

PETITION FOR SPECIAL EXCEPTION

#313
87-378-XA

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for the storage and sale of used automobiles.

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

I, or we, agree to pay expenses of above Special Exception 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 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: National Car Rental System, Inc. (Type or Print Name) Sun Mar (Type or Print Name) Signature James E. Istas (Type or Print Name) 7700 France Avenue South Minneapolis, MN 55435 (City and State) Attorney for Petitioner: James E. Istas (Type or Print Name) Signature James E. Istas 7700 France Avenue South Minneapolis, MN 55435 (City and State) Attorney's Telephone No.: 612/893-6246

Legal Owner(s): Sun Mar (Type or Print Name) Signature Norman J. Jankowski (Type or Print Name) 10475 Perry Highway (412)935-3089 (Address) Phone No. 412,020-32,635 (City and State) Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert Wagner - Boron Oil Company 10475 Perry Highway (412)935-3080 (Address) Phone No. (City and State)

MAP NW 5 F 2B E. D. 2 DATE 2/17/87 200 1000 DP

87-378-XA #313

87-378-XA #313 Sun Mar NW/5 Liberty Rd., 131.52' NE of Sumner Ct., (6922 Liberty Rd.) 2nd Elec. Dist. 2nd City

PETITION FOR ZONING VARIANCE

#313
87-378-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2(f) to permit a double-faced business sign containing 192 square feet in lieu of the permitted 100 square feet and Section 238.2 to permit a rear yard setback of 17 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) National Car Rental System, Inc. is petitioning for a variance from Section 413.2(f) to allow the use of their standard size sign thereby preventing undue hardship and cost by requiring the purchase of a custom sign.

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

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

I 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: NATIONAL CAR RENTAL SYSTEM, INC. (Type or Print Name) Signature Mark E. Battis, Attorney (Type or Print Name) 7700 France Avenue South Minneapolis, MN 55435 (City and State) Attorney for Petitioner: Mark E. Battis (Type or Print Name) Signature Mark E. Battis 7700 France Avenue South Minneapolis, MN 55435 (City and State) Attorney's Telephone No.: 612/893-6246

Legal Owner(s): Sun Mar (Type or Print Name) Signature Norman J. Jankowski (Type or Print Name) 10475 Perry Highway 412/935-3080 (Address) Phone No. 412,020-32,635 (City and State) Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert Wagner - Boron Oil Company 10475 Perry Highway (412)935-3080 (Address) Phone No. (City and State)

MAP NW 5 F 2B E. D. 2 DATE 2/17/87 200 1000 DP

87-378-XA #313 Sun Mar NW/5 Liberty Rd., 131.52' NE of Sumner Ct., (6922 Liberty Rd.) 2nd Elec. Dist. 2nd City

ORDER RECEIVED FOR FILING Date By

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCES BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-378-XA Sun Mar Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to a letter to the Zoning Commissioner from Counsel for the Lessee, dated March 17, 1987, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1987, that the Petitions for Special Exception and Variances be and are hereby DISMISSED without prejudice.

John S. Lee Zoning Commissioner of Baltimore County

AJ/srl cc: Mark E. Battis, Esquire People's Counsel

ORDER RECEIVED FOR FILING Date By

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES 2nd Election District - 2nd Councilmanic District Case No. 87-378-XA

LOCATION: Northwest Side of Liberty Road, 131.52 feet Northeast of Sumner Court (6922 Liberty Road)

DATE AND TIME: Thursday, March 19, 1987, at 9:30 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 Special Exception to use the property for the storage and sale of used automobiles

Petition for Zoning Variances to permit a double-faced business sign of 192 square feet in lieu of the permitted 100 square feet and a rear yard setback of 17 feet in lieu of the required 30 feet

Being the property of Sun Mar, 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

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

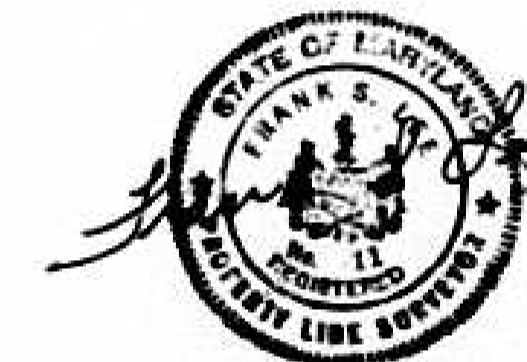
1277 NEIGHBORS AVE. - BALTIMORE, MD 21237

November 4, 1986

N. 6922 Liberty Road 2nd District Baltimore County, Maryland

Beginning for the same on the northwest side of Liberty Road at the distance of 131.52 feet measured easterly along the northwest side of Liberty Road from the east side of Sumner Court, and thence running and winding on the northwest side of Liberty Road South 63 degrees 48 minutes 20 seconds East 200 feet, thence leaving Liberty Road for three lines of division as follows: North 25 degrees 56 minutes 35 seconds East 125 feet, North 63 degrees 48 minutes 20 seconds West 20 feet and South 25 degrees 56 minutes 35 seconds West 125 feet to the place of beginning.

Containing 25000 square feet of land more or less. Lot 2, Sun-Mar Company Property, plat book 34 folio 84.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES : NW/5 Liberty Rd., 131.52' NE of : OF BALTIMORE COUNTY Sumner Ct. (6922 Liberty Rd.) : 2nd District :

SUN MAR, Petitioner : Case No. 87-378-XA

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 Room 211, Court House Towson, Maryland 21204 494-2181

I HEREBY CERTIFY that on this 18th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to James E. Istas, Esquire, 7700 France Ave. South, Minneapolis, MN 55435, Attorney for Petitioner and Lessee, National Car Rental.

Peter Max Zimmerman Peter Max Zimmerman

ORDER RECEIVED FOR FILING Date By



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 10, 1987

James E. Istas, Esquire
7700 France Avenue South
Minneapolis, Minnesota 55435

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/S Liberty Rd., 131.52' NE of Sunmar Ct.
(6922 Liberty Rd.)
2nd Election District - 2nd Councilmanic District
Sun Mar - Petitioner
Case No. 87-378-XA

Dear Mr. Istas:

This is to advise you that \$70.75 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.

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

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

No. 33199

DATE 3-23-87 ACCOUNT 8-01-615-000

AMOUNT \$ 70.75

RECEIVED FROM Sun Mar - National Car Rental

FOR Advertising and Posting Case 87-378-XA

B 8040*****7025:1 323of

VALIDATION OR SIGNATURE OF CASHIER

James E. Istas, Esquire
7700 France Avenue South
Minneapolis, Minnesota 55435

February 17, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/S Liberty Rd., 131.52' NE of Sunmar Ct.
(6922 Liberty Rd.)
2nd Election District - 2nd Councilmanic District
Sun Mar - Petitioner
Case No. 87-378-XA

TIME: 9:30 a.m.
DATE: Thursday, March 19, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 30526

DATE 1/30/87 ACCOUNT 01-615

AMOUNT \$ 200.00

RECEIVED FROM NATIONAL CAR RENTAL

FOR FILING FEE - SPECIAL EXCEPTION & VARIANCE

B 8040*****2000:16 323of

SUN-MAR - PETITIONER

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION AND VARIANCES
2nd Election District - 2nd Councilmanic District
Case No. 87-378-XA

LOCATION Northwest Side of Liberty Road, 131.52 feet Northeast of Sunmar Court (6922 Liberty Road)

DATE AND TIME: Thursday, March 19, 1987 at 9:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 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 Special Exception to use the property for the storage and sale of used automobiles. Petition for Zoning Variance to permit a double-faced business sign of 192 square feet in lieu of the permitted 500 square feet and a rear yard setback of 17 feet in lieu of the required 30 feet.

Being the property of Sun Mar, as shown on plat plan 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

CERTIFICATE OF PUBLICATION

85862

Pikesville, Md., Feb. 25, 19 87

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 19th day of March 19 87
1st publication appearing on the 25th day of Feb., 19 87
2nd publication appearing on the _____ day of _____, 19 _____
3rd publication appearing on the _____ day of _____, 19 _____

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$20.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-378-XA

District 2nd Date of Posting 3-3-87
Posted for Special Exemption and Variance
Petitioner Sun Mar
Location of property NW/S of Liberty Road, 131.52 NE of Sunmar Court (6922 Liberty Road)
Location of Signs in front of subject property 6922 Liberty Road
Remarks
Posted by *[Signature]* Date of return 3-6-87
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 26, 19 87

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 February 26, 19 87

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising
35.75

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
2nd Election District - 2nd Councilmanic District
Case No. 87-378-XA

LOCATION: Northwest Side of Liberty Road, 131.52 feet Northeast of Sunmar Court (6922 Liberty Road)

DATE AND TIME: Thursday, March 19, 1987, at 9:30 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 on the Petition for Special Exception to use the property for the storage and sale of used automobiles.

Petition for Zoning Variance to permit a double-faced business sign of 192 square feet in lieu of the required 500 feet.

Being the property of Sun Mar, as shown on plat plan 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

2766 Feb. 26

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
11th day of February, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Sun Mar Received by: James E. Dyer
Petitioner's Attorney Mark E. Batts, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 6, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-363-A, 87-366-A, 87-373-A and 87-378-XA

This office believes that the current regulations provide for ample signage and that there are no site specific related problems here. Consequently, this office is opposed to the granting of the subject requests.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-00a

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.

3820 Fernside Road
Randallstown, MD 21133 (301) 655-7766

March 19, 1987

RECEIVED
MAR 20 1987

ZONING OFFICE

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 6922 Liberty Road
Sun Mar, Petitioner
Case No. 87-378-XA

Dear Commissioner Jablon:

At its March 16, 1987 meeting the LCDC Board of Directors voted to oppose Sun Mar's petition for a Special Exception to use the property at 6922 Liberty Road for the storage and sale of used automobiles.

The Board took this position for a number of reasons. This site has stood vacant for a number of years and is under lease to BP Oil, in Philadelphia. During the past few years a number of private businesses-developers have shown a strong interest in obtaining and developing this site. These firms include, a medical center, insurance and a real estate firm. Unfortunately, all of these deals fell short, for whatever reason. Based upon our discussions with the potential buyers and BP Oil we believe that the Sun Mar Corporation lacks any real interest in selling the site.

In 1984 we worked with the Office of Planning and Zoning to downgrade the zoning of the site to O-1. It was hoped that this would prompt the owners to do something. It didn't work and the zoning remained unchanged.

In the summer of 1986 the site fell into a serious state of disrepair and on July 17th we submitted a complaint to your office (Case #87-113). Following action by the enforcement section, the owners re-secured the building and cleaned up the lot.

The above information is designed to illustrate the fact that it appears that the owners lack any real interest in marketing the site and have a tendency to neglect it.

We also have some very real concerns regarding the establishment of a "used car lot." We do not think that it will benefit the community and we are concerned about environmental, safety and traffic matters.

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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

Item No. 313 -ZAC- Meeting of February 10, 1987
Property Owner: Sun Mar
Location: NW/SE Liberty Road, 131.52 feet NE of Sunmar Court
Existing Zoning: B.R. - CSA
Proposed Zoning: Special Exception for storage and sale of used cars and Variance to permit a double faced business sign 192 square feet in lieu of the permitted 100 square feet and to permit a rear yard setback of 17 feet in lieu of the required 30 feet
Area: 0.574 acres
District: 2nd Election District

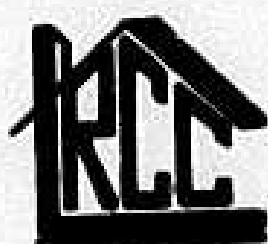
Dear Mr. Jablon:

The eastern most entrance to this site should be closed due to the limited sight distance at this location.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate I

MSF:lt

2/19
87-378-XA



RECEIVED
MAR 18 1987

ZONING OFFICE

Liberty Road Community Council, Inc.

7487 Norma Drive Baltimore, Maryland 21204 444-9387
March 16, 1987

Mr. Arnold Jablon
Zoning Commissioner
Zoning Enforcement Section
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Hearing, Thursday March 19, 1987
9:30 A.M. Case No. 87-378-XA, Item No. 313
6922 Liberty Road SUN MAR

Dear Mr. Jablon,

We protest that this hearing is being held after waiver of the CRG hearing by common consent of the interested government agencies, but without consultation with vitally interested citizens coalition, The Liberty Road Community Council, and adjacent community residents.

As a precedent, a used car lot and rental facility are degrading. Presently, no used cars are sold on Liberty Road (State Route 26) between Kelox Road, 6100 block, all the way out to Offut Road, 9000 Liberty Road, where Larry's Dodge-Masda sells used vehicles in conjunction with new. On this basis alone we object. Forever.

We categorically object, and will continue to object to the premissive attitudes of the zoning process regarding signs. Larger and larger, and uglier and uglier are the order of the day.

The 17' setback, in lieu of the required 30' setback would permit the placement of vehicles, should this permit be granted, that much closer to the stream, with its propensity for flooding. Three major floods in the past ten years.

Due to the small number of police cars available to police and patrol this area, and the increase in stolen vehicles area-wide, we would be putting temptation in the way of criminals; aiding and abetting, we believe that is called.

Traffic ingress and egress would increase congestion already present. Finally, we respectfully suggest that the present property owner,

and the representative of the possible future lessor, consider placing
Working Together For Community Progress

page 2.

Hearing, Thursday March 19, 1987
9:30 A.M. Case No. 87-378-XA, Item No. 313
6922 Liberty Road

this facility next door to their own homes. After all, people live within one hundred feet of this proposed used car lot, and enormous sign.

In recognition of the above reasons, we the Liberty Road Community Council wish to go on record as being against this Special Exception and Variance request.

Sincerely,

Harold Katz
Harold Katz, president
Judith Berger
Judith Berger, secretary

Gwynnvale Civic Association
PIKESVILLE, MARYLAND

ZONING OFFICE

March 17, 1987

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

SUN MAR
RE: Case No. 87-378-XA
Item No. 313

Dear Mr. Jablon:

The Gwynnvale Civic Association is opposed to the granting of a Special Exception, to the petitioner, Sun Mar, to allow for the storage and sale of used automobiles and variances to permit a double-faced business sign of 192 sq. ft. in lieu of the permitted 100 sq. ft. and a rear yard setback of 17' in lieu of the required 30' for the following reasons:

1. The granting of the Special Exception will add to the already existing traffic congestion on Liberty Road. This situation would create severe hardships for neighboring residents who must use Liberty Road as their only ingress and egress. It would also pose hardships for residents who utilize Liberty Road for travel to and from work.
2. Since the property borders a stream and floods frequently, the existence of a storage facility would pose health problems if flood waters mixed with gasoline from the cars.
3. The Special Exception requested is inconsistent with the purposes of the property's zoning classification and it is inconsistent with the spirit and intent of the Zoning Regulations. The stated use does not fall under any of the categories allowed by Special Exception.

Our communities have been struggling laboriously to better the physical and visual atmosphere of the Liberty Road Corridor. Any facility of this nature (storage and sale of automobiles) would tend to prove detrimental to the general welfare of the neighborhood in that it would create a visually obtrusive structure; this would cause property values to decrease and it would draw unsavory characters to our communities.

We implore you to deny this Special Exception and the variances requested by the petitioner.

Respectfully,

Ella White Campbell
Ella White Campbell
Zoning Chairperson

377/520
Cantale
3/16/87
ff

6818 Parsons Avenue
Baltimore, Maryland 21207
March 17, 1987

RECEIVED
MAR 20 1987

ZONING OFFICE

Mr. Arnold Jablon
Zoning Commissioner
Zoning Enforcement Section
111 West Chesapeake Avenue
Towson, Maryland 21204

Case #87-378-XA
Item #313

Dear Mr. Jablon:

The Huntington Community Association is composed of 375 residents who are opposed to the special exception and variance request to allow a used car franchise at 6922 Liberty Road. We are opposing because:

- 1) storage of used cars will be an eye sore for the community.
- 2) these type of businesses are not now in our district of the Liberty Road corridor.
- 3) the property lot is not large enough to accommodate the number of cars that will be stored there.

We ask that you deny this special exception request and not allow this property to be utilized as an used car lot.

Thank you in advance for your favorable approval of our request.

Sincerely yours,

Alfred B. Johnson
Alfred B. Johnson,
President
Huntington Community Association

AEB:cjr

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

Board of Directors' Meeting

March 16, 1987

Minutes

Present: Lucille Whittingham, Joseph Lepski, Jack Kiner, Gene Hamilton, Ruth Nasdor, Joan Kahline, Emily Wolfson, Charlotte Kaplow, Ben Seaman, Douglas Stiegler, Bill Proctor. Guests: Glenn Manning and Eleanor Harrison (Maryland National Bank), Barry Tannenbaum, Howard Kohn, Morton Kaplow, Mike Deckleman, J. Burger and Al Johnson (LRCC) and Jim Janas (staff).

The minutes were approved as written.

Membership Report: It was reported that the membership now totaled 85, with the newest members being Good Impression Printing and Marshalls. A new membership drive was now in progress.

Fundraising: Jack Kiner reported that the Art Auction was being postponed.

He had held a discussion with individuals regarding the proposed LCDC involvement and sponsorship of local bingo nights. We could earn up to \$100 to \$200 per night on a regular basis.

After some discussion, Emily Wolfson moved that "Jack Kiner pursue the discussion on the matter." Gene Hamilton seconded the motion. Charlotte Kaplow suggested that we seek legal advice on the matter--but she did not present it as an amendment. The motion passed.

Condemnation Legislation: At the previous meeting the Board had agreed to review the County's proposal to present legislation which would enable the County to condemn commercial property. The staff had researched the matter and had not been able to locate a written copy of the proposed legislation. It was, therefore, likely that the County had dropped the initiative.

Meeting with Councilman Mintz: Lucille Whittingham and Gene Hamilton reported that a group of leaders had recently had dinner with Councilman Mintz. The Councilman had been receptive and the topics which were discussed included zoning, security, loan programs and LCDC's County contract. Emily Wolfson pointed out that the discussion really focused on "process" and the relationship between LCDC and Mr. Mintz.

Annual Meeting: The President announced that the meeting was scheduled for Monday, May 11th and Mr. Ted Venetoulis would be the keynote speaker.

Minutes
Page 2

A number of possible locations were discussed. Gene Hamilton and Joseph Lepski agreed to provide the leadership on the arrangements.

Lucille Whittingham appointed Ruth Nasdor and Pat Nickel to serve as the Awards Committee.

Zoning

Tawmnoore & Marriotte Lane(s) - We had reached an agreement with the petitioner's counsel to dismiss our appeal without consideration. We are still pursuing the FHA-HUD complaint.

Granger Partnership - The proposed office development was discussed at length. The Board decided to reaffirm its earlier position of supporting the reclassification request on a general level with certain conditions, relating particularly to ingress and egress.

8209 Liberty Road, Sea King - It was explained that this business had been cited for zoning and parking violations--even though the signage and parking arrangements had not changed appreciably since 1971. Mr. Johnson and Ms. Burger, representing the Liberty Road Community Council, stated that they had filed the complaint and had also filed others. After some discussion the Board voted to support Mr. King in his request for a variance. Motion by Gene Hamilton, second Charlotte Kaplow.

8314 Liberty Road - H.H. Fauter, petitioner had been cited for an illuminated sign. After discussion Gene Hamilton moved that we support the petitioner on his variance request, seconded and passed.

6922 Liberty Road - The petitioners, Sun Mar are seeking a Special Exception for the storage and sale of used automobiles.

The staff explained that we have had some experience with this site which has stood vacant for a number of years. We are aware of several purchase-development proposals which were presented to the owners. In 1984 Mt. Royal Medical Center desired to purchase the property. We also understood that several local business people, including an insurance firm and a real estate firm attempted to obtain the property. We believe that the owners were uncooperative in these ventures.

During the 1984 Zoning Map process we worked with the Office of Planning and Zoning to downgrade the zoning to O-1 as a means to convince the owners to do something. And in 1986 we submitted a zoning complaint against the property because of its deteriorated condition.

Members of the Board also felt that there were serious problems in the use of the property for used car sales and, therefore, voted to oppose the petition.

Minutes
Page 3

9207 and 9205 Liberty Road - Both property owners were seeking a reclassification from DR 3.5, RC to B.R. Gene Hamilton explained the location and history of these properties. The board felt that these requests were more appropriate under the Zoning Map process and voted to oppose the petitions.

Other Business

District Courthouse - Emily Wolfson explained that the Courthouse currently located in Owings Mills was seeking a new location. She felt that we would be better served if the facility was located in one of the possible Pikesville locations. She made a motion that LCDC support the location of the District Courthouse in Pikesville. Ruth Nasdor seconded the motion which passed.

MTA Advertising - The staff explained the contents and early success of the program. He and the President had discussed the need for LCDC to retain control over the content and location of the advertisements themselves. A committee consisting of Joan Kahline, Bill Proctor and Ben Seaman was established.

Marshalls Building - Charlotte Kaplow explained that she had concerns over the appearance of the rear of the Marshalls' building which was facing Liberty Road. The staff had talked to the Marshalls' District Manager but he had no authority over the exterior of the building and we were trying to contact the center's owners.

The meeting adjourned at 8:50 P.M.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1987

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

Mark E. Battis, Esquire
7700 France Avenue South
Minneapolis, MN 55435

RE: Item No. 313 - Case No. 87-378-XA
Petitioner: Sun Mar
Petitions for Special Exception
and Zoning Variance

Dear Mr. Battis:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21207

Mr. Robert Wagner
Boron Oil Company
10475 Perry Highway
Wexford, Pennsylvania 15090

Maryland Department of Transportation
State Highway Administration

FEB 10 1987

William K. Hellmann
Secretary

ZONING OFFICE

February 5, 1987

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

RE: Baltimore County
Item #313
Property Owner: Sun Mar
Location: NW/S Liberty Road
(Maryland Route 26)
131.52 ft. NE of Sunmar
Court
Existing Zoning: B.R.-
CSA
Proposed Zoning: Special
Exception for storage and
sale of used cars and
Variance to permit a
double faced business
sign 192' in lieu of the
permitted 100' and to permit
a rear yard setback of
17' in lieu of the req.
30'
Area: 0.574 acres
District: 2nd

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 2/3/87 for National Car Rentals (Used Car Sales) on the northwest side of Liberty Road, 131.52' northeast of Sunmar Court, the State Highway Administration finds the site plan generally acceptable with all access to Liberty Road, Maryland Route 26.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Gosman

CL-GG:re

cc: J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-6451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 0117

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

NORMAN E. GENDER
DIRECTOR

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

FEBRUARY 20, 1987

Re: Zoning Advisory Meeting of FEBRUARY 10, 1987
Item # 313
Property Owner: SUN MAR
Location: NW/S LIBERTY RD. 131.52'
NE OF SUNMAR CT.

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 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 B111 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 B111 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:
A WAIVER OF CRG PLAN (MEETING / PROCESS)
WAS GRANTED BY THE PLANNING BOARD 1/29/87
SEE FILE # W-87-2 (NIA NATIONAL CAR RENTAL
& SALES)

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

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

PAUL H. REINCKE
CHIEF

February 10, 1987

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

RE: Property Owner: Sun Mar

Location: NW/S Liberty Road, 131.52' NE of Sunmar Court.

Item No.: 313

Zoning Agenda Meeting of 2/10/87

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

REVIEWER: *Paul H. Reincke* Noted and Approved: *D.C. Lee*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204**

**TED ZALESKI, JR.
DIRECTOR**

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

Dear Mr. Jablon:

Comments on Item # 313 Zoning Advisory Committee Meeting are as follows:

Property Owners: **Sun Mar**
Location: **NW/S Liberty Road, 131.52 feet NE of Sunmar Court**
District: **B.R. - CSA**

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. #117-1 - 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/is 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 R-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. R-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 1401, Section 1407, Section 1406.2 and Table 1402. 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 Use _____. See Section 317 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 finish floor levels including basement.

J. Comments: Signs shall comply to Article 19 and its amendments in Council Bill # 17-85. The structure shall comply with the Code for its proposed use.

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 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burman, Chief
Building Plans Review

L'27/85

National Car Rental System, Inc.
700 France Avenue South
Minneapolis, Minnesota 55435
612-830-2121

National Car Rental



FEB 4 1987

HOUSEHOLD INTERNATIONAL COMPANY

Zoning Office

February 2, 1987

Mr. Arnold Joblon
Zoning Commissioner
111 West Chesapeake Ave.
Towson, MD 21204

Re: Petition for Zoning Variance
Petition for Special Exception
SUN MAR

Dear Mr. Joblon:

The purpose of this letter is to ascertain the hearing date for Item 313 as described above. Mr. Joyce of our Mid-Atlantic Region, filed these forms and was told Item 313 would be set for a hearing in approximately 10 weeks.

We currently have a lease option on the property which is the subject of these forms. This option is due to expire soon, so if there is anything I could do to help expedite the hearing process, please feel free to call. My office number is (612) 893-6246. Your attention to this matter is appreciated.

Sincerely,

NATIONAL CAR RENTAL SYSTEM, INC.

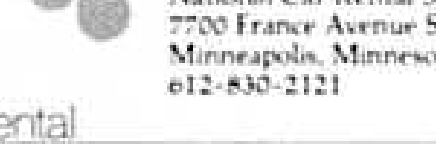
Mark E. Battis
Mark E. Battis
Attorney
Properties Department

/jj

Affiliates: Europcar, Tilden

National Car Rental System, Inc.
7700 France Avenue South
Minneapolis, Minnesota 55435
612-830-2121

National Car Rental



8-7-1903

2/15/87
JD - ok

FEB 4 1987

HOUSEHOLD INTERNATIONAL COMPANY

March 17, 1987

*Len Miel
57-378-XA*

Mr. Arnold Joblon
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Zoning Variance, Petition for Special Exception

Dear Mr. Joblon:

The purpose of this letter is to request that item 313 which was scheduled for hearing on March 19, 1987 be withdrawn from the calendar without prejudice. I had discussed this matter with Mr. Dier of your office on March 16, 1987 and he recommended that I contact you and make a formal request to withdraw this item.

I have made arrangement to have the advertising and posting costs of \$70.75 to be paid directly from our Accounting Department. On several occasions I had the chance to deal with Mr. Dier regarding the scheduling of this matter and found him to be extremely helpful and very informative. Although we are requesting that this matter be removed from the calendar, I look forward to dealing with Mr. Dier in the future.

If you need any additional information or you have any further questions please feel free to contact me. My office number is (612) 893-6246.

Sincerely,

NATIONAL CAR RENTAL SYSTEM, INC.

Mark E. Battis
Mark E. Battis
Attorney
Properties Department

/jj

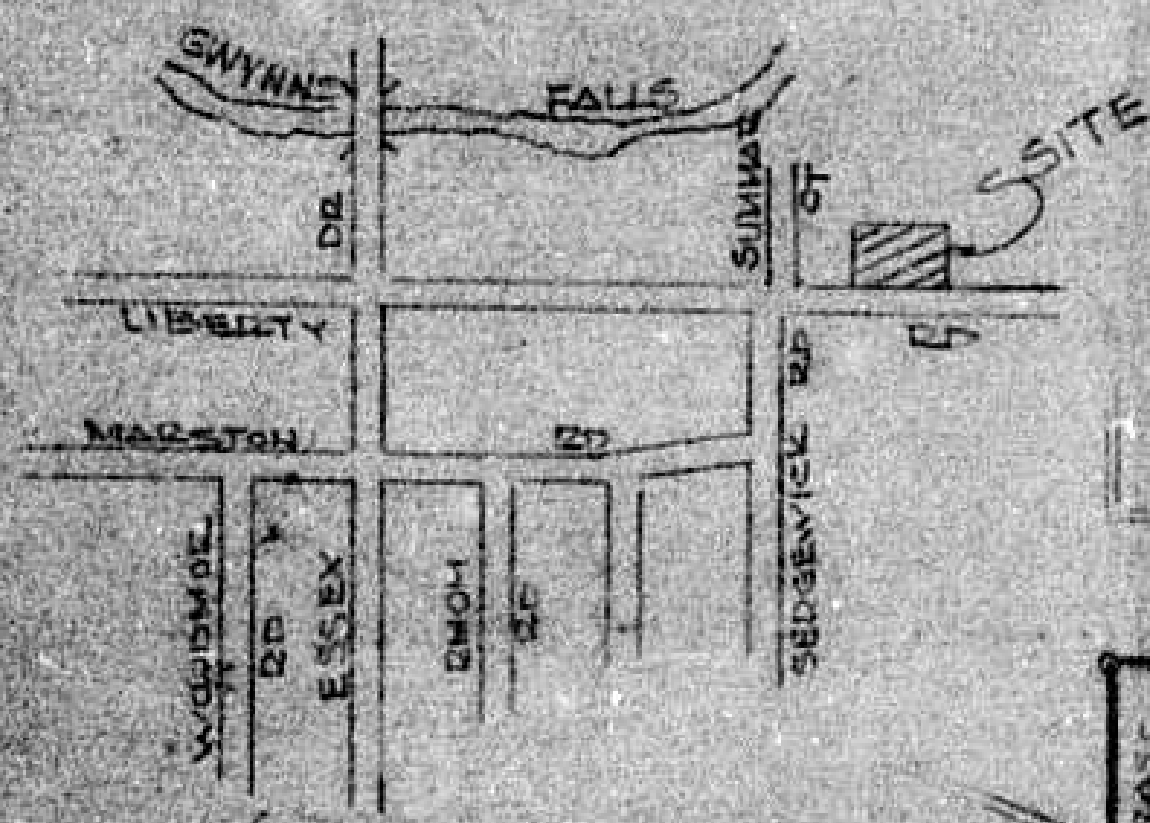
cc: Mr. James Dier

RECEIVED

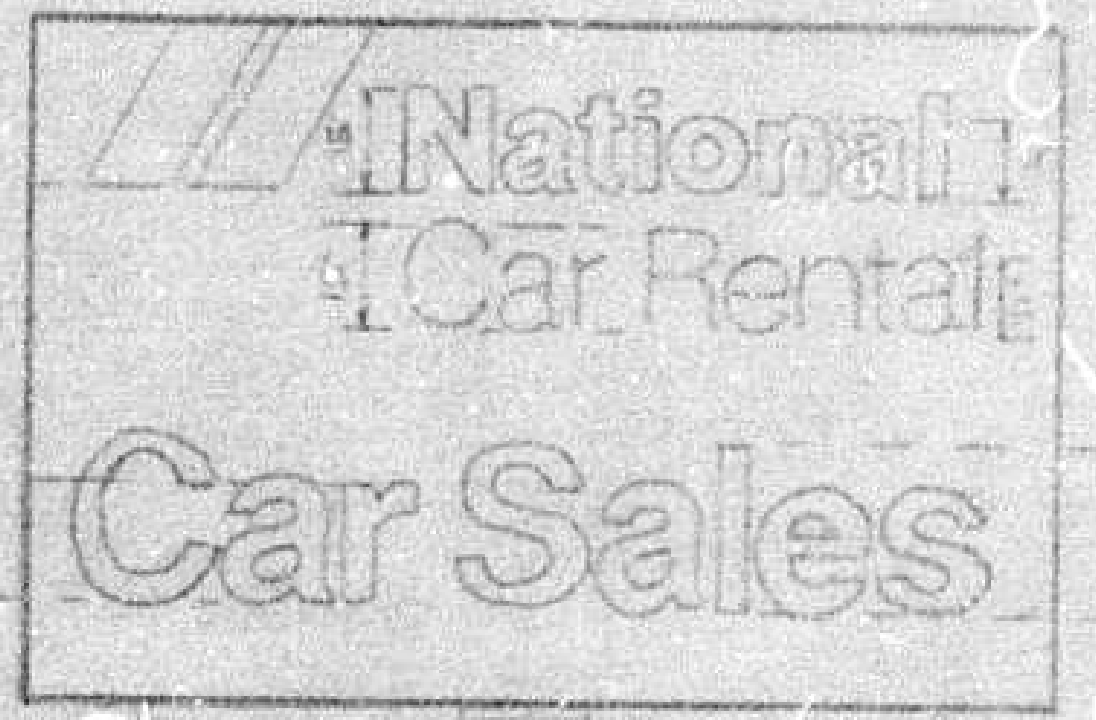
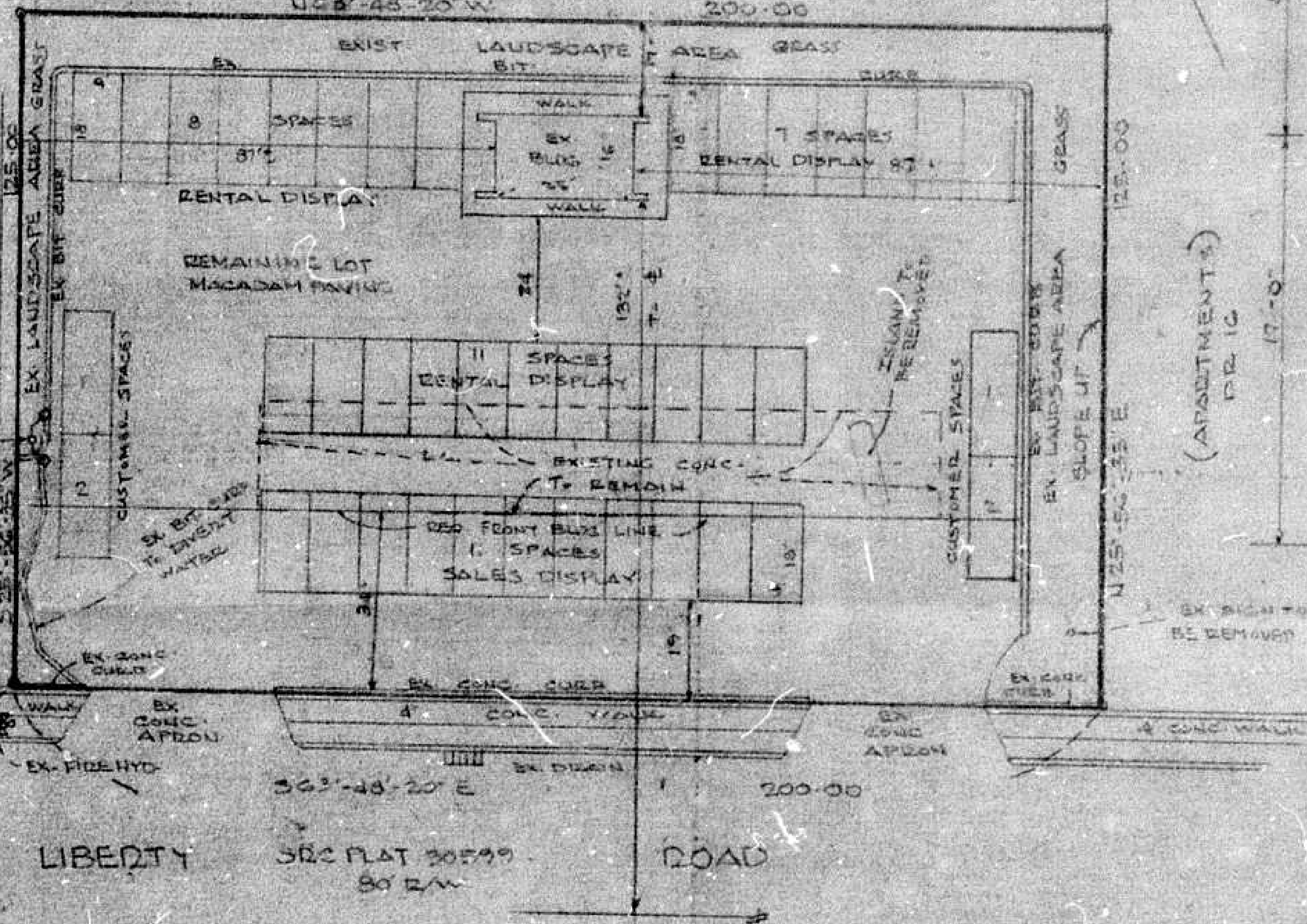
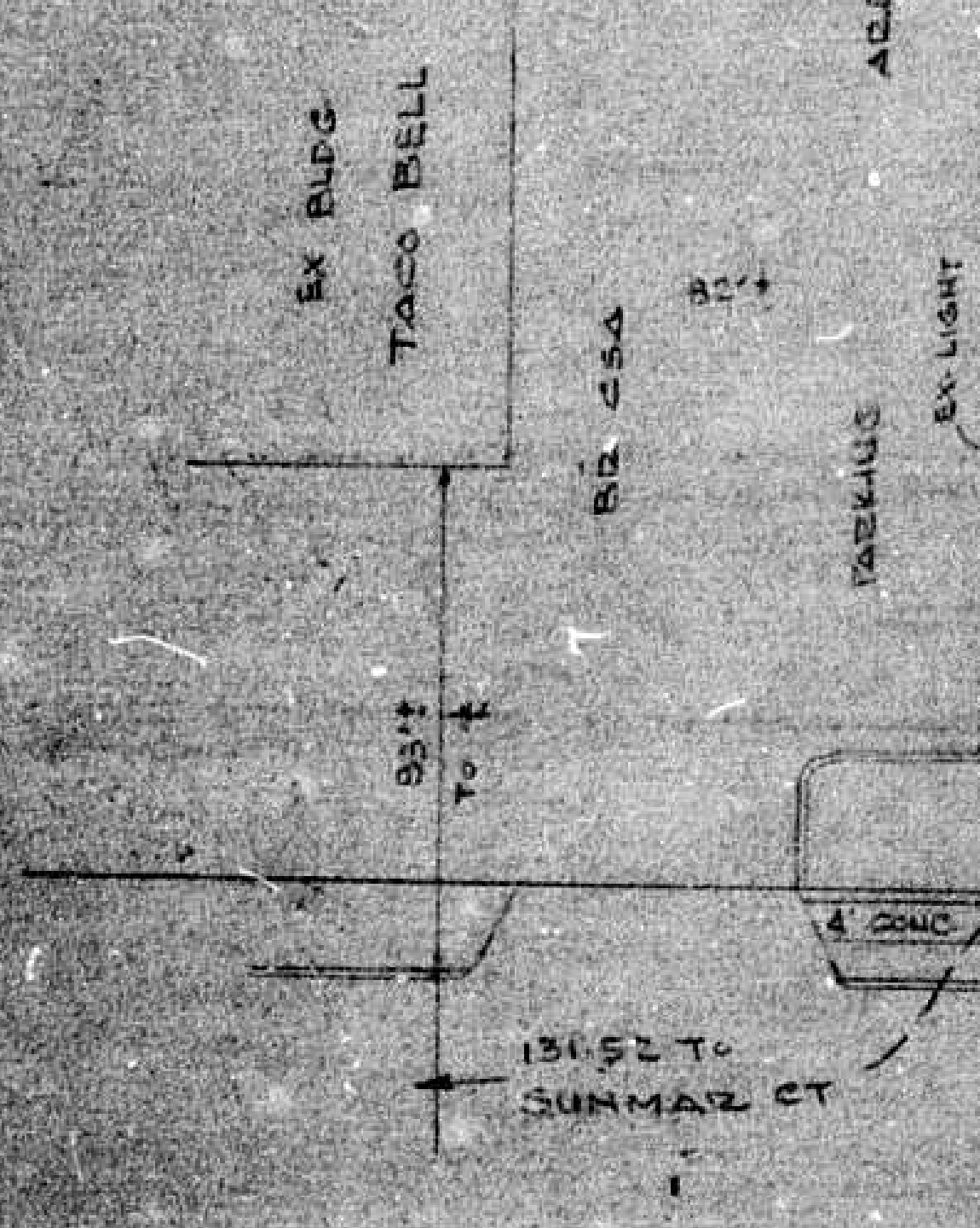
MAR 19 1987

ZONING OFFICE

Affiliates: Europcar, Tilden



LOCATION MAP
SCALE 1"=500'



SIGN ELEVATION

SCALE: 3/8"=1'-0"
PROPOSED SIGN
DOUBLE FACED
192 SQ FEET

EXISTING USE - VACANT
PROPOSED USE - CAR RENTAL & SALES
EXISTING ZONING - BR 630
AREA OF EX. BLDG - 400 SQ FT
AREA OF LOT - 25,000 SQ FT
LOT SERVICED BY PUBLIC WATER - SEWER

PARKING DATA

CUSTOMER SPACES
No. REQ (1/200 SQ. FT.) (BUILDING: 400 SQ FT.) = 2 SPACES
No. OF SPACES SHOWN = 4 SPACES

PLAT TO ACCOMPANY PETITION FOR
FOR A SIGN VARIANCE - 192 SQ FT IN LIEU OF THE REG 100 SQ FT
A SPECIAL HEARING FOR THE LIMITED No. OF LEASED CARS FOR
SALE AS ACCESSORY USE TO RENTAL BUSINESS

LOT 2
SUN-MAX COMPANY PROPERTY
1 PLAT BOOK 34-84
2ND DISTRICT BALTIMORE CO, MARYLAND
SCALE 1"=20'
DATE 11-6-86 1-25-87

313
87-398-A



FRANK S. EGAN
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237