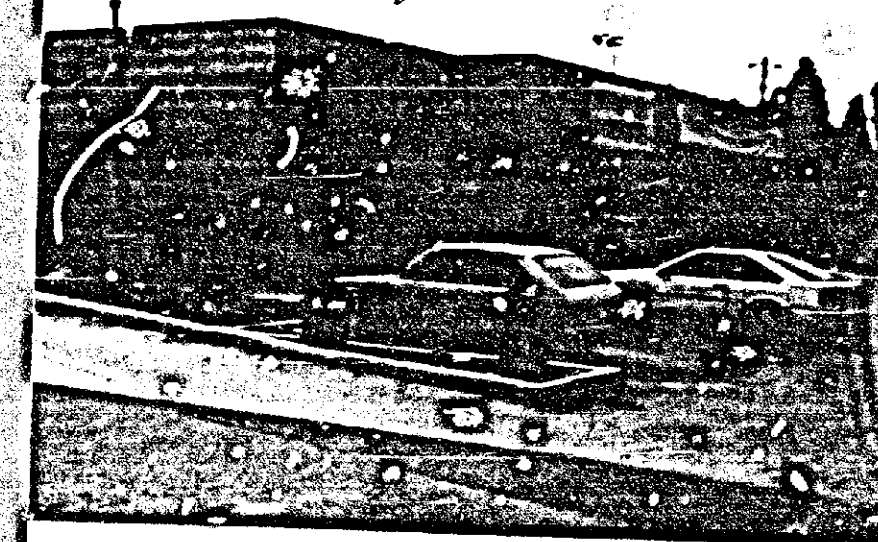
[Signature]
JAMES E. DYER
Zoning Supervisor

JED:nr

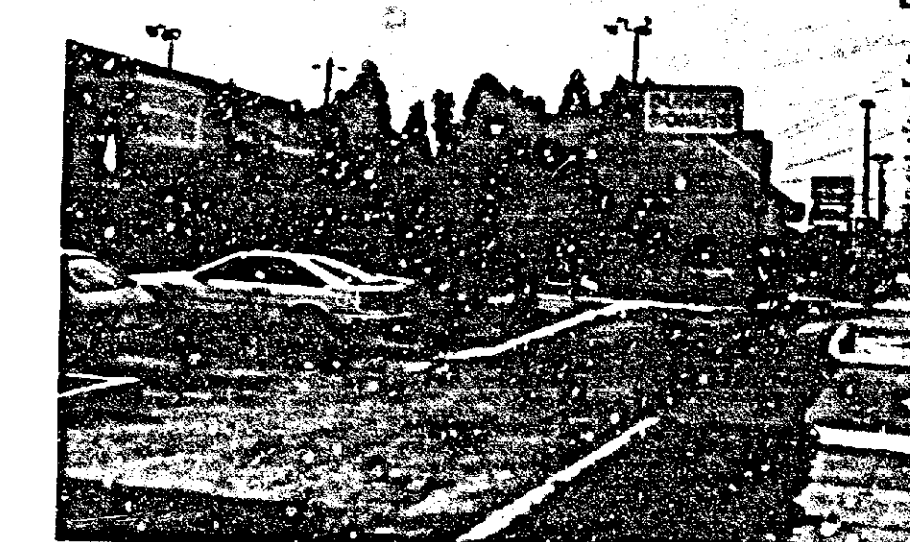
cc: Case File
Engineers - Surveyors - Site Planners



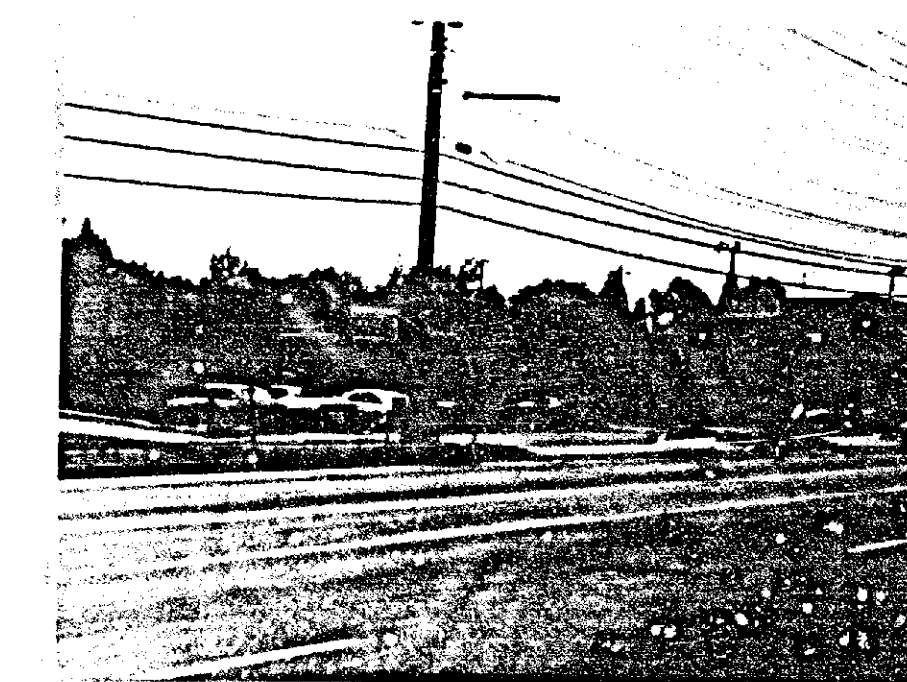
A. SUBJECT SITE LOOKING SE ACROSS FRINGE



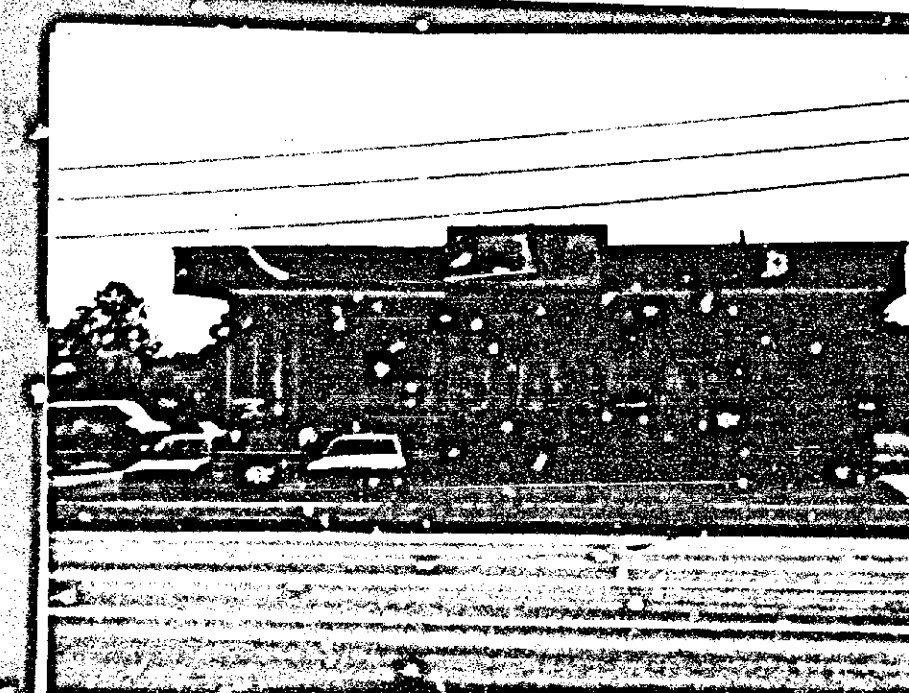
C. WEST SIDE OF BLDG.



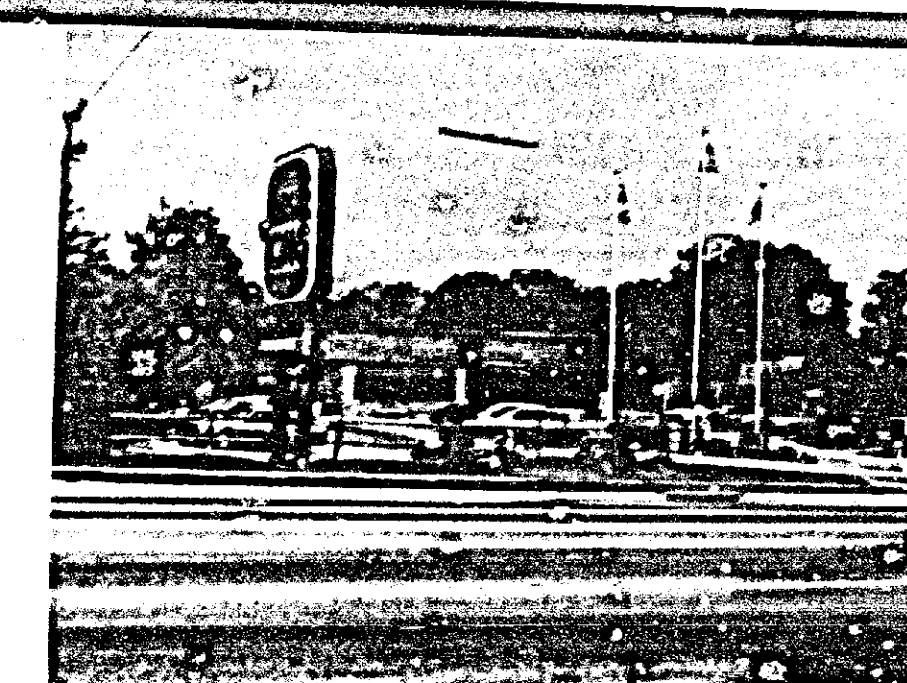
B. SUBJECT SITE LOOKING NW ACROSS FRINGE



D. LOOKING SWLY AT SITE FROM ACROSS LIBERTY RD.



E. CARPET STORE ADJACENT TO SITE TO SE



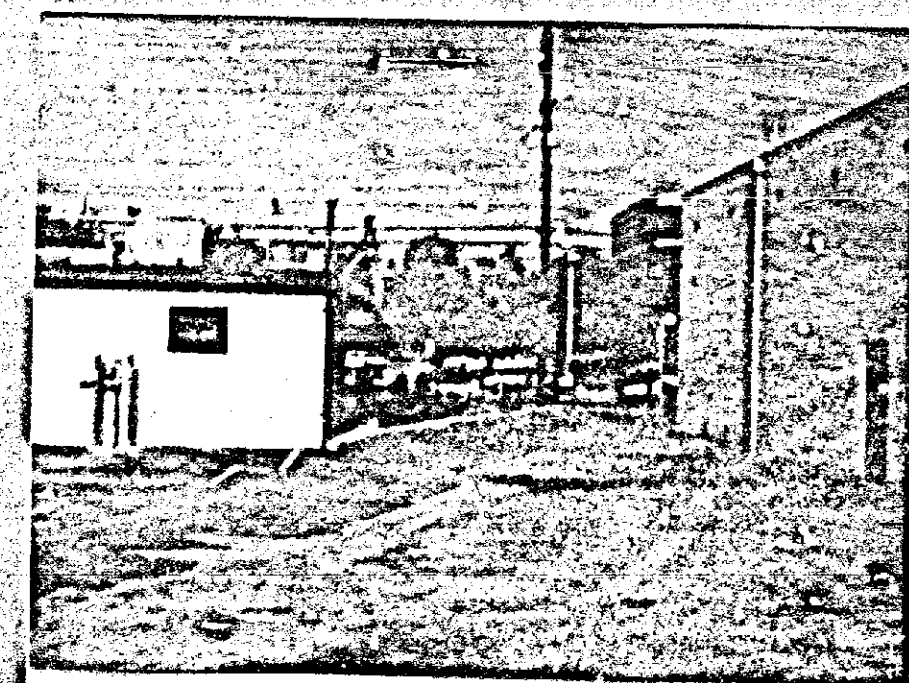
F. FAST FOOD RESTAURANT OPP. SITE ACROSS LIBERTY RD.



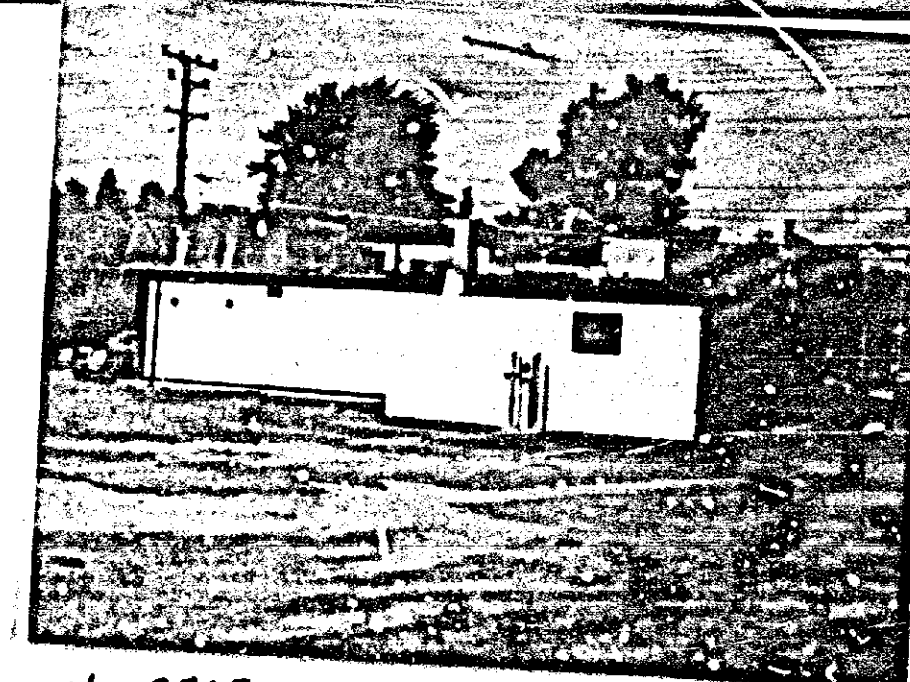
G. TIRE STORE ACROSS LIBERTY RD. AT N16 LIBERTY RD. AND FEDERAL RD.



H. WEST SIDE OF SITE



I. SUBJECT BLDG. & ADJACENT CARPET STORE TO THE SE



J. REAR OF SUBJECT BLDG.



K. LOOKING NWLY ACROSS REAR OF SITE



L. EVERGREEN TREE SCREENING REAR OF SITE LOOKING FROM REAR TOWARD LIBERTY RD.

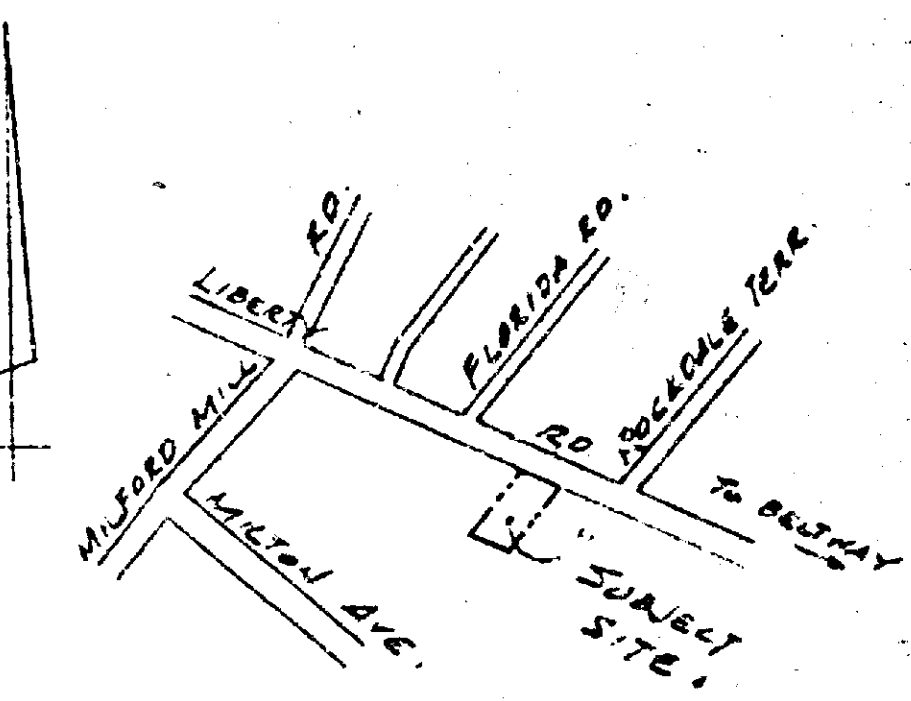
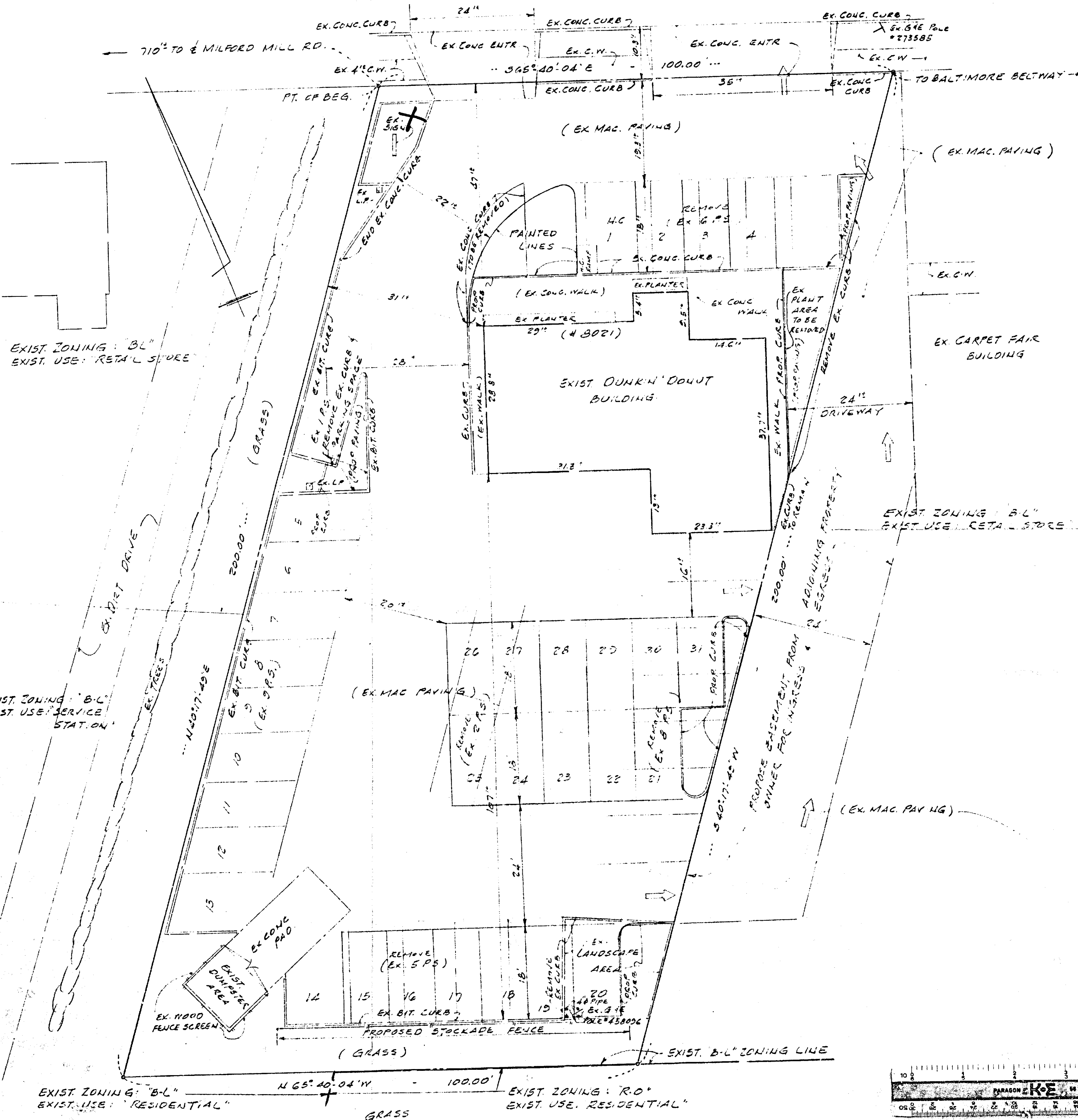
PETITIONER'S
EXHIBIT 20

JAN 7 1967

LIBERTY

(MD. RTE. 26)
(80' R/W) (EX. 60' PAVING)

ROAD

EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORES & OFFICES"LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 19,227 S.F. (0.44 AC.)
2. EXISTING ZONING OF PROPERTY = "B-L"
3. EXISTING USE OF PROPERTY = DUNKIN' DONUTS
4. PROPOSED ZONING OF PROPERTY = "B-L"
5. PROPOSED USE OF PROPERTY = DUNKIN' DONUTS
6. OFF-STREET PARKING:
 - a. REQUIRED PARKING = 1745 / 50 = 35 PS
 - b. EXISTING PARKING = 31 PS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.26(b) OF THE ZONING REGULATIONS TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED 35 PARKING SPACES (A VARIANCE OF 4 PARKING SPACES)
8. UTILITIES EXISTING IN LIBERTY ROAD, SITE CONNECTED TO PUBLIC SEWER & WATER
9. SITE LOCATED IN GYNNIS FALL WATERSHED
10. PARKING SPACES TO BE REPAINTED AS SHOWN
11. PETITIONER TO OBTAIN EASEMENT FROM ADJOINING PROPERTY ON THE EAST FOR INGRESS & EGRESS.

PETITIONER'S
EXHIBIT 2PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

8021 LIBERTY ROAD

2ND ELECT. DIST.

BALTIMORE CO., MD.

SCALE: 1" = 10'

AUGUST 20, 1985

SEE REVERED PLAN
DATED FEB 10TH 1986HERRING ORDER RESTRICTIONS
ADDED AND FIVE PROTECTING
NOTED 9/23/86
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND - 21204

OFFICE COPY

85-033

EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORES & OFFICES"

(80' R/W) (EX. 60' PAVING)

3585

—

TO BALTIMORE BELTWAY -

LOCATION PLAN
SCALE: 1"=500'

1. AREA OF PROPERTY " 19,227.32[±](0.44Ac.)
2. EXISTING ZONING OF PROPERTY " "B-L"
3. EXISTING USE OF PROPERTY " DUNKIN' DONUTS
4. PROPOSED ZONING OF PROPERTY " "B-L"
5. PROPOSED USE OF PROPERTY " DUNKIN' DONUTS
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 - B. EXISTING PARKING " 31 PS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 403.26(3) OF THE ZONING REGULATIONS TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED 35 PARKING SPACES (A VARIANCE OF 4 PARKING SPACES)
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PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

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2ND ELECT. DIST.

BALTIMORE CO., MD.

SCALE: 1"=10'

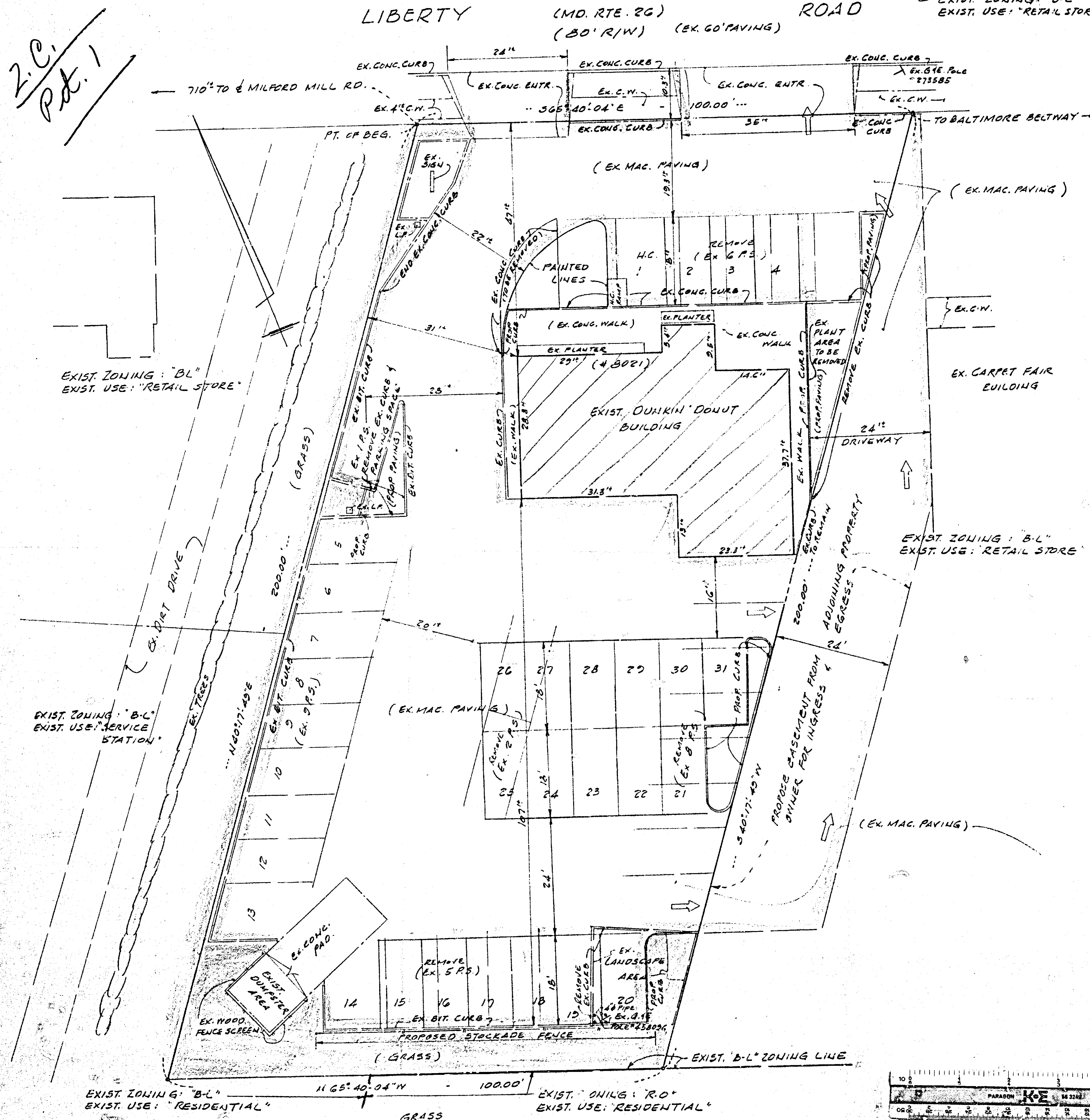
AUGUST 20, 1985

SEE REVISED RAN
DATED FEB 10TH 1986
ADDED PIPE PROTECTION
& HEARING PROTECTION
NOTES

2. C. Petá' Esh 1

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

85-023



MAP 86-263-A
E.D. 2
DATE 1/16/85
200
1000
DP

Liberty Road Associates - 86-263-A
S/S Liberty Rd., 710' E of c/l of Milford Mill Rd. (8021 Liberty Rd.) 2nd Dist.

86-263-A
28#

86-263-A
28#

86-263-A
28#

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. That the subject property is a long established donut shop which is in the process of being upgraded and improved.
 2. That the property is served by public transit and has very nearly the required spaces for parking.
 3. That many customers walk or use public transit, and without the requested variance the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the regulations.

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.

Legal Owner(s):
Liberty Road Associates
(Type or Print Name)
Signature: Neil Guanci, Officer
P.O. Box 317
Address
Randolph, Massachusetts 02368
City and State (617) 961-4000 X-412

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
(Type or Print Name)
Signature: Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800
204 W. Pennsylvania Ave. 823-7800
Address
Towson, Maryland 21204
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 9:30 o'clock.

By: [Signature] Zoning Commissioner of Baltimore County.

(over)

Paul Lee P.E.
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

8021 LIBERTY ROAD - SOUTH SIDE OF LIBERTY ROAD - EAST OF MILFORD MILL ROAD
SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Liberty Road, said point being located 710 feet more or less from the center of Milford Mill Road, thence binding on the south side of Liberty Road (1) S 65°40'04" E - 100 feet, thence leaving the south side of Liberty Road three following courses: (2) S 40°17'49" W - 200 feet, (3) N 65°40'04" W - 100 feet, and (4) N 40°17'49" E - 200 feet to the point of beginning.

Containing 19,227 sq. ft. (0.44 Ac.) of land more or less



J.O. 85-023
Aug. 20, 1985

Engineers - Surveyors - Site Planners

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LIBERTY ROAD ASSOCIATES, Petitioner
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-263-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, 300 E. Lombard St., Baltimore, MD 21202; Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Ave., Towson, MD 21204; and Neil Guanci, Officer, Dunkin Donuts of Md., Inc., P.O. Box 317, Randolph, Massachusetts 02368.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

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THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016191

DATE 1/6/85 ACCOUNT R-01-615-077

AMOUNT \$49.00

RECEIVED FROM Newton A. Williams

FOR Advertising and Posting Case No. 86-263-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

LOCATION: Southside of Liberty Road, 710 feet E of the center of Milford Mill Road (8021 Liberty Rd.)
DATE AND TIME: Monday, January 6, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the petition for Variance from Section 400.2b.3 to Permit 31 parking spaces in lieu of the required 35 parking spaces in the property of Liberty Road Associates, Inc., situate in the 2nd Election District of Baltimore County, on the 6th day of January, 1986, at 9:30 o'clock.

By Order Of: ARNOLD JABLON, Zoning Commissioner, Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985.

THE JEFFERSONIAN,

18 Ventral
Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 12-17-85

Posted for: Variance

Petitioner: Liberty Road Associates

Location of property: S/S of Liberty Rd., 710' E of Milford Mill Rd. (8021 Liberty Rd.)

Location of Sign: South side of Liberty Rd. approx 72.5 feet of Milford Mill Rd.

Remarks: [Signature]

Posted by: [Signature] Date of return: 12-20-85
Number of Signs: 1

LEGAL NOTICE

PETITION FOR VARIANCE
2nd Election District
LOCATION: Southside of Liberty Road, 710 feet East of the center of Milford Mill Road (8021 Liberty Rd.)
DATE AND TIME: Monday, January 6, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the petition for Variance from Section 400.2b.3 to Permit 31 parking spaces in the property of Liberty Road Associates, Inc., situate in the 2nd Election District of Baltimore County, on the 6th day of January, 1986, at 9:30 o'clock.

By Order Of: ARNOLD JABLON, Zoning Commissioner, Baltimore County

CERTIFICATE OF PUBLICATION

Pikesville, Md., Dec. 19, 1985
I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 6th day of January, 1986.

Publication appearing on the 19th day of Dec., 1985

Publication appearing on the 19th day of Dec., 1985

Publication appearing on the 19th day of Dec., 1985

the third publication appearing on the 19th day of Dec., 1985

THE NORTHWEST STAR

Chad M. H. [Signature]
Manager

Cost of Advertisement \$22.00

December 6, 1985

Newton A. Williams, Esquire
Nolan, Plumhoff, & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

TIME: 9:30 a.m.

DATE: Monday, January 6, 1986

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

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

No. 012573

DATE 1/6/86 ACCOUNT R-01-615-077

AMOUNT \$49.00

RECEIVED FROM Peter Max Zimmerman

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of January, 1986, that the herein Petition for Variance(s) to permit 31 parking spaces in lieu of the required 35 parking spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A temporary sign may be placed on the property for no more than 60 days per year, subject to the appropriate use permits approved by Baltimore County.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 7, 1986
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

Paul Lee P.E.
3-145-86
Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

March 7, 1986

Mr. James E. Dyer
Zoning Enforcement Supervisor
Baltimore County Office Building
Towson, Maryland 21204

Re: #8021 Liberty Road
Dunkin' Donuts Variance
Case #26-263-A

Dear Mr. Dyer:

Please find enclosed herewith 4 prints of the Site Plan for the parking variance reference to the above mentioned site for your signature and approval.

Please note that I have added the pipe protection for the building to the drawing. As you will remember, I spoke to you about adding these to the Site Plan.

If there are any questions, please do not hesitate to call.

Sincerely yours,

[Signature]
Paul Lee

Pl:tl
Enclosures

March 14, 1986

I am returning herewith one (1) approved site plan on which you added pipe protection and Hearing Restrictions notes.

[Signature]
JAMES E. DYER
Zoning Supervisor

JED:nr
cc: Case File
Engineers - Surveyors - Site Planners

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-263-A, 86-265-A, and 86-267-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:sjm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 88 - Case No. 86-263-A
Petitioner - Liberty Road Associate
Variance Petition

Dear Mr. Williams:

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.

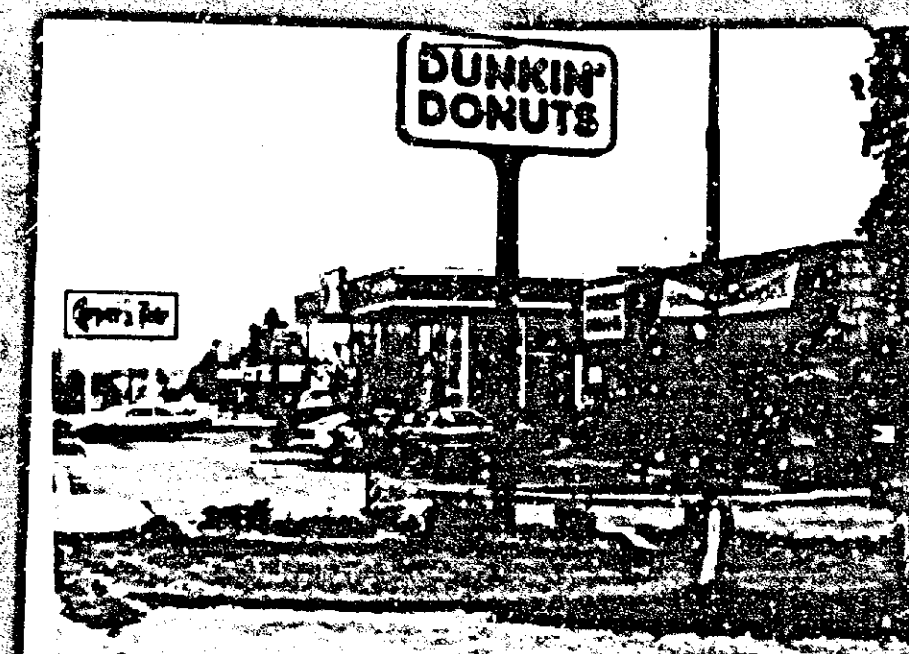
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

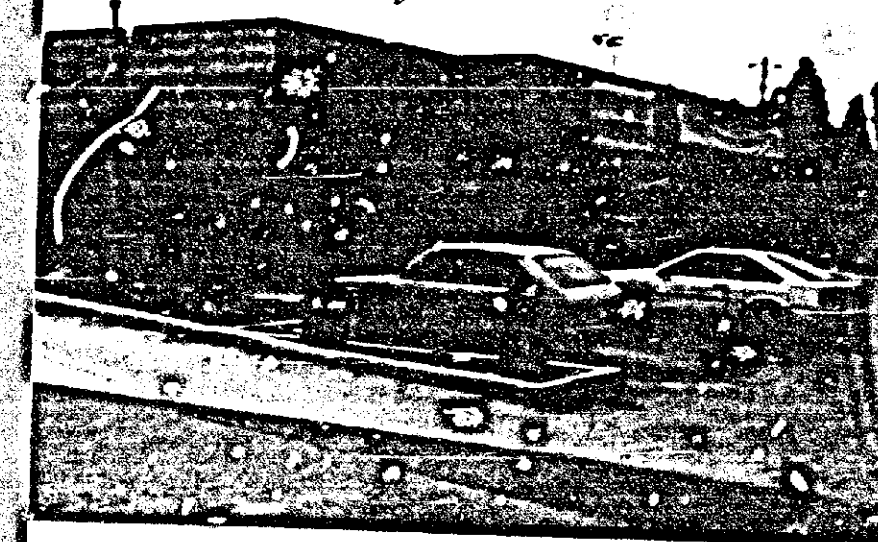
JED:nr

Enclosures

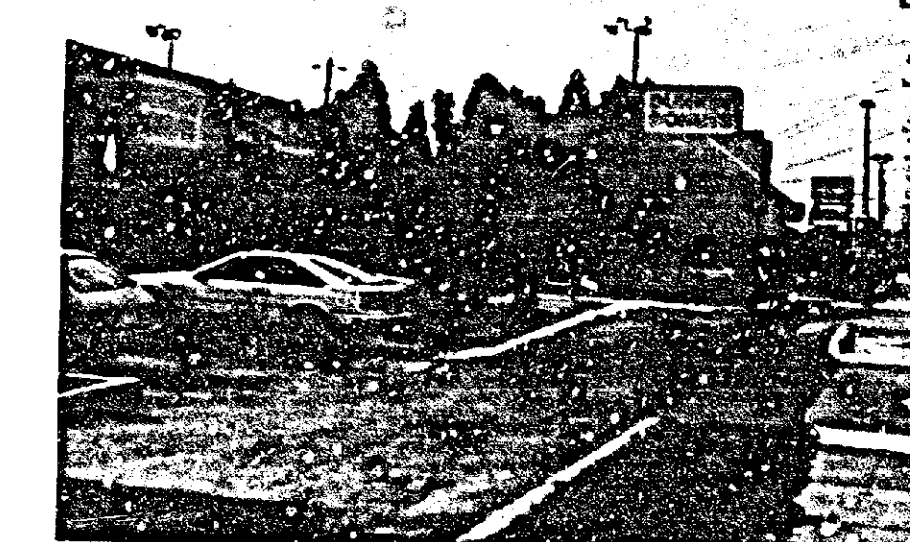
cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



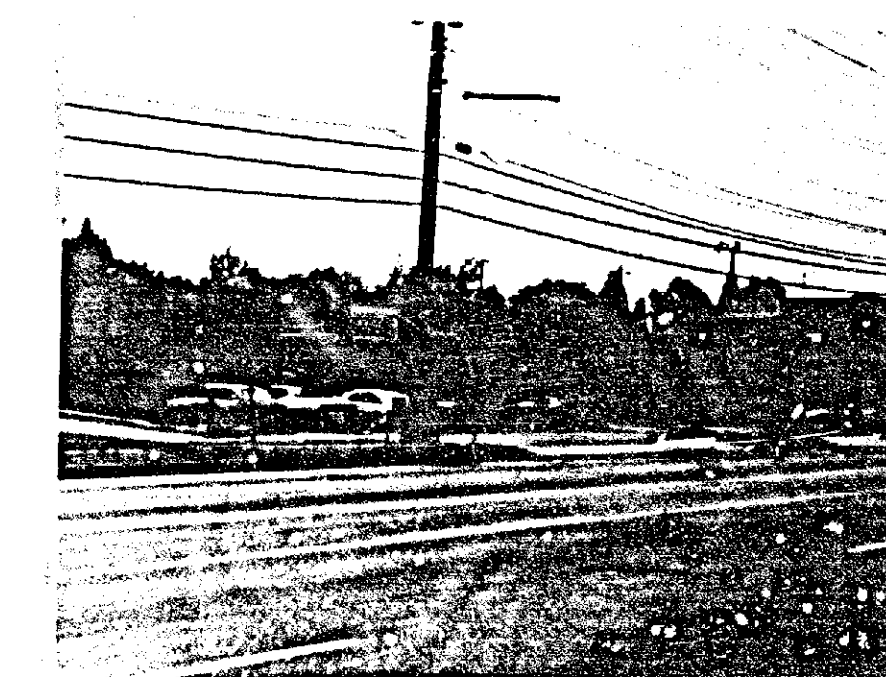
A. SUBJECT SITE LOOKING SE ACROSS FRONTAGE



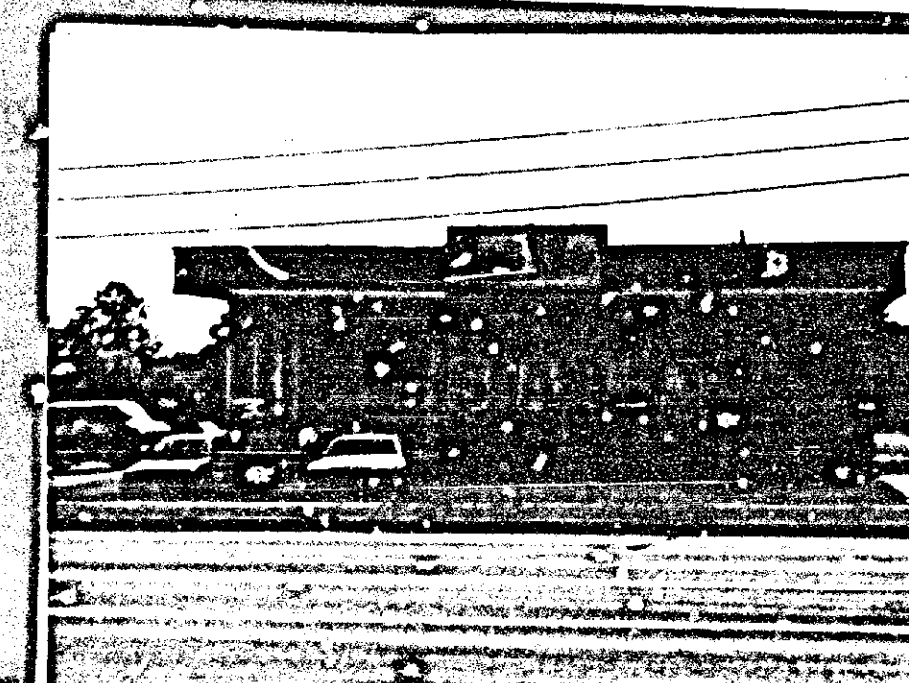
C. WEST SIDE OF BLDG.



B. SUBJECT SITE LOOKING NW ACROSS FRONTAGE



D. LOOKING SW AT SITE FROM ACROSS LIBERTY RD.



E. CARPET STORE ADJACENT TO SITE TO SE



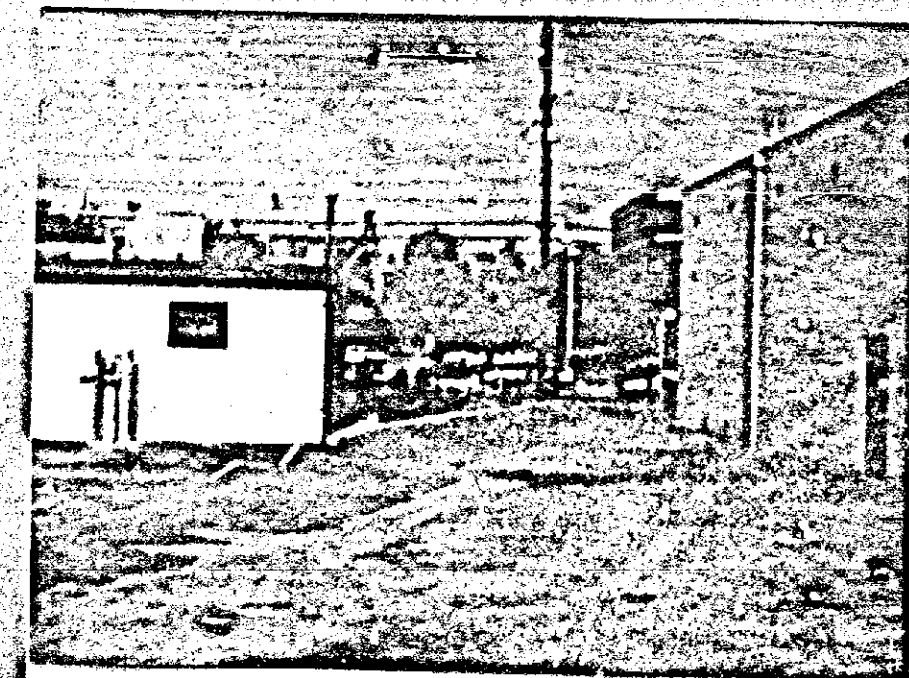
F. FAST FOOD RESTAURANT OPP. SITE ACROSS LIBERTY RD.



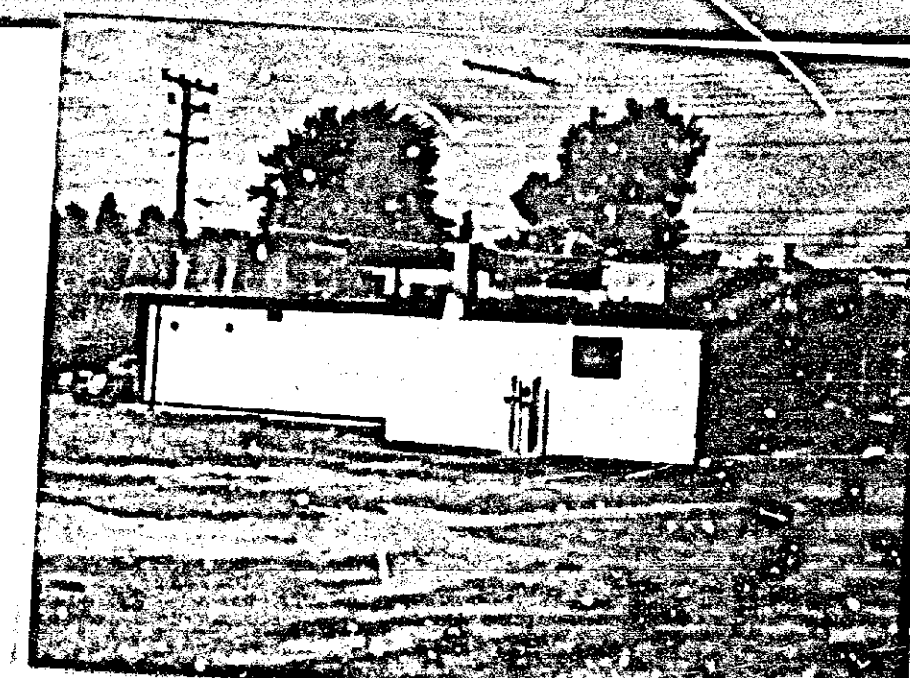
G. TIRE STORE ACROSS LIBERTY RD. AT N16 LIBERTY RD. AND FEDERAL RD.



H. WEST SIDE OF SITE



I. SUBJECT BLDG. & ADJACENT CARPET STORE TO THE SE



J. REAR OF SUBJECT BLDG.



K. LOOKING NW AT REAR OF SITE



L. EVERGREEN TREE SCREENING REAR OF SITE LOOKING FROM REAR TOWARD LIBERTY RD.

PETITIONER'S
EXHIBIT 20

Case No. 86-243-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
26th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Liberty Road Associates
Petitioner's Attorney: Newton A. Williams, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



Maryland Department of Transportation

State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

September 23, 1985

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 9-10-85
ITEM: #88.
Property Owner: Liberty Road
Associates
Location: S/S Liberty Road
Route 26, 710' SE of centerline
of Milford Mill Road
Existing Zoning: B.L.
Proposed Zoning: Variance to
permit 31 parking spaces in
lieu of the required 35.
Acres: .44 acres
District: 2nd Election
District

Dear Mr. Jablon:

On review of the submittal of 8-20-85 and field inspection,
the State Highway Administration finds the variance to permit 31
parking spaces in lieu of the required 35 spaces generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CJ:JW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Met. - 565-0451 D.C. Metro - 1-800-472-5082 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. GERDIN
DIRECTOR

DECEMBER 5, 1985

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

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
S111 128-79. 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 top level
intersection as defined by S111 128-79, and as conditions change
and re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Hoswell

Eunice A. Bohrer
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Item No. 88 -ZAC- Meeting of September 10, 1985
Property Owner: Liberty Road Associates
Location: S/S Liberty Road, 710' SE of centerline Milford
B.L. Mill Road
Existing Zoning: Variance to permit 31 parking spaces in lieu
Proposed Zoning: of the required 35.

Acres: .44
District: 2nd

Dear Mr. Jablon:

The requested variance to parking will add to the parking problems
in the area.

Michael S. Flanagan
Traffic Engineer Assoc II

MSF/bld



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

PAUL H. REINCKE
CHIEF

September 26, 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: Liberty Road Associates

Location: S/S Liberty Road, 710' SE of centerline of Milford Mill Road

Item No.: 88

Zoning Agenda: Meeting of 9/10/85

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

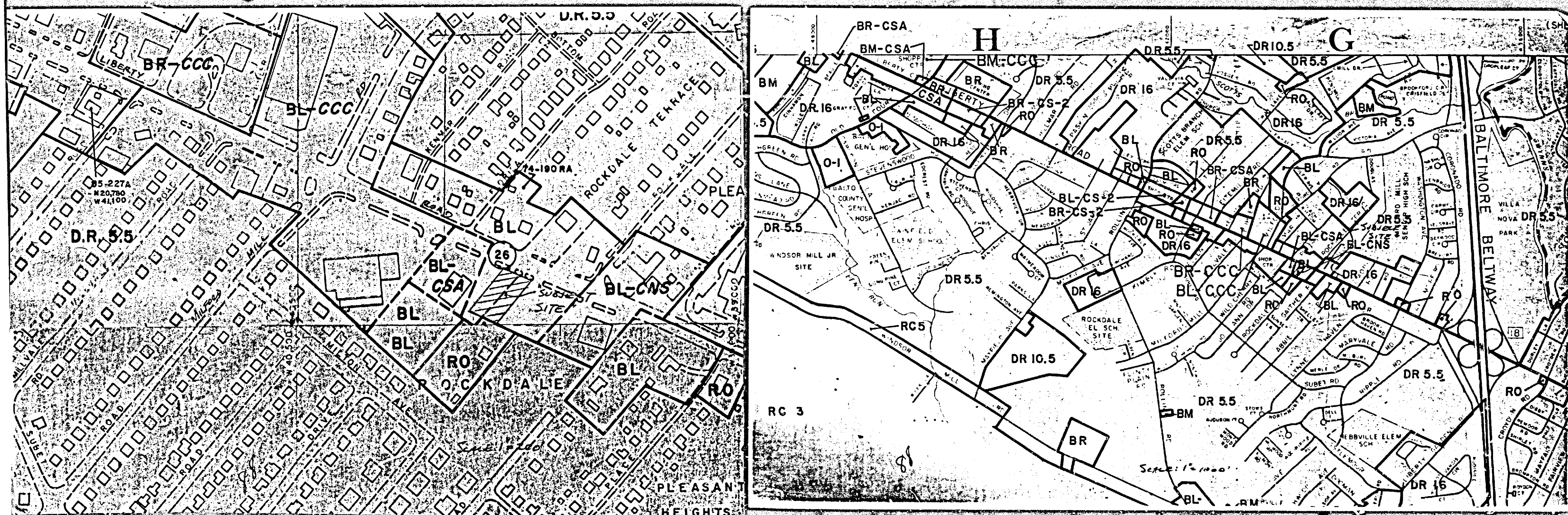
- () 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

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

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

REVIEWER: _____ Noted and
Planning Group Approved: _____
Special Inspection Division

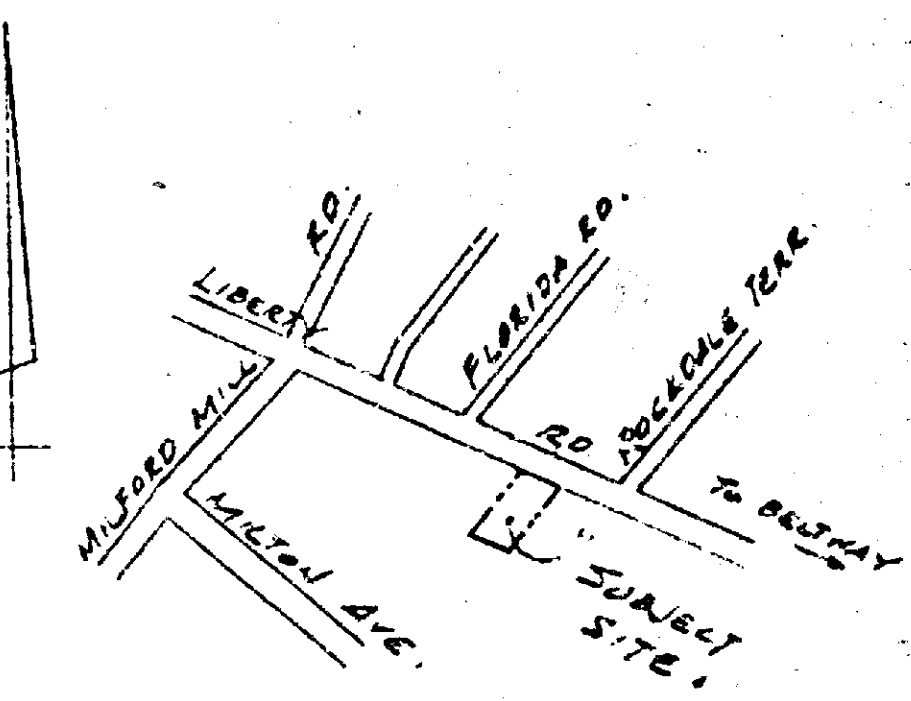
/mb



LIBERTY

(MD. RTE. 26)
(80' R/W) (EX. 60' PAVING)

ROAD

EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORES & OFFICES"LOCATION PLAN
SCALE: 1" = 500'EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORE"EXIST. ZONING: "B-L"
EXIST. USE: "SERVICE
STAT. ON"EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORE"

GENERAL NOTES

1. AREA OF PROPERTY = 19,227 S.F. (0.44 AC.)
2. EXISTING ZONING OF PROPERTY = "B-L"
3. EXISTING USE OF PROPERTY = "DUNKIN' DONUTS"
4. PROPOSED ZONING OF PROPERTY = "B-L"
5. PROPOSED USE OF PROPERTY = "DUNKIN' DONUTS"
6. OFF-STREET PARKING:
 - a. REQUIRED PARKING = 1745 / 50 = 35 RS
 - b. EXISTING PARKING = 31 RS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.26(3) OF THE ZONING REGULATIONS TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED 35 PARKING SPACES (A VARIANCE OF 4 PARKING SPACES)
8. UTILITIES EXISTING IN LIBERTY ROAD, SITE CONNECTED TO PUBLIC SEWER & WATER
9. SITE LOCATED IN GNYLUS FALL WATERSHED
10. PARKING SPACES TO BE REPAINTED AS SHOWN
11. PETITIONER TO OBTAIN EASEMENT FROM ADJOINING PROPERTY ON THE EAST FOR INGRESS & EGRESS.

PETITIONER'S
EXHIBIT 2PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

8021 LIBERTY ROAD

2ND ELECT. DIST.

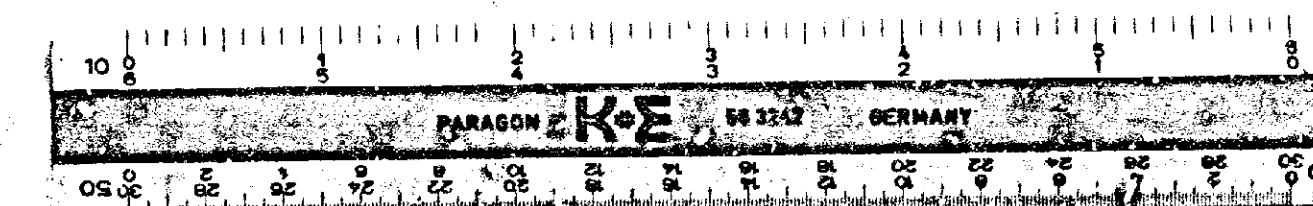
BALTIMORE CO., MD.

SCALE: 1" = 10'

AUGUST 20, 1985

SEE REVISED PLAN
DATED FEB 10TH 1986HERRING ORDER RESTRICTIONS
ADDED AND FIVE PROTECTING
NOTED 9/23/86
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND - 21204

OFFICE COPY

EXIST. ZONING: "B-L"
EXIST. USE: "RESIDENTIAL"EXIST. ZONING: "R.O"
EXIST. USE: "RESIDENTIAL"

GRASS

85-033

MAP 86-263-A
E.D. 2
DATE 1/16/85
200
1000
DP

Liberty Road Associates - 86-263-A
S/S Liberty Rd., 710' E of c/l of Milford Mill Rd. (8021 Liberty Rd.) 2nd Dist.

86-263-A
28#

86-263-A
28#

86-263-A
28#

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 400.2b.3 to Permit 31 parking spaces in lieu of the required 35 parking spaces.

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

1. That the subject property is a long established donut shop which is in the process of being upgraded and improved.
2. That the property is served by public transit and has very nearly the required spaces for parking.
3. That many customers walk or use public transit, and without the requested variance the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the regulations.

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.

Legal Owner(s):
Liberty Road Associates
(Type or Print Name)
Signature: Neil Guanci, Officer
P.O. Box 317
Address
Randolph, Massachusetts 02368
City and State (617) 961-4000 X-412

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
(Type or Print Name)
Signature: Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800
204 W. Pennsylvania Ave. 823-7800
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 9:30 o'clock.

Callahan
Zoning Commissioner of Baltimore County.
(over)

Paul Lee P.E.
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION
8021 LIBERTY ROAD - SOUTH SIDE OF LIBERTY ROAD - EAST OF MILFORD MILL ROAD
SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Liberty Road, said point being located 710 feet more or less from the center of Milford Mill Road, thence binding on the south side of Liberty Road (1) S 65°40'04" E - 100 feet, thence leaving the south side of Liberty Road three following courses: (2) S 40°17'49" W - 200 feet, (3) N 65°40'04" W - 100 feet, and (4) N 40°17'49" E - 200 feet to the point of beginning.

Containing 19,227 sq. ft. (0.44 Ac.) of land more or less



J.O. 85-023
Aug. 20, 1985

Engineers - Surveyors - Site Planners

RE: PETITION FOR VARIANCE
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.), 2nd District
LIBERTY ROAD ASSOCIATES, Petitioner
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-263-A

ENTRY OF APPEARANCE

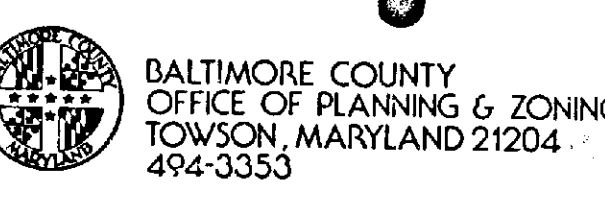
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, 300 E. Lombard St., Baltimore, MD 21202; Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Ave., Towson, MD 21204; and Neil Guanci, Officer, Dunkin Donuts of Md., Inc., P.O. Box 317, Randolph, Massachusetts 02368.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

Dear Mr. Williams:

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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016191
DATE 1/6/85 ACCOUNT R-01-615-077
AMOUNT \$49.00
RECEIVED FROM Newton A. Williams
FOR Advertising and Posting Case No. 86-263-A
BOSTON CREDIT CARD
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985.

THE JEFFERSONIAN,

18 Ventral
Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd
Posted for: Variance
Petitioner: Liberty Road Associates
Location of property: S/S of Liberty Rd., 710' E of Milford Mill Rd. (8021 Liberty Rd.)
Location of Sign: South side of Liberty Rd. approx 725 feet of Milford Mill Rd.
Remarks: *See above*
Posted by: *A. J. Blatter*
Date of return: 12-20-85
Number of Signs: 1

LEGAL NOTICE
Petition for Variance
2nd Election District
LOCATION: Southside of Liberty Road, 710 feet East of the center of Milford Mill Road (8021 Liberty Rd.)
DATE AND TIME: Monday, January 6, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County has received the Petition for Variance from Section 400.2b.3 to permit 31 parking spaces in lieu of the required 35 parking spaces.
In the event that this Petition is granted, a building permit may be issued for the proposed parking spaces.
In the event that this Petition is denied, a building permit may be issued for the proposed parking spaces.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

Pikesville, Md., Dec. 19, 1985
I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 6th day of January, 1986.
Publication appearing on the 19th day of Dec., 1985.
Publication appearing on the 19th day of Dec., 1985.
Publication appearing on the 19th day of Dec., 1985.
the third publication appearing on the 19th day of Dec., 1985.

THE NORTHWEST STAR

Chad M. H. H. H.
Manager

Cost of Advertisement \$22.00

December 6, 1985
Newton A. Williams, Esquire
Nolan, Plumhoff, & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
S/S Liberty Rd., 710' E of the c/l of Milford Mill Rd. (8021 Liberty Rd.)
2nd Election District
Liberty Road Associates
Case No. 86-263-A

TIME: 9:30 a.m.
DATE: Monday, January 6, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012573
DATE 1/6/85 ACCOUNT R-01-615-077
AMOUNT \$49.00
RECEIVED FROM Newton A. Williams
FOR Advertising and Posting Case No. 86-263-A
BOSTON CREDIT CARD
VALIDATION OR SIGNATURE OF CASHIER

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of January, 1986, that the herein Petition for Variance(s) to permit 31 parking spaces in lieu of the required 35 parking spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A temporary sign may be placed on the property for no more than 60 days per year, subject to the appropriate use permits approved by Baltimore County.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 7, 1986
BY [Signature]
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-263-A, 86-265-A, and 86-267-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:sjm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 88 - Case No. 86-263-A
Petitioner - Liberty Road Associate
Variance Petition

Dear Mr. Williams:

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,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Paul Lee P.E.

3-145-86

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

March 7, 1986

Mr. James E. Dyer
Zoning Enforcement Supervisor
Baltimore County Office Building
Towson, Maryland 21204

Re: #8021 Liberty Road
Dunkin' Donuts Variance
Case #26-263-A

Dear Mr. Dyer:

Please find enclosed herewith 4 prints of the Site Plan for the parking variance reference to the above mentioned site for your signature and approval.

Please note that I have added the pipe protection for the building to the drawing. As you will remember, I spoke to you about adding these to the Site Plan.

If there are any questions, please do not hesitate to call.

Sincerely yours,

[Signature]
Paul Lee

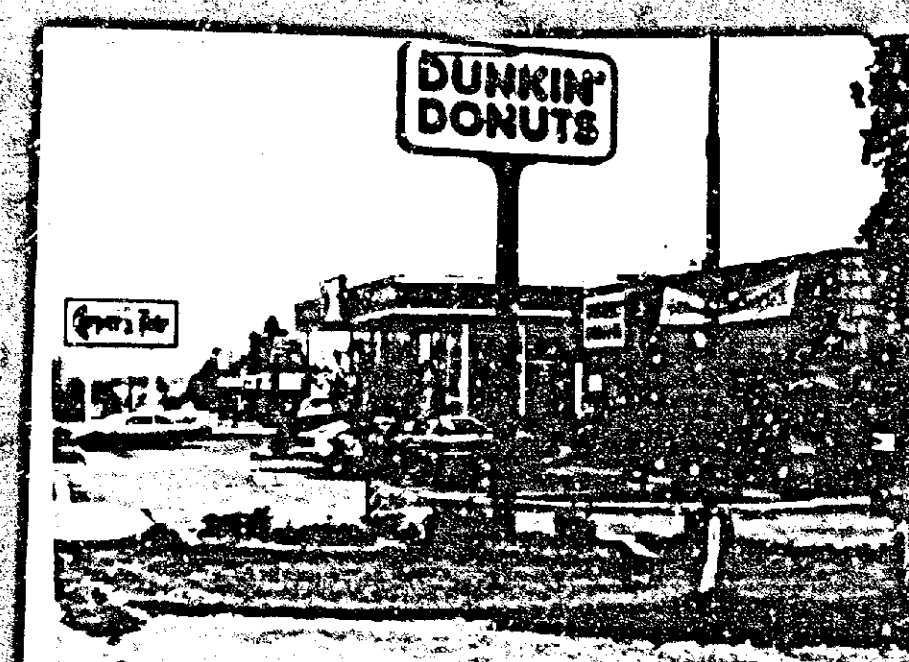
Pl:tl
Enclosures

March 14, 1986

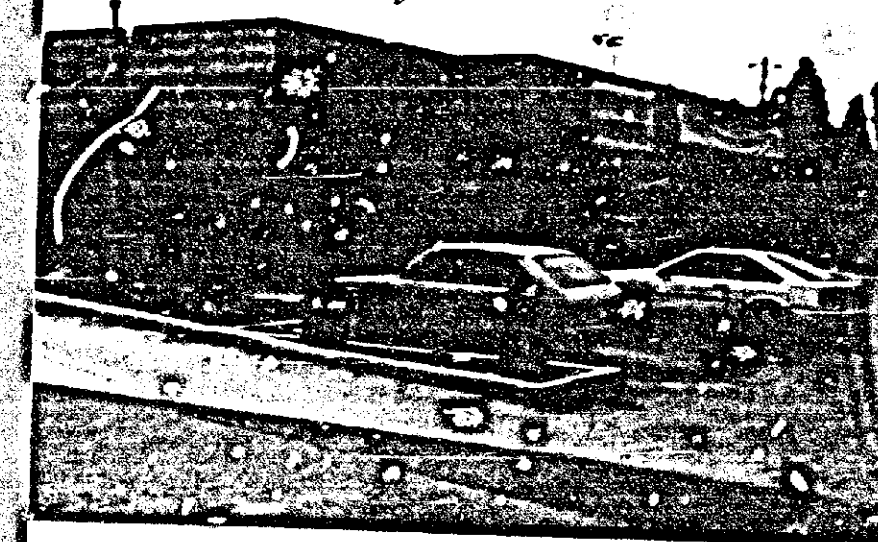
I am returning herewith one (1) approved site plan on which you added pipe protection and Hearing Restrictions notes.

JED:nr

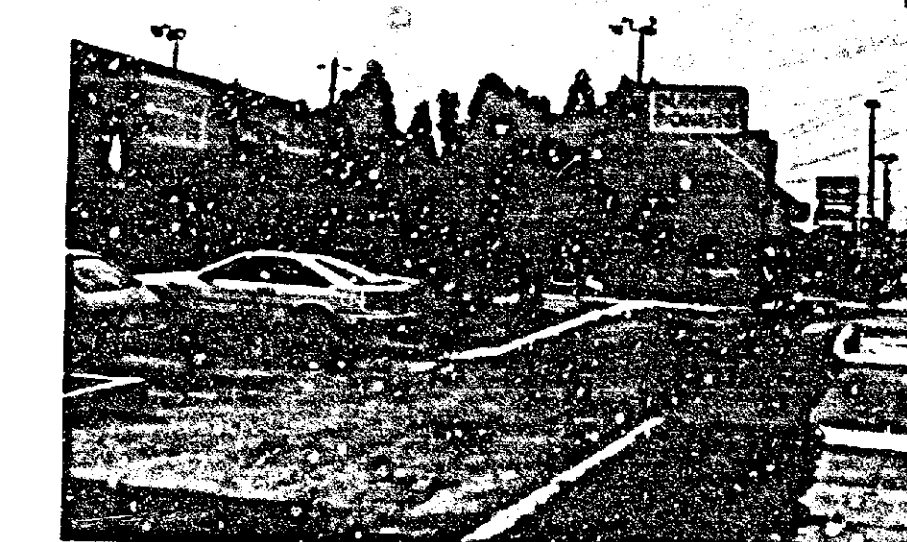
cc: Case File
Engineers - Surveyors - Site Planners



A. SUBJECT SITE LOOKING SE ACROSS FRONTAGE



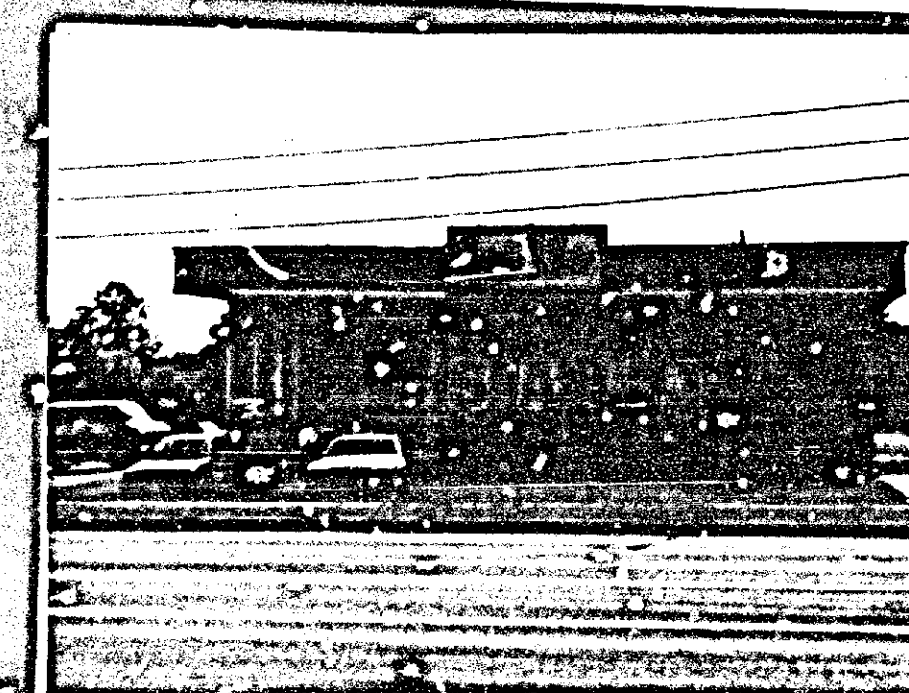
C. WEST SIDE OF BLDG.



B. SUBJECT SITE LOOKING NW ACROSS FRONTAGE



D. LOOKING SW/AY AT SITE FROM ACROSS LIBERTY RD.



E. CARPET STORE ADJACENT TO SITE TO SE



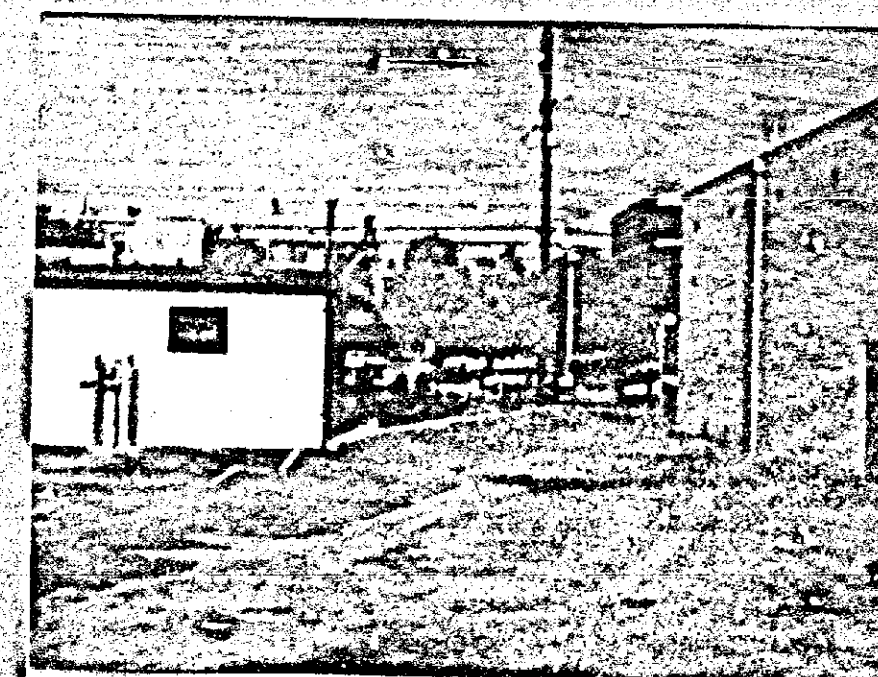
F. FAST FOOD RESTAURANT OPP. SITE ACROSS LIBERTY RD.



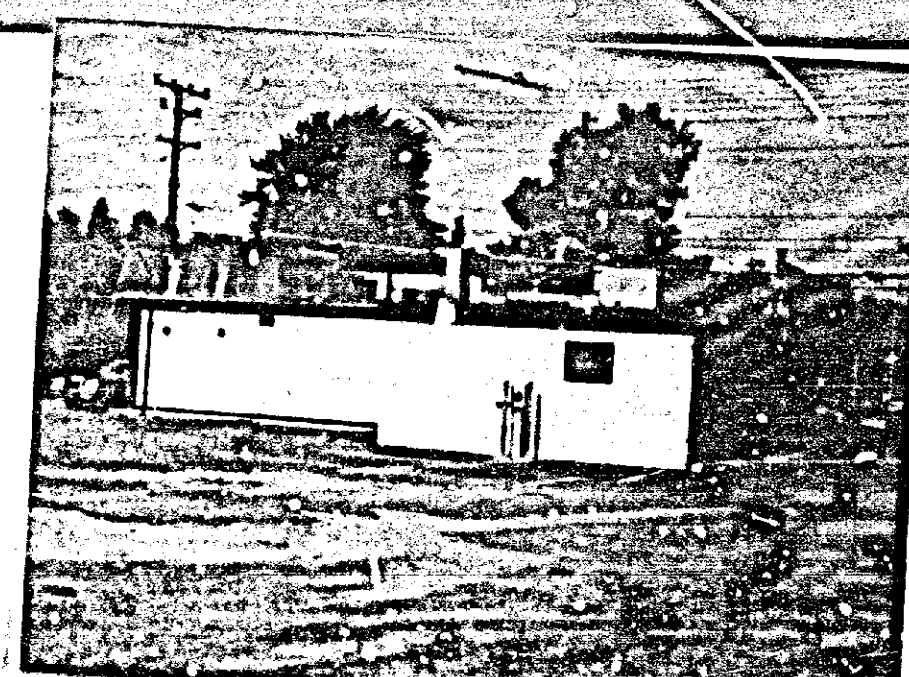
G. TIRE STORE ACROSS LIBERTY RD. AT NW LIBERTY & MD 202 ROAD



H. WEST SIDE OF SITE



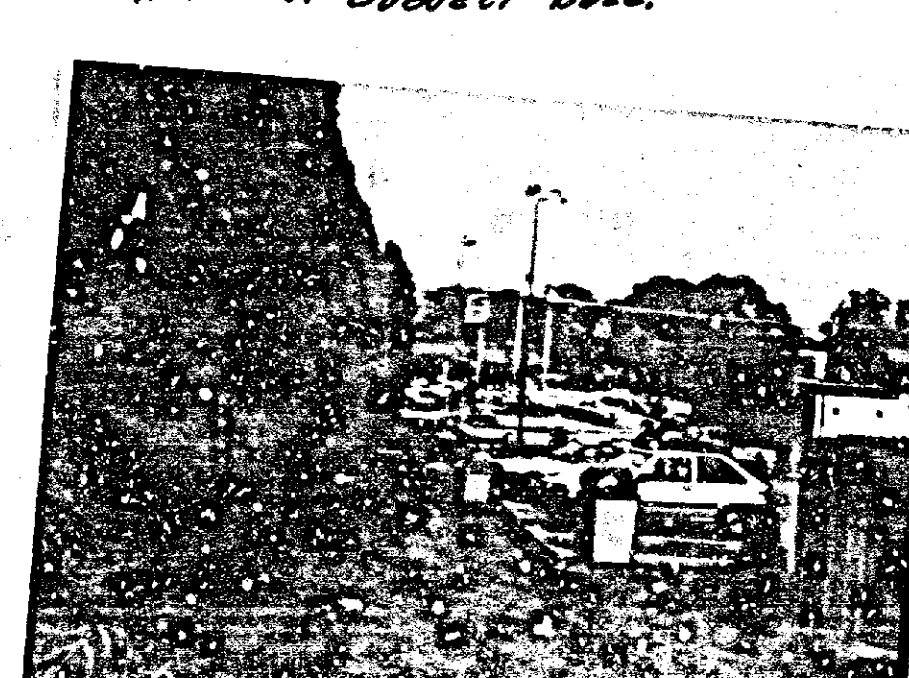
I. SUBJECT BLDG. & ADJACENT CARPET STORE TO THE SE



J. REAR OF SUBJECT BLDG.



K. LOOKING NW/AY ACROSS REAR OF SITE



L. EVERGREEN TREE SCREENING REAR OF SITE LOOKING FROM REAR TOWARD LIBERTY RD.

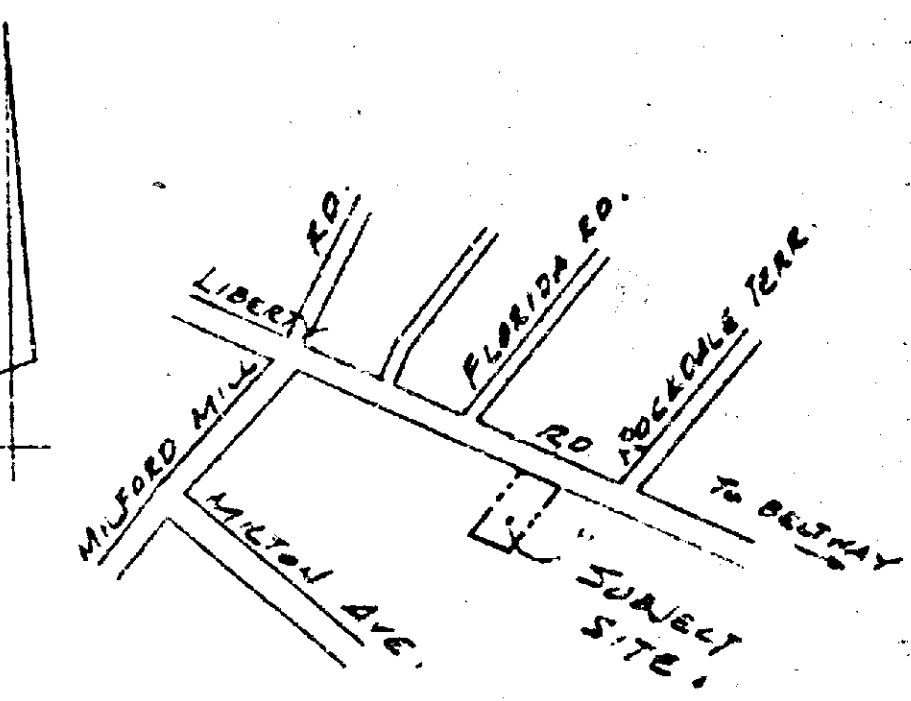
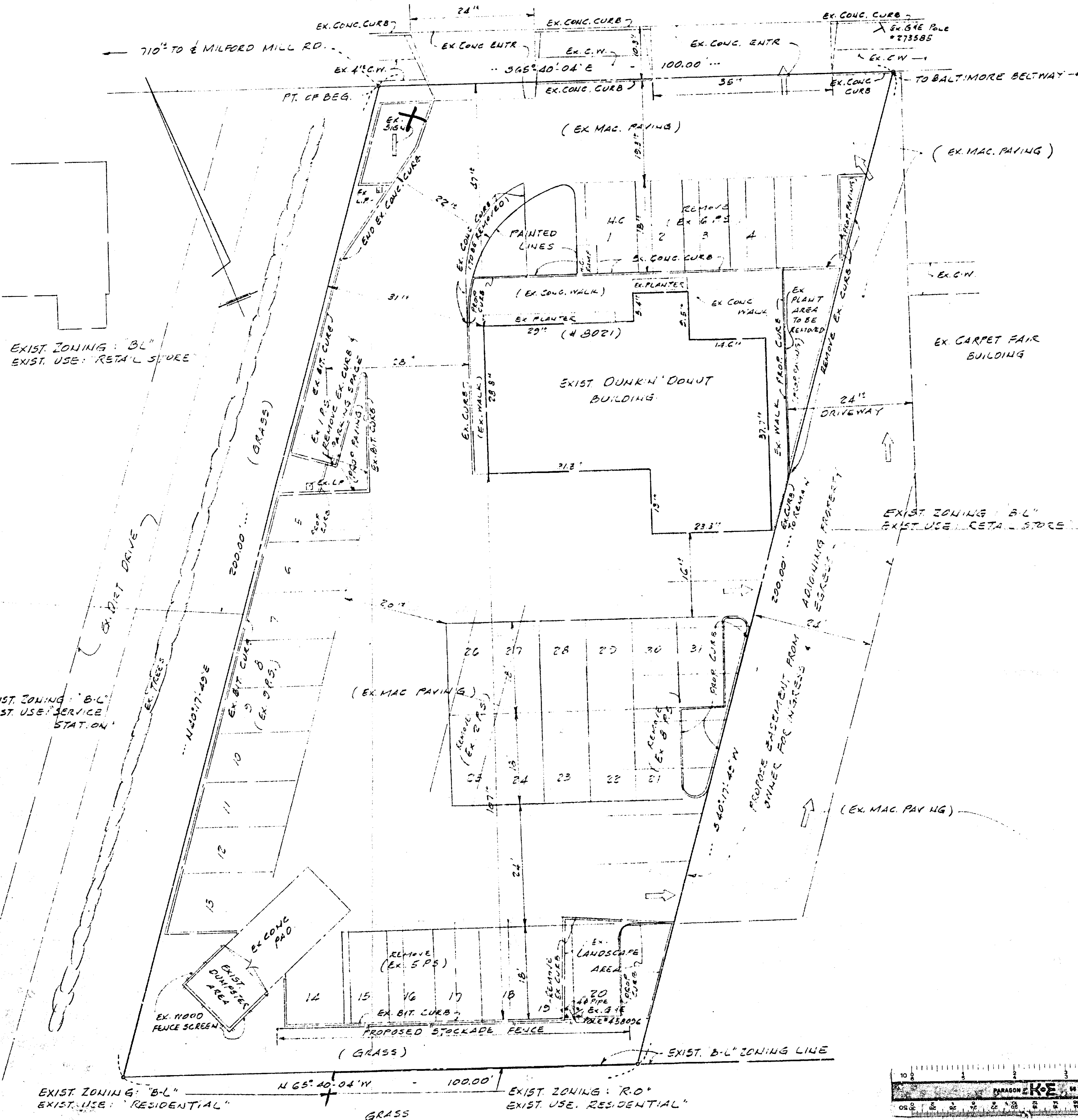
PETITIONER'S
EXHIBIT 20

JAN 7 1967

LIBERTY

(MD. RTE. 26)
(80' R/W) (EX. 60' PAVING)

ROAD

EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORES & OFFICES"LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 19,227 S.F. (0.44 AC.)
2. EXISTING ZONING OF PROPERTY = "B-L"
3. EXISTING USE OF PROPERTY = DUNKIN' DONUTS
4. PROPOSED ZONING OF PROPERTY = "B-L"
5. PROPOSED USE OF PROPERTY = DUNKIN' DONUTS
6. OFF-STREET PARKING:
 - a. REQUIRED PARKING = 1745 / 50 = 35 PS
 - b. EXISTING PARKING = 31 PS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.26(b) OF THE ZONING REGULATIONS TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED 35 PARKING SPACES (A VARIANCE OF 4 PARKING SPACES)
8. UTILITIES EXISTING IN LIBERTY ROAD, SITE CONNECTED TO PUBLIC SEWER & WATER
9. SITE LOCATED IN GNYLUS FALL WATERSHED
10. PARKING SPACES TO BE REPAINTED AS SHOWN
11. PETITIONER TO OBTAIN EASEMENT FROM ADJOINING PROPERTY ON THE EAST FOR INGRESS & EGRESS.

PETITIONER'S
EXHIBIT 2PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

8021 LIBERTY ROAD

2ND ELECT. DIST.

BALTIMORE CO., MD.

SCALE: 1" = 10'

AUGUST 20, 1985

SEE REVERED PLAN
DATED FEB 10TH 1986HERRING ORDER RESTRICTIONS
ADDED AND FIVE PROTECTING
NOTED 9/23/86
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND - 21204

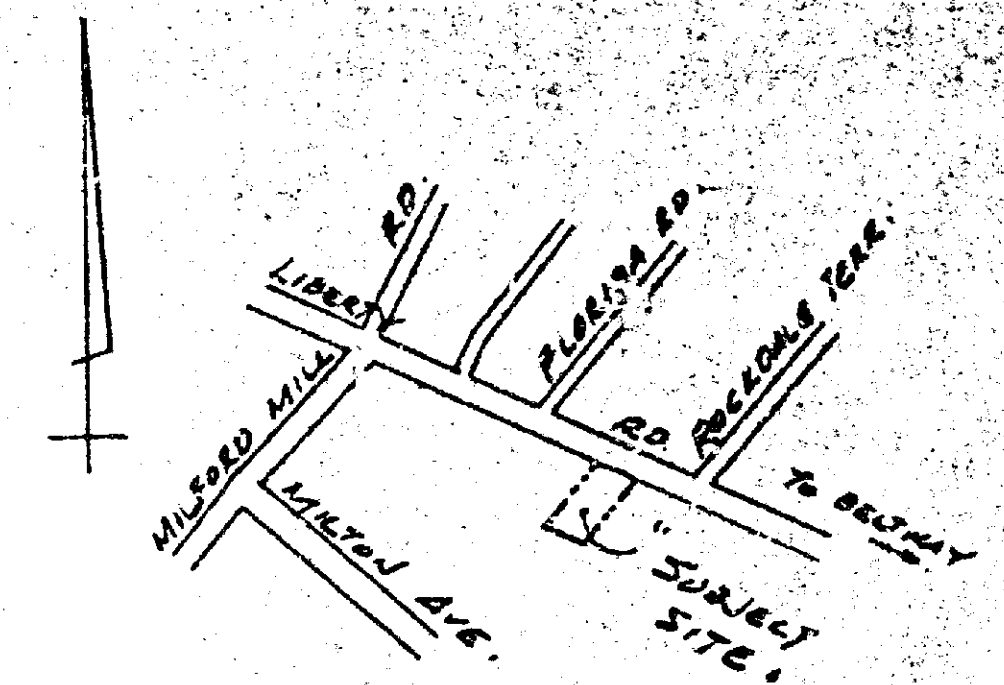
OFFICE COPY

85-033

EXIST. ZONING: "B-L"
EXIST. USE: "RETAIL STORES & OFFICES"

(80' R/W) (EX. 60' PAVING)

EXIST. USE: "RETAIL STORES & OFFICES"



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY " 19,227 S.F. (0.44 Ac.)
2. EXISTING ZONING OF PROPERTY " "B-L"
3. EXISTING USE OF PROPERTY " DUNKIN' DONUTS
4. PROPOSED ZONING OF PROPERTY " "B-L"
5. PROPOSED USE OF PROPERTY " DUNKIN' DONUTS
6. OFF-STREET PARKING :
 - A. REQUIRED PARKING = 1745 / 50 = 35 PS.
 - B. EXISTING PARKING " 31 PS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 403.26(3) OF THE ZONING REGULATIONS TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED 35 PARKING SPACES (A VARIANCE OF 4 PARKING SPACES)
8. UTILITIES EXISTING IN LIBERTY ROAD, SITE CONNECTED TO PUBLIC SEWER & WATER.
9. SITE LOCATED IN GWYNUS FALL WATERSHED
10. PARKING SPACES TO BE REPAVEMENT AS SHOWN
11. PETITIONER TO OBTAIN EASEMENT FROM ADJOINING PROPERTY ON THE EAST FOR INGRESS & EGRESS.

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

*8021 LIBERTY ROAD

2ND ELECT. DIST.

BALTIMORE CO., MD.

SCALE: 1"=10'

AUGUST 20, 1985

SEE REVISED PLAN
DATED FEB 10TH 1986
ADDED PIPE PROTECTION
& HEADING RESTRICTION
NOTES

2. C. Petal' Esh 1

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

85-023

