

this matter comes before this Hearing Officer for consideration

Appearing at the public hearing required for this project were Keith Martin on behalf of C.H.R.L., L.P., Contract Purchaser/Lessee, and William P. Monk, Expert Land Planner. Numerous representatives of the various Baltimore County reviewing agencies appeared at the hearing. None of the residents from the surrounding community appeared to voice any opposition, however. Paula Saltzman with the Liberty Corridor Development Corporation (L.C.D.C.) appeared as an interested party and offered a few comments at the close of the hearing.

CHILD LANGUAGE

As noted earlier, Ms. Paula Saltzman appeared and offered comments concerning the proposed project. Ms. Saltzman testified that her organization supports the proposed restaurant and development of the sub-

1) The Developer may apply for its building permit and be granted same upon receipt of this Order; however, the Developer is hereby made aware that proceeding at this time is at its 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 If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TRK:b1a

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which in the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public.

REVISED

ORDER RECEIVED FOR FILING
Date 3/23/94

Item Number: 311
Planner: 306
Date Filed: 3-28-94
94-306-A
PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the zoning commission's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the zoning commission's review of the petition regarding the items noted below. If Zoning Commission's review of the petition regarding the items noted below, the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Please read and

311

*Applicant advised orally by zoning attorney
that this is a flag as agent for EXXON.
He thought
No discussion determination made Applicant
advised of possible problems.*

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
JUL 25, 1994
(410) 887-3353

NOTICE OF HEARING

The Zoning Commission 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 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Development Name: CHICKEN
Project Number: 15-204
Location: 8338 Liberty Road, NEC Liberty Road and Old Court Road
Acreage: 3.29 +/-
Engineer: William Neuk, Inc.
Proposed: Fast food, double drive-through only restaurant

Neighborhood: 340 North 34, 1994
Case Number: 94-306-A (Item 311)
8338 Liberty Road
NEC Liberty Road and Old Court Road
340 Election District - 2nd Council District
Legal Owner: Exxon Corporation
Contract Number: C & E L, L.P.

Variance to permit parking spaces a distance of 5 feet from the right-of-way in line of the required 10 feet; to permit 303.4 square feet of the maximum permitted 100 square feet and to permit 15 signs (1 free-standing, 10 directional, 2 square post, and 2 more boards) in line of the maximum permitted 3 signs on any premises; and to permit internally illuminated directional signage with advertising aspects (signs) in line of permitted non-illuminated directional signage with no advertising aspects.

HEARING: FRIDAY, AUGUST 19, 1994 at 2:00 p.m. in Room 118 County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: William Neuk, Inc.

- NOTES: (1) EXXON SIGN AND POST MUST BE RETURNED TO MR. JAB, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING AND VARIANCE DECISIONS: FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE ANALYSIS HEARING, CONTACT THIS OFFICE AT 887-3351.

TO: PROPERTY OWNERS/CONTRACTOR
272475 Issues - Baltimore
Please forward billing to:
Bill Kellers
Mr. Clark, Inc.
1010 E. Crain Highway, Suite 9-4
Crisfield, MD 21534

94-306-A

NOTICE OF HEARING

The Zoning Commission 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 94-306-A (Item 311)
8338 Liberty Road
NEC Liberty Road and Old Court Road
340 Election District - 2nd Council District
Legal Owner: Exxon Corporation
Contract Number: C & E L, L.P.

Variance to permit parking spaces a distance of 5 feet from the right-of-way in line of the required 10 feet; to permit 303.4 square feet of the maximum permitted 100 square feet and to permit 15 signs (1 free-standing, 10 directional, 2 square post, and 2 more boards) in line of the maximum permitted 3 signs on any premises; and to permit internally illuminated directional signage with advertising aspects (signs) in line of permitted non-illuminated directional signage with no advertising aspects.

HEARING: WEDNESDAY, MARCH 16, 1994 at 9:00 a.m., in Room 106 Old Courthouse.

LAURENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) EXXON SIGN AND POST MUST BE RETURNED TO MR. JAB, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
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Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
FEBRUARY 17, 1994
94-306-A
(410) 887-3353

NOTICE OF HEARING

The Zoning Commission 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 94-306-A (Item 311)
8338 Liberty Road
NEC Liberty Road and Old Court Road
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HEARING: WEDNESDAY, MARCH 16, 1994 at 9:00 a.m., in Room 106 Old Courthouse.

Arnold Jablon
Arnold Jablon
Director

cc: C & E L, L.P.
Exxon Corporation
William Neuk, Inc.

- NOTES: (1) EXXON SIGN AND POST MUST BE RETURNED TO MR. JAB, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
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Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
March 4, 1994
(410) 887-3353

March 4, 1994

J.A. Hicks, Esquire
c/o Exxon Corporation
Suite 3006
601 Jefferson
Houston, Texas 77002
RE: Case No. 94-306-A, Item No. 311
Petitioner: Exxon Corporation, et al
Petition for Variance

Dear Mr. Hicks:
The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e., zoning commission, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 February 10, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filling requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 28, 1994
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for February 28, 1994
Item No. 311

The Developers Engineering Section has reviewed the subject zoning item. All improvements and construction affecting the 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. Extraneous shall be in accordance with Department of Public Works Standards Plate P-32. In addition, the driver-thru vehicle will have difficulty maneuvering onsite.

The site is also subject to the Landscape Manual requirements.

END:s

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
DATE: February 24, 1994
SUBJECT: 8538 Liberty Road

Information:
Item Number: 311
Petitioner: Exxon Corporation
Property Size:
Zoning: B.R.-C.S.A.
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff recommends that any consideration given to the subject variances be completed as part of the development review process. Due to community interest and design considerations regarding this relatively new - for Baltimore County - drive-thru concept, the development review process is the most appropriate means to analyze the subject request. Further, if a limited exception is requested by the applicant, the Office of Planning and Zoning will most likely approve any such action.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kerner*
PK/JLW

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21286-5500
(410) 887-4500
DATE: 02/15/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: EXXON CORPORATION
LOCATION: NEC LIBERTY AND OLD COURT RD. (8538 LIBERTY RD.)

Item No.: 311 Zoning Agenda: VARIANCE

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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
FEB 18 PM
ZADM

REVIEWER: LT. ROBERT P. SAUERMAHL
Fire Prevention, PHONE 887-4881, MB-1102F
cc: File



Maryland Department of Transportation
State Highway Administration

O. James Lightheizer
Secretary
HAI KASOFF
Administrator

February 23, 1994

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 9311 (JLL)
MD 26
Exxon Corporation
Proposed Checkers Restaurant
Variance Request
Mile Post 6.30

Dear Ms. Minton:

This office has reviewed the plan for the referenced item and we offer the following:

We have no objection to approval for the variance request to permit parking spaces a distance of 5' from the right-of-way line in lieu of the required 10'. To permit 30.4 square feet of business signs in lieu of the maximum permitted 100 square feet and to permit 15 signs (one free-standing, 10 directional, 2 speaker posts and two menu boards), in lieu of the maximum permitted three signs on any premises, and to permit internally illuminated directional signage with advertising signs (flags) in lieu of permitted non-illuminated directional signage with no advertising signs.

The proposed modifications to the existing entrance located on MD 26 are generally acceptable to the State Highway Administration (SHA). However, a review of our files reveals that the development of this site had been previously submitted through Baltimore County's FRO approval process in May 1989, for a Service Station. Convenience store and car wash facility and did not gain approval by the county due to site restrictions and problem associated with stacking spaces for the car wash and parking spaces for the convenience store.

Since the proposed use for this development is for a fast food restaurant, which should significantly increase the amount of traffic generated to the site, we request the county require the developer submit a Traffic Impact Analysis for our review as we can determine what impact this development would have on turning movements from MD 26 into and out of the site, as well as its impact to traffic at the intersection of MD 26 and Old Court Road.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for impaired hearing or speech
1-800-735-2288 (toll-free)

Mailing Address: P.O. Box 717 - Baltimore, MD 21207-0717
Street Address: 707 North Covent Street - Baltimore, Maryland 21202

Ms. Charlotte Minton
Page Two
February 23, 1994

Upon having an opportunity to review the requested traffic study, it can be determined what modifications if any, to the entrance design would be required for the proposed development as a condition of plan approval.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the survey submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Ms. Charlotte Minton
Page Two
February 23, 1994

Should you have any questions, or require additional information, please contact Bob Small at (410) 333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

David Ramsey
David Ramsey, Acting Chief
Engineering, Access Permits
Division

BS/ES

cc: Mr. Darrell Wiles

PETITION FOR VARIANCE : BEFORE THE
HAI KASOFF : ZONING COMMISSIONER
84. (8538 Liberty Road) :
: OF BALTIMORE COUNTY
PETITIONER : CASE NO: 94-306-A
EXXON CORPORATION : Item 311

ENTRY OF APPEARANCE

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

Peter Nas Zimmerman
Peter Nas Zimmerman/
People's Counsel for Baltimore County

Carol S. Desilio
Carol S. Desilio
Deputy People's Counsel
Room 57, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY THAT on this 11th day of March, 1994, a copy of the foregoing Entry of Appearance was mailed to J. A. Hicks, Esquire, Exxon Corporation, Suite 3506, 601 Jefferson, Houston, Texas 77002.

Peter Nas Zimmerman
Peter Nas Zimmerman

WILLIAM MONK, INC.

PLANNING - LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMUNITY, SUITE 101
210 BOWLEY AVENUE, TOWSON, MD 21204

LETTER OF TRANSMITTAL

DATE	FILE NO.
3/20	93-107
DATE	FILE NO.
3/24	94-306-A
ATTENTION	ITEM # 254
REVISED VARIANCE	
PAGES	

TO: ZAS/DM

WE ARE SENDING YOU ☒ Under separate cover via the following means:

- ☐ Shop drawings ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order

REMARK NO.	FILE NO.	DESCRIPTION	ACTION
12		DEVELOP OF REVISED PLAN CK # 9310 (GAM) FOR REVISION FEE - \$100 REVISION OF SKETCHES \$55 \$155	

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ As required ☐ Submit _____ copies for distribution
☐ For your use ☐ Results _____ copies for approval ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____ SIGNED *Sarah Almy*

COURTHOUSE COMMUNITY
222 BOWLEY AVENUE
SUITE 101
TOWSON, MD 21204
410-494-8931

WILLIAM MONK, INC.

PLANNING - LANDSCAPE DESIGN - ENVIRONMENTAL RESOURCE MANAGEMENT

May 18, 1994

Ms. Emily Wolfson
c/o Liberty Corridor Development Corp.
9940 Liberty Road
Randallstown, MD 21133

Mr. Vivian Noonan
President
Liberty Road Community Corporation
3674 Liberty Road
Baltimore, MD 21244

Re: Proposed Checkers Restaurant, Liberty Road & Old Court Road
Baltimore County, Maryland

Dear Ms. Wolfson and Mr. Noonan:

In follow up to the community input meeting and subsequent conversations with Ms. Wolfson and Ella White-Campbell, my client, Mr. Monk, Inc., wishes to respond to both organizations' recommended changes to our site plan and variance application.

- Regarding the freestanding sign to be located at the corner of Liberty Road and Old Court Road as noted on the site plan, Mar-Chek agrees to limit the sign to a maximum of 40 square feet per side. However, Mar-Chek reserves the right to provide within this 50 foot limitation, a custom designed special marquee similar to the one shown in Exhibit 1 (attached). Mar-Chek will also limit the sign to a maximum of 40 feet in height above the finished ground elevation. Although the height of the sign would be subject to the present zoning ordinance, we believe that we have a unique circumstance which warrants the higher sign. As we are all aware, the intersection is on a knoll and as one approaches the intersection in an eastbound direction, our site has limited visibility because we are on the back side of the knoll. The additional height is necessary to provide good visual orientation for the oncoming traffic. I believe that we are advocating that Mar-Chek make a left turn at the signal to enter the site from Old Court Road rather than making a left turn from Liberty Road into the site is the best alternative from a traffic safety perspective. We believe that the higher sign is needed to promote this traffic movement.

Additionally, we measured the Household Bank sign which has even better visibility than us in that they are on the forward side of the knoll and their sign is 20 feet high. We

difference in sight only because of elevation

simply asking for equal treatment and given the fact that the zoning regulations permit the free standing sign to be 25 feet high by right, we believe that this is a reasonable compromise.

- Temporary Lane Signs: Mar-Chek agrees if the aforementioned sign is approved as part of the free standing sign, that they will not seek any temporary lane signs.
- Directional signs: Regarding the variance request for the small directional signs, Mar-Chek believes that these signs as indicated on the variance application are all necessary to facilitate on-site vehicular circulation in an orderly manner while minimizing any potential traffic safety problems. At issue here is whether or not Checkers' logo will be provided on these signs. If Checkers' logo will be provided, then these signs would be subject to the present zoning ordinance and necessitate variances. However, to may we believe that we have requested a variance. Headless to may we eliminate their variances. However, if this signage would all be personalized by everyone, Checkers would also layout variances. In the alternative, we feel that the signage would serve to soften their visual appearance on the landscape while still meeting the site's functional requirements and addressing our traffic safety concerns.
- Proposed retention of single driveway on applicant's property and due to the fact that circumstances have surfaced since our last discussions which appears to render this issue moot. Basically, the property owner has indicated that he will not permit us to utilize the existing driveway or for that matter permit us to utilize the station property to flow between the two sites. We are being required to flow between the two sites. We are being able to access through this driveway to and from Old Court Road. Therefore given the fact that we have been able to eliminate one of our driveways on Old Court Road, we are being able to retain our remaining driveway on Old Court Road. We wish to enter and leaving from this driveway will not be an issue as movements are limited to right-in and right-out only due to break in the median. We do not propose a

So as not to alarm anyone, we will be submitting a revised

site plan at the time of the hearing which clearly indicates that the joint use driveway between the two sites will be closed.

For our conversations, Mar-Chek agrees to the sign limitations as noted above and in return simply is asking that both organizations concur that they will not be opposed to the continued left hand turn exiting movement from our driveway onto Liberty Road. We have already eliminated one driveway on Liberty Road and it is important that free movements be permitted to and from our remaining driveway.

Mar-Chek very much wants to be a good neighbor and looks forward to a long and prosperous existence in the Liberty Road community. They are appreciative of all the efforts of the community organizations who are working hard to promote orderly planned growth along the Liberty Road corridor and they look forward to a good working relationship with them.

No hearing date has been set as of this date and we ask that both organizations respond to us at their earliest convenience.

Cordially,
William P. Monk
William P. Monk

WPM/skz27

cc: Ella White-Campbell
Paula Salzman
Hershel Martin
Keith Martin
Skip Larimore
Larry Schmidt

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

March 3, 1994

Mr. Arnold Jablon
Director of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Room 102
Towson, MD 21204

Re: Case # 94-306-A (Item 311), 8538 Liberty Road

Dear Arnold:

The above referenced case has been scheduled for a variance hearing on March 16, 1994. We are respectfully requesting that this hearing be postponed until such time as the community input meeting is held. Originally we had anticipated requesting a limited exemption due to the fact that a public hearing would be required and we had met with all of the impacted community groups prior to initiating the formal County process. Having been informed that a limited exemption was not appropriate, we filed with the County to initiate the CIM process on Thursday, February 24. It is our understanding that your office will schedule the joint variance and development plan hearing at the appropriate time.

Cordially,

W.P. Monk
William P. Monk

WPM/skm

cc: Keith Martin
Ship Lashore

RECEIVED
MAR 3 1994

ZAC

3801 Lochearn Drive
Baltimore, Maryland 21207-6363
July 18, 1994

Hon. Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Schmidt,

In reference to Development Plan Hearing, case 11-524, also known as 8538 Liberty Road at Old Court Road.

The request to develop this .929 acre former gas station, into a fast-food double drive through, as described on the hearing notice for July, part two, to be heard on July 26th at 10:00 A.M., needs to be addressed.

First, Checker's encourage crowds to congregate at their outdoor tables. Knowing who eats that type of junk food, will give you an idea that this is an inappropriate use for this corner. There are only five police cars assigned to this corridor at any given time, and I fear that the increase in pedestrian and automotive traffic will add to law enforcement problems.

Second, the gateway to Randallstown should not be defaced with this garish, circus-like establishment. We need something neater and tasteful. A Checker's-type junk food place should be well-hidden in the interior of a block.

Could we save this corner for something fine and necessary? Will taste ever prevail? We have an overabundance of cheap, greasy spots, but NO FINE DINING FACILITIES AT ALL!

Please have pity on Liberty Road and its much abused residents!

Sincerely,

Smith Berger
Smith Berger (Mrs. N.)

3801 Lochearn Drive
Baltimore, Maryland 21207-6363
July 18, 1994

Re: Case 94-306-A (Item 311)

Dear Commissioner Schmidt,

I will be unable to testify in person on July 26, regarding the specific exceptions requested by Mar-Chek, Inc., for a Checker's, (somehow, I just can't put restaurant next to the name)

If these variances are granted, they will nullify the need for any sign regulation revisions. This, if granted, will set Liberty Road apart as an area where anything goes, allowing a permanent circus at the gateway to Randallstown.

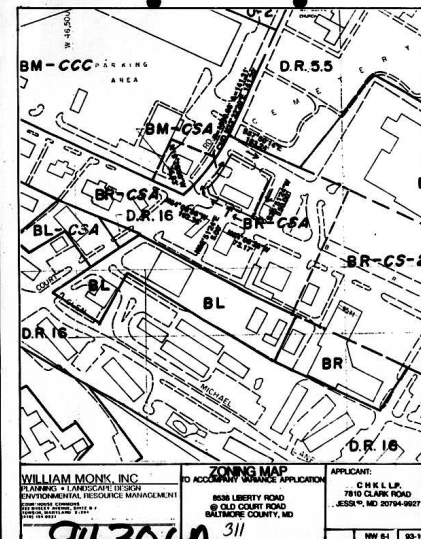
Despite the fact that I am an officer of the Liberty Road Community Council, Inc., I deplore the attempt at rapprochement with Mar-Chek, Inc., and do believe they were planning to ask for the maximum number of signs at the outset, only holding meetings to appear to satisfy the communities.

The traffic patterns at Old Court and Liberty Roads are now a death trap; when this junk food establishment is in place, even heavier traffic, automotive and pedestrian than were generated by the former Exxon Station, another degradation.

Mar-Chek owns and operates two Checker's in northern Anne Arundel County, near my husband's office. I pass the one at the conclusion of routes 2 and 7, every few days, and it is not kept as meticulously as they say they do. There is always trash on the premises.

The past several zoning rulings have left the communities with all of the problems that we feared and anticipated. I have had to make numerous calls to our zoning inspector, and health officer since these establishments have generated illegal flags, banners, trucks and weeds.

Please spare us, the unpaid, overworked community residents from further insults. Our Master Plan seems to be one of destruction.



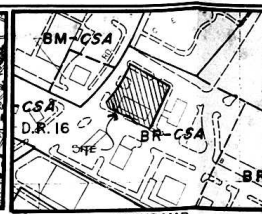
Proposed Amendments To The Baltimore County Zoning Regulations Regarding

SIGNS

**PETITIONER'S
EXHIBIT NO. 2**

A Staff Report of
the Baltimore County
Office of Planning & Zoning

August 24, 1993



3 Sq. Ft. Directional Sign (Illuminated)

- Total Square Footage - 3

Optional Directional Faces:

- Enter
- CAUTION
- No Left Turn
- CAUTION
- Exit

D.E.F.G. DIRECTIONAL SIGNS
S.W.F. Corp.

7/24/61

3. TILING:

EXISTING - BR-CA
PROVIDED - SAME

4. LOT AREA:

NET - .4874 ACRES (20,925 SQ. FT.)
GROSS - .5319 ACRES (23,057 SQ. FT.)

5. EXISTING USE: VACAM CAROLINE SERVICE STATION

6. PROPOSED USE: FAST FOOD, DOUBLE DRIVE-THROUGH HOT RESTAURANT

7. BUILDING: EXISTING PROVIDED

	EXISTING	PROVIDED
FLOOR	12' 6"	12' 6"
INTERIOR SIDE	36'	57'
DECK	30'	50'
CORNER SIDE	36'	175'

8. CANOPY (ELEVATOR): EXISTING PROVIDED

	EXISTING	PROVIDED
FLOOR	12' 6"	12' 6"
DECK	22' 5"	44'
CORNER SIDE	36'	175'

9. BUILDING AREA: 404 SQ. FT. (NO INCHON SHED IS PROVIDED)

10. PARKING: REAR

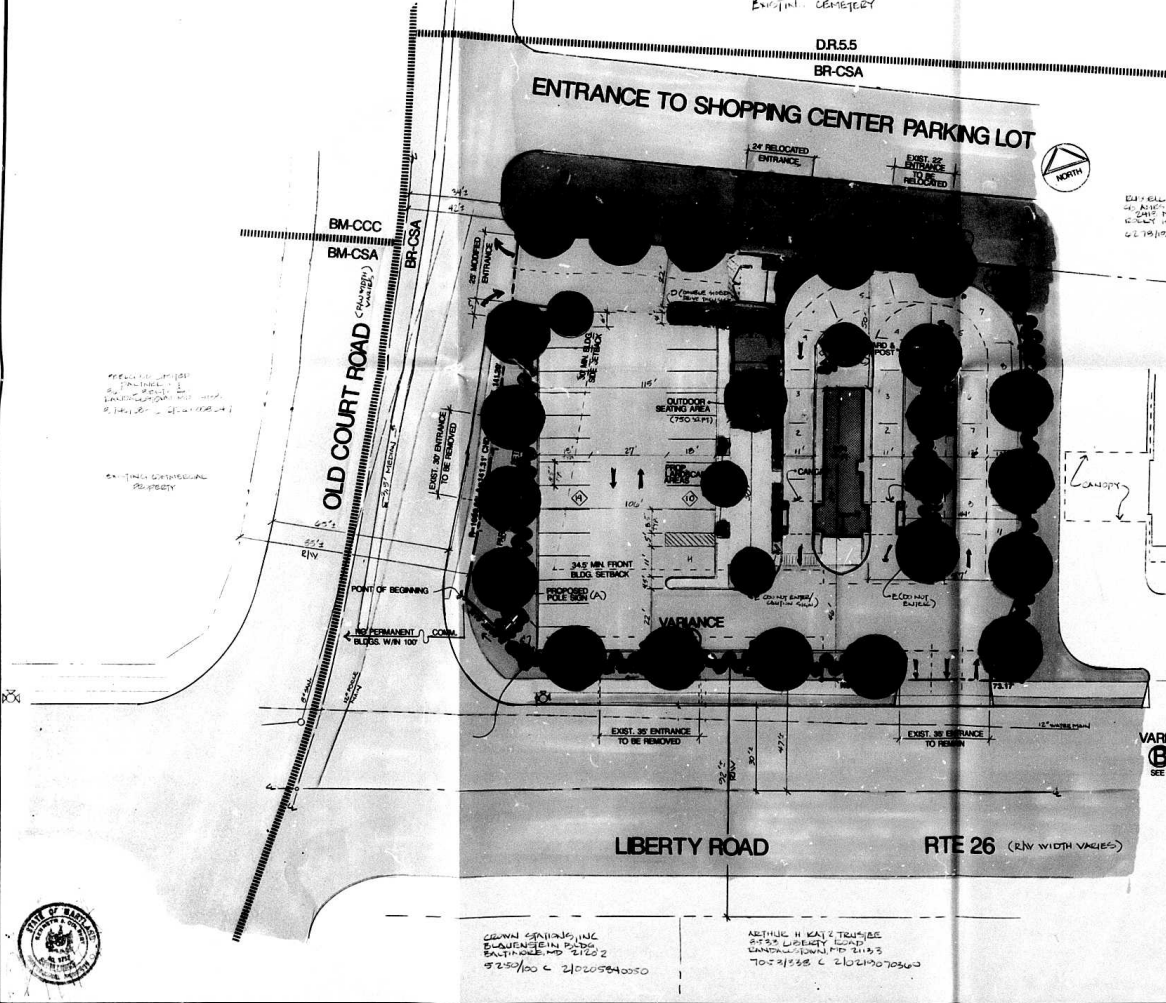
	EXISTING	PROVIDED
ADJACENT SHEDDING - 14/1000 X 874 SQ. FT. - 12 SPACES		
ADJACENT SHEDDING - 14/1000 X 750 SQ. FT. - 13 SPACES		
PROVIDED - 34		

11. UTILITIES:

WATER - PUBLIC
WATER - PUBLIC

12. 208.4

APPLICANT: CHKLUP, 7810 CLARK ROAD JESSUP, MD 20794-9827	JOB NO	SCALE
	93-107	1"-20"

[illegible][illegible]

WILLIAM MONK, INC. PLANNING • LANDSCAPE DESIGN ENVIRONMENTAL RESOURCE MANAGEMENT 10000 WOODBURN DRIVE, SUITE 207 GREENSBORO, N.C. 27409 (703) 444-8931	PLAN TO ACCOMPANY VARIANCE APPLICATION 8538 LIBERTY ROAD BALTIMORE COUNTY, MARYLAND	DATE
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