RE:
PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
SW/S Liberty Road 12
SW/S Liberty Road 12
And Election District - 2
And Councilmanic District
Randy L. Cohen - Petitioner
Case No. 94-313-SPHW. DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY

MOTION FOR RECONSIDERATION

Randy L. Cohen, Petitioner, by his attorneys, Newton A. Williams and Nolan, Plumhoff & Williams, Chartered, respectfully move for reconsideration of the Findings of Fact and Conclusions of Law entered in this matter dated April 27, 1994 The grounds of this Motion for Reconsideration are as follows:

1. Mr. Cohen has been struggling to develop this property since the early 1980's and has encountered obstacle after obstacle 2. In a previous case, Mr. Cohen had proposed to develop the property even more intensively, including the mini-warehouses basically as presently configured, a Pizzahut,

fast food operation on Lot 1, with a car wash behind, and Lot 3

was then planned for the auto services building. 3. That in response to encouragement by the Planning staff, and a former Zoning Commissioner, the Petitioner, Mr Randy L. Cohen, dropped the fast food restaurant completely, and relocated the auto service building to the center of the



. DEPUTY ZONING COMMISSIONER

.

. OF BALTIMORE COUNTY

* Case No. 94-313-SPHXA

4. That the Petitioner and his engineer have prepared a revised site plan for the car wash, a copy of which is attached hereto, and recorded by reference herein, which

accomplishes the following: A. Converts the car wash building to an automatic

roll over car wash, and shortens the building by approximately 40%:

B. Provides additional stacking and drying spaces in front of the five self-service bays;

C. Further alleviates concerns about the stacking and drving spaces.

D. That the Petitioner, his attorneys, and engineers believe that the proposed car wash operation did not need 40 stacking spaces, and that the Opinion is

mistaken in this respect. In fact, we believe that a full service car wash under Bill 172-93, the current law, only requires 19 spaces. In fact, the automatic car wash, roll over type, provides 23 stacking spaces as shown of the attached Dian

E. Furthermore, the computations for the tunnel are as follows: 9 spaces for the present tunnel, and an additional 9 spaces for a possible future tunnel, a total of 18 spaces.

F. Stacking for self-service bays, require 4 spaces for the first bay, and 2 spaces for each additional bay, that is 4 spaces plus 8 spaces for a total of 12 spaces, while 22 spaces are provided

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G. As for drying spaces, 2 are required for each tunnel a total of 4 spaces, and 2 for each hav, for a total of 10 spaces that is 14 spaces, and 14 spaces

OLAN, PLUMHO & WILLIAMS, CHARTERED

have been provided as shown, once again on the attached Plan, incorporated by reference herein. H. Lot 3 is more than adequate to provide a revised stacking, drying and maneuvering area as noted above, and there is not a need to drop the auto service building, on Lot 1.

T. The auto services store on Lot 1 do not overcrowd the lot. The stores compliment the car wash and vice versa. The mini warehouses will produce little traffic, while the frontage use will handle mutiple auto trips at one location. The auto services stores are important to the project's success, and will not overcrowd the site

For the reasons set out in this Motion for Reconsideration, the Petitioner, respectfully requests that the Deputy Zoning Commissioner reconsider his Opinion and Order contained in the Findings of Fact and Conclusions of Law dated April 27, 1994, and that the requested relief be granted,

including the variances denied therein, and that the auto service building proposed for Lot 1 not be deleted.

> Respectfully submitted, Newton a. Williams Newton A. Williams Nolan, Plumhoff & Williams, Chtd. 700 Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21204 (410) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 125 day of May 1994, a copy of the foregoing Motion for Reconsideration was mailed, postage prepaid, to Peter Max Zimmerman, Esquire, Peoples Counsel and to Carole S. DeMilio, Deputy Peoples Counsel, Room 47, Old Court House, Towson, Maryland 21204.

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DLAN, PLUMHO & WILLIAMS,

providing certain modifications are made to the proposed Site Plan, including changes to the rather large, 48 x 205 foot auto service and retail building proposed originally for Lot 1.

The Petitioner, in person, as well as by counsel and through his engineer and landscaping architect have agreed with the Office of Planning and Zoning to cut the said building on Lot 1 in half as to size, not larger than 48 x 102.5, and to designate it solely for "retail and office use"; and the Petitioner has further agreed not to place auto service uses therein, based upon the objections of the Liberty Communities Development Corporation, to such automotive uses, as well as possible conflicts with various adopted Plans for the Liberty Road corridor.

In addition, the Petitioner has agreed to delete the 10 parking spaces, 4 in one bay and 6 in another which are located on the original Site Plan, Petitioner's Exhibit 1, on the front of Lot 1. The purpose of the omission of these 10 parking spaces is to widen that planting strip to further enhance the appearance of the front of the site, and use these former 10 parking spaces for landscaping, once again in accord with the comments of the Office of Planning and Zoning, the comments of the Deputy Zoning Commissioner and the desires of the Liberty Community Development Corporation (LCDC).

With these changes to Lot 1, the mini-warehouse proposed for Lot 2 originally granted as to all relief requested form no problem as before

Furthermore, with the deletion of these auto service the potential for over crowding and traffic 2

congestion generated by multiple automobile uses on the site will be substantially reduced. The Office of Planning and Zoning as well as the Deputy Zoning Commissioner are persuaded that the proposed car wash as set out on Lot 3 of the original Petitioner's Exhibit 1 can be granted, and, in fact, meets the requirements of Section 502.1 as to the requested Special Exception for Car Wash. Thus, it is no longer necessary to require a redesign of the car wash and Lot 3 and, accordingly, the Deputy Zoning Commissioner is persuaded that it is appropriate to grant the variance request as to car stacking spaces for a full service car wash, as well the variance sought as to the drving area, and thus these variances will be granted.

It should be recalled that in considering the car both as to the stacking spaces and as to the drying spaces, they are set well back from Liberty Road, and with the attended car wash, as well as the adequate stacking spaces provided for both the self service and automatic car wash, that traffic congestion on site should not be a problem. Certainly no traffic congestion or difficulties should spill over on to adjacent sites or on to Liberty Road.

For all of these reasons, the Deputy Zoning Commissioner is persuaded that it is appropriate to smend the Order of April 27, 1994, and that practical difficulty and unreasonable hardship pursuant to Section 307 of the Regulations has been demonstrated as to all of the variances granted, including but not only, those hereby granted by this amonded Order as to the car wash on Lot 3.

Accordingly, the Deputy Zoning Commissioner will issue this Amended Order, including amendment of the conditions of the earlier Order, and this Amended Order will ratify and confirm all relief granted in the first Order of April 27, 1994, including the special hearing, the special exceptions, and the variances granted therein, as well as granting the amended relief herein subject to the amended conditions. THEREFORE, IT IS ORDERED AND AMENDED by the Deputy Zoning Commissioner for Baltimore County, this _____day of May, 1994, that the Petition for Variance to permit 25 car

stacking spaces for a full-service car wash in lieu of the required 40 car stacking rpaces when labor is supplied at the car wash, (Variance request No.6) be and is hereby GRANTED; and IT IS FURTHER ORDERED AND AMENDED that the Petition for Variance seeking relief from the B.C.Z.R. to permit a drying area for 10 vehicles in lieu of the required 10 parking

spaces for drying under Section 419.3.B.1 of the B.C.Z.R., or as amended by Bill No. 172-93, (Variance request No. 8), be and is hereby GRANTED: and IT IS FURTHER ORDERED AND AMENDED that the Petition

for Variance to permit a distance between buildings of 48 feet in lieu of the required 60 feet (Variance request No. 1), be and is hereby GRANTED; and

IT IS FURTHER ORDERED, AND AMENDED that all of the relief, special exception(s), special hearing(s) and variances GRANTED by the original ORDER of April 27, 1994, are hereby ratified and confirmed, and are incorporated by reference

IN RE:
PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION 5 VARIANCE
SW/S Libetty Road, 823'NW of
Offutt Road

Offutt Road (9131 Liberty Road) 2nd Election District 2nd Councilmanic District

AMENDED FINDINGS OF FACTS

That subsequent to the issuance of the original Findings of Fact and Conclusions of Law herein, dated April 27, 1994, the Petitioner herein, Randy L. Cohen, filed a Motion for

Reconsideration, in a timely fashion.

Williams, and his engineer, Mr. Buddy Crocken, as well as his landscape architect, Mr. William L. Kirwin, met on May 23, 1994, with various representatives of the Office of Planning and Zoning.

I am persuaded as a result of that Motion for Reconsideration, as well as the aforesaid meeting with the Office of Planning and Zoning staff, and the results thereof, that it is appropriate herein to amend the Findings of Fact and

Conclusions of Law of April 27, 1994, in certain respects. Based upon a conversation with counsel, and with the Petitioner, Mr. Randy L. Cohen, time in the matter being short, it is our understanding that the Office of Planning and Zoning would recommend that substantial relief herein be granted,

Furthermore, the Petitioner, his counsel, Newton A

herein, and that the variances denied by the Order of April 27, 1994, are hereby reversed, vacated and amended, and are GRANTED

IT IS FURTHER ORDERED, that all relice, special excention(s), special hearing(s) and variances granted by the original Order of April 27, 1994, as hereby ratified and confirmed as well as the relief granted herein by this Amended Order he and all such relief is hereby GRANTED, subject to the following restrictions:

1)The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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

a) within thirty (30) days of the date of this Amended Ordor, and prior to the issuance of any building permits, the Petitioner shall submit for review and street and the property of the pro 2) Within thirty (30) days of the date of this Am

When applying for any permits, the revised Site Plan to be filed and to be approved herein must be referenced, as well as this case, and must address the restrictions of this Amended Order.

TIMOTHY M. KOTROCO Deputy Zoning Commissioner

PETITIONS FOR SPECIAL HEARING. * BEFORE THE . DEPUTY ZONING COMMISSIONE SM/S Liberty Road, 823' Offutt Road * 62 BALTIMORE COUNTY * Case No. 94-313-SPHXA

AMENDED FINDINGS OF PACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variances for several uses on the subject property, including mini-warehouses, living quarters for the manager of the mini-warehouses, a car wash, and an automotive services building. In addition, the Petitioner requested a modification of the relief granted in prior Case Nos. 81-223-VA. 89-553-504VA and 90-348-SPHA to reflect the improvements proposed within the instant Detitions

By Order issued April 27, 1994, the relief remested for the car wash and mini-warehouse uses was granted and a modification of the requested variances was approved. However, the automotive services building proposed for Lot 1 and related variances for same were denied. Purthermore within the Order the Petitioner was required to redesign the proposed car wash facility and to submit a revised site plan incorporating the modified relief granted therein

Subsequently, Counsel for the Petitioner submitted a Motion for consideration, advising this Deputy Zoning Commissioner that the Petitioner had met with various representatives of t' Office of Planning and Zoning and that a revised plan had been developed to address that agency's concerns as well as the concerns raised by the Liberty Communities Development Corporation. Specifically, the Petitioner proposes a reduction of the proposed automotive services building to not larger than 48' x 102.5' and to designate same for "retail and office use" only. In addition, the Petitioner agreed to delete the ten (10) parking spaces previously proposed for Lot 1 so that the planting strip along the front of this site could be widened. Counsel for the Petitioner argued that these modifications will pose no problems to the proposed mini-warehouses on Lot 2, nor will it be necessary to redesign the proposed car wash on Lot 3 as previously ordered. due to the substantial reduction of the proposed improvements on Lot 1.

NOW. THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26 day of May, 1994 that the Order issued April 27, 1994, be and the same is hereby AMENDED and to GRAMT the relia requested within the Motion for Reconsideration as to the smaller retail and office building proposed for Lot 1, in accordance with the Sketch Plan dated May 24, 1994, subject to the restrictions set forth below: and

IT IS FURTHER ORDERED that the Petition for Variance to permit 25 car stacking spaces for a full-service car such in lieu of the remired at car stacking spaces when labor is supplied at the car wesh, (Variance request No. 6) be and is hereby GRANTED: and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.E.R. to permit a drying area for 10 vehicles in lies of the required 10 parking spaces for drying under Section 419.3.B.1 of the B.C.Z.R., or as emended by Bill No. 172-93. (Variance request No. 8) he and is hereby CRANTED: and

IT IS MIDTIES CONTROL that the Detition for Verience to permit distance between buildings of 48 feet in lies of the remired 60 feet (Varience remest No. 1), he and is hereby (MANTED), subject to the follow ing restrictions:

The Petitioners may apply for their building (rmit and be granted same upon receipt of this Order; however, Petitioners are hereby made ewers that pro-ceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has copired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescladed.

2) Within thirty (10) days of the date of this Amend-ed Order, and prior to the issuance of any permits the prior to the issuance of any permits of the the Deputy Zoning Commissioners a revised state plan incorporating the relating of the Proposed shall reflect the reduction in size of the proposed shall reflect the reduction in size of the proposed of the Proposed Society of the Proposed Society of the 48 feet x 102.5 feet. Purthermore, said building shall be designated on the plan as limited to retail

When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this order.

IT IS FURTHER ORDERED that the car wash proposed for Lot 3 may be constructed in accordance with the original design set forth on Petition er's Exhibit 1: however, the Petitioner may, if he chooses, submit a smaller, unattended car wash on Lot 3, provided the building is smaller, and in substantially the same location as previously shown.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued April 27, 1994, excepting the modifications granted berein shall remain in full force and effect.

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ton A. Williams, Esquire W. Pennsylvania Avenue, Suite 700, Towson, Md. 21204

Mr. Randy L. Cohen, P.O. Box 278, Monrovia, Md. 21770 Paula Saltzman, Executive Director, LCDC 50 Liberty Road, Randallstown, Md. 21133

maxter Smith, Communit Newspapers of Maryland, Inc.

People's Counsel: Case File

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IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE SPECIAL EXCEPTION & VARIANCE -. DEPUTY ZONING COMMISSIONES SW/S Liberty Road, 823' NW of Tutt Road · OF BALTIMORE COUNTY Case No. 94-313-SPHXA Randy L. Cohen

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FINDINGS OF FACT AND CONCLUSIONS OF LIM

This matter comes before the Deputy Zoning Commissioner as Petitime for Special Mearing Special Exception and Variance for that property known as 9131 Liberty Road, located in the Rangailstown area of northwest ern Baltimore County. The Petitions were filed by the owner of the proper ty Randy ! Cohen through his attorney. Newton A. Williams, Esquire The Petitioner seeks a special hearing to approve a modification of the relief granted in Case Nos. 81-223-XA. 89-553-SPHXA and 90-348-SPHA, to the extent that they conflict with or are modified by the relief sought in the Petitions for Special Exception and Variances filed herein. In addition, the Petitioner seeks a determination as to whether a proposed car wash is subject to the new regulations pertaining to same or whether the old regulations still apply (Section 419 of the B.C.Z.R., or as amended pursuant to Bill No. 172-93). Pursuant to the special hearing relief smaht the Batilioner remests a special exception to permit a car was on proposed Lot 3. In addition, a special exception to permit living quarters for the manager of a proposed mini-warehouse facility on Lot 2 is being requested. Finally, variance relief is sought from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) to permit a distance between buildings of 48 feet in lieu of the required 60 feet for Lot 1; 2) a 0-foot lot line setback for the proposed combination one-story mini-ware

house storage building and two-story office/residence in lieu of that required for proposed Lot 2; 3) a distance between buildings of 30 feet and 35 feet in lieu of the required 60 feet for Lot 2; 4) and 5) side yard setbecks of 10 feet in lieu of the required 30 feet for Lots 2 and 3; and, 6) a variance to permit 25 car stacking spaces for a full-service car wash on Lot 3 in lieu of the required 40 car stacking spaces when labor is supplied at the car wash. Additionally, the Petitioner seeks to amend the previously approved site plans in prior Case Nos. 81-223-XA, 89-553-SPHXA and 90-348-SPHA, to reflect the proposed improvements (7). Finally, the Petitioner seeks a variance to permit a drying area for 10 vehicles in lieu of the required 10 parking spaces for drying under Section 419.3.B.1 of the B.C.Z.R., or as amended by Bill No. 172-93 (8) for the proposed car wash on Lot 3, and a variance to permit a setback from the car wash tunnel exit of 30 feet in lieu of the required 50 feet under Section 419.4.A, or as amended by Bill No. 172-93 (9). The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing at the bearing on behalf of the Petitions were Randy Cohen, property owner, Charles Crocken, Professional Engineer, and Newton A. Williams, Esquire, Attorney for the Petitioner. Appearing in opposition to the requests were Paula Saltzman, Executive Director of the Liberty Communities Development Corporation, Inc. (LCDC)

Testimony presented indicated that the subject property consists of a total area of 4.53 acres, more or less, split zoned B.R. and B.R.-C.N.S. The property is located on the west side of Liberty Road between its intersections with Chapman Road and Offutt Road in Randallstown. The Petitioner is desirous of subdividing the property into three lots and

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utilizing each lot in three separate fashions. On proposed Lot 1, which would consist of 1.03 acres, the Petitioner wisher to construct a 48' x 150 automotive service building. This building will provide a multiplicity of services such as auto parts/supplies, Jiffy Lube, Meineke Muffler, etc The Petitioner has not, as of the date of this hearing, found any tenant to occupy the space within this building, but will seek tenents for see once approval has been granted. Purthermore, the Petitioner wishes to utilize a 48' x 55' section in the front of this building as retail space for the sale of automotive service products

On proposed Lot 2 of the subject site, which would consist of 2.27 acres zoned B.R., the Petitioner promotes to construct four (4) miniwarehouse storage buildings. Two of the buildings will be one-story in height, while the other two will be two-story buildings. In addition, the Petitioner seeks to utilize a portion of one of the two-story buildings to create offices on the first floor and provide living quarters on the second floor for a resident manager of the warehouse facility. The design and layout of these mini-warehouse buildings are more particularly described on Petitioner's Exhibit 1. Testimony indicated that the Detitioner presiously sold property to the north and west of the subject site to Dublic Storage which is a competing mini-wavehouse storage facility. What facility has been constructed and is in operation at this time. Mr. Cohen testified that the Public Storage facility has been successful and that he believes there is a need for more mini-warehouse storage facilities in

Pinelly, the Petitioner proposes to construct a car wash facility ontaining a full-service tunnel, 45' x 150' in dimension, on proposed Lot 3 which will consist of 1.23 acres. In addition to the full service car

wash, the Petitioner also proposes to construct five (5) self-service car wash bays adjacent to the full service tunnel. The layout of this car wash facility and related parking and stacking areas are more particularly described on the site plan submitted as Petitioner's Exhibit 1.

Appearing and testifying in opposition to the Petitioner's request was Paula Saltzman, Executive Director of the Liberty Communities Development Corporation, Inc. (LCDC). Ms. Saltzman testified that LCDC is opposed to the automotive service uses proposed for the subject site. She testified that there are already a number of automotive service businesses in the area and that there is no need for additional services of this type at this location. Ms. Saltzman testified that LCDC is trying to limit or reduce the number of automotive service uses on Liberty Road. However, on cross-examination, Ms. Saltzmen conceded that the nearest car wash facility is located some three miles away on Milford Mill Boad

The Petitioner has requested a special hearing to approve a modification of the Orders issued in the prior cases to the extent that they conflict with or are modified by the special exception and variance relief sought herein, if approved

In the opinion of this Deputy Zoning Commissioner, I believe the proposed mini-wavehouse storage facility on Lot 2 is a proper use of this property. There already exists a Public Storage facility adjacent to this site and I believe that the proposed mini-warehouse storage facility will have no detrimental effect on the surrounding community. Furthermore, this type of warehouse facility does not generate a tremendous amount of traffic, which would be a concern given the high volume of traffic travelling on Liberty Road. Therefore, the special hearing request to amend the previous Orders to the extent that the proposed mini-storage warehouse

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facility does not conflict with same, shall be granted. In addition, the Petitioner seeks a special hearing to determine whether the old car wash regulations under Section 419 apply to the proposed car wash use on the subject site, or whether the new regulations, pursuant to the legislation enacted by Bill No. 172-93, are applicable. I believe the proposed car wash is subject to the current legislation and compliance with same should

In addition to the special hearing requests, the Petitioner has also requested two separate special exceptions. As to the special exception to maintain living quarters for the manager of the mini-wareho storage facility on the subject site, I believe an on-site resident manager will be a benefit in that there will always be an individual present to oversee the facility and other uses on the site. Therefore, this special exception request should be granted.

The Petitioner also seeks a special exception for a car wash or Lot 3 of the subject site. I believe there is a need for a car wash facility in this area of Liberty Road and I believe the Petitioner has satisfied the special exception requirements set forth in Section 502.1 (B.C.Z.R.) to warrant granting same. 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 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).

Inasmuch as the special exception and special hearing for the proposed mini-storage warehouse facility have been granted, the variances requested for same, specifically, Nos. 2, 3 and 4, shall be approved. Newson I have some concerns over the variances requested for the proposes --- ---- -----

the fatitioner make four variances related to the car wash operation. specifically. Variance requests Nos. 5, 6, 8 and 9. Variance No. 5 requests a side yard setback of 10 feet in lieu of the required 30 feet for Lot 3. This setback is from an interior lot line on the subject site and will not adversely affect surrounding properties. Therefore, this

Variance No. 6 requests approval of 25 car stacking spaces for a full service car wash in lieu of the required 40 spaces when labor is supplied. This variance shall be denied in that I believe the Petitioner has sufficient space on site to provide the required parking spaces. The Petitioners also seek a variance (No. 8) to permit a drying area for 10 vehicles in lieu of the required 10 parking spaces for drying, pursuant to new Section 419.3.B of the B.C.Z.R. Likewise, I believe the Petitione: has ample room on the overail site to provide the required parking spaces and as such this variance shall be denied.

Variance No. 9 seeks a setback of 30 feet from the tunnel exit of the car wash in lieu of the required 50 feet. I believe that the Petitioner can maintain the requested 30-foot setback in a safe manner and therefore. it will not be necessary for the Petitioner to maintain the full 50 feet, as required. Therefore, variance request No. 9 shall be granted.

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 eres verience, the Petitioner must meet the following:

whether strict compliance with requirement would unreasonably prevent the use of the property for permitted purpose or rander conformate.

whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relexation than that applied for would give substantial relief; and

whether relief can be granted in such familio the spirit of the ordinance will be observed and ic safety and welfare secured.

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

After due consideration of the testimony and evidence presented. it is clear that practical difficulty or unreasonable hardship will result if the variances, as modified herein, are not granted. It has been established lished that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of these requests 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 lar percel. In addition, the relief remested will not come any inture to the public health, mafety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

The Petitioner has proposed to construct an automotive service ilding on Lot 1 of the subject site. In order to construct this building as proposed, the Petitioner finds it necessary to request a variance. Specifically, Variance request No. 1 seeks a distance between buildings of 48 feet in lieu of the required 60 feet (Variance request No. 1). This building is proposed to be located in approximately the center of the sitr as shown on Petitioner's Exhibit 1. In the opinion of this Deputy Zoning ssioner, this variance should be denied. I believe the Petitioner ha

stempted to over-develop the subject property and has tried to squeez too many uses on the site. Furthermore, I do not believe that the three uses proposed can co-exist in a safe and orderly fashion. However, 1 debelieve the proposed mini-warehouse facility and the full service can work with the five (5) additional self-service bays are appropriate uses for the subject property. By denying the variance requested for the proposed automotive services building (request No. 1) and the variances associated with the car wash facility, (requests Nos. 6 and 8), the Petitioner car utilize the area previously set aside for the proposed automotive service building to provide the additional stacking spaces required and the additional tional space needed to support the proposed car wash facility.

Therefore, 'he site plan shall be revised to incorporate the relief granted herein. Specifically, the plan shall be redesigned to reflect only the car wash and mini-warehouse storage uses on the subject site. Furthermore, the plan shall be redesigned in such a manner that no variances are needed for the car wash facility, with the exception of the two variances granted herein (Nos. 5 and 9). Said plan shall be submitted for review and approval by this Deputy Zoning Commissioner within thirty (30) days of the date of this Order and prior to the issuance of any permits, unless, of course, the Petitioner decides to appeal this decision.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the rearons given above, the special hearing and special exception requests shall be granted and the variances granted in part and depied in part

THEREFORE, IT IS ORDERED by the Denuty Zoning Commissioner for Baltimore County this 27th day of April, 1994 that the Petition for Special Hearing to approve a modification of the relasf granted in Case

Nos. 81-223-24 89-553-SPHYA and 90-348-SPHA, to the extent that they are modified by the relief sought in the Petitions for Special Exception and Variances filed herein, be and is hereby GRANTED: and.

IT IS FURTHER ORDERED that the proposed car wash is subject to the new regulations pertaining to same, pursuant to Bill No. 172-93; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a car wash on proposed Lot 3 of the subject site, be and is hereby

IT IS FURTHER ORDERED that the Petition for Special Exces ion to permit living quarters for the manager of the proposed mini-warehous facility on Lot 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that Variance request No. 2 seeking relief from the B.C.Z.R. to permit a 0-foot lot line setback for the proposed combination one-story mini-warehouse storage building and two-story office/ residence in lieu of that required for proposed Lot 2, be and is hereby CHANTED: and

IT IS DIDTHE, ORDERED that the Detition for Variance seeking relief from the B.C.2 R. to permit a distance between buildings of 30 feet and 35 feet in lieu of the remired 60 feet for Lot 2 (Variance remed) No. 3), and side yard sether's of 10 feet in lies of the remired 30 feet for Lots 2 and 3 (Variance remests Nos. 4 and 5), he and is hereby GRANT-ED, subject to the following restrictions:

The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made owner that pro-ceeding at this time is at their own risk until such time as the Jo-ddy appellate process from this Order has only red. If, for whatever reason, this Order is crewrend, the rulled granted herein shall be reacheded.

Within thirty (30) days of the date of this Orde prior to the issuance of any building permits, th

Petitioner shall submit for review and approval by this Deputy Zoning Commissioner a revised site plan incorporating the relief granted herein. Said plan shall be redesigned in such a manner that no variances are needed for the proposed car wanh facility, with the exception of the two variances granted herein from interior lot line and tunnel suit setback requirements.

car stacking reaces for a full-service car wash in lieu of the required 40 car stacking spaces when labor is supplied at the car wash, (Variance request No. 6) he and is hereby DENIED: and

THE TO HITCHING CONTINUE that the Batition for Variance seeking relief from the B.C.Z.R. to permit a drying area for 10 vehicles in lieu of the required 10 parking spaces for drying under Section 419.3.B.1 of the B C S P or as amended by B(1) No. 172-93. (Variance remost No. 8). be and is bureby DENTED: and

IT IS PURTER COLUMN that the Petition for Variance to permit a distance between buildings of 48 feet in lieu of the required 60 feet (Variance request No. 1), be and is hereby DENIED.

Hoffe No Hofre to
HOTHY H. HOTHOCO
sputy Zoning Commissioner

Balticage County Government

April 27 1004

Suite 113 Courthouse 400 Washington Avenu Towson MD 21204

(410) 887-438/

Newton A. Williams, Esquire 210 W. Pennsylvania Avenue, Suite 700 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE SM/S Liberty Bood, 823' NM of Offut Road 2nd Election District - 2nd Councilmenic District Randy L. Cohen - Petitioner Case No. 94-313-39003.

Dear Mr. William

Enclosed please find a copy of the decision rendered in above-captioned matter. The Petitions for Special Hearing and Sp Exception have been granted, and the Petition for Variance has been g ed 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 filling an appeal, please contact the Zonice For further information on filling an appeal, please contact the Zonice For further information on

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THE: bis

cc: Mr. Randy L. Cohen P.O. Box 278, Monrovia, Maryland 21770

Ms. Pauls Saltzman, Executive Director, Liberty Communities Development Corp.

Prople's Counsel; Case Pile

Petition for Special Hearing 94-3:35PHXF
to the Zoning Commissioner of Baltimore County

for the property located at 9131 Liberty Road

g under Section 500.7 of the Zoning Regulations of Baltimero Cou to determine whether or not by Zuching Communicator shand approve a modification of Cases Nos. 31-22 89-535-SPRIA and 90-348-SPRIA, to the strates that they conflict or are modifies by the companion requests for special exception and variances, attached heret and incorporated by reference herein. To also determine whether the car wash Section 419, or as by amended by Sill 172-33.

				the factoring Laborator of project. The	-
			BANDY L. COREN		
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į			Part Printers	1.	
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MENTON A. WILLIAMS, ESQUIRE Monrovia, Karyland 21770 nuter antillions Newton A. Williams

700 Court Towers 210 W. Pennsylvania Avenue: 823-7800 Towen, Maryland 21204 700 Court Towers, 823-7800 son, Karyland 21204

_ un 2/15/93

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HANGE THE

September 1

- 10-

Petition for Special Exception:

to the Zoning Commissioner of Baltimore County for the property located at 9131 Liberty Road which is presently road BK

1. A car wash as proposed on Lot 3 hereof; and 2. For living quarters (manager) on Lot 2 hereof.

Court Towers

Touson, Maryland 21204

210 W. Pennsylvania Avenue: 823-7800

in the second se	
Property is to be posted and advertised as prescribed by Zoning Regulations.	0.000000
Property is to be posted and advertised as presument, posting, ris., sponting of this protion, and further agree to per expenses of above Special Escaption advertising, posting, ris., sponting of this protion, and further agree.	to and

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Sewton A. William, Esquire Solan, Plumhoff & Williams, Chtd	A070	~~~		

Newton A. Williams

700 Court Towers; 823-7800

Touson, Maryland 21204

B. As to Variance 5 requested, a 10 foot side yard for a 30 foot side yard, this request is between Lots 1 and 3 on the properticular none again the actual distance between building set properticular and 1 are primarily of legal significance, but not of planning or setthetic importance. The location of the Car wash toward the sit center impringes less on the ER lumber operation to the southeast.

C. As to the requested stacking space variance of 25 spaces for 40 spaces, there is little or no likelihood that rown 15 cars will wait in line for a car wash, even after the worst snowstorn is cleared. American state the worst snowstorn is cleared. American state application of the self serve car wash not counted, which is counted, comes to 38 spaces. Except at rare periods that is not even a need for 25 spaces, much less 38 spaces, or even 40 spaces. The internal site descent presents any backing of car wesh cars off 2 s or outcomed programs.

AS TO ALL THE VARIANCES, THE FOLLOWING SHOULD BE NOTED:

1. The site is zoned RR.

The site has previously been approved for both the special exceptions sought in slightly different locations.

The site is vacant, and these proposals will put the site back to work, provide jobs, and provide storage, autowash and service and retail opportunities for the area.

The proposal will fill the void between the existing minis and the lumber operation.

The proposal will increase the area tax base, by putting vacant BR land to work. That without the requested variances and special exceptions the Petitioner will continue to sustain practical difficulty and unreasonable hardship.

That the requested special exceptions and variances will foster the health, safety and welfare of the area involved, and are in harmony with the spirit and intent of the Regulations.

-2-

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9131 Liberty Road

See attached Exhibit A

P.O. Box 278, 301-865-0605 Neyton & Williams, Egguire Ched Monrovia, Maryland 21770 Muter G.Williams 0 Court Towers 0 W. Pennsylvania Avenue; 823-7800

on, Maryland 21204

Newton A. Williams 700 Court Towers 210 Court Towers Avenue; 823-7800

CHARLES R. CROCKEN & ASSOCIATES, INC. Civil Engineering * Land Planning P.O. BOX 307 WESTMINSTER, MARYLAND 21158

94-313-SPHXA

DESCRIPTION TO ACCOMPANY ZONING VARIANCES, FOR A CAR MASS AUTO SERVICE, HINI-STORAGE AND LIVING CHARTERS BUILDINGS LOCATED ON PROPOSED LOTS 1, 2, AND 3 AT LIBERTY WORLD

BEGINNING FOR THE SAME ON THE SOUTH MEST RIGHT OF MAY LINE OF LIBERTY ROAD, MARYLAND ROUTE 26. AT A POINT LOCATED 82.3.0 FT NORTH MEST OF THE CENTERINE OF OFFUTT ROAD, TRIBICE LEAVING SAID ROAD 1.5 337.4*20 M 479.64 FEET, 2.1 M 59°14*01 M 245.25 FEET 5.1 N, S 06°12*20 M 174.02 FEET 5.1 N, S 06°12*20 M 174.02 FEET 5.1 N 27°2*44* E 652.35 FEET TO A POINT ON THE AFORE SAID SOUTH MEST RIGHT OF MAIL LINE. THERE 6.1. 56°02*22* E 603.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 4.53 ACRES OF LAND HORE OR LESS.



Kensed T. Bolizer REG. ND. LAND SURVEYOR # 10559

LIB.ZON.III

EXHIBIT A

SUMMARY OF ZONING VARIANCE REQUESTS:

1. For Lot 1, a Variance is requested to permit a distance of 48 feet in lieu of 60 feet between buildings as

2. For Lot 2, a Variance is requested for a "0" foot lot line for the one story mini-storage and two story office/residence as shown hereon.

For Lot 2, a Variance to permit a 10 ft. side yard in lieu of the required 30 ft. as shown hereon.

For Lot 3, a Variance to permit a 10 ft. side yard in lieu of the required 30 ft. as shown hereon.

6. For Lot 3, a Variance to permit 25 car stacking speaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.

7. For the entire Site, to smend the previously approved Plans and variances in Cases 81-223-XA, 89-553-SPHXA and 90-348-SPHA.

ADDITIONAL VARIANCE REQUESTS PURSUANT TO BILL 172-93

For Lot 3, a variance to permit a drying area for 10 vehicles as shown on the attached Plan, in lieu of the required 10 parking spaces for drying required under new Section 419.3 (B) 1. Bill 172-93.

9. For Lot 3, a variance to permit a 30 foot setback from the tunnel exit in lieu of the 50 foot required under new Section 419.4 (A), Bill 172-93.

Civil Engineering • Land Planning P.O. BOX 307 WESTMINSTER, MARYLAND 21158 94-313-5PHXA

CHARLES B. CROCKEN & ASSOCIATES INC.

DESCRIPTION TO ACCOMPANY ZONING SPECIAL EXCEPTION
FOR A CAR MASH ON PROPOSED LOT 3 LIBERTY WORLD

BECIDING FOR THE SAME ON THE SOUTH MEST RIGHT OF MAS LINE OF LIESTED ROUSE AND ADMINISTRATION OF MASS AND ADMINISTRATION OF MASS

Januar T. Exhiser LEONARD T. BOHAGER REG. MD. LAND SURVEYOR # 10559

LIB-ZON DEC

EXHIBIT B

VARIANCE AND SPECIAL EXCEPTION VARIANCE JUSTIFICATIONS ZONING REQUEST 3

AS TO LOT 1 (Variance No. 1):

A. The requested variance of 48 feet for 50 feet between buildings conserves valuable, irreplaceable BR commercial land, and since the buildings are set perpendicular bibetty Rod does not overcrowd the site or over intensify the frontage appearance.

AS TO LOT 2 (Variances 2, 3, and 4 Zoning Request 4, 5 and 6):

A. As to No. 2, the "O" lot line request, the site presents a unified appearance, and it is under one ownership, and the Lot lines are artificial divisions of legal significance, but of little meaning to the site layout and design. See Lot 1, A above meaning to the site layout and

B. The requested variances in No. 3 for no four and so that the conditions between building at multiple points are for and storage until on the rear of the site, and can barely be seen area to the northwest, and will conserve valuable as broads area to the northwest, and will conserve valuable as more of the conditions of the conditio

for lack of gravity sewers.

C. The requested variances in No. 4 at multiple points for variances not less than 30 feet for the required 50 feet from 3 cested multiple seasons of the sea

A. Lot 3 is proposed for a special exception for a car wash, previously granted elsewhere on the site. It is located between a BR lumber operation to the southeast and a part of this same site, Lot 1, proposed for retail uses.

CHARLES R. CROCKEN & ASSOCIATES, INC. Civil Engineering * Land Planning P.O. BOX 307 WESTMINSTER, MARYLAND 21158

94-313-SPHXA

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERICAL ZONE ON A PART OF LOT 2 LIBERTY MORLD

Containing 0.1209 of an acre of land more or less .



Kenned T. Botheger Geonard T. Bohager 12 1-43 Reg. Md. Land Surveyor # 10659

Lib-Zon. II 18

ARTHURIE OF POLITIMOS COUNTY 94-3/3-29 HXA CERTIFICATE OF POSTING Des at Partie 2/6/94

District For st Posted for Special Hearing & Exception ofice Various Pentoner Newsy & Coher Location of property 9/31 Liberty Rd. 34/3 , 723' Noft fort Rd Location of Signe Lang Robert Crape pole being touch

Posted by Medical Data of return. 3/11/24...
Summer of Signal 3

CERTIFICATE OF PUBLICATION TOWSON, MD. March 3. 1994 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 ____ successive weeks, the first publication appearing on Manh 3. 1994.

Date 2/15/94

SPECIAL HEARING

CUNER COHEN

111 West Chesapeake Avenue Towson, MD 21204

9/31 UBERTY RD.

SPECIAL EXCEPTION ____

(3) SIGNS CODE 080 \$35,000

VARIANCE . _

Cepes 070

THE JEFFERSONIAN, Henrilesa

LEGAL AD. - TOWSON

(410) 887-3353

10 111 West Chesapeake Avenue Towson, MD 21204

MARCH 1, 1994

94-313-SPHXA

The Joning Commissioner of Bultimere County, by authority of the Joning Act and Requisitons of Bultimere County, will hold a public bearing on the property identified berein in Hown 106 of the County Office Bullding, 111 M. Chesqueake Arenne in Townson, Maryland 21204

from 118, 016 Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-313-SPHEE (Item 315)

Code Suppost 94-31-5-3104 (1986 Arr)
SUPS Liberty Road, E22' No of offst Road
SuPS Liberty Road, E22' No offst Road
Factor Road
Factor

SERRIS, MAD S. 7, 1994 at 2.00 p.s., So. 115, did continues.

Special models to polar a solidate into of most PID-26, 489-70-70-7000, and 970-70-9700 in the state that they contlike or an electrical organization expenses for special securities and to determine here are fluctuated (1904) operation repeats for special securities and to determine here are fluctuated (1904) operation. Special conjugate and werkenses (1904) on the special securities of the special securities (1904) on the special special

Armold Jables

NOTES: (1) MANING SIGN & POST MINT BE RETURNED TO RM. 104, 111 M. CHESAPPARE AVENUE OF THE HEARING CATE. (2) HEARINGS ARE HANDICAPPED ACCESSING; FOR SPECIAL ACCOMPONATIONS PLEASE CALL 867-335; (3) FOR INFORMATION CONCERNS THE FILE AND/OR HEATING, CONTACT THIS OFFICE AT 887-3351.

94-313-5PHXA

Baltimore County Government Office of Zoning Administration of Manager of Man

(410) 887-3353

DUE DATE: CLOSING DATE OF HEARING DATE

receipt

94-313-SPHKA

Process and Sophers in

Account: 8-001-6150 Number 315

BYVLL

TOTAL \$ 755.00

Please Make Checks Payable Te: Seltimore County

650.00

105.00

CASE NUMBER/PROJECT NAME: 94-313-SPHXA (3) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$180.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

CASE NUMBER/PROJECT NAME: 94-313-SPHXA Returned _____ Zoning Notice Sign and Post Set(s).

for ZADM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 7, 1994 Zoning Administration and Development Management

The proposed five (5) "drying spaces" in front of the -service carmanh are not acceptable, because they block

Zoning Advisory Committee Meeting for March 7, 1994 Item #315

FROM: Rowling, P.E., Chief Developers Engineering Section

*Amount Due waived upon return of the COMPLETE sign and post set(s).

Meen you return same, bring this form with you.

cc: Newton A. Williams, Esq.

(Revised 04/09/93)

(sel Jolle

ARNOLD JABLON, DIRECTOR

94-313-SPHXA

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS 5 PROCEDURES

Ballians County Zoning Regulations require that notice be given to the general public/outsibles may properly owners relative to property which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

Posting fees will be accessed and paid to this office at the time of filing.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ADDRESS: 700 Court Toward , 210 W. Penn ave.

Town, md. 21204

PAYMENT WILL BE MADE AS POLICES

For newspaper advertising:

Item No.: 249 315

AJ:ggs

Petitioner: Randy & Chin tocation: 9131 Liberty Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Newton a.Williams

PI'NE HUMBER: 823-7800

(410) 887-3353

Maryland Department of Transportation State Highway Administration

March 4, 1994

Re: Baltimore County

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

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

In a previous review of the proposed development and in a letter dated January 12, 1990 to the former Zoning Commissioner for Baltimore County, Mr. J. Robert Haines, we found the plan generally acceptable and indicated the entrance improvements would be subject to an access permit to be issued by this office.

Our review of the current plan for the proposed development reveals that although the on-site footprints and traffic flow have changed significantly since our 1990 review, the entrance improvements indicated on the plan remain acceptable to the State Highway Administration (SMA).

Also, we received a letter from the developer's engineer.

Also, we received a letter from the developer's engineer.

Also, we receive the control of the co

mber is 410-333-1350 (Fax# 333-1041) Maryland Relay Service for Impaired Hearing or Speech Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 not Address: 707 North Calvert Street - Baltimore, Maryland 21202

Newton A. Williams, Esquire Nolan, Plumboff & Williams, Chartered 700 Court Towers 210 Mest Pennsylvania Avenue Towson, Maryland 21204 RE: Case No. 94-313-SPHXA, Item No. 315
Petitioner: Randy L. Cohen
Petitions for Special Exception and Variance

The Zoning Plans Advisory Committee (ZAC) has revised the plans and the Committee of the Co

Enclosed are all comments submitted thus far from this sembers of Edu-that offer or request information on Properties. The additional control of the Comments of the Comments

The director of Zoning Administration and Development Renements
has instituted a system whereby seasoned zoning a conveys the
feel that they are capable to go to the company of the
results of the company of the company with
any of the company of the company of the
previous with this office without
the necessity of preliminary review by coming personnel.

Consultation September 14

Therefore, we have no objection to approval for the special nearing to approve a modification of cases #81-22-3A, #89-55)#FRWA and #90-48-5PBA to the octent that they conflict or are supported by the state of th

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

- . Fight (8) copies of the site plan showing the SHA
- Fight (8) copies of the site plan showing the SBA requirements.
 Compileted approachion.
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Signal located farther than 20 ft. trom roadway should be no higher than 15 ft. and not have an area greater than 60 mg. ft.

No more than three (3) ground signs should be allowed for each commercial complex, with no two (2) signs closer than 200 ft.

Wall Signs:

All store units in a single building or complex must present a uniform design and placement of signs. Signs and cutout letters should not project above roof or canopy lines. Three (3) it, of sign area is permitted for every 10 ft. of wall length. Letters should not exceed 18 inches in height.

The Plan also provides direction for landscape treatment. The following recommendations are identified:

ndscape requirements for private commercial and business developments should byide for plantings in scale with the site, treatment along the sides of devel-ment, and adequate buffering of adjoining properties.

The Liberty Nos. Nevitalization Area Plan addresses traffic related concerns, as the daily traffic along Liberty Road in the western edge of the corridor will increase from 2,000 in 1988 to 5000 in the year 2005. This Liberty area of traffic along Liberty Road in the western edge of the corridor will like an expension of the correct o

Based upon a review of the information provided and an analysis of the plat accompanying the Petition which focused on consistency with the Liberty Road Revitalization Area Plan, staff recommends the following:

Since it is clear that an insufficient number of stacking spaces could cause compestion of traffic along Liberty Road, Variance 86 should be demied. Clearly, development of the subject site constitutes overdevelopment and the car wash element of the proposed use should be scaled back to ensure (1) that the project will not result in numneouslay compestion along Liberty Road and (2) consistency

Elevation drawings should be submitted to this office to ensure design continuity ild the applicant's request be granted in whole or part, full compliance with

Jeffry W Long

Ms. Charlotte Minton Page three March 4, 1994

- An engineering fee check in the amount of \$50.00 for many land. Of access, made payable to the State of Maryland. Of access, made payable to the State of Maryland. Of access, made payable to the State of Maryland accession of the Maryland accession of

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

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

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

Mr. Charles Crocken

LIETTTIEIR OUF TIRAMSMITTTALL CHARLES B. CROCKEN & ASSOCIATES, INC. P.O. Box 303 6-9-94 MR. TIMOTHY KOTROCO DEDUTY DONING COMMISSIONER CIBERTY WORLD COURT HOUSE REVISED PETITION Tausor, Mo. PLAN CASE # 94-313-SPHXA WE ARE SENDING YOU Attached | Under separate cover via Prints ☐ Shop drawings ☐ Change order PETITION PLAN - LIBERTY WORKS THESE ARE TRANSMITTED as checked below ☐ For approval Submit cooles for distribution ☐ Returned for corrections ☐ Return _____corrected prints G For review and comment D_____ 19 PRINTS RETURNED AFTER LOAN TO US We are submitting the plan for your review and comments as requested -We trust you will find, we have revised the plan as per the amended decision Marks Surcerely

Sherbs R Overfor

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 02/25/94

ZADA

A CARLE PLUMMOF

MALPH C. DOTE

	Arnold Jablon Director
	Zoning Administration and
	Development Management
	Baltimore County Office Building Townon, MD 21204
	MAIL STOP-1105
	RE: Property Owner: SEE BELOW
	LOCATION: SEE BELOW
	Item No.: GEE BELOW Zoning Agenda:
	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 Mo. 101. "Life Safety Code", 1991 edition prior to occupancy. FOR THE FOLLOWING ITEM NUMBERS: 308, 314, '315, 320 AND 323.
٠	DECEMBRA
	44 _ 'SIII

REVIEWER: LT. ROBERT P. SAUERWALD Fire Prevention, PHONE 887-4881, MS-1102F

cer File

MPORTANT MESSAGE The Charley R. Crocken Lu Hue arkingly med 2178 PLEASE CALL of Please send him a Capyon 94-313-PHSS FAX and Stand Delivery - Mathelles Ille States of 1911-349 0

CHARTERED

14121 823-7600 ----"ALSO ADDITION D.C. BY FAX ANDIOR TELECOPY COVER PAGE HAND DELIVERY TELEFAX (410) 296-2765 TO COMME. DATE: Mag 25,1994 CLIENT/MATTER NO.: OF TELECOPIER TELEPHONE MURBER: SET -5708 (2000) PEOPLES COUNS OL 0213/02 THEODOTES (PLENDER DIRECT: SELECTION CARDS)
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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Development	Management	
FROM: Pat Kelle Office of	or, Deputy Director Planning and Zoning	
DATE: March 16,	1994	
SUBJECT: 9131 L	iberty Road	
INFORMATION:		
Item Number:	315	
Petitioner:	Randy L. Cohen	
Property Size:		
Zoning:	B.R.	
Requested Action		

Hearing Date: SUMMARY OF RECOMMENDATIONS:

This site lies within the Liberty Road Revitalization Area. The Liberty Road Revitalization Area Action Plan Update was adopted by the County Council on October 7, 1991. The County adopted the Liberty Action Plan in 1980, and the current Plan is an update of the original Plan.

Control of new signage is emphasized in the Plan, and the following goal is stated regarding this Issue: "The first steep [in controlling signage] is not to allow the situation to worsen through the introduction of me signage which competes with existing signs by being bigger and brighter." In order to achieve this goal the Valen sets forth the following requirements:

Free-Standing Signs:

ZAC 315/PZONE/ZAC1

- Signs less than 15 ft. from roadway within a planting strip shall be no higher than 6 ft. and not greater than 40 sq. ft. in area.
- Signs located 15-20 ft. from roadway may be 15 ft. in height and not greater than 60 ft. in area.

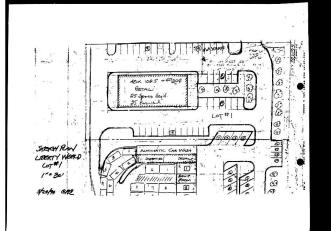
PLEASE PRINT CLEARLY Newton a William 200 Court Town, Town, Md. 21204 RAJO, COHIN POSOX 278 MONROVIA MD 21770 CHARLES A. CROCKEN PO. Box 307 WESTER MO 21158.

	2		3	
PLEASE PRINT CL		PROTESTANT (S)	SICH-IN SHEET	
	who saltzman	Ropertel	LOC 9700 Consorrit Times	46-T, NDR 876-1670
Libert Developme	ty Communities nt Corporation, Inc.	- (Copen to		
EXECUTIVE DIRE				
9960 Liberty Road Randalfstown, MD 21133	(410) 655-7766			
Baxter Smith				

FAX 410/876-4670 Community Times Carroll County Times LANDMARK

Bo de

This is DX w/ me



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SOPEN BAYS DE

PROPOSED

SERVICE CARGOVASH

THE D SIGN

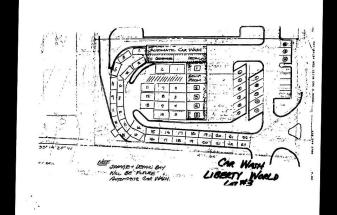
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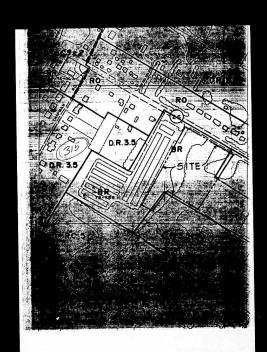
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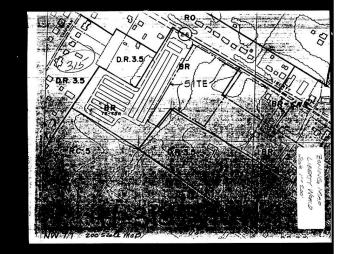
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14.

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CONTACT (301) 416-3933 FOR FURTHER INFORMATION



