

87-79-A
#3

N/S of Liberty Rd., 850' W of Old Court Rd.

2nd Elec. Dist.

7/21/86

Variance - filing fee \$100.00 - Frank C. Donato, Jr.

7/21/86

Hearing set for 9/8/86, at 11:00 a.m.

9/8/86

Advertising and Posting - \$63.75

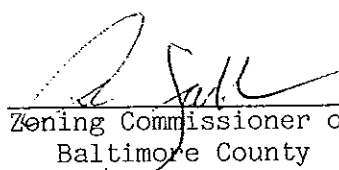
9/10/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit 95 parking spaces in lieu of the required 116 spaces is GRANTED with conditions.

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 and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1986, that the Petition for Zoning Variance to permit 95 parking spaces in lieu of the required 116 spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: E. Harrison Stone, Esquire

People's Counsel



87-79-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 409.2b(3) to allow 95 parking spaces in lieu of the required 116 spaces.

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

Site is too small to comply with existing parking 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.

Legal Owner(s):
Marriott Corporation
 (Type or Print Name)
 Signature: *Richard E. Marriott*
 1 Marriott Drive
 Address
 Washington, DC 20058
 City and State
Attorney for Petitioner:
E. Harrison Stone, Esq.
 (Type or Print Name)
 Signature: *E. Harrison Stone*
 Suite 600, 102 W. Pennsylvania Ave.
 Address
 Towson, Maryland 21204
 City and State
 Attorney's Telephone No.: (301) 823-1800
 Address
 Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, 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 8th day of September, 1986, at 11:00 o'clock.

Carl Jablon
 Zoning Commissioner of Baltimore County.

(over)



VIA INCORPORATED
 4701 SANAMORE ROAD
 BETHESDA, MARYLAND 20816
 301 229-4100

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

JULY 8, 1986

DESCRIPTION OF
 PART OF THE PROPERTY OF
 FRANK CHARLES DONATO, JR.
 (LIBER 6074, PAGE 611)
 BALTIMORE COUNTY, MARYLAND

Being part of the property described in a conveyance from Gulf Oil Corporation, a Pennsylvania corporation, to Frank Charles Donato, Jr., by deed dated September 10, 1979 and recorded in Liber 6074 at Page 611 among the Land Records of Baltimore County, Maryland.

Beginning at a point on the northerly right-of-way line of Liberty Road (Rt. 26) 80' wide as shown on M.S.H.A. Plat No. 25144; at a distance of 850' ± west of the centerline of Old Court Road and thence running with said right-of-way line

- 1) North 64° 21' 50" West, 190.92 feet to an Iron pipe found; thence
- 2) North 31° 17' 48" East, 278.52 feet to a point; thence
- 3) South 46° 16' 43" East, 224.13 feet to an Iron pipe found; thence
- 4) South 36° 45' 18" West, 121.80 feet to a point; thence departing said deed and running with the outlines of a Channel Relocation right-of-way as shown on Maryland State Highway Administration Plat No. 25151, (Liber 4171, Page 627) the following two (2) courses and distances
- 5) North 52° 45' 50" West, 7.88 feet to a point; thence
- 6) South 37° 14' 10" West, 91.53 feet to the point of beginning containing 50,464 square feet or 1.15849 acres of land.

PETITION FOR ZONING VARIANCE
 2nd Election District
 Case No. 87-79-A

LOCATION: North Side of Liberty Road, 850 feet West of Old Court Road

DATE AND TIME: Monday, September 8, 1986, 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 Zoning Variance to permit 95 parking spaces in lieu of the required 116 spaces

Being the property of Frank C. Donato, Jr., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE
 N/S of Liberty Rd.,
 850' W of Old Court Rd.
 2nd District
 FRANK C. DONATO, JR.,
 Petitioner
 BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-79-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

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 8th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, Suite 600, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; & Marriott Corporation, 1 Marriott Dr., Washington, D. C. 20058.

Peter Max Zimmerman
 Peter Max Zimmerman



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

September 3, 1986

E. Harrison Stone, Esquire
 Suite 600
 102 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 N/S of Liberty Rd., 850' W of Old Court Rd.
 2nd Election District
 Frank C. Donato, Jr. - Petitioner
 Case No. 87-79-A

Dear Mr. Stone:

This is to advise you that \$63.75 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.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 025504

DATE	9/1/86	ACCOUNT	200-000000
AMOUNT	\$ 63.75		
RECEIVED FROM	E. Harrison Stone, Esq.		
FOR	Zoning Sign and Post		
VALIDATION OR SIGNATURE OF CASHIER			

County, Maryland, and remit ing, Towson, Maryland

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
 N/S of Liberty Rd., 850' W of Old Court Rd.
 2nd District
 FRANK C. DONATO, JR.,
 Petitioner
 BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-79-A
 ENTRY OF APPEARANCE

OF PUBLICATION

1986

advertisment

1R, a weekly

County, Maryland before the 8th day of

1986

the first publication appearing on the

20th day of Aug., 1986

the second publication appearing on the

day of , 19

the third publication appearing on the

day of , 19

THE NORTHWEST STAR

John H. H. H.
 Manager

Cost of Advertisement \$24.00

E. Harrison Stone, Esquire
 Suite 600
 102 West Pennsylvania Avenue
 Towson, Maryland 21204

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Liberty Rd., 850' W of Old Court Rd.
 2nd Election District
 Frank C. Donato, Jr. - Petitioner
 Case No. 87-79-A

TIME: 11:00 a.m.

DATE: Monday, September 8, 1986

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

Carl Jablon
 Zoning Commissioner Arnold Jablon
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. J19974

DATE	9/1/86	ACCOUNT	01-0000
AMOUNT	\$ 100.00		
RECEIVED FROM	E. Harrison Stone, Esq.		
FOR	Zoning Sign and Post		
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting August 12, 1986

District 2nd
 Posted for: Variance
 Petitioner: Frank C. Donato, Jr.
 Location of property: N/S of Liberty Rd., 850' W of Old Court Rd.
 Location of Sign: North side of Liberty Road in front of subject property 8536 Liberty Road
 Remarks: *See plat*
 Posted by: *Carl Jablon*
 Number of Signs: 1

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-79-A

LOCATION: North Side of Liberty Road, 850 feet West of Old Court Road, 1986, at 11:00 a.m.

DATE AND TIME: Monday, September 8, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Bldg., 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for the Zoning Variance to permit 95 parking spaces in lieu of the required 116 spaces.

Being the property of Frank C. Donato, Jr., as shown on the plan filed with the Zoning Office.

In the event that the Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, continue 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 or shown or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
1114 Aug. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

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 August 21, 1986.

THE JEFFERSONIAN,

Cost of Advertising

24.75



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

STEPHEN E. COLLINS
DIRECTOR

RECEIVED
SEP 10 1986

ZONING OFFICE

September 3, 1986

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

Item No. 3 -ZAC-
Property Owner: Frank C. Donato, Jr.
Location: N/S Liberty Road, 850 feet W of Old Court Road
Existing Zoning: B.M. - CCC
Proposed Zoning: Variance to allow 95 parking spaces in lieu of the required 116 spaces
Acres: 1.15 acres
District: 2nd Election District

Dear Mr. Jablon:

It is recommended that the site have only one access point on Liberty Road and that this access point be 35 ft. wide with curb return radii at Liberty Road. The location of this single access is subject to SHA approval.

The proposed variance to parking can be expected to add to the congestion on the streets in this area. By eliminating one of the entrances, additional parking spaces could be provided.

Very truly yours,

Gregory M. Jones
Traffic Engineer II

GMJ:lt

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 21st day of July, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Frank C. Donato, Jr. Received by: James E. Dyer
Petitioner's Attorney: R. Harrison Stone, Esq. Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

E. Harrison Stone, Esquire
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 3 - Case No. 87-79-A
Petitioner: Frank C. Donato, Jr.
Petition for Zoning Variance

Dear Mr. Stone:

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,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: VIKI Engineers
4701 Sangamore Road
Bethesda, Maryland 20816

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 3, Zoning Advisory Committee Meeting of 7/15/86

Property Owner: FRANK C. DONATO

Location: N/S Liberty Rd., 850 ft. W. of Old Court Rd., District 2nd

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. 494-3970
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- (X) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

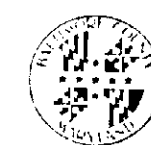
SS 20 1082 (1)

Zoning Item # 3, Zoning Advisory Committee Meeting of 7/15/86
Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



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

PAUL H. REINCKE
CHIEF

July 17, 1986

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

RE: Property Owner: Frank C. Donato, Jr.
Location: N/S Liberty Rd., 850 ft. W of Old Court Rd.
Item No.: 3 Zoning Agenda: Meeting of July 15, 1986
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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

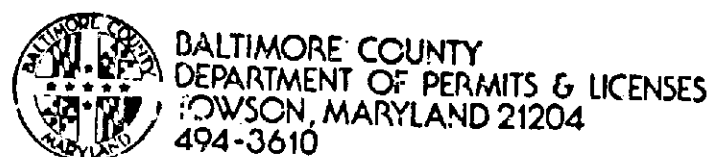
EXCEEDS the maximum allowed by the Fire Department.

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

REVIEWER: [Signature] 7-15-86
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb



July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 3 Zoning Advisory Committee Meeting are as follows:

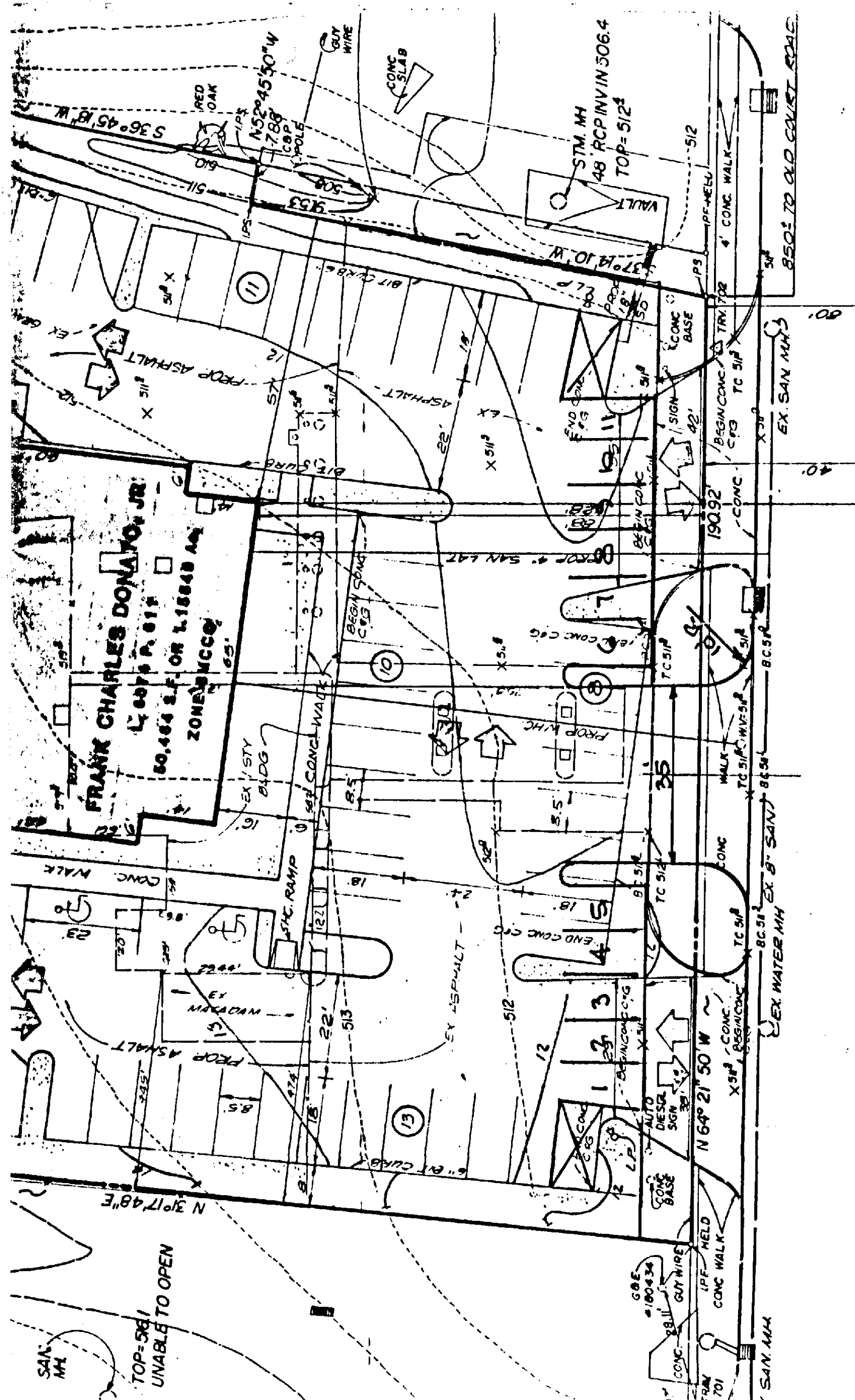
Property Owner: Frank C. Donato, Jr.
Location: N/S Liberty Road, 850 feet W of Old Court Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1070, Section 1004.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- J. Comments: Signs for handicapped curb cuts, ramps, building access and useability shall comply with State Regulation .05.01.07 and the A.M.S.I. Standard A17.1 - 1980.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204.

Charles Lee, Chief
By: C. E. Burdman, Chief
Building Plans Review

4/22/85



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

July 17, 1986

RE: Baltimore County
Item # 3
Property Owner: Frank
C. Donato, Jr.
Location: N/S Liberty
Road (Route 26) 850 ft.
W. of Old Court Road
Existing Zoning: B.M. CCC
Proposed Zoning: Var.
to allow 95 parking spaces
in lieu of the req.
116 spaces.
Acres: 1.15
District: 2nd

Dear Mr. Jablon:

On review of the submittal of 7/2/86, the State Highway Administration finds the concept of using the existing points of access acceptable, however we strongly recommend a single access of 35' in width be located on Liberty Road, Maryland Route 26.

With a variance request to allow 95 parking spaces in lieu of the required 116 spaces, a single point of access would increase the parking by 9 spaces, for a total of 104 spaces.

All reconstruction within the State Highway Administration Right-of-Way must be through S.H.A. Permit with the posting of a bond or Letter of Credit to guarantee construction.

Very truly yours,

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

CL-GW:es

cc: J. Ogle
G. Jones

attachment

My telephone number is 301-652-1350

Teletypewriter for Impaired Hearing or Speech

303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

E.H. Burdman
Item No 3
7/3/86

ROYSTON, MUELLER, MCLEAN & REID
ATTORNEYS AT LAW

R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KUNDELHOFER III
THOMAS F. McDONOUGH
LAWRENCE F. HANSLIP
LAUREL P. EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 541-1900

OF COUNSEL
CARROLL W. ROWSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

Frank C. Donato, Jr.
July 3, 1986

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

Re: Petition for Variance
(8636 Liberty Road, Baltimore County)

Dear Mr. Jablon:

We have filed, concurrent with this letter request, a petition requesting a certain zoning variance (parking) pertaining to the above-captioned property.

Because of various contractual and planning commitments, an early hearing date on our petition is absolutely essential.

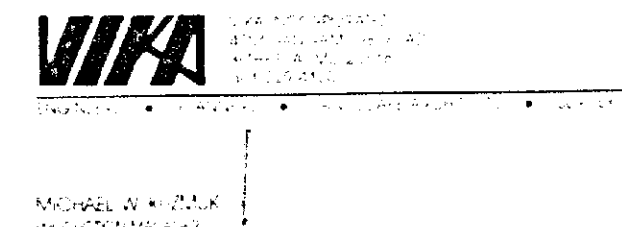
Accordingly, we urge your favorable consideration of this request.

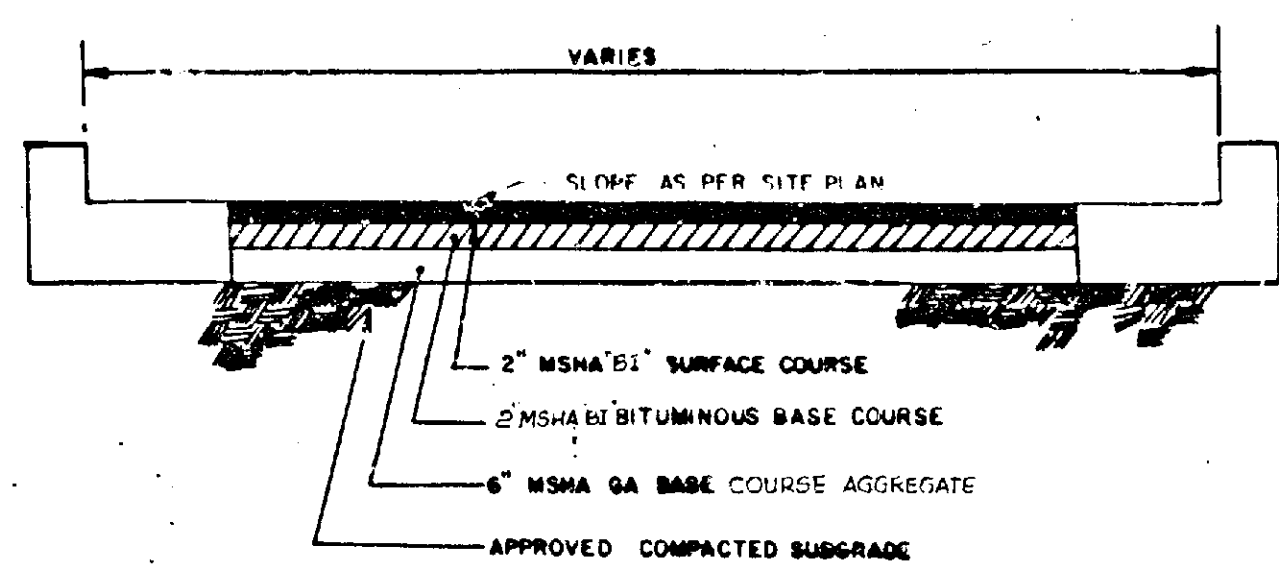
Thank you.

Very truly yours,

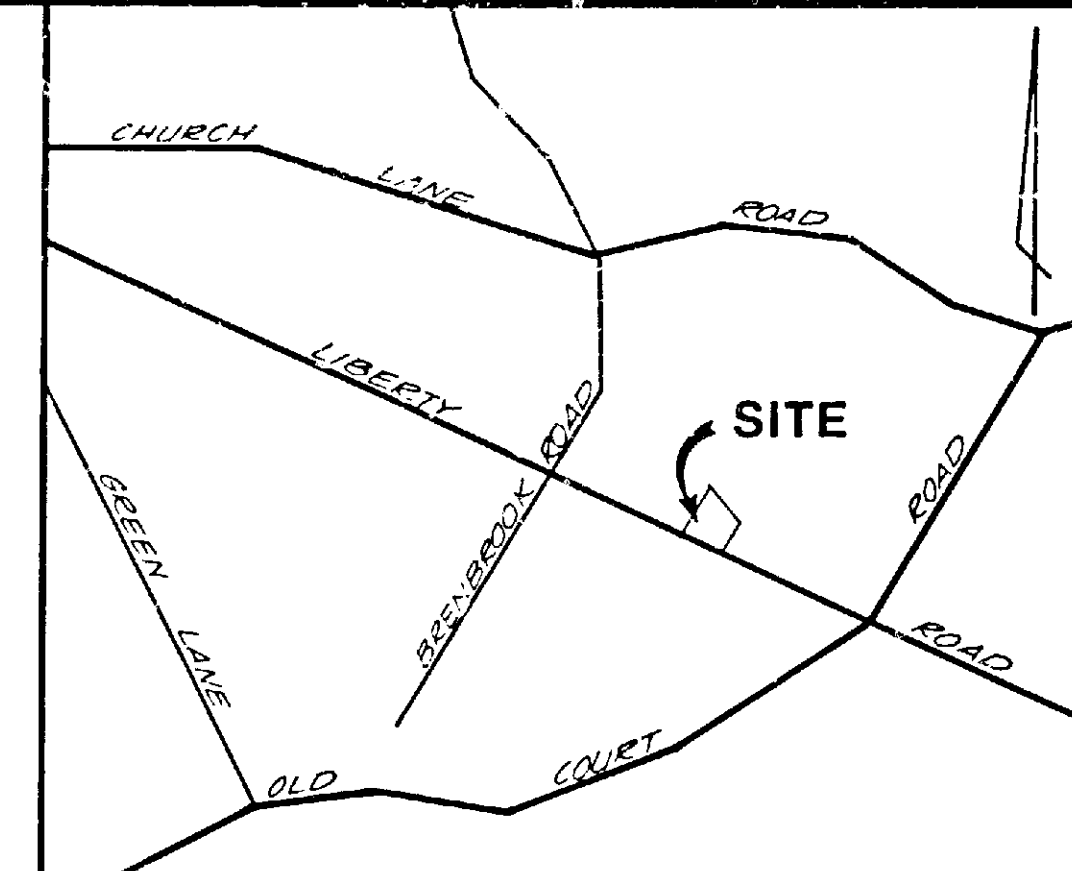
E. Harrison Stone

EHS:tmv





TYPICAL PAVEMENT SECTION
NO SCALE



VICINITY MAP
SCALE: 1" = 1000'

SET BACKS

FRONT: REQUIRED - 40' OFF CENTERLINE OF STREET
PROPOSED - 128' OFF CENTERLINE OF STREET
SIDE: REQUIRED - NONE
REAR: REQUIRED - NONE

AMENITY OPEN SPACE

MINIMUM PERMITTED - 0.20
PROVIDED - 1.15 (6611 SQ FT - 5752 SQ FT)

FLOOR AREA RATIO

MAXIMUM PERMITTED - 4.0
PROVIDED - 0.114 (5752 SQ FT - 50,464 SQ FT)

P 358
L 5258 P 256
ZONE: BMCCC
RETAIL SHOPPING CENTER

PARKING REQUIREMENTS

1. SPACE PER 50 SQ FT
TOTAL SQ FT: 5,752
PARKING REQUIRED: 116 SPACES
PARKING PROVIDED: 95 SPACES
(INCLUDING 4 H.C.)
PARKING VARIANCE REQUESTED FOR 21 SPACES

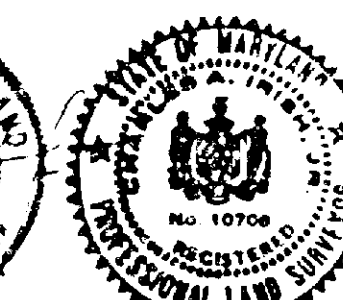
GENERAL NOTES

- BOUNDARY, EXISTING, AND TOPOGRAPHIC INFORMATION PREPARED BY VIKI INC.
- AREA OF SITE 1.15849 AC.
- EX. 1 STORY BUILDING CURRENTLY USED AS AUTO REPAIR FACILITY.

LEGEND

LP DENOTES LIGHT POLE

PREPARED BY
EXHIBIT 1



THIS PRINT MADE BY
VIKI
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS-SURVEYORS
4701 SANGAMORE ROAD
RETHESDA, MD. 20816
DATE: JUL 8 2 1996

PRINTS ISSUED	
NO.	DESCRIPTION
1	VARIANCE SITE PLAN
2	ZONING COMMENTS
3	REVISIONS

ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK

VIKI
INCORPORATED
1100 SANGAMORE ROAD
RETHESDA, MD. 20816
901 229-4100

BIG BOY RESTAURANT
LIBERTY ROAD
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Marriott
corporation

INTERNATIONAL HEADQUARTERS
MARRIOTT DRIVE
WASHINGTON, D.C. 20058

SHEET TITLE
SITE PLAN

DRAWN BY	ISSUED
APPR	SCALE 1" = 20'
JOB NO	DWC NO

LIBERTY ROAD
RTE 26
80' R/W

NO TITLE REPORT FURNISHED