

456
88-69-A

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#456

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#456

NE/S Liberty Rd., approx. 330' of c/l of Rolling Rd.
(8312 Liberty Rd.) 2nd E.D.
2nd C.D.

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.

MAP NW 6 H
2 B
E-D- 2
DATE 10/5/87
200
1000
OF
N 21,63
W 42,660

ORDER RECEIVED FOR FILING
Date August 3, 1987
By Shirley J. Lunscomb

Carl J. Feller
Zoning Commissioner of Baltimore County.

TOWSON, MD., July 16, 1987

THE JEFFERSONIAN.

Publisher

5/5/1987

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

No. 36054

DATE 5/5/87 ACCOUNT Pol-615-000

AMOUNT \$ 100.00

PAID TO BALTEST

FOR ZONING VARIANCE I Em # 456

6 6107*****10000:0 00007

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 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 5th day of August, 1987, that the amended Petition for Zoning Variance to permit a free-standing, illuminated sign containing 18 2/3 square feet per side in lieu of the permitted 8 square foot sign attached to a building be and is hereby GRANTED. From and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted

- herein:
1. The Petitioner may apply for his sign 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.
 2. A spotlight may be used to illuminate the sign for one year, at which time lighting of the sign shall be internal.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/ar1

cc: Charles J. Balint, Esquire
People's Counsel

88-69-A
#456
Charles J. Balint
NE/S Liberty Rd., approx. 330' NW
of c/l of Rolling Rd., 2nd E.D.,
(5312 Liberty Rd.),
2nd C.D.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 14, 1987
Posted for: Variance
Petitioner: Charles J. Balint
Location of property: NE/S Liberty Rd. approx. 330' NW of c/l of Rolling Rd. 5312 Liberty Rd.
Location of Sign: In front of 5312 Liberty Rd.
Remarks:
Posted by: S. J. Groat Date of return: July 17, 1987
Number of Signs: 1

Case No. 88-69-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
2nd day of Aug, 1987.

Petitioner: Charles J. Balint
Petitioner's
Attorney

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



Maryland Department of Transportation
State Highway Administration

RECEIVED
JUN 1 1987

William K. Hoffman
Secretary

ZONING OFFICE

May 28, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

RE: Baltimore County
Item #456
Property Owner:
Charles J. Balint
Location: NE/S Liberty Rd
Maryland Route 26
330 feet NW of centerline
of Rolling Road
Existing Zoning: R.O.
and D.R. 16
Proposed Zoning: Variance
to permit a free-standing
sign containing 24
square feet and illuminated
with two spotlights in
lieu of the maximum
permitted sign of 8
square feet attached to
the building
Area: 17,226 square feet
District: 2nd

Dear Mr. Jablon:

On review of the submittal for variance of a
business sign, the submittal has been forwarded to the
State Highway Administration Beautification Section,
c/o Morris Stein (333-1643) for all comments relative
to zoning.

Very truly yours,

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

CL-GW/es

cc: J. Ogle
M. Stein w/att.

My telephone number is 333-1350

Telecommunicator for Impaired Hearing or Speech
202-7986 Baltimore Metro - 800-6451 D.C. Metro - 1-800-455-0882 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21202 - 0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 88-69-A

This office believes that a smaller sign would be sufficient
and questions the appropriateness of the proposed spotlights.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
JUL 10 1987
ZONING OFFICE

CPS-008



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

STERNENKREIS
C. Richard Moore
Acting Director

June 10, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
items number 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464,
465, 466, 468, 469, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

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

030

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Charles J. Balint, Esquire
8312 Liberty Road
Baltimore, Maryland 21207

RE: Item No. 456 - Case No. 88-69-A
Petitioner: Charles J. Balint
"Petition for Zoning Variance"

Dear Mr. Balint:

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 recom-
mendations 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, Esq.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 26, 1987

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

Re: Property Owner: Charles J. Balint

Location: NE/S Liberty Rd., 330' +/- NW c/l Rolling Road

Item No.: 456

Zoning Agenda: Meeting of 5/19/87

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 or _____ feet along an approved road in accor-
dance 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 Pro-
tection 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: *Carl G. Smith* 5-26-87 Noted and
Planning Group Approved: *John E. O'Neill*
Special Inspection Division Fire Prevention Bureau

/s/

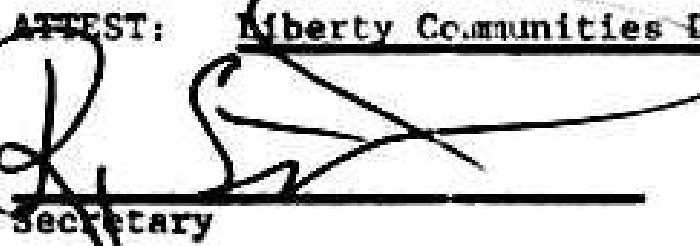
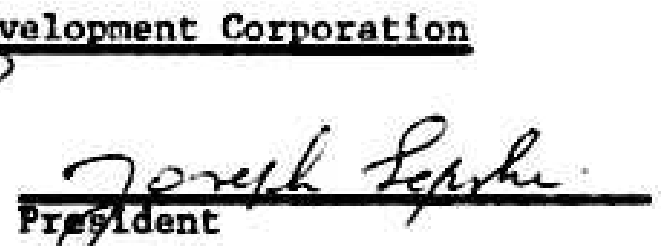
Liberty Communities Development Corporation (LCDC)

RESOLVED: That the position of the Liberty Communities Development Corporation as adopted by the Board of Directors on July 20, 1987 on the zoning matter known as:

Petition for a Variance, Case number 88-69-A, Item No. 456, to permit a free-standing sign containing 24 sq. ft. and illuminated with two spotlights in lieu of the maximum permitted sign of 8 sq. ft. attached to the building.

is that: "The Board (L.C.D.C.) support this petition with conditions. Further, "The staff (Jim Janas) receive authority, sanction and instructions to testify on behalf of the organization on the zoning request."

AS WITNESS OUR HANDS AND SEAL THIS 23 DAY OF JULY 1987.

ATTEST: Liberty Communities Development Corporation
 Secretary
 President

Board of Directors' Meeting

July 20, 1987

Minutes

Present: Joseph Lepski, Rufus Stephens, Jack Kiner, Lucille Whittingham, Alan Cohen, Emily Wolfson, Charlotte Kaplow, Ruth Nasdor, Ben Seaman, Alan Kaplan, William Proctor, Pete Christ, Doug Stiegler, Dan Schuman, Gene Hamilton and Paulette Quickley.
Guests: Frank Storch, Herbert Kleiman, Senator Paula Hollinger, Jeff Siedell, Linda Lampel, Charles J. Balint and Jim Janas (staff).

Joseph Lepski opened the meeting, he asked Board members to please put issues in the form of motions before speaking on them and to avoid duplicative discussions.

The minutes were approved as written.

Membership Report: Alan Kaplan reported that Equitable Bank and BEA, Inc. had joined, bringing the total membership to 101.

Budgets: Gene Hamilton presented a \$53,338 operating budget for FY 88, which included a \$37,800 C.D.B.G. grant. After a short discussion Emily Wolfson moved the budget be approved. It was seconded and passed.

Jim Janas then presented a budget for \$23,600 for a market study implementation, public relations project. This project had been suggested as far back as December, 1986 and we were requesting that the County fund 50% of the cost through general funds. The request and budget were approved.

Any discussion on the Capital Budget was deferred.

Police Dept. Meetings: Alan Cohen reported that we had been meeting with members of residential groups and the police on community wide meetings. The next meeting was scheduled for Tuesday evening.

Jim Janas reported that the police had recently conducted a new series of anti-crime seminars. Doug Stiegler reported that the one in his area was very poorly attended. Janas suggested that LCDC could insure much better participation--he was suggesting that we convene a seminar-meeting in September.

Deer Park Mall: Ben Seaman then introduced Mr. Frank Storch and Mr. Herbert Kleiman, two of the new owners of Deer Park Mall. Ben pointed out that there were a number of topics we would like to discuss, including the possible construction of a new Fair Lanes Bowling Center on the site.

The new owners explained that they were in an agreement with Fair Lanes which gave them a 90 day study period before any deal was finalized. If they did settle on a deal, the bowling center would be constructed on the western edge of the site.

Mr. Storch then explained that his family had been in the shopping center business for 40 years and owned 4 centers in Prince George's County.

Mr. Kleiman explained that Fair Lanes would be going before the Liquor Board on July 27th seeking a license for the new center. The new owners of the mall were asking LCDC if we would support the license application.

Dan Schuman questioned the impact of this license on other area license holders. Board members felt that any negative impact would be marginal and, in fact, the development would be beneficial.

Gene Hamilton moved that LCDC support the license application. Charlotte Kaplow seconded the motion. Emily Wolfson and Alan Cohen argued that we support the application. Joseph Lepski called for a vote. The motion passed with one vote against.

Zoning

Courtleigh Drive and Old Court, Emily Wolfson presented this project and suggested that we should attend the zoning hearing and argue for adequate parking and screening for the shelter care facility. This was put into the form of a motion which was seconded and passed.

Jim Janas reported that Honolulu Ltd. the owners of Woodmoor Shopping Center were seeking a Special Exception for a bingo parlor in a BL zone. The Board discussed our previous work with the center including the streetscape improvement which we worked on several years ago. In that instance LCDC had spent over \$8,000 on designing improvements to the center. Honolulu Ltd. eventually rejected the project even though they had initially agreed to the idea and had thoroughly participated in the planning. A motion was presented that we oppose the special exception request because of Honolulu Ltd.'s past performance and because we were opposed to the operation of bingo parlors in BL zones. The motion was seconded and passed.

Janas then reported that Dennis Granger Partnership was again seeking a zoning reclassification of its 7 plus acres site from

DR 5.5 to O-1. The proposed project was reviewed. Previously, LCDC had agreed to support the zoning request and the project provided that the developer agree to certain conditions including the consolidation of their Liberty Road curb cut with the new Liberty Road Government Center. This agreement had, in fact, been ratified by the County and the developer at a series of meetings. However, when the developer submitted their site plan before the Board of Appeals they showed their own curb cut. The staff suggested that they had, therefore, violated the agreement; a position which Councilman Mintz agreed with. Alan Cohen moved that we stand by our original agreement and withdraw our support for the project. The motion was seconded and passed.

Fiddler on the Roof--the staff suggested that the sign for this building was in violation of zoning requirements and was also blocking other commercial signage in the immediate area. Rufus Stephens suggested that since the building was now vacant the time was opportune to correct the signage violation. He then made a motion that we file a zoning complaint against Fiddler on the Roof; Ruth Nasdor seconded the motion. Doug Stiegler spoke in favor of the motion which passed.

Fundraising

Jack Kiner reported that we had received approval from the County to serve as a sponsor for the new Brenbrook Plaza Bingo and work on the building was proceeding. Jack also stated that we would work out an agreement/contract with Mr. Snyder regarding our sponsorship.

Lucille Whittingham reported that the raffle was moving ahead and she asked Board members to please take tickets with them before they left.

Commun Advertising: Jack Kiner reported that a committee had met with the Randallstown News and we had agreed to an advertising program whereby LCDC would run 6, two page ads which would provide space for up to 18 businesses per issue. This space would be sold to individual businesses for \$70. The first ad would run August 19th.

Other Business

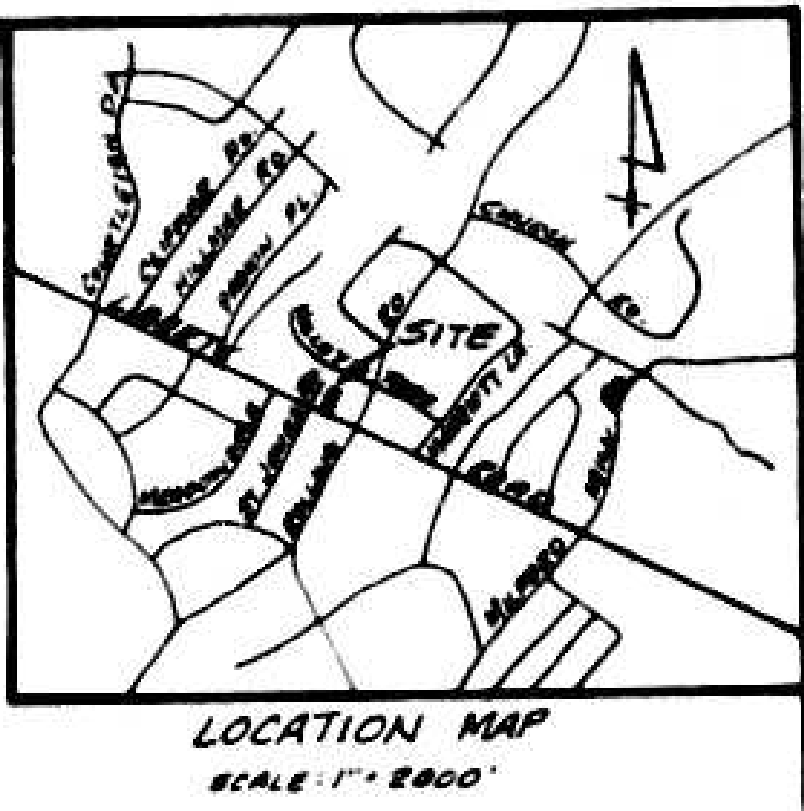
Bradlees Plaza--the staff explained that we would be convening a press conference at Bradlees Plaza at 2:00 P.M. on July 29th. The grand opening for Marshalls was scheduled for 9:00 A.M., August 6th.

MIE Development--this proposed office-warehouse had received CRC approval but construction wouldn't start until work on the 5th lane began, probably in 1990.

St. James Ev. Lutheran Church had requested that we again help support their annual golf outing. The Board agreed to provide \$150 to the event.

Mr. C.J. Balint of 8312 Liberty Road explained that he was seeking a zoning variance to install a free standing sign of 24 sq. ft. illuminated by two spotlights; he was seeking LCDC support. Gene Hamilton suggested that Mr. Balint install a sign with internal lighting. Joe Lepski asked for a staff recommendation. Janas responded that he tended to agree with Gene Hamilton's suggestion and was sure that we could work out a suitable compromise. The Board voted to provide tentative approval and support contingent upon the development of a compromise.

The meeting adjourned at 9:10 P.M.

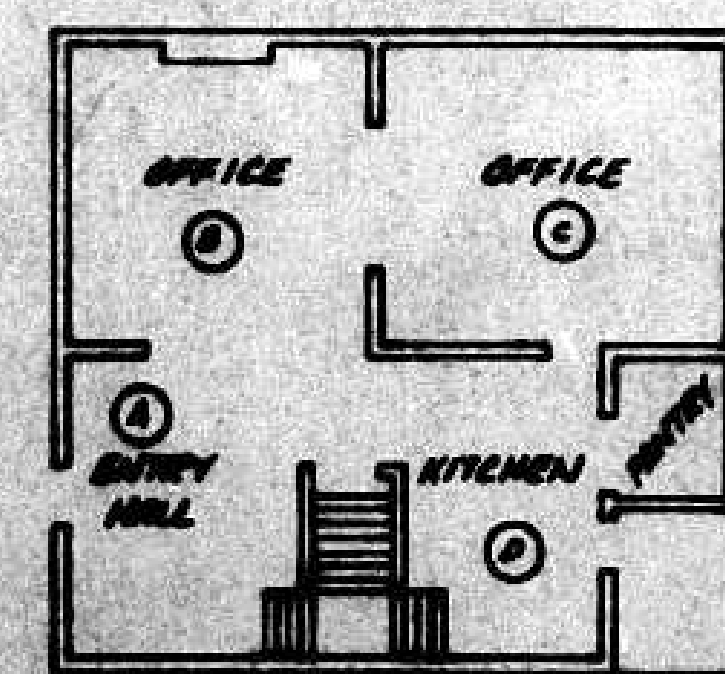


#8911
2 STY. FRAME
RESIDENCE

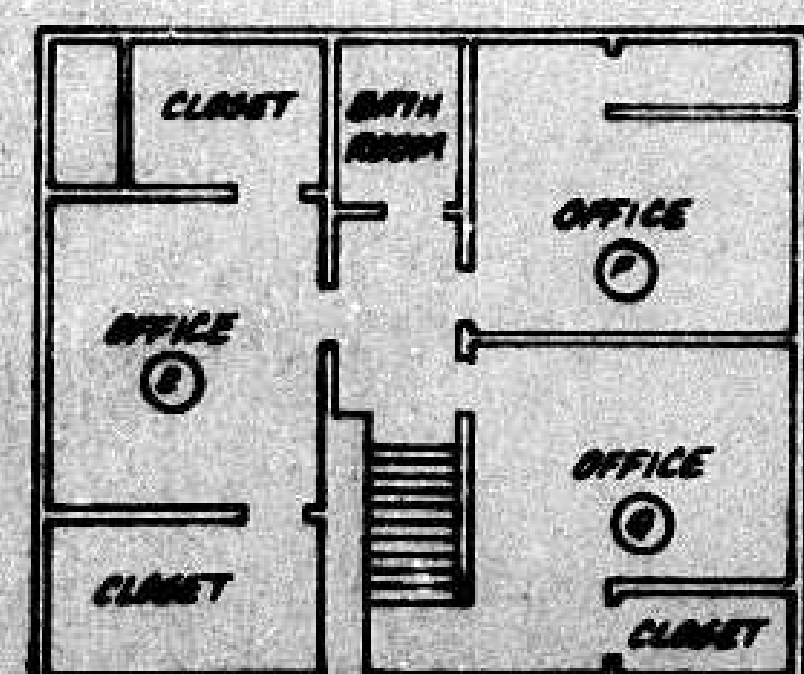
#8909
2 STY. FRAME
RESIDENCE

D.R. 5.5 ZONE

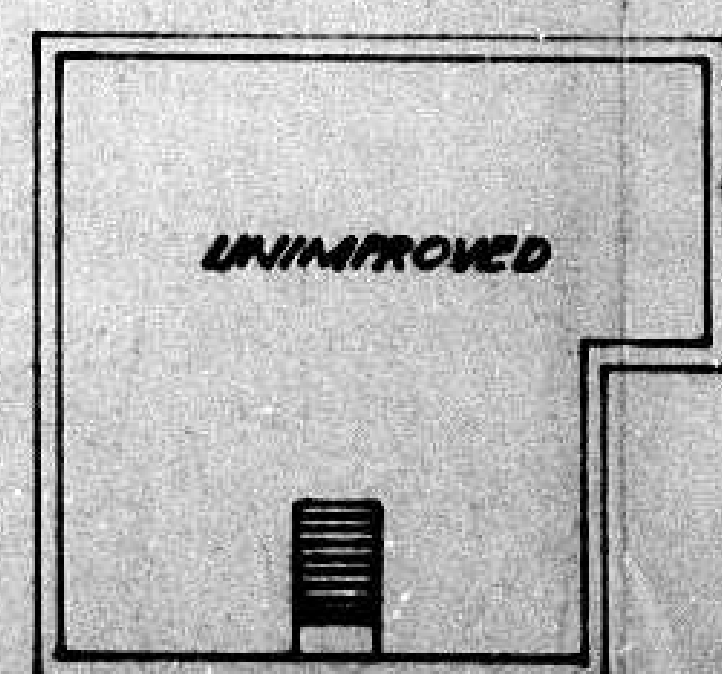
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RESIDENCE



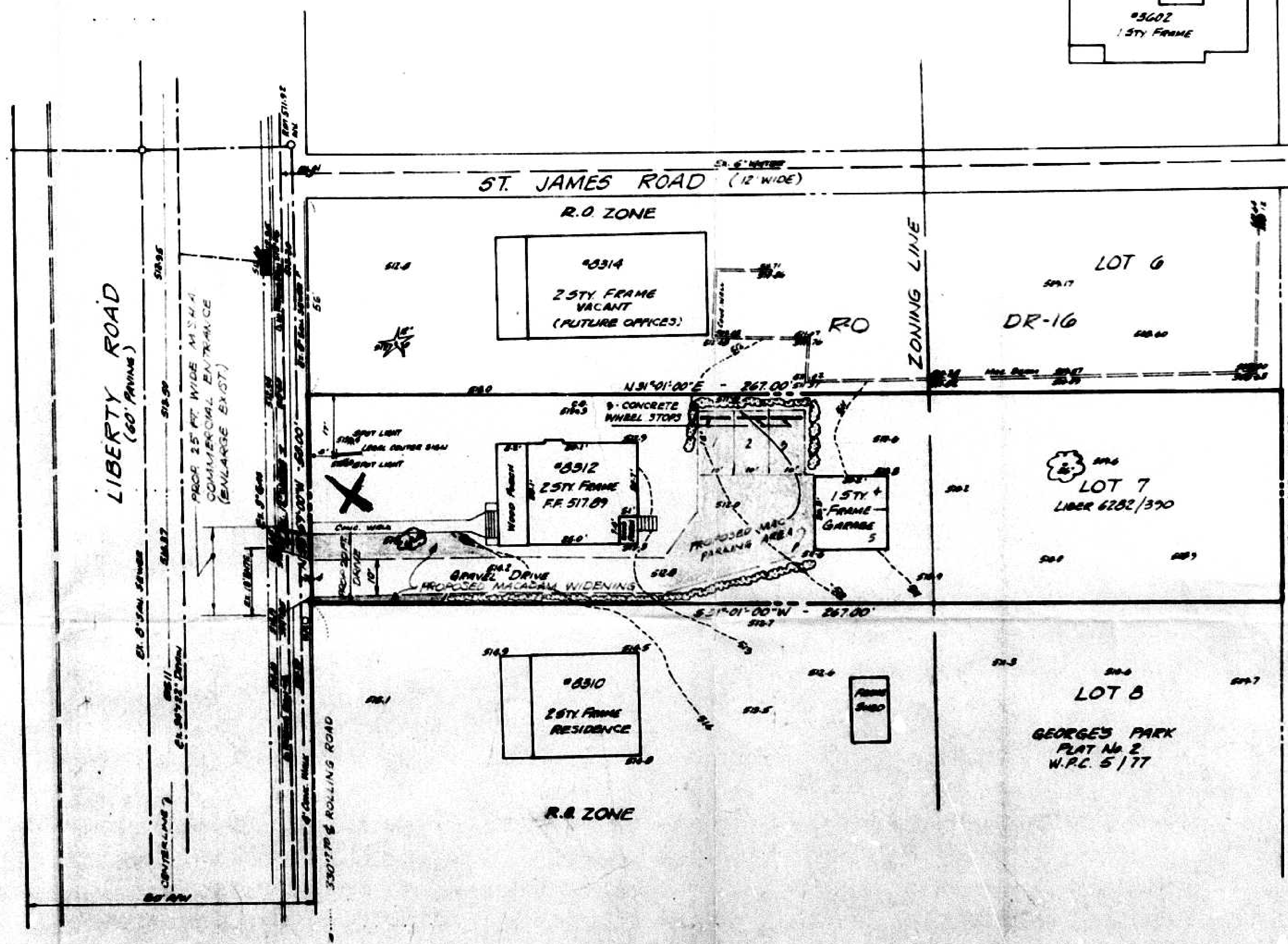
FIRST FLOOR
SCALE: 1/8" = 1'-0"



SECOND FLOOR
SCALE: 1/8" = 1'-0"

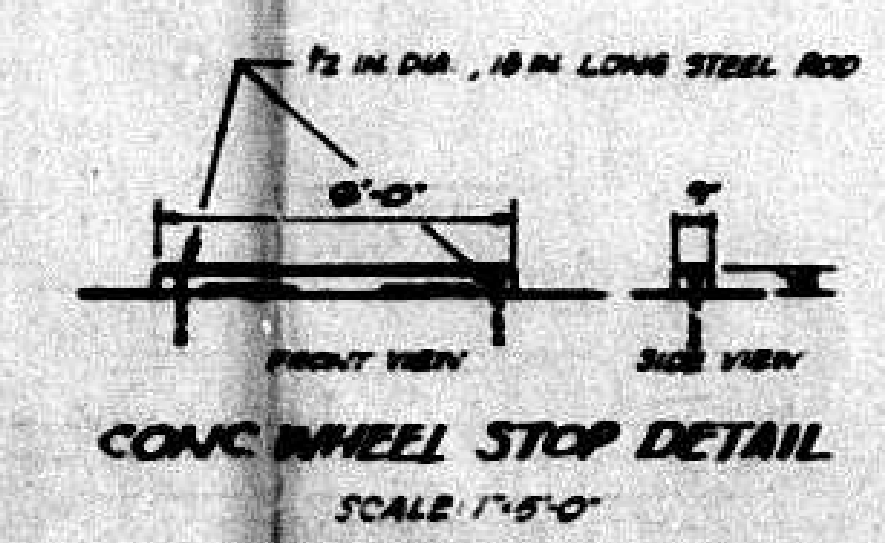
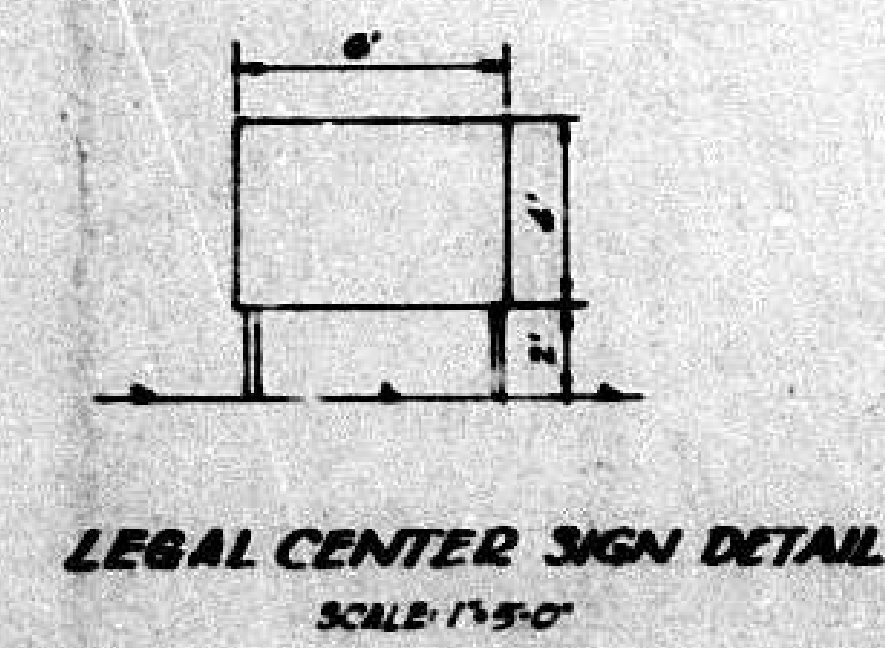


BASEMENT
SCALE: 1/8" = 1'-0"



- NOTES:**
- 1) ZONING R.O. AND D.R. 16
 - 2) AREA IN R.O. ZONE 9860 SF
AREA IN D.R. 16 ZONE 5626 SF
TOTAL NET AREA 15486 SF
TOTAL GROSS AREA 17226 SF
 - 3) PARKING:
1ST FLOOR 840 + 500 = 3 SPACES
2ND FLOOR 076 + 500 = 2 SPACES
5 SPACES PROVIDED
5 PARKING SPACES PROVIDED
 - 4) TOPOGRAPHY - NO CHANGE IN EXISTING GRADE
 - 5) HOURS OF OPERATION: 8:00AM TO 5:00PM
 - 6) EXISTING BUILDING: FRAME
 - 7) ED DENOTES MIN 2 FT. HIGH SCREENING WHITE PINE PLANTED 6' 1/2" OR ARBOR VITAE PLANTED 4' 1/2"
 - 8) THERE ARE NO PORCH ENCLOSURES, EXTENSIONS, SIDING, OR EXTERNAL CHANGES.

FLOOR	RM	USE	ALTERNATE USE	MAX NO EMPLOYEES
1	A	ENTRY HALL	ENTRY HALL	0
	B	SEC 1 RECF	SEC 1 RECF	1
	C	SEC 2 COPY	LIBRARY / COPY	1
	D	KITCHEN	SEC 1 COPY	0
2	E	ATTORNEY	ATTORNEY	1
	F	ATTORNEY	ATTORNEY	1
	G	ATTORNEY	ATTORNEY	1
TOTAL				5



OWNERS AND DEVELOPERS
CHARLES J. BALINT AND
HOWARD M. GROSSFELD
ATTORNEYS AND COUNSELLORS AT LAW
8312 LIBERTY ROAD
BALTIMORE, MARYLAND 21207
TEL. 952-0700



BALTIMORE COUNTY PLANNING BOARD
DIRECTOR OF PLANNING DATE

PLAT TO ACCOMPANY PETITION FOR VARIANCE FOR SIGN AND DEVELOPMENT PLAN FOR R.O. ZONE
8312 LIBERTY ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
JANUARY 1987
REV. FEBRUARY 1987
REV. JUNE 1987