

IN THE MATTER OF
THE APPLICATION OF
RANDY L. COHEN
FOR A SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCES ON PROPERTY
LOCATED ON THE SOUTHWEST SIDE OF
LIBERTY ROAD, 791' SOUTHEAST OF
THE CENTERLINE OF CHAPMAN ROAD
(9131 LIBERTY ROAD) IN
THE 2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
CASE NO. 89-553-SPHXA

ORDER OF DISMISSAL

This is an appeal from the decision of the Zoning Commissioner dated September 6, 1989 which granted in part with restriction and denied in part Petitions for Special Hearing, Special Exception and Variances on property located on the southwest side of Liberty Road, 791' southeast of the centerline of Chapman Road, (9131 Liberty Road), in the 2nd Election District of Baltimore County.

WHEREAS, the Board is in receipt of a letter of dismissal of appeal filed May 14, 1990 (a copy of which is attached hereto and made a part hereof) from Counsel for Appellant/Petitioner in the above-entitled case; and

WHEREAS, said Counsel for said Appellant/Petitioner requests that the appeal filed by him on behalf of said Appellant/Petitioner be dismissed and withdrawn as of May 14, 1990;

IT IS HEREBY ORDERED this 16th day of May, 1990 that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Jr.
Lawrence E. Schmidt, Jr.
Harry E. Buchheister, Jr.
John G. Disney

NEWTON A. WILLIAMS
WILLIAM M. HERRON, JR.
THOMAS J. REINER
WILLIAM F. ENGLISH, JR.
ROBERT E. CANNILL, SR.
ROBERT L. MCGOWAN
DOUGLAS L. BURGESS
ROBERT E. CANNILL, JR.
LOUIS G. CLOSE, IV
L. BRUCE JONES
KERA L. KOSTIUS
GREGORY A. JONES
ALSO ADMITTED IN D.C.
ALSO ADMITTED IN NEW JERSEY

JOHN A. WILLIAMS
J. EARLE PLUMHOFF
JAMES D. MC
OF COUNSEL
RALPH C. DEITZ
9025 LIBERTY ROAD
RANDALLTOWN, MARYLAND 21133
301 922-2121
WRITER'S DIRECT DIAL
823 - 7856

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX (301) 828-8788

May 14, 1990

HAND DELIVERY

Honorable William Hackett, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dismissal of Appeal in Case No. 89-553-SPHXA
Mr. Randy Cohen, Liberty Road

Dear Chairman Hackett:

Please accept this letter as dismissal of Mr. Randy Cohen's appeal in the above entitled matter. This appeal was taken as a precaution, and two subsequent Orders have resolved the matter.

Accordingly, as I earlier informed your staff, there will be no need for a hearing on Thursday, May 18th.

Thank you.

Sincerely yours,

Newton A. Williams
Newton A. Williams

NAW/mao

CC: Mr. Randy Cohen

Mrs. Phyllis Cole Friedman, Esquire
Mr. Peter Max Zimmerman, Esquire
People's Counsel
(by hand)

01:4 PM '91 NW06

RECEIVED
COUNTY BOARD OF APPEALS

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION AND VARIANCES
SW/S Liberty Road, 791' SE of
the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District
2nd Councilmanic District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-553-SPHXA

Randy L. Cohen
Petitioner

AMENDED ORDER

WHEREAS, The Petitioner herein requested a special hearing to approve an amendment to Case No. 81-233-XA to reposition the mini-storage buildings proposed and to realign the lot lines for Liberty World; a special exception to permit living quarters in a commercial zone (resident manager's mini-warehouses) and a car wash (automatic) in a B.R. zone; and variances to permit side or rear yard setbacks of 0 and 29 feet in lieu of the required 30 feet, and distances between buildings in a B.R. zone of 25, 35, 45, and 51 feet, but less than the required 60 feet, all as more particularly described in Petitioner's Exhibits 1 and 5.

WHEREAS, an Order was issued on September 6, 1989 granting an amendment to zoning case No. 81-233-XA to permit the repositioning of a mini-storage buildings; and,

WHEREAS, a special exception was granted for living quarters and for an automatic car wash within the commercial B.R. zone subject to certain restrictions more specifically listed in the original Order; and,

WHEREAS, certain variances for setback and yard distances were granted in part and denied in part, as more particularly described within the original Order; and,

ORDER RECEIVED FOR FILING
Date 10/6/89
By Mr. [Signature]

WHEREAS, THE Petitioner filed a Motion for Reconsideration and a new revised site plan marked Petitioner's Exhibit 1A incorporating the spirit and intent of the original Order in this matter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 6th day of October, 1989 that the relief granted in the Order of September 6, 1989 be and is hereby amended only to the extent set forth below:

1. That the Petition for Special Hearing to approve an amendment to case No. 81-233XA is incorporated by reference into this Order consistent with the new plan which is marked Petitioner's Exhibit 1A.
2. That the Petition for Special Exception to permit a one unit living quarters in the commercial B.R. zone is hereby incorporated by reference, and shown on Petitioner's Exhibit 1A.
3. That the Petition for Special Exception to permit a car wash in the B.R. zone as shown on Petitioner's Exhibit 1A be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- a. The Petitioner shall comply with restrictions #1, 3, 4 & 5 of the original Order of September 6, 1989.
- b. The Petitioner shall provide a revised plan on or before January 1, 1990 specifically incorporating and clearly listing all of the restrictions set forth in this Amended Order.
- c. The Petitioner shall provide upon the revised plan the manufacture, make, model number and hourly capacity of the car wash equipment.
- d. The Petitioner shall provide upon the revised plan a specific traffic flow for the special exception car wash which shall be approved by the Department of Traffic Engineering, pursuant to Section 419 of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 10/6/89
By Mr. [Signature]

IT IS FURTHER ORDERED, that the variances granted in the original Order of September 6, 1989 are hereby incorporated by reference and that the Petitioner shall file a new Petition for Variances for any yard area setback and/or parking requirements that are deficient upon Petitioner's Exhibit 1A.

IT IS FURTHER ORDERED, that all other terms, conditions, and restrictions of the original Order of September 6, 1989, shall remain in full force and effect.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 10/6/89
By Mr. [Signature]

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION AND VARIANCES -
SW/S Liberty Road, 791' SE of
the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District
2nd Councilmanic District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-553-SPHXA

Randy L. Cohen
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to Case No. 81-233-XA to reposition the mini-storage buildings proposed and to realign the lot lines for Liberty World; a special exception to permit living quarters in a commercial zone (resident manager's mini-warehouses) and a car wash (automatic) in a B.R. zone; and variances to permit side or rear yard setbacks of 0 and 29 feet in lieu of the required 30 feet, and distances between buildings in a B.R. zone of 25, 35, 45, and 51 feet, but less than the required 60 feet, all as more particularly described in Petitioner's Exhibits 1 and 5.

The Petitioner appeared, testified, and was represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition were Pete Podolak, Registered Professional Land Surveyor, and Bernard Willemain, a Professional Land Use and Planning Consultant. Appearing as a Protestant in the matter was Jim Janas, Director of the Liberty Communities Development Corporation.

Testimony indicated that the subject property, known as 9131 Liberty Road, consists of 4.5323 acres more or less split zoned B.R.-C.N.S. B.R., and D.R. 3.5. Petitioner testified that he has been in the mini-storage business for approximately 12 years and proposes a mixed use facility at the subject site, including mini-storage, a fast food restaurant,

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Date 10/6/89
By Mr. [Signature]

car wash, a bank with drive-thru services, retail shops, and resident manager's living quarters. Mr. Cohen stated that the automotive shops will provide such services and products as oil changes and lubrication, tires, auto insurance, etc. Petitioner testified that although there are numerous auto service shops located along Liberty Road, there is no combined use facility of the type proposed located in this area. Petitioner also proposes a "brushless" type car wash which will be the first of its kind in the area. Petitioner indicated that to his knowledge, there is only one other car wash in the area, and it is not the "brushless" type. Petitioner's proposed mini-storage operation will contain 425 units and will be in operation from 8:30 AM to 5:00 PM, Monday thru Friday, and 8:30 AM to 1:00 PM on Saturdays. In consideration of safety and security, Petitioner proposes to provide 24-hour a day monitoring of the facility, to include living quarters for the resident manager on the north side of the subject site. Mr. Cohen testified that the need for the requested amendment arose when he acquired the additional "L"-shaped parcel on the southern end of the subject property, which suggested the relocation of the mini-storage buildings from that proposed on the original site plan in Case No. 81-223-XA. The repositioning of the mini-storage buildings requires the realignment of the lot lines (see Petitioner's Exhibit 2).

Mr. Podolak testified that the storm water management facility, located behind the proposed mini-storage buildings, will be adequate to accommodate water runoff from this site. He stated that 110 parking spaces are proposed, which are more than adequate for this site and otherwise meet the requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) Mr. Podolak noted that only 108 parking spaces were indicated on Petitioner's site plan. Mr. Podolak also testified that there is suffi-

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Date 10/6/89
By Mr. [Signature]

cient stacking on the subject site and that in his opinion, Petitioner's plans meet the requirements of Section 502.1 of the B.C.Z.R. and otherwise would not adversely impact upon the health, safety or general welfare of the surrounding community.

Mr. Willemain testified that he has been familiar with the subject property since 1948. He stated that clustering similar uses as Petitioner has proposed is wise development strategy and provides the community with a conveniently located, centralized commerce center. Regarding the proposed car wash, Mr. Willemain testified that unlike many car washes in Baltimore County, the proposed car wash will provide adequate off-street stacking, without any anticipated internal traffic circulation problems. Mr. Willemain also stated that with the intent of providing additional safety for the patrons utilizing the facility, the Petitioner has proposed resident manager's living quarters that will provide 24-hour monitoring of the facility. Mr. Willemain testified that in his opinion, the Petitioner's proposed use of the facility meets the conditions and requirements set forth in Section 502.1 of the B.C.Z.R. and further, that if the requested variances are not granted, the project will be rendered financially impractical and that otherwise, the Petitioner will suffer practical difficulty and undue hardship if required to strictly comply with the setback requirements.

Mr. Janas testified that he is generally opposed to the relief request, opining that a sufficient number of car care facilities and fast food restaurants already exist along Liberty Road, and that the proposed facility will only serve to create additional traffic congestion in an already highly-congested area of Liberty Road.

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Date 10/6/89
By Mr. [Signature]

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180
December 6, 1989

HEARING ROOM -
Room 301, County Office Bldg.

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 89-553-SPHXA

RANDY L. COHEN
SW/4 Liberty Road, 791' SE of the c/l of
Chapman Road (9131 Liberty Road),
2nd Election District,
2nd Councilmanic District

SPH-Amend Case No. 81-233-1A to delete portion of site included in Liberty World Site Plan. SE-living quarters in a commercial zone and car wash. 9/6/89 - Z.C.'s Order GRANTING Petitions with restrictions on certain variances and DENYING certain variances. 10/6/89 - Z.C.'s Amended Order adding restrictions to the GRANTING of the Special Exception for car wash.

ASSIGNED FOR: THURSDAY, MAY 17, 1990 at 10:00 a.m.

cc: Newton A. Williams, Esquire Counsel for Petitioner
Randy L. Cohen
Pete Podolak
Bernard Willemain
Jim Janas - Liberty Communities Dev. Corp.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney
LindaLee M. Kusznau
Legal Secretary

RE: PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION
PETITION FOR VARIANCES
OF BALTIMORE COUNTY
Case No. 89-553-SPHXA
C/l of Chapman Rd., 791' SE of
C/l of Liberty Rd., 2nd Election Dist.
2nd Councilmanic District
RANDY L. COHEN, Petitioner

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 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 4th day of May, 1990, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolen, Plumhoff & Williams, Suite 700, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner/Appellant.

Phyllis Cole Friedman
Phyllis Cole Friedman

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180
December 6, 1989

HEARING ROOM -
Room 301, County Office Bldg.

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CASE NO. 89-553-SPHXA

RANDY L. COHEN
SW/4 Liberty Road, 791' SE of the c/l of
Chapman Road (9131 Liberty Road),
2nd Election District,
2nd Councilmanic District

SPH-Amend Case No. 81-233-1A to delete portion of site included in Liberty World Site Plan. SE-living quarters in a commercial zone and car wash. 9/6/89 - Z.C.'s Order GRANTING Petitions with restrictions on certain variances and DENYING certain variances. 10/6/89 - Z.C.'s Amended Order adding restrictions to the GRANTING of the Special Exception for car wash.

ASSIGNED FOR: THURSDAY, MAY 17, 1990 at 10:00 a.m.

cc: Newton A. Williams, Esquire Counsel for Petitioner
Randy L. Cohen
Pete Podolak
Bernard Willemain
Jim Janas - Liberty Communities Dev. Corp.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
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Docket Clerk - Zoning
Arnold Jablon, County Attorney
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NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. REHNER
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ROBERT S. GUSHAWK
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LOUIS G. CLOSE, III
E. BRUCE JONES
THOMAS K. ALDERMAN
KERA L. KOSTUN
ALSO ADMITTED IN N.J.
ALSO ADMITTED IN NEW JERSEY

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
DO: 823-7800
TELEFAX: 800 898-8788

J. EARLE PLUMHOFF
1940-1988
JAMES G. NOLAN
RETIRED 1980
OF COUNSEL
RALPH E. DEITE
9026 LIBERTY ROAD
RANDALLTOWN, MARYLAND 21133
(301) 882-2181
WRITER'S DIRECT DIAL 823-

October 6, 1989

Honorable J. Robert Haines, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Commissioner Haines:

RE: Petitions for Special Hearing, Special Exception
and Zoning Variance
9131 Liberty Road
Randy L. Cohen, Petitioner
Case No. 89-553-SPHXA
Notice of Appeal

On behalf of our client, the Petitioner, Randy L. Cohen, please enter an appeal to the County Board of Appeals, from your Findings of Fact and Conclusions of Law and Order of September 6, 1989, and each and every part thereof. *Three Hundred Twenty-Five (\$325.00) Dollars*

Our check in the amount of Two Hundred Dollars (\$200.00) is enclosed, representing the One Hundred Seventy-Five Dollars (\$175.00) appeal fee and a Twenty-Five Dollars (\$25.00) charge for the Board sign for the property, *as well as \$25.00 for the minutes.*

Today is the final day of the appeal period, and if there are any additional charges, please notify us immediately and the the additional sum will be brought over.

Thank you.

Respectfully,
Newton A. Williams
Newton A. Williams

NAW/pak

cc: County Board of Appeals
Peoples Counsel
Mr. Randy L. Cohen
Mr. Peter Podolak
Mr. James Janas, L.C.D.C.

11-4-90 9-12068
COUNTY APPEALS

12/6/89 - Following parties notified of hearing set for May 17, 1990 at 10:00 a.m.:
Newton A. Williams, Esq.
Randy L. Cohen
Pete Podolak
Bernard Willemain
Jim Janas - Liberty Communities Dev. Corp.
People's Counsel
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3355

J. Robert Haines
Zoning Commissioner

October 16, 1989

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing, Special Exception, and Variances
SW/4 Liberty Road, 791' SE of the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District, 2nd Councilmanic District
RANDY L. COHEN - Petitioner
Case No. 89-55, SPHXA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 6, 1989 by Newton A. Williams, Attorney on behalf of the petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Randy L. Cohen, 7315 Industry Lane, Frederick, MD 21701

Newton A. Williams, Esquire - Nolen, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Avenue, Towson, MD 21204

Pete Podolak, P.O. Box 266, Westminster, MD 21157

Bernard Willemain, 12605 Dulany Valley, Phoenix, MD 21131

Jim Janas, Liberty Communities Development Corporation
3620 Fernside Road, Randallstown, MD 21133

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. REHNER
STEPHEN A. NOLAN
ROBERT E. CANILL, SR.
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WRITER'S DIRECT DIAL 823-

October 6, 1989

Honorable J. Robert Haines, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Commissioner Haines:

RE: Petitions for Special Hearing, Special Exception
and Zoning Variance
9131 Liberty Road
Randy L. Cohen, Petitioner
Case No. 89-553-SPHXA
Notice of Appeal

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Our check in the amount of Two Hundred Dollars (\$200.00) is enclosed, representing the One Hundred Seventy-Five Dollars (\$175.00) appeal fee and a Twenty-Five Dollars (\$25.00) charge for the Board sign for the property, *as well as \$25.00 for the minutes.*

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Thank you.

Respectfully,
Newton A. Williams
Newton A. Williams

NAW/pak

cc: County Board of Appeals
Peoples Counsel
Mr. Randy L. Cohen
Mr. Peter Podolak
Mr. James Janas, L.C.D.C.

10-6-89 (aw)
ZONING OFFICE

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

HEARING ROOM - Room 301
County Office Building

RECEIVED
MAY 11 1990
ZONING OFFICE

APPEAL HEARINGS SCHEDULED FOR THE WEEK
OF MAY 14, 1990

TUESDAY 5/15/90
#90-107-A

TUESDAY 5/15/90 1:00 p.m.
#89-556-X

WEDNESDAY 5/16/90 10:00 a.m.
#CBA-89-182

WEDNESDAY 5/16/90 1:00 p.m.
#CBA-89-185

THURSDAY 5/17/90 10:00 a.m.
#89-553-SPHXA

(CASE NO. CBA-89-181) WITHDRAWN & DISMISSED)
10:00 a.m. ROONEY EARL CORE, ET UX
W/s Lodge Forest Rd., 91' N of
c/l of South Cove Rd.
(2913 Lodge Forest Road)
15th Election District
7th Councilmanic District
VAR-lot width 50' in lieu of req. 55'
MIDDLESEX ASSOCIATES
3/4 Essex Ave., 120' E of Leeanne
Rd. (Middlesex Shopping Center)
15th Election District
5th Councilmanic District
SE -Car Wash
BIPCO PRINTING, INC.
490 York Road
Towson, Maryland 21204
RE: Building Code Violation
AMERICAN PATIO ROOMS
1520 Glen Keith Blvd.
Towson, Maryland 21204
RE: Illegal Addition (Patio)
RANDY L. COHEN
SW/4 Liberty Rd., 791' SE of c/l
Chapman Rd. (9131 Liberty Rd.)
2nd Election District
2nd Councilmanic District
SPH-Amendment to reposition storage bldgs-1
SE-living quarters in commercial zone & car wash;
VAR-Setbacks and distances between buildings

cc: Executive Office
County Council
Law Office
Peoples Counsel
Planning Office
Current Planning
Board Members
Court Reporter
Information Desks (2)
Docket Clerk - Zoning

IN THE MATTER OF
THE APPLICATION OF
RANDY L. COHEN
FOR A SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE ON PROPERTY
LOCATED ON THE SOUTHWEST SIDE OF
LIBERTY ROAD, 791' SE OF THE C/L
OF CHAPMAN ROAD (9131 LIBERTY ROAD)
2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

ORDER OF DISMISSAL

This is an appeal from the decision of the Zoning Commissioner dated September 6, 1989 which granted in part with restriction and denied in part Petitions for Special Hearing, Special Exception and Variance on property located on the southwest side of Liberty Road, 791' southeast of the centerline of Chapman Road (9131 Liberty Road) in the 2nd Election District of Baltimore County.

WHEREAS, the Board is in receipt of a letter of dismissal of appeal filed May 14, 1990 (a copy of which is attached hereto and made a part hereof) from Counsel for Appellant/Petitioner in the above-entitled case; and WHEREAS, said Counsel for said Appellant/Petitioner requests that the appeal filed by him on behalf of said Appellant/Petitioner be dismissed and withdrawn as of May 14, 1990.

IT IS HEREBY ORDERED this 15th day of May, 1990 that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Harry E. Buchheister, Jr.

John G. Disney

NEWTON A. WILLIAMS
WILLIAM A. KENNER
STEPHEN J. KENNER
ROBERT E. CLARK
ROBERT L. HANLEY, JR.
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CANNILL, JR.
LOUIS C. CLOSE, II
KEITH A. JONES
CHRISTOPHER J. JONES
ALSO ADMITTED IN N.C.
ALSO ADMITTED IN NEW JERSEY

May 14, 1990

HAND DELIVERY

Honorable William Hackett, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dismissal of Appeal in Case No. 89-553-SPHXA
Mr. Randy Cohen, Liberty Road

Dear Chairman Hackett:

Please accept this letter as dismissal of Mr. Randy Cohen's appeal in the above entitled matter. This appeal was taken as a precaution, and two subsequent Orders have resolved the matter.

Accordingly, as I earlier informed your staff, there will be no need for a hearing on Thursday, May 18th.

Thank you.

Sincerely yours,

Newton A. Williams

Newton A. Williams

NAW/mao

CC: Mr. Randy Cohen

Mrs. Phyllis Cole Friedman, Esquire
Mr. Peter Max Zimmerman, Esquire
People's Counsel
(by hand)

01:44 PM 01/14/90

RECEIVED
COUNTY BOARD OF APPEALS

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

October 16, 1989

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing, Special Exception, and Variances
SW/S Liberty Road, 791' SE of the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District, 2nd Councilmanic District
RANDY L. COHEN - Petitioner
Case No. 89-553-SPHXA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 6, 1989 by Newton A. Williams, Attorney on behalf of the petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES

Zoning Commissioner

JRH:cer

Enclosures

cc: Randy L. Cohen, 7315 Industry Lane, Frederick, MD 21701

Newton A. Williams, Esquire - Nolan, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Avenue, Towson, MD 21204

Pete Podolak, P.O. Box 266, Westminster, MD 21157

Bernard Willemain, 12605 Dulaney Valley, Phoenix, MD 21131

Jim Janas, Liberty Communities Development Corporation
3820 Fernside Road, Randallstown, MD 21133

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

FILE

APPEAL

Petition for Special Hearing, Special Exception, and Variances
SW/S Liberty Road, 791' SE of the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District - 2nd Councilmanic District
RANDY L. COHEN - Petitioner
Case No. 89-553-SPHXA

Petition for Special Hearing

Petition for Special Exception

Petition for Variances

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (None submitted)

Motion to Reconsider

- Petitioner's Exhibits:
1. & 1A Resubdivision Plats of Lot 1A of Amended Plat of Lots 1 and 2 - Savoy Property
 2. Zoning Plan of Liberty World
 3. Photographs of Mini-Storage Lot
 4. Floor Plan of Jackson II Townhouse
 5. CRG Development Plan
 - 6A., 6B., 6C., 6D., 6E. - Photographs of several directions leading to site
 7. Elevation Drawing
 8. Copy of article Re: AutoSpas

Zoning Commissioner's Order dated September 6, 1989 (Granted with restriction in part; Denied in part)

Zoning Commissioner's Amended Order dated October 6, 1989

Notice of Appeal received October 6, 1989 from Newton A. Williams, attorney on behalf of the Petitioner.

cc: Randy L. Cohen, 7315 Industry Lane, Frederick, MD 21701

Newton A. Williams, Esquire - Nolan, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Avenue, Towson, MD 21204

Pete Podolak, P.O. Box 266, Westminster, MD 21157

Appeal Checklist - Case No. 89-553-SPHXA
RANDY L. COHEN - Petitioner
October 19, 1989
Page 2

Bernard Willemain - 12605 Dulaney Valley, Phoenix, MD 21131
Jim Janas, Liberty Communities Development Corporation
3820 Fernside Road, Randallstown, MD 21133
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Docket Clerk



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3353

HEARING ROOM -
Room 301, County Office Bldg.

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 9-79.

CASE NO. 89-553-SPHXA
RANDY L. COHEN
SW/S Liberty Road, 791' SE of the c/l of Chapman Road (9131 Liberty Road)
2nd Election District
2nd Councilmanic District

SPH-Amend Case No. 81-233-XA to delete portion of site included in Liberty World Site Plan.
SE-living quarters on a commercial zone and car wash VAR-setbacks

9/6/89 - Z.C.'s Order GRANTING Petitions with restrictions on certain variances and DENYING certain variances.
10/6/89 - Z.C.'s Amended Order adding restrictions to the GRANTING of the Special Exception for car wash.

ASSIGNED FOR: VIKTORIYA MATEYKO, 2950 BOWEN DRIVE, #200, BALTIMORE, MD 21204

cc: Newton A. Williams, Esquire Counsel for Petitioner
Randy L. Cohen
Pete Podolak
Bernard Willemain
Jim Janas - Liberty Communities Dev. Corp.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
M. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

NEWTON A. WILLIAMS
WILLIAM A. KENNER
STEPHEN J. KENNER
ROBERT E. CLARK
ROBERT L. HANLEY, JR.
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CANNILL, JR.
LOUIS C. CLOSE, II
KEITH A. JONES
CHRISTOPHER J. JONES
ALSO ADMITTED IN N.C.
ALSO ADMITTED IN NEW JERSEY

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 887-3353

J. EARLE PLUMHOFF
1940-1989
JAMES D. NOLAN
(DECEASED)
OF COUNSEL: RALPH E. DEITE
8026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 882-2121
WRITER'S DIRECT DIAL 823

October 6, 1989

Honorable J. Robert Haines, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Commissioner Haines:

RE: Petitions for Special Hearing, Special Exception and Zoning Variance
9131 Liberty Road
Randy L. Cohen, Petitioner
Case No. 89-553-SPHXA
Notice of Appeal

On behalf of our client, the Petitioner, Randy L. Cohen, please enter an appeal to the County Board of Appeals, from your Findings of Fact and Conclusions of Law and Order of September 6, 1989, and each and every part thereof. (\$315.00) Dollars

Our check in the amount of Two Hundred Dollars (\$200.00) is enclosed, representing the One Hundred Seventy-Five Dollars (\$175.00) appeal fee and a Twenty-Five Dollars (\$25.00) charge for the Board sign for the property, as well as \$100.00 for the variance.

Today is the final day of the appeal period, and if there are any additional charges, please notify us immediately and the additional sum will be brought over.

Thank you.

Respectfully,

Newton A. Williams

Newton A. Williams

NAW/psk

cc: County Board of Appeals
Peoples Counsel
Mr. Randy L. Cohen
Mr. Peter Podolak
Mr. James Janas, L.C.D.C.

RECEIVED
10-6-89 (w)
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines

Zoning Commissioner

October 6, 1989

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & ZONING VARIANCE
SW/S Liberty Road, 791' SE of the c/l of Chapman Road
(9131 Liberty Road)
2nd Election District - 2nd Councilmanic District
Randy L. Cohen - Petitioner
Case No. 89-553-SPHXA

Dear Mr. Williams:

Enclosed please find a copy of the Amended Order rendered in the above captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES

Zoning Commissioner
for Baltimore County

JRH:mm

cc: Peoples Counsel

cc: Mr. Jim Janas, Director
Liberty Communities Development Corporation
3820 Fernside Road, Randallstown, Md. 21133

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 11111 Chesapeake Avenue
 Towson, Maryland 21204
 (301) 887-3554

Your petition has been received and accepted for filing this
 May 22, 1989

Robert Haines
 Zoning Commissioner

Received by: Chairman, Zoning Plans Advisory Committee

Petitioner: Randy L. Cohen
Attorney: J. Robert Haines

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 22, 1989

Newton A. Williams, Esquire
 Nolan, Plumbhoff & Williams, Chartered
 1105 Hampton Plaza
 300 East Joppa Road
 Towson, MD 21204

RE: Item No. 436, Case No. 89-553-SPRMA
 Petitioner: Randy L. Cohen
 Petition for Special Exception and Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of any problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commission 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
 Chairman
 Zoning Plans Advisory Committee

JED:jw
 Enclosures

cc: Mr. Randy L. Cohen
 7315 Industry Lane
 Frederick, MD 21701

Baltimore County Department of Public Works
 Bureau of Traffic Engineering
 Curtis Building, Suite 400
 Towson, Maryland 21204
 (301) 887-3554

April 25, 1989

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,
Michael S. Flanigan
 Traffic Engineer Assoc. II

MSF/lab

RECEIVED
 APR 29 1989
 ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
 c/o Carl Richards

FROM: Robert W. Bowling, P.E.

SUBJECT: **Liberty World**

PROPERTY OWNER: Randy L. Cohen

LOCATION: SW/S Liberty Road, 791' SE of centerline of Chapman Road

District: 2nd Election District

The Zoning Plan for the subject item has been reviewed by the Developers Engineering Division and we comment as follows.

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

All lots must have in-fee frontage to Liberty Road.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Certificate of Engineer's Permit", a "Water Resources Permit", a "Water Quality" cannot be sent to contract until such permits have been received.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

CP5-008

Item #436 - Liberty World
 page 2
 May 12, 1989

HIGHWAY COMMENTS: (Cont)

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 12 feet in width per lot where two or more lots are involved. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Ramps shall be provided for physically handicapped persons at all street intersections.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction of such facilities shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

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

Item #436 - Liberty World
 page 3
 May 12, 1989

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Cont)

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

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Ordinance, Sediment Control and Forest Management Ordinance (Bill No. 33-98), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection - or used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Permission to connect to, or (to) connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Planning Permit. This charge is in addition to the normal front foot assessment, and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission must be obtained from the Director of Public Works for the pumping of sewer on this site out to the public line in the street.

This Plan may be approved subject to compliance with all of the above comments.

NOTED PROPERTY BY BOWLING
 Robert W. Bowling, P.E., Chief
 Developers Engineering Division

RWB:pab

Maryland Department of Transportation
 State Highway Administration

RECEIVED
 JUN 16 1989

Richard H. Trainor
 Secretary
 Hal Kassoff
 Administrator

ZONING OFFICE

June 12, 1989

Mr. James Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
 Liberty World
 Randy L. Cohen Property
 Zoning Meeting of 4-25-89
 8/S Liberty Road (MD 26)
 791' East of Chapman Road
 (Item #436)

Dear Mr. Haines:

After reviewing the submittal of a Special Hearing to approve an amendment of Case No. 81-233XA, we have the following comment.

We find the concept of this plan acceptable, however, prior to issuance of building permits, an access permit must be applied for with the posting of a bond or letter of credit to guarantee construction.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,
Robert W. Mills, Jr.
 Chief
 Engineering Access Permits
 Division

LB:maw

cc: Leon A. Podolak & Associates
 Mr. J. Ogle

My telephone number is (301) 333-1350

Telephones for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 845-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
 707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

5/2/89
 Date

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

Zoning Item # **436**, Zoning Advisory Committee Meeting of **April 25, 1989**

Property Owner: **Randy L. Cohen**

Location: **SW/S Liberty Road** District: **2**

Water Supply: **metre** Sewage Disposal: **metre**

COMMENTS ARE AS FOLLOWS:

() 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, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management 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.

() A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation 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, wedding 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-4500 x 315.

() 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 the State Department of the Environment.

() Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() 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 Water and Sewer 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 Applications.

() 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. For more information contact the Division of Environmental Management at 887-3980.

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

() Others **Drainage from interior auto service bays is to be directed to sanitary sewer via oil separator.**

J. Robert Haines
 Zoning Commissioner

Baltimore County Fire Department
 500 York Road
 Towson, Maryland 21204-2598
 (301) 887-4500

Paul H. Haines
 Chief

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, MD 21204

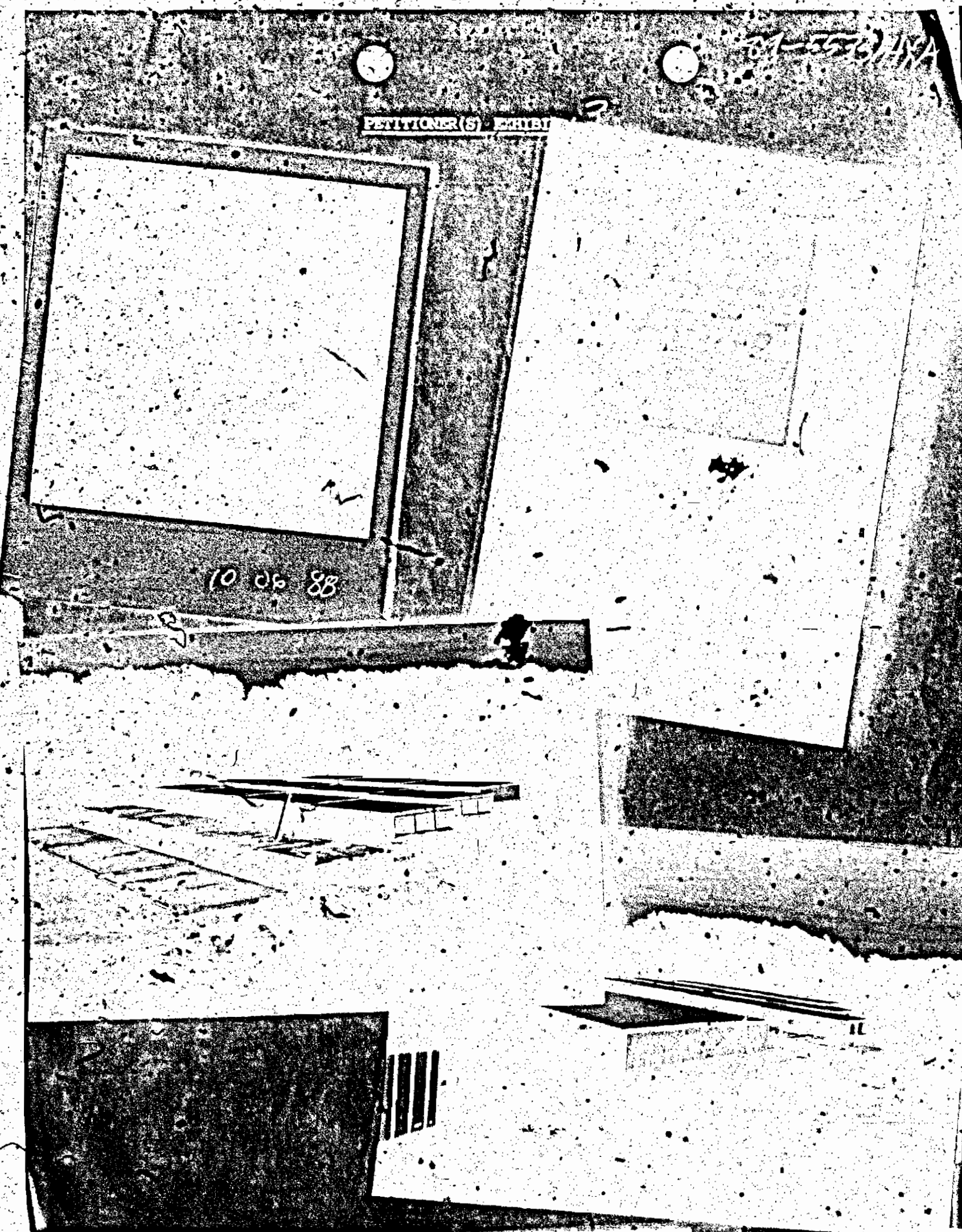
RE: Property Owner: Randy L. Cohen
 Locations: SW/S Liberty Road, 791' SE of centerline of Chapman Rd
 Item No.: 436 Zoning Agenda: April 25, 1989

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: **Carl J. Kelly** 425-47 Noted and Approved
 Planning Group Fire Prevention Bureau
 Special Inspection Division



NORTH AMERICAN HOUSING

JACKSON II

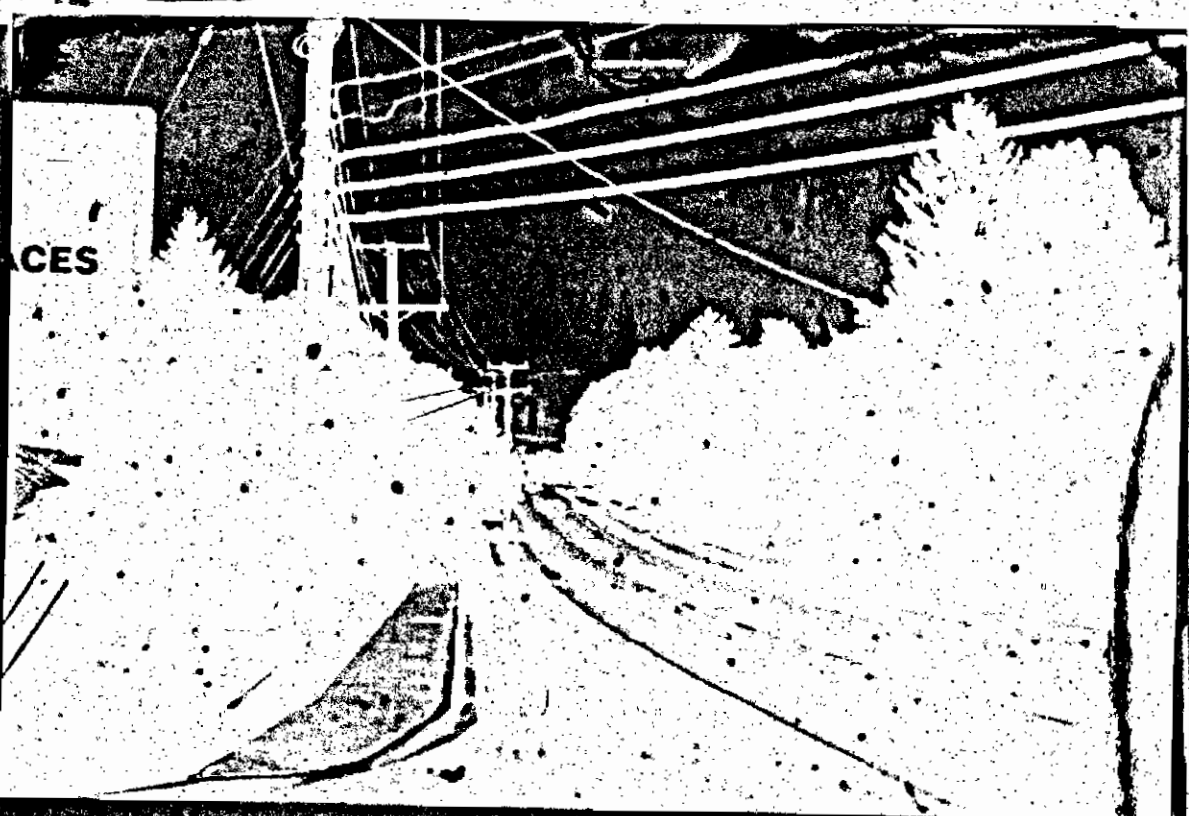
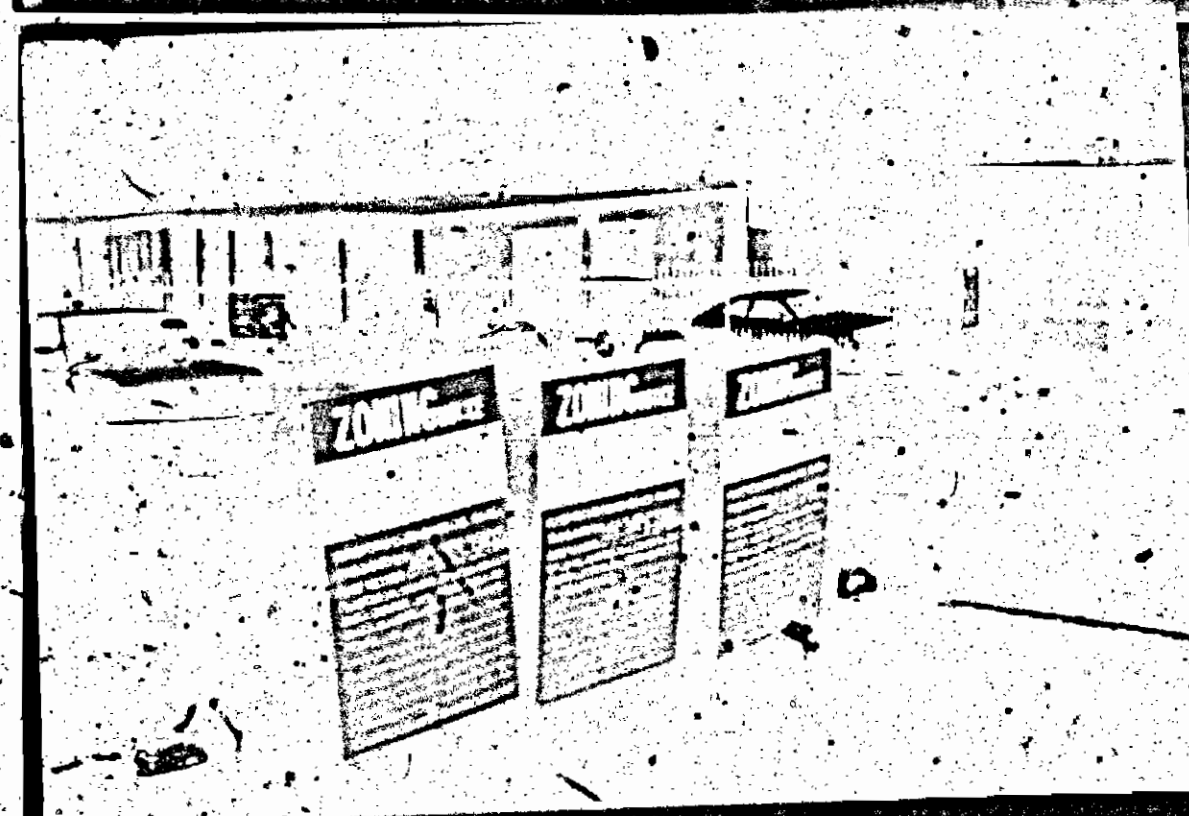
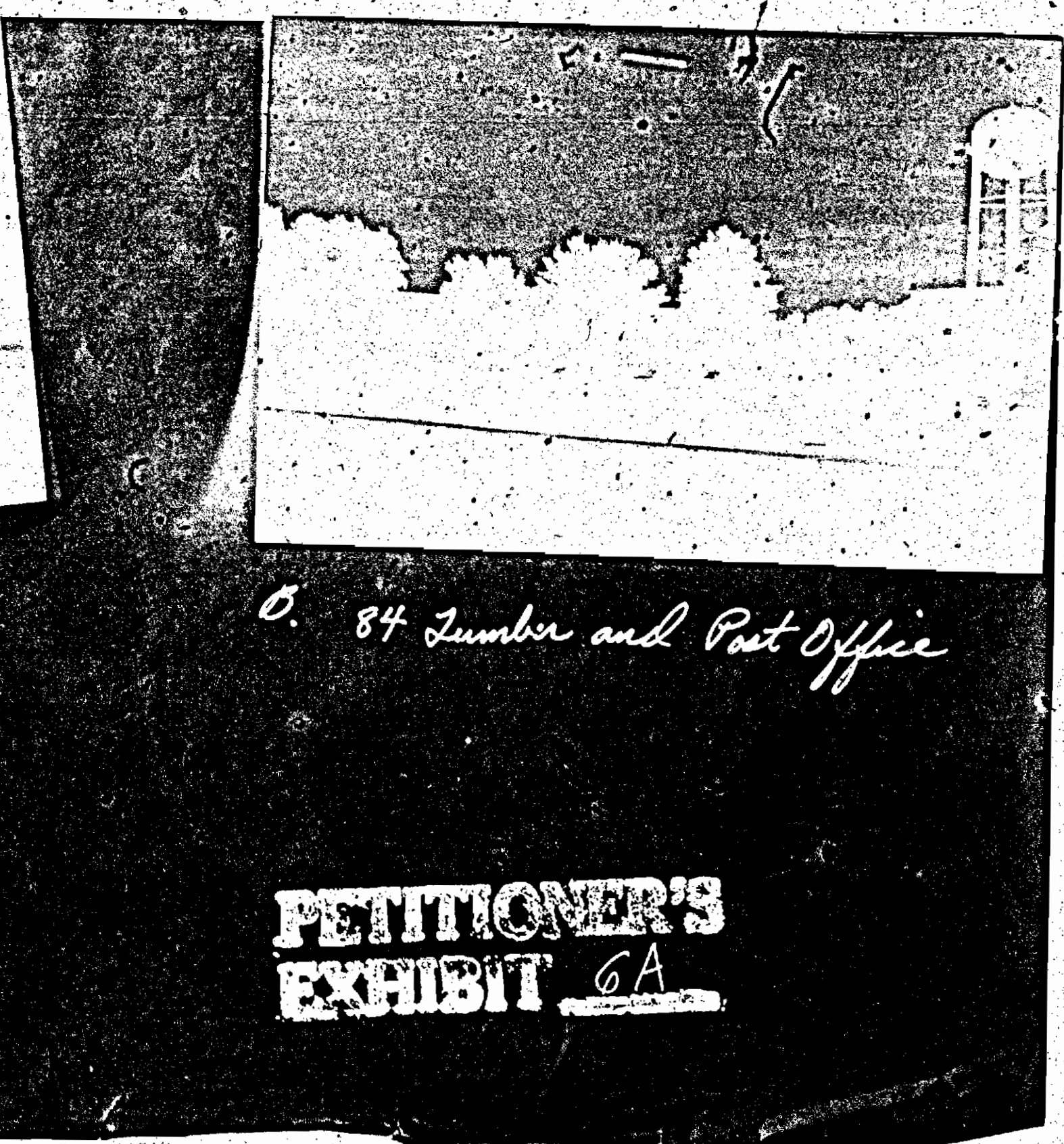
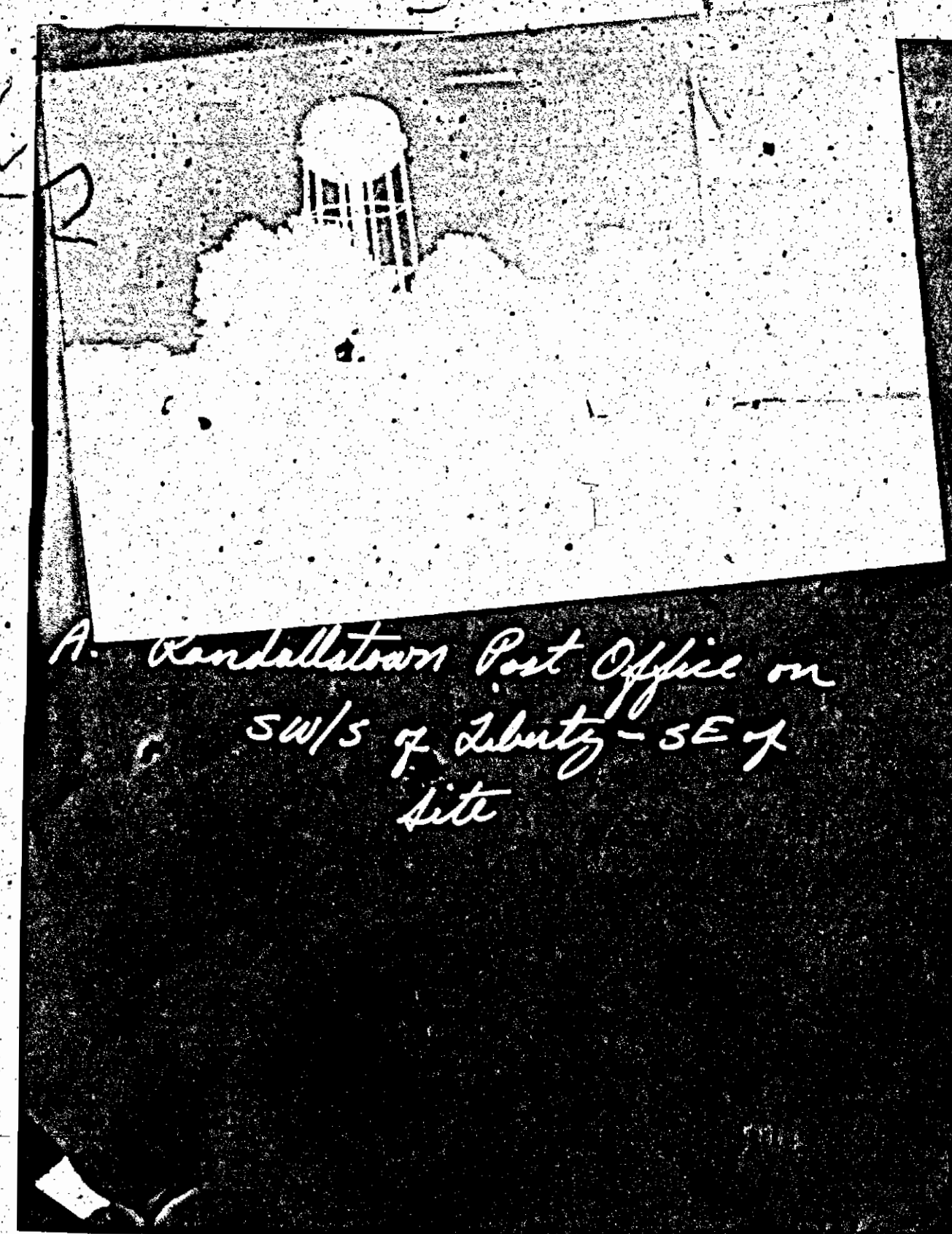
TOWNHOUSE 2028

PETITIONER'S EXHIBIT 4

ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

NORTH AMERICAN HOUSING CORP. P.O. Box 145 • Point of Rocks, Maryland 21777
(301) 948-8500 • (301) 694-9100 • (301) 442-1410

Plans, Prices And Specifications Subject To Change Without Notice Copyright 1988 (See Reverse Side)



PETITIONER'S EXHIBIT 6D

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Filed for: *Applicant* Date of Posting: *11-23-89*

Postmaster: *Ready to Submit*

Location of property: *SW/S of Liberty Road, 201.652 of the E/L of Chapman Road, 11.101.101.101*

Location of sign: *SW corner of Liberty Road on front of subject property*

Submitted by: *John P. Pate* Date of return: *11-23-89*

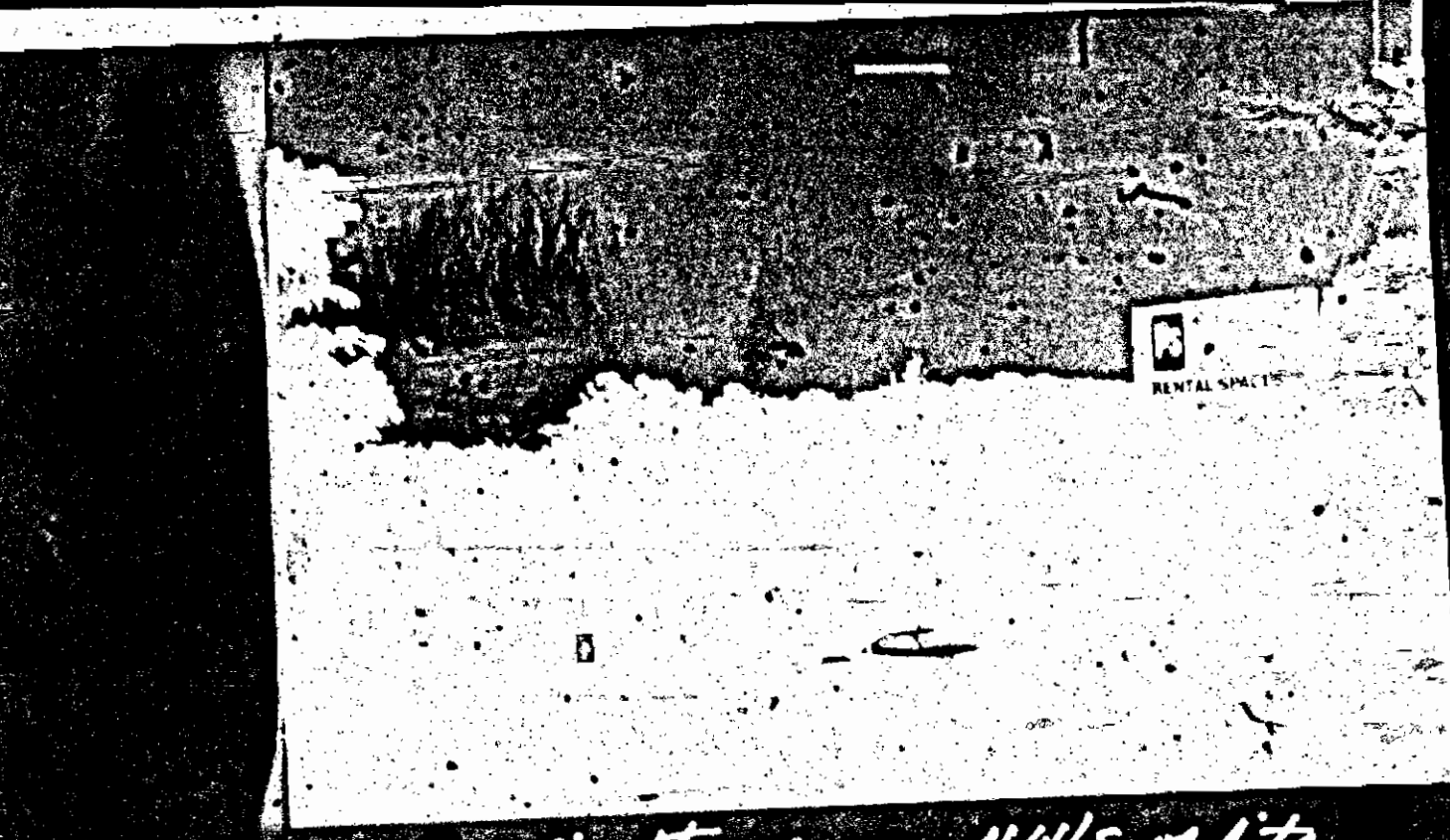
Number of signs: *1*



PETITIONER'S EXHIBIT 6B



PETITIONER'S EXHIBIT 6E



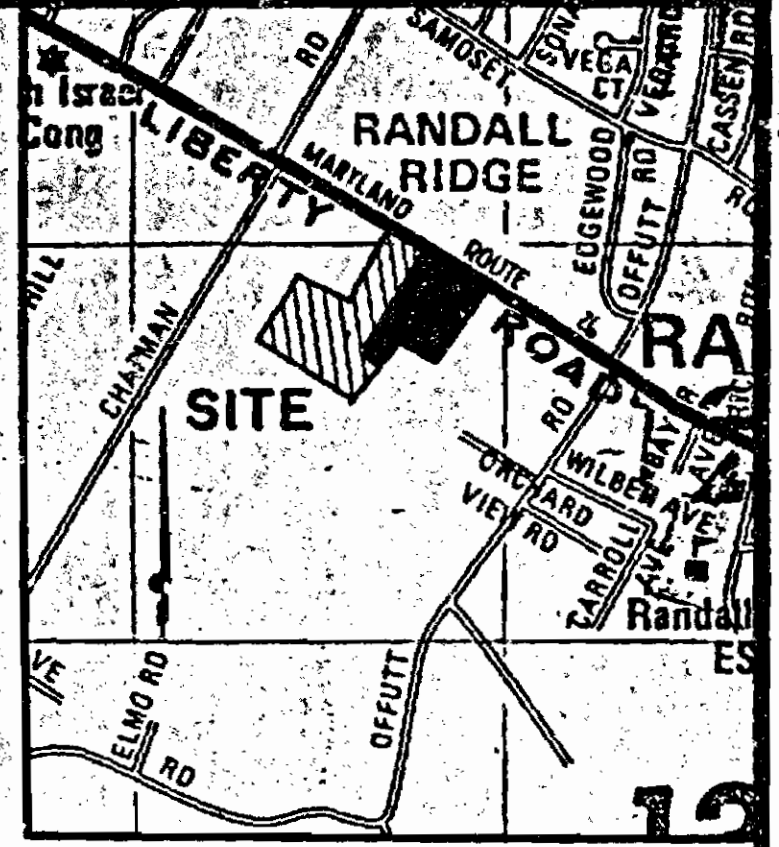
PETITIONER'S EXHIBIT 6C

AREA (ACRES)	SOIL SYMBOL	SOIL TYPE	REMARKS	REMARKS	REMARKS
2.85	GC2	Clayey loam		Severe Slopes	Severe Slopes
0.62	GC2	Clayey loam		Slight	Moderate Slopes
0.51	GC2	Clayey loam		Severe High Water Table	Severe High Water Table
0.56	GC2	Clayey loam		Severe High Water Table	Severe High Water Table

RECOMMENDED SEVERE SOIL CONDITION MITIGATIVE MEASURES

SEVERE SLOPES: Proposed mass grading will reduce slopes to nonsevere levels.

SEVERE HIGH WATER TABLE: Any groundwater condition encountered will be intercepted by underdrain system connected to proposed closed storm drain system.



VICINITY MAP
SCALE: 1" = 1000'

- Owner: Sandy L. Cohen, 2115 Industrial Lane, Frederick, Maryland 21701. Bond Reference: Liber 8 H.K.Jr. 6985 Folio 41, Liber 8 H.K.Jr. 6986 Folio 352.
- Area Tabulation:

Lot #1	0.4971 Acres
Lot #2	1.3676 Acres
Lot #3	0.5121 Acres
Total Area	2.3768 Acres
- Division of Planning:

Commission	2
Common Council	4025.03
Regional Planning District	312
Neighborhood	Arden Run 61
Subdivided	0
- Existing uses: Vacant. Proposed use: Subdivision of property into three lots.
- Building details:

Lot #1	2400 sq. ft.	0.09
Lot #2	12700 sq. ft.	0.23
Lot #3	22400 sq. ft.	0.53
- Floor Area Ratios:

Lot #1	2400 sq. ft. / 0.4971 ac. = 0.09
Lot #2	12700 sq. ft. / 1.3676 ac. = 0.23
Lot #3	22400 sq. ft. / 0.5121 ac. = 0.53
- Parking Space Requirements:

Lot #1	30 spaces
Lot #2	2400 sq. ft. / 1000 = 20 = 48 spaces
Lot #3	22400 sq. ft. / 1000 = 22 = 44 spaces
- Service/Bus:

Lot #1	3.3 sq. ft. / 1000 sq. ft. = 13200 sq. ft. / 1000 = 3.2 = 44 spaces
Lot #2	2400 sq. ft. / 1000 = 2.4 = 15 spaces
- Mail Storage:

Office	3.3 sq. ft. / 1000 sq. ft. = 3 spaces
Mailroom	400 sq. ft. / 1000 = 0.4 = 3 spaces
Mailbox	110 spaces
Mail Transfer (ST)	3 spaces
Total	103 spaces
- Proposed 5'x5' sign, height 15', double faced 4 illuminated, 50 sq. ft. sign area.
- Proposed use-in-common access & easement area.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTIONS, SPECIAL HEARING AND VARIANCES OF

LIBERTY WORLD

RESUBDIVISION OF LOT 1A OF AMENDED PLAT OF LOTS 1 and 2 - ALBERT KERMISCH AND SAVOY EAST APTS. INC. PROPERTY - FORMERLY RECORDED IN PLAT BOOK E.H.K. JR. 51 FOLIO 1

5131 LIBERTY ROAD, RANDALLSTOWN, MD. 21133

2ND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT 1

OWNER: MR. RANDY L. COHEN, 2115 INDUSTRIAL LANE, FREDERICK, MD. 21701, PHONE: 301-475-8850

DEBCH MARK: BALTIMORE COUNTY 7-1130 ELEV. 570.74 1/2 INCH BAR AT NORTH EDGE OF CONCRETE WALK ON SOUTH SIDE OF LIBERTY ROAD, N 24.10.01 W 52.41.05

TAX ACCOUNT NO. 200013034 TAX MAP NO. 77 BLOCK NO. 7 PARCEL NO. 133 LOT NO. 1A

LEON A. PODOLAK AND ASSOCIATES

SURVEYING AND CIVIL ENGINEERING
63 EAST MAIN ST. WESTMINSTER, MD. 21157 648-2229
P.O. BOX 2648 648-1226

Leon A. Podolak

Date: OCTOBER 11, 1988 Scale: 1" = 50'

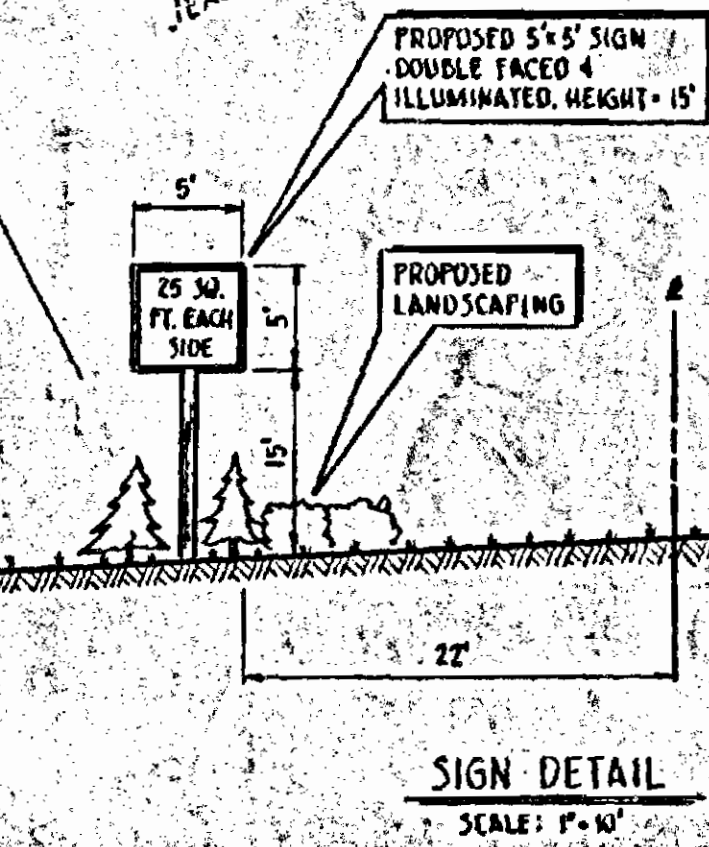
Drawn: No. 274

- NOTE 1:** Parcel for special exception to allow living quarters in a commercial zone.
- NOTE 2:** Parcel for special exception for a car wash (automatic drive-thru).
- ** FOR BEARINGS AND DISTANCES SEE "ZONING PLAN", SHEET 2 OF 2.

- Summary of Zoning Variance Requests**
- Lot No. 2: a public hearing for a Special Exception for a car wash (automatic drive-thru) will be requested.
 - Lot No. 3: a public hearing for a Special Exception to allow living quarters in a commercial zone will be requested.
 - Lot No. 2 and 3: a public hearing for zoning variances to allow distances between buildings of twenty-five (25) feet, thirty-five (35) feet, forty-five (45) feet, and fifty-one (51) feet in lieu of the maximum requirement of sixty (60) feet, and a side/rear yard setback of zero (0) feet and twenty-nine (29) feet in lieu of the required thirty (30) feet.
 - Lot No. 1, 2, and 3: a public hearing for a special hearing for a site plan amendment of Case No. 81-2232A to delete therefrom that portion of the proposed Liberty World Site Plan that is presently included herein.

NOTE: FOR ZONING LINES, LOCATION AND USE OF ADJACENT PROPERTIES AND METES AND BOUNDS OF VARIANCE PARCELS SEE SHEET 2 OF 2.

PAVING DETAIL
NOT TO SCALE



SIGN DETAIL
SCALE: 1" = 10'

RECOMMENDED SEVERE SOIL CONDITION MITIGATIVE MEASURE

SEVERE SLOPES: Proposed mass grading will reduce slope to nonerodible levels.

SEVERE HIGH WATER TABLE: Any groundwater condition encountered will be intercepted by underdrain system connected to proposed closed storm drain system.

GENERAL, FM

- | | | | | | | | |
|--------------------------------|---|--|--|--|---|--|--|
| 1. Owner: | Handy & Cohen
7115 Industrial Lane
Frederick, Maryland 21701 | | | 9. Parking Space Requirements: | Lot #1 = 96 parking spaces 9'x18'
2 parking spaces 15'x18'
= (handicapped) 193 spaces | | |
| | Silver R.H.R.J.R. 6965 Folio A3
Silver R.H.R.J.R. 6966 Folio B32 | | | | Lot #2 = 4 parking spaces 9'x18'
1 parking space 9'x18'
= (handicapped) 5 spaces | | |
| 2. Acreage: | Lot #1 = 2.2810 Acres
Lot #2 = 2.2513 Acres
Total acre = 4.5323 Acres | | | Total = | 118 spaces | | |
| 3. Easement Statistics: | 3
Downmaster: C2
Crown Trust: 4022.03
Regional Planning District: 31
Wardens: Price Run 31
Indemnities: 61 | | | 10. Difficulties: | History: Public
Ownership: Public | | |
| 4. Zoning: | RM, MD-CMS, DM 3.5 | | | 11. Storm Water Management: | Primarily naturalized area in common existing facility located on Lot 2A of abandoned plot of Lots 1 and 2 adjacent to Harris and Derry Streets, Frederick, Md. (Property (Plot Book 31 folio 3). | | |
| 5. Existing uses: | Vacant
Proposed uses: Rehabilitation of property
Use: town lots. | | | 12. Estimated ADU: | Lot #1 =
Restaurants: (3600 sq.ft.)/(1000) x .66 = 250
Services: 18 bays x .40 = 7.20
Hotels: 2700 sq.ft. x .0192 = 528
Car Wash: = 300
Lot #2 = (52400 sq.ft.)/(1000) x .2 = 105 | | |
| 6. Building Areas: | Lot #1 = 17600 sq.ft.
Lot #2 = 17600 sq.ft. | | | Total Estimated ADU = | 2265 | | |
| 7. Floor Area Ratios: | Lot #1 = 17600 sq.ft./2.2810 ac. = 0.18
Lot #2 = 17600 sq.ft./2.2513 ac. = 0.33
Maximum permitted floor area ratio = 2.00 | | | 13. There are no existing historic buildings on this site. | | | |
| 8. Parking Space Requirements: | Lot #1 = Restaurant: 30 sq./1000 sq. ft.
7600 sq.ft./1000 x 3.0 = 78 spaces
Auto Service:
5 sq./1000 sq. ft.
2750 sq./1000 x 3.0 = 23 spaces
Retail:
5 sq./1000 sq. ft.
2750 sq./1000 x 3.0 = 28 spaces
Lot #2 = Wind Storage:
Office:
5.3 sq./1000 sq. ft.
500 sq.ft./1000 x 3.0 = 3 spaces
2 spaces
Total = 118 spaces | | | 14. There are no known critical areas, archaeological sites, unpermitted parking, significant wetland locations, or hazardous material sites on this property. | | | |
| | | | | 15. There are no known streams, bodies of water, wetlands, or 100 year flood plains on this site. | | | |
| | | | | 16. Baltimore County has required utility easements on dead ends. | | | |
| | | | | 17. All parking and maneuvering (also called) will be provided in accordance with the pavement detail shown & will be permanently striped. | | | |
| | | | | 18. Damaged, disabled and non-drivable motor vehicles and parts will be stored outside of the building at all times. | | | |
| | | | | 19. Starting spaces provided per city No. 34-66:
Starting spaces required:
Lot #1 = Restaurant: 3 spaces for single stories
3 spaces behind order board
Car Wash: Total number of vehicles capable of being processed in 1/2 hour plan 15 (40 cars/hour)/20-10 = 30 spaces | | | |
| | | | | 20. Nothing spaces provided (15'x50' spaces):
Lot #1 = Restaurant: 8 spaces with 6 behind order board
Car Wash: 30 spaces | | | |

NOTE: The zoning lines shown hereon are plotted by coordinates using the Baltimore County Metropolitan Grid System and appear to be shifted. A mandamus will be applied for to match the zoning lines with the property lines.

C.R.G. DEVELOPMENT PLAN

OF
LIBERTY WORLD

RESUBDIVISION OF LOT 1A OF AMENDED PLAT OF
LOTS 1 and 2 - ALBERT KERMISCH AND SAVOY
EAST APTS. INC. PROPERTY - FORMERLY RECORDED
IN PLAT BOOK E.H.K. JR. 51 FOLIO 1

9131 LIBERTY ROAD
RANDALLSTOWN, MD. 21135

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER
MR. RANDY L. COHEN
7315 INDUSTRIAL LANE
FREDERICK, MD. 21701
PHONE: 301-695-8850

**PETITIONER'S
EXHIBIT 1A**

TAX ACCOUNT NO. 200013034 TAX MAP NO. 77 BLOCK NO. 7 PARCEL NO. 133 LOT NO. 1A

LEON A. PODOLAK AND ASSOCIATES

SHEET
1
OF
3

The seal of the State of Maryland is visible in the bottom right corner. It features a circular design with the text "STATE OF MARYLAND" around the top and "1776" at the bottom. In the center is a shield depicting a figure on horseback, likely representing a historical or allegorical figure.

SURVEYING AND CIVIL ENGINEERING		Date 3-10-91	Revision None
63 EAST MAIN ST. WESTMINSTER, CO 80537 648-7229		Project 6-11-91	Drawn J. J. J. J.
(P.O. BOX 266)		Checked 10-5-91	Reviewed J. J. J. J.
<i>Leon A. Todolowski</i>			

OCTOBER 21 1968 1:50 PM

PROJECT: U-295

NOTE 1 Parcel for special exception to living quarters in a commercial

NOTE 2 Parcel for special exception for

FOR BEARINGS AND DISTANCES SEE "ZONING PLAN" SHEET 2 OF 3

Plot No. 1 is a public hearing for a Special Exception.

1. Let No. 1 a public hearing for a Special Exception

quarters in a commercial zone will be requested.

On 10/1/81 and 2 a public hearing for zoning variance

buildings of twenty-five (25) feet, twenty-five (35) feet in lieu of the maximum required front and a side/rear yard setback of zero (0) feet.

Test is less than the required thirty (30) feet.

... to delete therefrom
... that is presently

NOTE: FOR ZONING LINES, LOCATION AND USE OF ADJACENT PROPERTIES AND METERS AND BOUNDS OF VARIANCE PARCELS SEE SHEET 2 OF 3

PAVING DETAIL

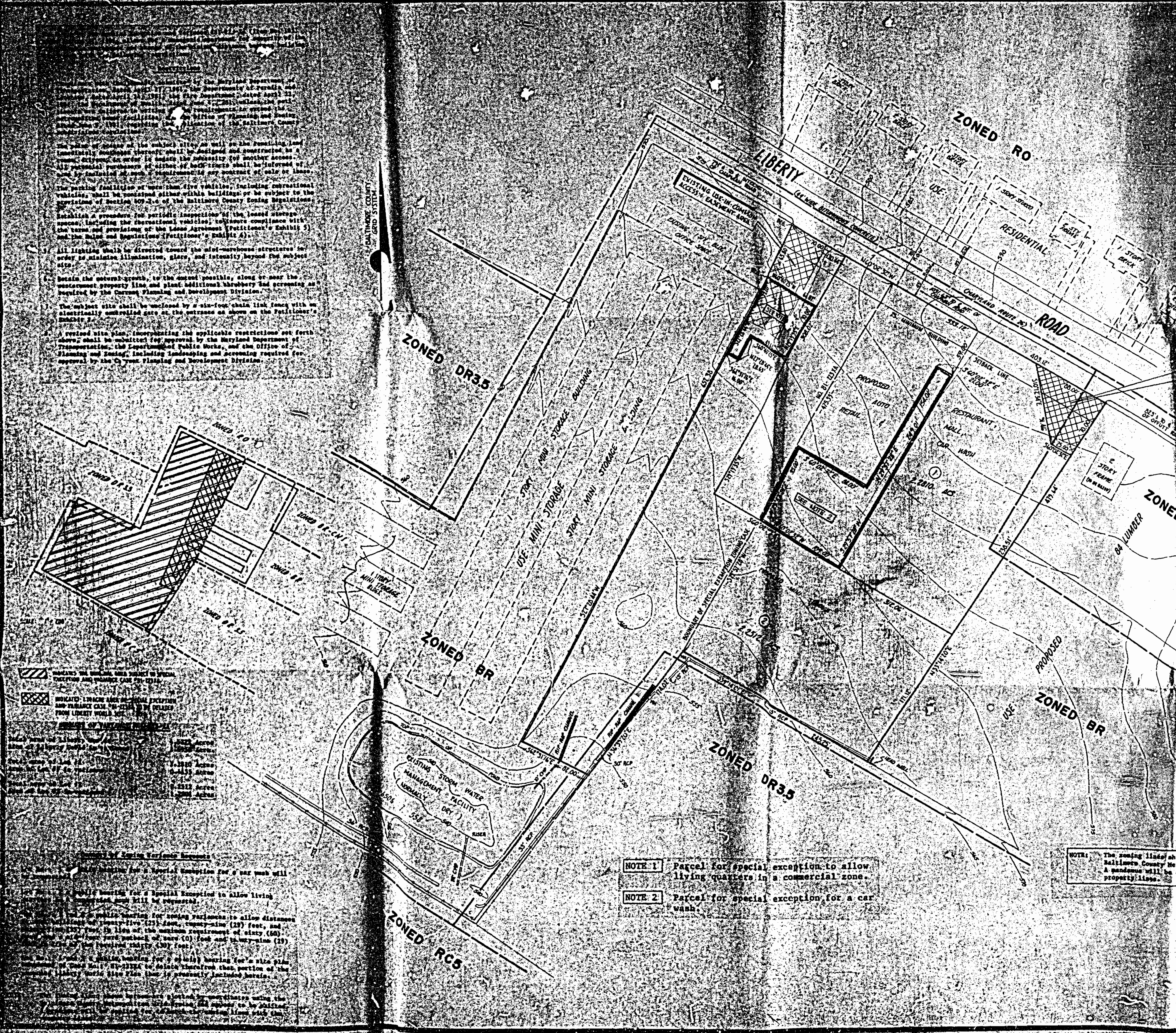
SIGN: DETA

SIGNATURE

...of the subject site as well as the remaining land...
 ...the parking facilities of more than five vehicles...
 ...all lighting shall be directed toward the mini-warehouse structures...
 ...retain the natural growth, to the extent possible, along or near the...
 ...The subject site shall be enclosed by a six-foot chain link fence...
 ...revised site plan, incorporating the applicable restrictions set forth...
 ...shall be submitted for approval by the Maryland Department of...
 ...Planning and Zoning, including landscaping and screening required for...
 ...approval by the Planning and Zoning Division.



VICINITY MAP SCALE: 1" = 1000'



PROPOSED USE-IN-COMMON ACCESS & EASEMENT AREA

9131 LIBERTY ROAD
RANDALLSTOWN, MD. 21133

C.R.G. DEVELOPMENT PLAN
OF
LIBERTY WORLD
RESUBDIVISION OF LOT 1A OF AMENDED PLAT OF
LOTS 1 and 2 - ALBERT KERMISCH AND SAVOY
EAST APTS. INC. PROPERTY - FORMERLY RECORDED
IN PLAT BOOK E.H.K. JR. 51 FOLIO 1

OWNER
MR. RANDY L. COHEN
7315 INDUSTRIAL LANE
FREDERICK, MD. 21701
PHONE: 301-675-8850

**PETITIONER'S
EXHIBIT 1B**

- NOTE 1: Parcel for special exception to allow living quarters in a commercial zone.
- NOTE 2: Parcel for special exception for a car wash.

NOTE: The zoning lines shown hereon are plotted by coordinates using the Baltimore County Metropolitan Grid System and appear to be shifted. A pandemic will be applied for to match the zoning lines with the property lines.

TAX ACCOUNT NO. 200013034 TAX MAP NO. 11 BLOCK NO. 1 PARCEL NO. 135 LOT NO. 1A

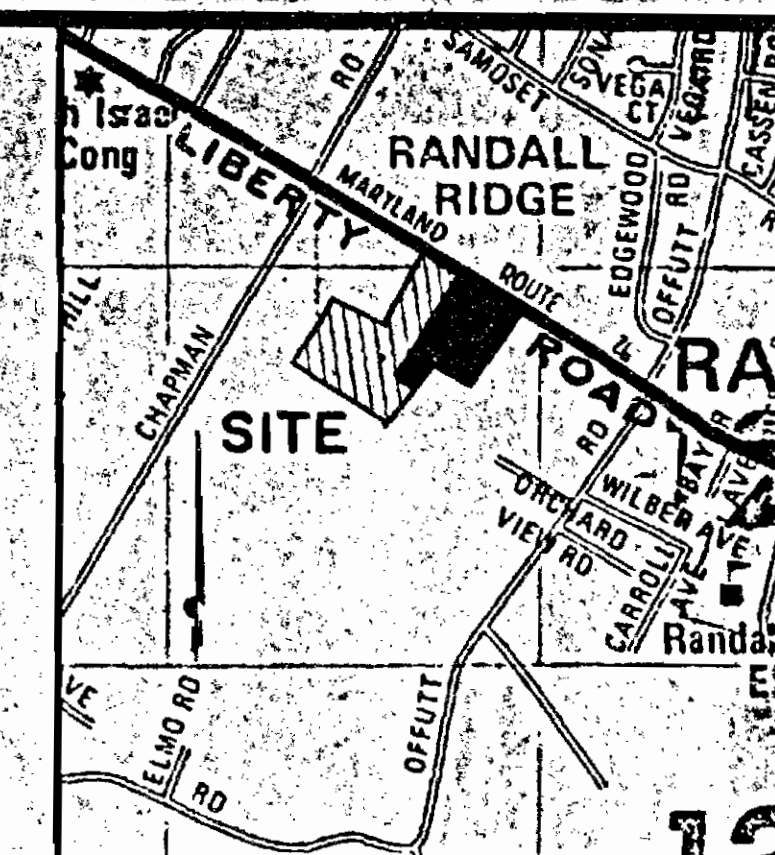
LEON A. PODOLAK AND ASSOCIATES

SHEET 2 OF 3

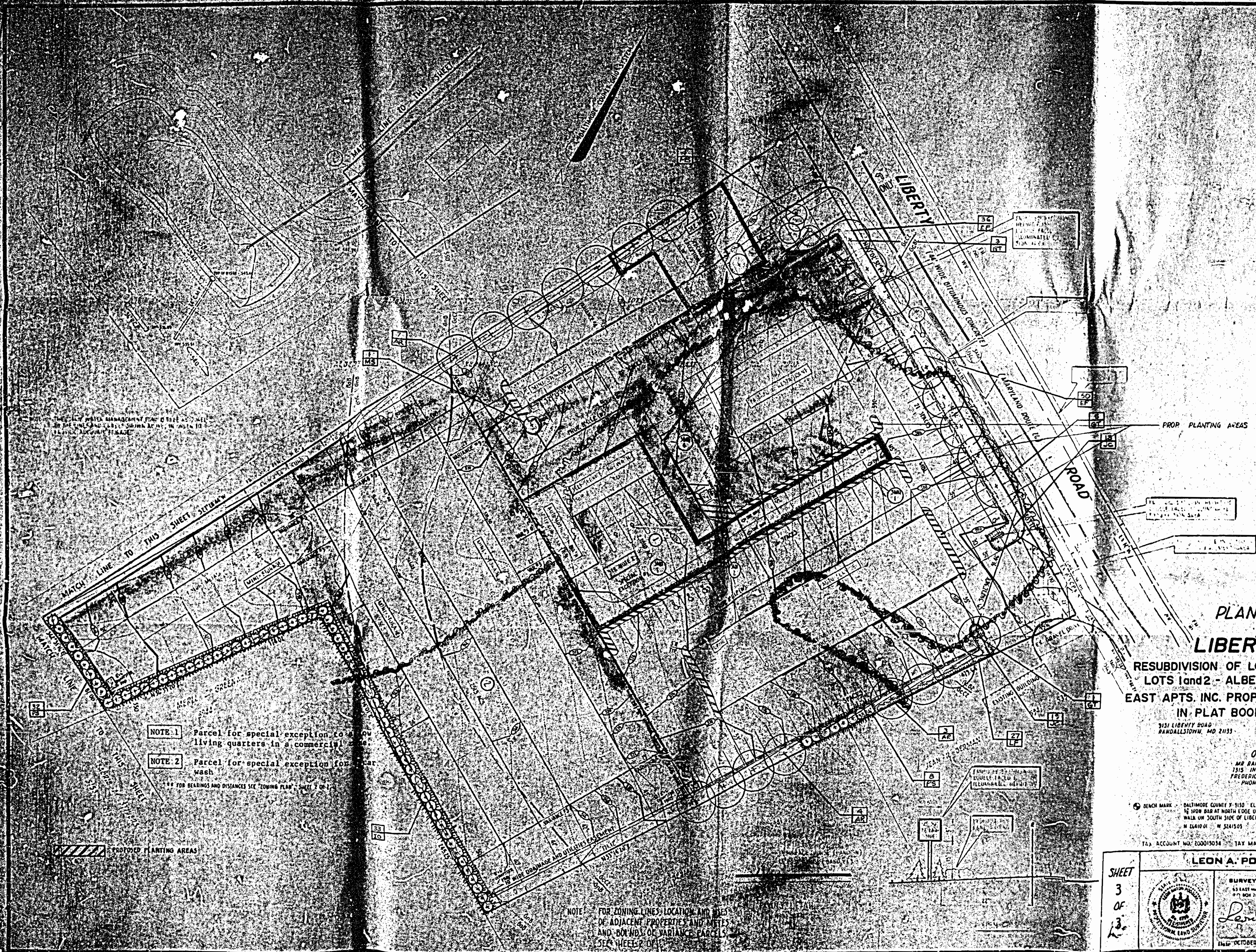
LEON A. PODOLAK

SURVEYING AND CIVIL ENGINEERING
40 EAST MAIN ST. WESTMINSTER, MD. 21157 440-2329
P.O. BOX 8441 440-1234

Date: 10/10/88, 1/24/89 Scale: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'



- NOTE 1: Parcel for special exception to allow living quarters in a commercial zone.
- NOTE 2: Parcel for special exception for car wash.
- ** FOR BEARINGS AND DISTANCES SEE "ZONING PLAN" SHEET 2 OF 2.

PLANTING PLAN
OF
LIBERTY WORLD

RESUBDIVISION OF LOT 1A OF AMENDED PLAT OF
LOTS 1 and 2 - ALBERT KERMISCH AND SAVOY
EAST APTS. INC. PROPERTY - FORMERLY RECORDED
IN PLAT BOOK E.H.K. JR. 51 FOLIO 1

1311 LIBERTY ROAD
RANDALLSTOWN, MD 21133

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER
MR. RANDY L. COHEN
1315 INDUSTRIAL LANE
FREDERICK, MD 21701
PHONE: 301-475-8850

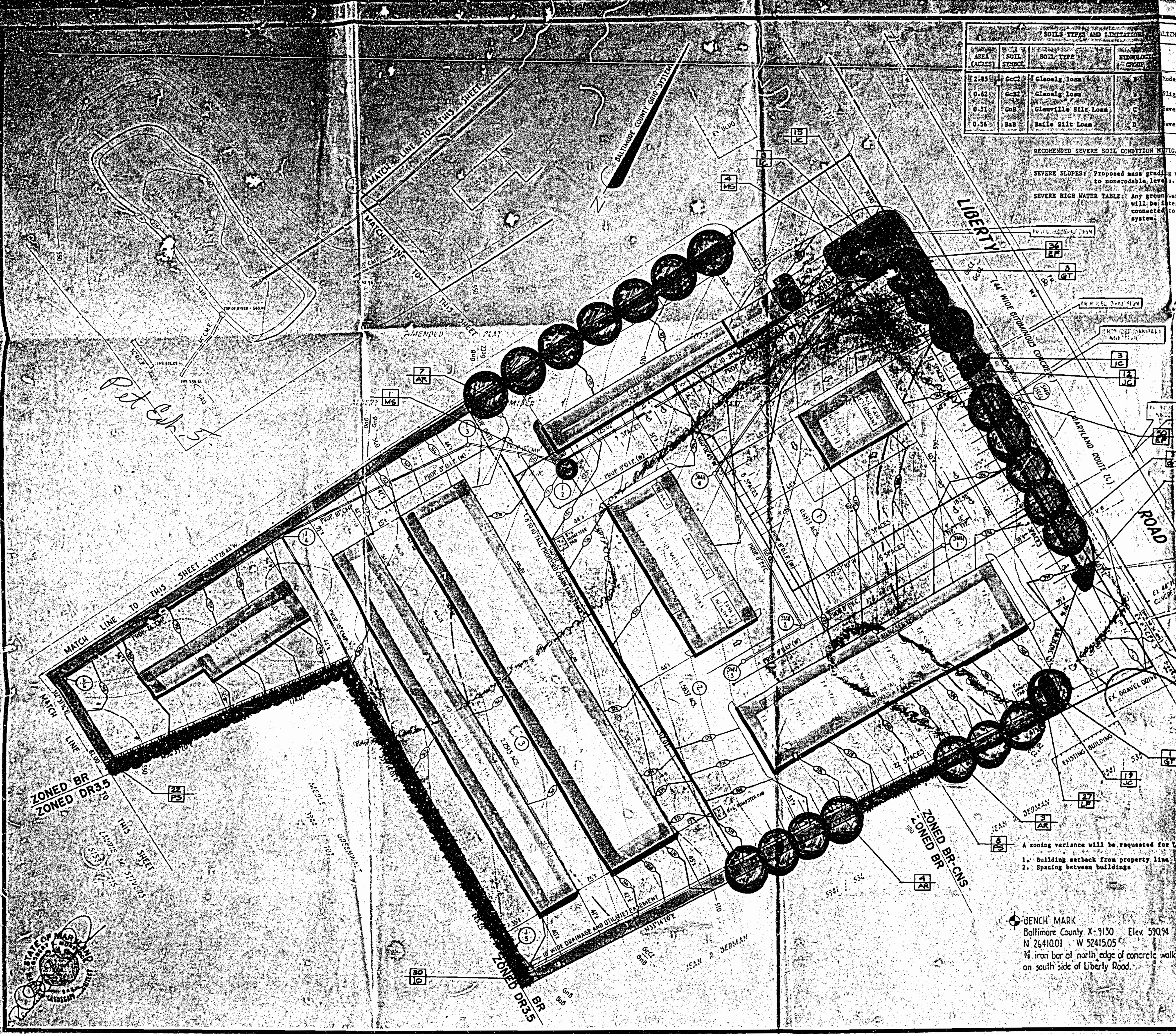
**PETITIONER'S
EXHIBIT 1C**

BENCH MARK - BALTIMORE COUNTY 8-1150 - ELEV. 590.94 -
12' HIGH BAR AT NORTH EDGE OF CONCRETE
WALK ON SOUTH SIDE OF LIBERTY ROAD.
N 64°10'01" W 524.1505

TAX ACCOUNT NO. 200015034 TAX MAP NO. 77 BLOCK NO. 7 PARCEL NO. 133 LOT NO. 1A

LEON A. PODOLOK AND ASSOCIATES

SHEET 3 OF 3		SURVEYING AND CIVIL ENGINEERING 63 EAST MAIN ST. WESTMINSTER, MD 21157 848-2729 P.O. BOX 706 876-1226		Date 3-16-95 Revision 2nd REVISION PENCILS EXHIBIT 1C
		Leon A. Podolak Date: OCTOBER 21, 1988 Scale: 1" = 100'		

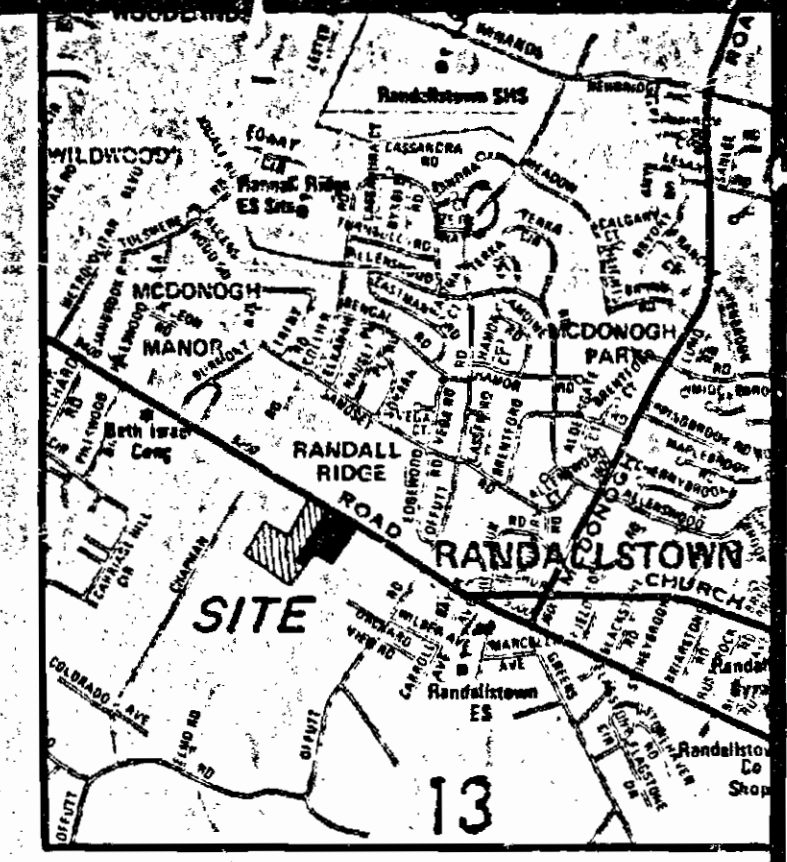


SOILS TYPES AND LIMITATIONS				BALTIMORE COUNTY SOIL SURVEY MAP #321	
AREA (ACRES)	SOIL SYMBOL	SOIL TYPE	HIGHWAY GROUP	BUILDINGS	STREET AND PARKING LOTS
2.85	CoC2	Clanet loam	1	Moderate Slopes	Severe Slopes
0.62	CoC2	Clanet loam	1	Slight	Moderate Slopes
0.51	CoB	Clanet Silt Loam	1	Severe: High Water Table	Severe: High Water Table
0.56	SoB	Belle Silt Loam	1	Severe: High Water Table	Severe: High Water Table

RECOMMENDED SEVERE SOIL CONDITION MITIGATIVE MEASURES

SEVERE SLOPES: Proposed mass grading will reduce slopes to nonerodible levels.

SEVERE HIGH WATER TABLE: Any ground water condition encountered will be intercepted by underdrain system connected to proposed closed storm drain system.



- GENERAL NOTES**
- Owner: Randy L. Cohen, 7315 Industrial Lane, Frederick, Maryland 21701. Deed References: Liber E.H.K. Jr. 6885 folio 43, Liber E.H.K. Jr. 6506 folio 552.
 - Area Tabulation: Lot #1 = 0.6973 Acres, Lot #2 = 1.3837 Acres, Lot #3 = 2.2513 Acres, Total Area = 4.3323 Acres.
 - Election Districts: Councilmanic: 4, Census Tract: 4025.03, Regional Planning District: 712, Watershed: Brice Run 61, Subwatershed: 61.
 - Zoning: BR.
 - Relating uses: Varant. Proposed uses: Subdivision of property into three lots.
Lot #1 = Fast Food Restaurant
Lot #2 = Auto Wash
Lot #3 = Mini-Storage
 - Building Areas: Lot #1 = 2400 sq. ft., Lot #2 = 15750 sq. ft., Lot #3 = 32400 sq. ft.
 - Floor Area Ratios: Lot #1 = 2400 sq. ft. / 0.6973 ac. = 0.08, Lot #2 = 15750 sq. ft. / 1.3837 ac. = 0.23, Lot #3 = 32400 sq. ft. / 2.2513 ac. = 0.53.
 - Parking Space Requirements: Lot #1 - Restaurant: 2400 sq. ft. / 50 = 48 spaces, Lot #2 - Service/Bank/Cat Wash: (15750 sq. ft. / 1000) x 3 = 47 spaces, Retail: 2400 sq. ft. / 200 = 12 spaces, Lot #3 - Mini Storage: 1 employee = 1 space. Subtotal = 108 spaces, Mass Transit Credit (32): -5 spaces, Total = 103 spaces.
 - Parking Spaces Provided: Lot #1 = 45 parking spaces 9'x18' (handicapped) 49 spaces, Lot #2 = 51 parking spaces 9'x18' (handicapped) 54 spaces, Lot #3 = 5 parking spaces 9'x18' (handicapped) 5 spaces, Total = 108 spaces.
 - Utilities: Water: Public, Sanitary: Public.
 - Storm Water Management: Privately maintained use in common existing facility located on Lot 2A of Avenant Plat of Lots 1 and 3 Albert Karmish and Sonny East Apartments, Inc. Property (Plot Book 51 folio 1b).
 - Estimated ADT: Lot #1 = Restaurant: (2400 sq. ft. / 1000) x 164 = 394, Lot #2 = Auto Wash: 2000 sq. ft. = 6.192 = 366, Service: 24 bays = 40 = 360, Cat Wash: 1 = 125, Lot #3 = (32400 sq. ft. / 1000) x 2.8 = 147, Total Estimated ADT = 2010.
 - There are no existing historic buildings on this site.
 - There are no known critical areas, archeological sites, endangered species habitats, significant geological formation of hazardous material sites on this property.
 - There are no known streams, bodies of water springs or 100 year flood plains on this site.

C.R.G. DEVELOPMENT PLAN FOR LIBERTY WORLD

9131 LIBERTY ROAD, RANDALLSTOWN, MD 21133
2ND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

OWNER
MR. RANDY L. COHEN
1315 INDUSTRIAL LANE
FREDERICK, MD 21701
PHONE: 301-675-8856

PETITIONER'S EXHIBIT 5

TAX ACCOUNT NO. 700013034 TAX MAP NO. 77 BLOCK NO. 7 PARCEL NO. 133 LOT NO. 1A

LEON A. PODOLAK AND ASSOCIATES

SURVEYING AND CIVIL ENGINEERING
63 EAST MAIN ST. WESTMINSTER, MD 21157 848-2229
P.O. BOX 2061 876-1226

Leon A. Podolak

Date: OCTOBER 21, 1988 Scale: 1" = 30'

Date	Revision



Benjamin Zitron, chairman and president of AutoSpa, outside company's auto mall in W. Hempstead. *Newsday / William J. Smith Jr.*

Now, a Mall Designed Just To Meet Your Car's Needs

By Tom Incantalupo
Newsday Automotive Writer

AUTOSPA INC., a Great Neck company that began seven years ago in the franchised quick-lube business, is moving aggressively into the development of malls, a relatively new concept that is slowly changing the \$72-billion-a-year auto service industry.

Experts say the potential is enormous; about 450 malls are in operation nationwide, says Chuck Lavery, publisher of Automotive Week. "There could well be as many as 3,000 of these by 1990," Lavery said. On the other hand, there is plenty of competition: Lavery says at least 200 developers nationwide have built or plan auto malls.

AutoSpa has more than 40 projects in various stages of development nationwide, says chairman and president Benjamin Zitron. A subsidiary created for the purpose, AutoSpa AutoMalls, recently made a \$2.8-million initial public offering of stock.

Its first mall, opened in West Hempstead in March of last year, includes three of the five franchises controlled by the AutoSpa group of companies — a 10-minute lube center, a 20-minute tuneup shop and a Ming auto appearance center. At 8,000 square feet, it is relatively small; others planned, says Zitron, will be between 12,000 and 16,000 square feet and likely also include the other two franchises, a car wash and a tire flatproofing operation.

Two more malls are planned for Long Island, says Zitron. One, on Sunrise Highway in Southhampton, could be open within the next nine months, he says. The other, on Route 112 in Medford, should open before the end of the year. Another relatively small, 11,000-square-foot mall with the five franchises is expected to open this summer at AutoSpa's former corporate headquarters on Queens Boulevard and 70th Street in Woodside.

The mall arrangement helps small businesses to afford prime locations and it enables them to reduce overhead by sharing parking space — which because of the nature of the services provided, need not be extensive. "You don't hold cars on the property," says Zitron. "It's a drive-through situation."

Shops like AutoSpa's that offer quick auto servicing, especially oil changes and tuneups, have been proliferating nationwide as tens of thousands of gasoline stations have been converted from full-service to self-service operation. Experts say the increase in the number of women who own cars has aided in the growth of the relatively clean quick-service shops. Existing malls contain as many as 30 shops, says Lavery.

But not everyone is as optimistic as Lavery. Edward Kaufman, a New Jersey-based consultant, says malls will undoubtedly grow in number, but added, "I

think people like AutoSpa have been guilty of exaggerating the possibilities."

Among mall developers, AutoSpa is unusual in that it and its five units intend to control the entire process of mall development and operation, obtaining land, arranging construction and then placing its own franchisees into the site. AutoSpa rarely purchases land for the malls. Typically, its AutoSpa Realty subsidiary forms a joint venture with a developer. The parent company then becomes the master tenant, with the joint venture as landlord, and the franchisees lease from the parent company. The typical cost of a mall, says Zitron, is about \$2 million.

Co-founded by Zitron in 1981, AutoSpa says it now has about 100 quick-lube franchisees in 14 states. Another 46 Ming Auto Appearance centers are in operation, mostly west of the Mississippi. The car wash operations are a recent addition and only a few are operating; the tire flatproofing process is being tested at centers in Great Neck, Woodside and Hackensack, N.J.

Much of the company's growth has been through acquisitions. It bought one of California-based Accu-Tune Inc.'s outlets, in White Plains, in February of 1986. It bought Kansas-based Ming of America, with 50 locations, in July, 1987. The flat-proofing centers are being set up under a joint venture formed last June with Seal-It Corp. of Los Angeles, developer of the process. Last month, AutoSpa announced plans to take over Pit Bros. Inc., a Chicago-based company with 43 lube centers and another 42 are under construction.

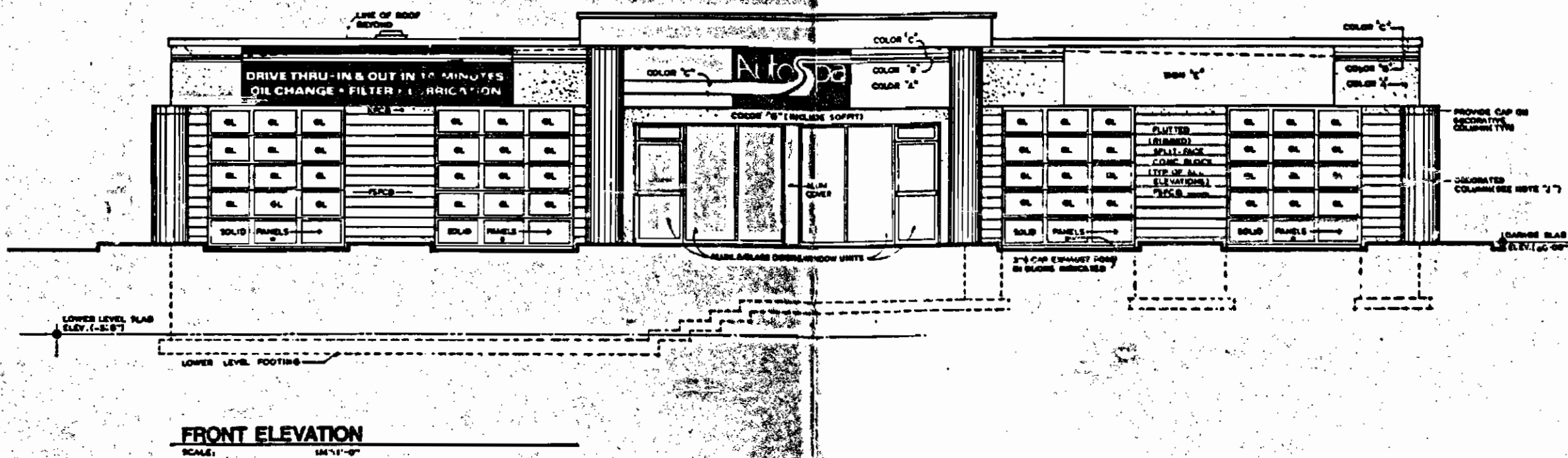
An acquisition now under way by the AutoSpa group. A partnership formed for the purpose and including Zitron, is negotiating specifics of an agreement signed last October to purchase California-based Cardis Corp.'s Tune Up Masters Inc. unit, with 240 company-owned centers.

AutoSpa went public in 1985 and is traded on the NASDAQ National Market System. The stock closed Friday at \$11.32, up six cents.

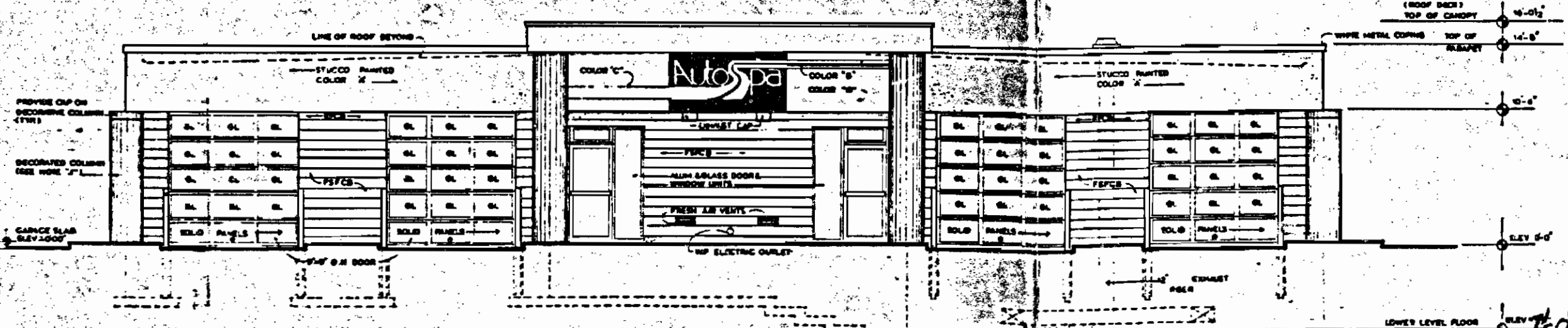
Zitron says insiders own about 40 percent of the more than 12 million shares outstanding and that institutions hold almost 30 percent. AutoSpa reported net income of \$331,907 or 8 cents a share on sales of \$5.1 million for the fiscal year that ended Sept. 30, versus earnings of \$41,000 the year before.

Zitron says the AutoSpa family has about 300 locations nationwide — including about 40 in the New York area. That compares to more than 800 for industry leader Jiffy Lube Inc., but AutoSpa seems bent on expanding at a furious pace. Zitron, whose background is in systems developing and financial consulting, says he is forming a car rental franchise and considering others for transmission repair and parts retailing. "We're looking at a lot of stuff now," says the 50-year-old Zitron. *PH*

PETITIONER'S EXHIBIT 7



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PETITIONER'S EXHIBIT 7

COLOR LEGEND:

- (A) PITTSBURGH #7398 WILD-WINTERGREEN
- (B) PITTSBURGH #2536 SNOW-BEST(WHITE)
- (C) PITTSBURGH #3318 EMPIRE YELLOW

NOT FOR CONSTRUCTION

Autospa
COMBINATION LIBERATION AND TUNE-UP FACILITY WITH OPTIONAL CAR WASH

KAPLAN-GAUNT-DE SANTIS ARCHITECTS
100 HAWTHORNE AVE. NEW YORK, N.Y. 10019
TEL: 212-691-1100

ELEVATIONS

8551

A-2

2 8

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R., except as noted hereafter.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In the opinion of the Zoning Commissioner, the subject site is grossly over-crowded and over-developed. However, it is clear from the testimony that if the variance requested, as hereinafter modified, are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. The Petitioner's plans to develop this site without providing even a vestige of landscaping is, in the opinion of the Zoning Commissioner, contrary to the spirit and intent of the B.C.Z.R. Therefore, the requested relief will be granted, in part, subject to the restrictions and modifications set forth below.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Petitions for Special Hearing, Special Exception, and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of September, 1989 that the Petition for Special Hearing to approve an amendment to Case No. 81-233-XA, reposition the mini-storage buildings proposed and to realign the lot lines for Liberty World to permit a land area to be transferred to the subject property at issue herein be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to permit living quarters in a commercial zone (resident manager's mini-warehouses) and a car wash (automatic) in a B.R. zone, in accordance with that set forth on Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit side or rear yard setbacks of 0 and 29 feet in lieu of the required 30 feet, and distances between buildings in a B.R. zone of 25 and 35 feet in lieu of the required 60 feet, all in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however to the following restrictions which are conditions precedent to the relief granted:

- 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 30-day 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) Petitioner shall develop a landscape plan incorporating a vegetative buffer on both ends of the automotive service building, a vegetative island separating the 28 parking spaces abutting lots 1 and 2, and a vegetative island on both ends of said parking spaces. Said plan shall be submitted to the Office of Current Planning for approval by the Baltimore County Landscape Planner. A copy of the approved plan shall be submitted to the Zoning Commissioner for final approval.
- 3) Petitioner shall reduce the size of the mini-storage building, consisting of 2200 sq. ft. located in the southern corner of the subject site and referenced on Petitioner's Exhibit 1 to allow a minimum of 30 feet between said building and the D.R. 3.5 zone. Further, Petitioner shall provide a 10-foot vegetative buffer, the size and shape of which shall be determined by the Baltimore County Landscape Planner, beginning on the extreme southeast corner of the subject site and adjacent to the aforementioned mini-storage building, and running along the southeast boundary line until it abuts the B.R. zone line, as indicated on Petitioner's Exhibit 1.

4) Petitioner shall comply with all requirements as set forth in the Zoning Plans Advisory Committee comments which have been adopted in their entirety and made a part of this Order.

5) Petitioner shall submit to the Zoning Commissioner's Office by no later than July 1, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their exact location on the subject property, their distances from all property lines, and any other information as may be required to be a certified site plan.

IT IS FURTHER ORDERED that the variances to permit a building setback of 45 feet more or less between the bank and retail strip, and 51 feet between the car wash and mini-storage building in lieu of the required 60 feet for each, be and are hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(800) 887-3363

J. Robert Haines
Zoning Commissioner

September 6, 1989



Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Townson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & ZONING VARIANCE
SW/S Liberty Road, 791' SE of the C/I of Chapman Road
(9131 Liberty Road)
2nd Election District - 2nd Councilmanic District
Randy L. Cohen - Petitioner
Case No. 89-553-SPHXA

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Jim Jones, Director
Liberty Communities Development Corporation
3820 Fernside Road, Randallstown, Md. 21133
People's Counsel
File

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-553-SPHXA

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of Case No. 81-233XA to delete therefrom that portion of case site included in Liberty World Site Plan filed herewith.

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

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

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

Contract Purchaser:
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

(Type or Print Name)

300 East Joppa Road

Townson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

Randy L. Cohen

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

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

Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

300 East Joppa Road

Townson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Townson, Maryland 21204

City and State

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

Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

300 East Joppa Road

Townson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Townson, Maryland 21204

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Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

300 East Joppa Road

Townson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Townson, Maryland 21204

City and State

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-553-SPHXA

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 living quarters in a commercial zone (resident manager's mini-warehouses) and a car wash (automatic) in a B.R. zone.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

(Type or Print Name)

300 East Joppa Road

Townson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Townson, Maryland 21204

City and State

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

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Newton A. Williams, Esquire

Nolan, Plumbhoff & Williams, Chartered

300 East Jopp

LEON A. PODOLAK AND ASSOCIATES
SURVEYING AND CIVIL ENGINEERING
15 EAST MAIN STREET, P.O. BOX 200
WESTMINSTER, MARYLAND 21157
TELEPHONE: WESTMINSTER 846-2229 BALTIMORE 876-1226

436

**DESCRIPTION FOR SPECIAL EXCEPTION
FOR LIVING QUARTERS IN A COMMERCIAL BUILDING**

Beginning for the same at a point 65.80 feet Southwest of the Southwest Right-of-Way line of Liberty Road (Maryland Route 26) and 791 feet Southeast of the centerline of Chapman Road, thence leaving said place of beginning and running the six following courses and distances, viz: South 27° 28' 44" East 16.00 feet, thence South 62° 31' 16" East 16.00 feet, thence South 60° 40' 25" East 49.61 feet, thence North 29° 19' 35" East 70.00 feet, thence North 60° 40' 25" West 67.87 feet to the place of beginning.

Containing 0.1179 Acres of land, more or less, in the 2nd Election District.

Westminster, this 10-th day of April, 1989

Leon A. Podolak
Leon A. Podolak, Prof. L.S. #4799



LEON A. PODOLAK AND ASSOCIATES
SURVEYING AND CIVIL ENGINEERING
15 EAST MAIN STREET, P.O. BOX 200
WESTMINSTER, MARYLAND 21157
TELEPHONE: WESTMINSTER 846-2229 BALTIMORE 876-1226

**DESCRIPTION FOR SPECIAL EXCEPTION
FOR A CAR WASH**

Beginning for the same at a point 182.99 feet Southwest of the Southwest Right-of-Way line of Liberty Road (Maryland Route 26) and 883.36 feet Southeast of the centerline of Chapman Road, thence leaving said place of beginning and running the six following courses and distances, viz: South 29° 57' 28" West 125.02 feet, thence South 60° 02' 32" East 244.60 feet, thence North 29° 57' 28" East 20.00 feet, thence North 60° 02' 32" East 189.35 feet, thence North 29° 57' 28" East 105.02 feet, and thence North 60° 02' 32" West 55.25 feet to the place of beginning.

Containing 0.2455 Acres of land, more or less, in the 2nd Election District.

Westminster, this 10-th day of April, 1989

Leon A. Podolak
Leon A. Podolak, Prof. L.S. #4799



LEON A. PODOLAK AND ASSOCIATES
SURVEYING AND CIVIL ENGINEERING
15 EAST MAIN STREET, P.O. BOX 200
WESTMINSTER, MARYLAND 21157
TELEPHONE: WESTMINSTER 846-2229 BALTIMORE 876-1226

**DESCRIPTION FOR SPECIAL
HEARING AND VARIANCES**

Beginning for the same on the Southwest Right-of-Way line of Liberty Road (Maryland Route 26) 791 feet Southeast of the centerline of Chapman Road, thence leaving said place of beginning and running the six following courses and distances, viz: South 60° 02' 32" East 403.12 feet, thence South 33° 14' 20" West 479.64 feet, thence North 59° 14' 01" West 245.25 feet, thence South 36° 39' 20" West 174.02 feet, thence North 62° 31' 16" West 82.00 feet, and thence North 27° 28' 44" East 652.38 feet to the place of beginning.

Saving and excepting Lot #1, 0.6973 acres, as shown on Plat to Accompany Petition for Special Exceptions, Special Hearings, and Variances for Liberty World.

Containing 3.8349 Acres of land, more or less, in the 2nd Election District.

A public hearing for a special hearing for a site plan amendment of 1.6956 Acres of Case No. 81-223XA will be requested to delete therefrom that portion of the withindescribed parcel that is presently included herein.

A public hearing for a zoning variance to allow distances between buildings of twenty-five (25) feet, thirty-five (35) feet, forty-five (45) feet, and fifty-one (51) feet in lieu of the maximum requirement of sixty (60) feet and a side/rear yard setback of zero (0) feet and twenty-nine (29) feet in lieu of the required thirty (30) feet will be requested for that portion of the withindescribed parcel known as lots 2 and 3 of the proposed plat of Liberty World as laid out and shown on Plat to Accompany Petition for Special Exceptions, Special Hearings, and Variances for Liberty World prepared by Leon A. Podolak and Associates dated October 21, 1988.

Westminster, this 10-th day of April, 1989

Leon A. Podolak
Leon A. Podolak, Prof. L.S. #4799



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Special Hearing, Special Exception, and Variance
Petitioner: Randy L. Cohen
Location of property: 9131 Liberty Road, 791 ft. SE of c/l of Chapman Road
Location of Sign: South side of Liberty Road, in front of subject property
Remarks: None
Posted by: J. Robert Haines
Number of Signs: 7
Date of return: June 23, 1989

130/STADE
Sale or Lease by Estate
One bedroom house in security block for sale or lease - rent, immediately. Est. price. Includes all kitchen appliances, carpet, furniture and
B-S Weekdays • 839-7558 or 484-4005

THE NORTHWEST STAR
Manager: Joe Burke
Cost of Advertisement: \$21.00

CERTIFICATE OF PUBLICATION
TOWSON, MD. June 15, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 15, 1989.

THE JEFFERSONIAN,
S. Zafe Wilman
Publisher

4925

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3303

J. Robert Haines
Zoning Commissioner

Date: 6/20/89

Re: Randy L. Cohen
7315 Industry Lane
Frederick, Maryland 21701

Re: Petition for Special Hearing, Special Exception, and Zoning Variance
CASE NUMBER: 89-553-SPHXA
94/5 Liberty Road, 791 ft. SE of c/l of Chapman Road
9131 Liberty Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Randy L. Cohen
HEARING SCHEDULED: THURSDAY, JULY 13, 1989 at 9:30 a.m.

Dear Petitioner(s):
Please be advised that \$ 115.85 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the time it is posted by this office until the day of the hearing.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen minutes prior to the hearing.

will be an additional

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/13/89 ACCOUNT: 801-615-000
AMOUNT: \$ 115.85
FOR: Randy L. Cohen
P.O. # 7/13/89 Haines 89-553-SPHXA
BALANCE: \$ 1168512 81237

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

June 2, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing, Special Exception, and Zoning Variance
CASE NUMBER: 89-553-SPHXA
94/5 Liberty Road, 791 ft. SE of c/l of Chapman Road
9131 Liberty Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Randy L. Cohen
HEARING SCHEDULED: THURSDAY, JULY 13, 1989 at 9:30 a.m.

Special Hearings to approve an amendment of Case 81-223XA to delete therefrom that portion of case site included in Liberty World Site Plan filed herewith.

Special Exceptions For living quarters in a commercial zone (resident manager's mini-warehouses) and a use (automobile).

Variances To permit side or rear yard setbacks of zero and 29 feet in lieu of the required 30 feet and distances between buildings of 25, 35, 45, and 51 feet but less than the required 60 feet.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Randy L. Cohen
Newton A. Williams, Esq.

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 867-3180

May 16, 1990

Newton A. Williams, Esquire
NOLAN, PLIMHOFF & WILLIAMS
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 89-553-SPHXA
Randy L. Cohen

Dear Mr. Williams:

Enclosed is a copy of the final Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Sincerely,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Mr. Randy L. Cohen
Mr. Pete Podolak
Mr. Bernard Willemain
Mr. Jim Janas
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann H. Haskewicz
James S. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney