

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & VARIANCE - * ZONING COMMISSIONER
 SW/S Liberty Road, 1,005.12' NW *
 of the c/l of Offutt Road *
 (9145 Liberty Road) * OF BALTIMORE COUNTY
 2nd Election District *
 2nd Councilmanic District * Case No. 98-140-SPHXA
 Randy L. Cohen *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Randy L. Cohen, through his attorney, Newton A. Williams, Esquire. The Petitioner seeks approval of an amendment to the previously approved site plans in prior Case Nos. 89-553-SPHXA, 90-345-SPHA, and 94-313-SPHXA to reflect the proposed modifications; a special exception to permit a car wash on Lot 1A of the subject property, and living quarters on a portion of Lot 2A, zoned B.R.; and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) to permit a distance of 35 feet in lieu of the required 70 feet between the proposed mini-storage building and proposed car wash on Lot 2A; 2) to permit a lot line setback of 0 feet for the two story mini-storage building on Lot 2A; 3) to permit distances between buildings on Lot 2A of 30 feet and 35 feet in lieu of the required 60 feet; 4) to permit a setback for a commercial building from a residential zoning line on Lot 2A of 30 feet in lieu of the required 50 feet; 5) to permit 23 car stacking spaces for a full service car wash on Lot 1A in lieu of the required 40 when labor is supplied at the car wash; and a drying area for 16 cars in lieu of the required 16 parking spaces, pursuant to Section 409.3(B)1. The subject property and relief sought are more particularly

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described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 3, a colorized site plan which includes the existing and proposed improvements and a landscape plan.

Appearing at the requisite hearing on this case was Randy L. Cohen, property owner, Charles R. Crocken, Professional Engineer who prepared the site plan for this property, William S. Kirwin, Landscape Architect, and Newton A. Williams, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped lot, containing approximately 4.53 acres in area, split zoned B.R. and B.R.-A.S. The property has frontage on Liberty Road (Maryland Route 26) in northwestern Baltimore County. The property presently supports two commercial enterprises. The history of the development of this site can be traced by a series of zoning cases, the Orders from which are set forth in the site plans.

Apparently, the property was originally developed pursuant to the Order issued in Case No. 81-223-XA which approved a mini-storage facility on the property in 1981. Subsequently, in Case No. 89-553-SPHXA, an Order was issued by then Zoning Commissioner J. Robert Haines which approved an amendment to the previous case to allow the repositioning of the mini-storage buildings proposed for this site, and special exception and variance relief for a car wash facility and living quarters in a commercial zone (for the resident manager of the mini-storage facility) in October 1989. Commissioner Haines also issued an Order in Case No. 90-348-SPHA approving and confirming an amendment to the special exception granted in Case No. 89-553-SPHXA, and other variance relief in April 1990. Finally, in Case No. 94-313-SPHXA, Deputy Commissioner Timothy Kotroco granted special

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hearing, special exception and variance relief approving a modification to the previously approved retail and office buildings proposed for Lot 1 and other variance relief on May 26, 1994. The site has been developed as the cumulative result of these Orders. As shown on the site plan, the rear of the property contains a two-story mini-storage facility which is operated by Mr. Cohen and the various units therein are leased to members of the public for storage and warehouse purposes. A number of photographs of the site were submitted into evidence as Petitioner's Exhibit 2, which fully depict the mini-storage operation. In addition to the warehousing operation, the site is improved with a car wash facility, known as Star Wash, which consists of a five-bay, self-service car wash building, a one-bay detailing structure and a one-bay automatic wash building. All of these bays are interconnected as more particularly shown on the site plan.

The Petitioner at one time proposed the construction of additional improvements on the site in order to accommodate a retail operation. As originally proposed, a building would have been constructed and subsequently leased to retail tenants. Moreover, the original plan indicated that the property was to be divided into three lots (Nos. 1, 2 and 3) to house these various operations. Apparently, the Petitioner has decided to forego the proposed retail operation and in its stead, two additional buildings/additions are proposed as shown on the site plan. First, the Petitioner proposes the construction of a new three-story mini-storage building totaling 19,200 sq.ft. in area. The building will appear smaller, owing to the topography of the site and the fact that same will be built into the grade of the property. The existing and proposed mini-storage buildings, as well as the resident manager's office and living quarters will be located on proposed Lot 2A. An addition to the car wash facility

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By [Signature]

is also proposed. Two additional bays (Nos. 6 and 7) are proposed to be added to provide an undercover drying facility. An eighth bay will also be built which will be open. The existing car wash, proposed addition thereto, and related drying area will be located on proposed Lot 1A. The parking arrangement, internal traffic patterns, and stacking spaces are more particularly shown on the plan. It should also be noted that the two access points to this site from Liberty Road will not be changed.

The special exception and special hearing Petitions were essentially filed to bring the property into compliance with the Petitioner's updated plans. It is to be noted that much of the relief requested in those two Petitions was previously granted in the earlier cases. The proposal at issue in the instant case represents only an expansion of existing uses and no new proposed use. In this regard, the Office of Planning issued a Zoning Plans Advisory Committee (ZAC) comment which states, in part, "...It is clear that the subject requests represent a less intensive use of the property than was formerly proposed..." The Office of Planning's comment also recommended that street trees be planted along the Liberty Road frontage. In this regard, Mr. Kirwin, a landscape planner, shows a series of plantings in that area of the property on the site plan. He also testified during the hearing that his plan had been reviewed and tentatively approved by Avery Harden, the County's Landscape Architect. As to the variance requests, the variances at issue are all from internal lot lines and/or to modify the stacking and drying area requirements for the car wash use. Many of the variances request similar relief for the car wash operation as was obtained in the prior cases.

Based upon the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the Petitions for Special Hearing,

Special Exception and Variance. I concur with the Office of Planning that the proposal presented herein actually represents a less intensive use of the site than the expansion which was originally envisioned. The expansion proposed in this case is to two established operations which are apparently existing at this site without detrimental impact upon the health, safety and general welfare of the surrounding locale. In my judgment, the expansions to these operations will not cause any additional detrimental impact. Moreover, owing to the unusual topography, shape and configuration of the site, I believe the variance relief should be granted. Again, I find that there will be no detrimental impact occasioned by the granting of the variances and that the Petitioner would suffer a practical difficulty if relief were denied.

Although the zoning relief that has been requested will be granted, conditions will be attached to the approval. I will require that the Petitioner submit a landscape plan for review and approval by the County's Landscape Architect. As noted above, a plan has been submitted and tentatively approved. The landscaping shown on Petitioner's Exhibit 3 appears appropriate in my view; however, I will leave the ultimate approval to Mr. Harden's expertise.

A comment was also received from the Developer's Plans Review Division of the Baltimore County Department of Permits and Development Management (DPDM) and the Maryland State Highway Administration (SHA) regarding access from Liberty Road, which is a state highway (Maryland Route 26). It does not appear that an additional access permit will be required in that the Petitioner indicated that the existing points of access would be utilized. However, if additional access is required or

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road improvements deemed necessary, the Petitioner shall comply with the requirements of the Department of Public Works (DPW) and the SHA.

Lastly, the Petitioner shall comply with the Developer's Plans Review Division comment relating to water availability on the site. In this regard, the car wash is already operating with sufficient water pressure. The proposed improvements to the car wash facility will apparently not alter that situation; however, the Petitioner shall comply with any requirements of DPW and any applicable Baltimore City standards.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of December, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plans in prior Case Nos. 89-553-SPHXA, 90-345-SPHA, and 94-313-SPHXA to reflect the proposed modifications, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

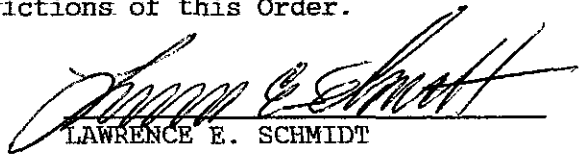
IT IS FURTHER ORDERED that the Petition for Special Exception to permit a car wash on Lot 1A of the subject property, and living quarters on a portion of Lot 2A, zoned B.R., in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- 1) to permit a distance of 35 feet in lieu of the required 70 feet between the proposed mini-storage building and proposed car wash on Lot 2A;
- 2) to permit a lot line setback of 0 feet for the two story mini-storage building on Lot 2A;
- 3) to permit distances between buildings on Lot 2A of 30

feet and 35 feet in lieu of the required 60 feet; 4) to permit a commercial building setback from a residential zoning line on Lot 2A of 30 feet in lieu of the required 50 feet; 5) to permit 23 car stacking spaces for a full service car wash on Lot 1A in lieu of the required 40 when labor is supplied at the car wash; and a drying area for 16 cars in lieu of the required 16 parking spaces, pursuant to Section 409.3(B)1, in accordance with Petitioner's Exhibit 3, be and 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall submit a landscape plan for review and approval by the County's Landscape Architect. Although a plan has been submitted and tentative approval gained, final approval must be obtained prior to the issuance of any permits.
- 3) The Petitioner shall comply with that portion of the comment submitted by the Developer's Plans Review Division relating to water availability on the site.
- 4) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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Date 12/10/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 10, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
SW/S Liberty Road, 1,005.12' NW of the c/l of Offutt Road
(9145 Liberty Road)
2nd Election District - 2nd Councilmanic District
Randy L. Cohen - Petitioner
Case No. 98-140-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 Variance have been granted, 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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

People's Counsel; Case Files



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9145 Liberty Road, Randallstown, MD 21133

which is presently zoned BR and BR-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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

I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

Newton Williams

(Type or Print Name)

Signature

410 823 7800

210 W. Pennsylvania Ave.

Address

Phone No.

Towson, MD 21204-5340

City

State

Zipcode

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.

Legal Owner(s)

Randy L. Cohen

Signature

(Type or Print Name)

Signature

PO Box 278

301 865 0605

Address

Phone No

Monrovia, MD 21770

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Randy L. Cohen

Name

PO Box 278, Monrovia, MD 301 865 0605

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

10/91

Please do not set same week as Baltimore Item 139

SUMMARY OF ZONING REQUESTS:

SPECIAL EXCEPTIONS

1. A Special Exception is requested to locate a car wash on Lot No. 1A as shown hereon.
(Similar request granted Case 94-313 SPHXA)
2. A Special Exception is requested to locate living quarters on a portion of Lot 2A, Zoned "BR", as shown hereon.
(Similar request granted Case 94-313 SPHXA)

VARIANCES

3. For Lot 2A, a Variance is requested to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage bldg. and proposed car wash as shown hereon.
4. For Lot 2A, a Variance is requested for a "0" foot lot line for the two story mini-storage building as shown hereon.
5. For Lot 2A, Variance is requested to permit distances between buildings of 30 ft. and 35 ft. in lieu of the required 60 ft.
(Similar request granted Case 94-313 SPHXA)
6. For Lot 2A, a Variance to permit a setback of 30 ft in lieu of the req'd. 50 ft. for a commerical building from residential zoning line. (Similar request Case 94-313 SPHXA)
7. For Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
8. For Lot 1A, a Variance to permit a drying area for 16 cars as as shown on the attached plan. in lieu of the required 16 parking spaces for drying required under Section 419.3 (B) 1. of Bill 172-93. (Similar request granted Case 94-313 SPHXA)

SPECIAL HEARING

9. For the entire Site, to amend the previous approved Plans in Cases 89-553-SPHXA, 90-345-SPHA and 94-313-SPHXA.

ZONING HISTORY NOTE:

For zoning history of subject property refer to Baltimore County files for Zoning Cases:

No. 81-223-XA, No. 89-553-SPHXA, No. 90-346-SPHA and No. 94-313-SPHXA See " Findings of Fact and Conclusions of Law " Sheet 2 of 2.

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Date

By



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9145 Liberty Road, Randallstown, MD 21133

which is presently zoned BR and BR-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Regulations of Baltimore County, to use the herein described property for

See Attached

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.

(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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Newton Williams

(Type or Print Name)

Signature

410 823 7800

210 W. Pennsylvania Ave.

Address Phone No.

Towson, MD 21204-5340

City

State

Zipcode

Legal Owner(s):

Randy L. Cohen

(Type or Print Name)

Signature

(Type or Print Name)

Signature

PO Box 278

301 865 0605

Address

Phone No.

Monrovia, MD 21770

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Randy L. Cohen

Name

PO Box 278, Monrovia, MD 301 865 0605

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE

Please do not set same week as Bohn Case; Attn 139

SUMMARY OF ZONING REQUESTS:

SPECIAL EXCEPTIONS

1. A Special Exception is requested to locate a car wash on Lot No. 1A as shown hereon.
(Similar request granted Case 94-313 SPHXA)
2. A Special Exception is requested to locate living quarters on a portion of Lot 2A, Zoned "BR", as shown hereon.
(Similar request granted Case 94-313 SPHXA)

VARIANCES

3. For Lot 2A, a Variance is requested to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage bldg. and proposed car wash as shown hereon.
4. For Lot 2A, a Variance is requested for a "0" foot lot line for the two story mini-storage building as shown hereon.
5. For Lot 2A, Variance is requested to permit distances between buildings of 30 ft. and 35 ft. in lieu of the required 60 ft.
(Similar request granted Case 94-313 SPHXA)
6. For Lot 2A, a Variance to permit a setback of 30 ft in lieu of the req'd. 50 ft. for a commercial building from residential zoning line. (Similar request Case 94-313 SPHXA)
7. For Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
8. For Lot 1A, a Variance to permit a drying area for 16 cars as shown on the attached plan. in lieu of the required 16 parking spaces for drying required under Section 419.3 (B) 1. of Bill 172-93. (Similar request granted Case 94-313 SPHXA)

SPECIAL HEARING

9. For the entire Site, to amend the previous approved Plans in Cases 89-553-SPHXA, 90-345-SPHA and 94-313-SPHXA.

ZONING HISTORY NOTE:

For zoning history of subject property refer to Baltimore County files for Zoning Cases:

No. 81-223-XA, No. 89-553-SPHXA, No. 90-346-SPHA and No. 94-313-SPHXA See " Findings of Fact and Conclusions of Law " Sheet 2 of 2.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9145 Liberty Road, Randallstown, MD 21133

which is presently zoned BR and BR-GNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Newton Williams

(Type or Print Name)

Newton A. Williams

Signature 410 823 7800

210 W. Pennsylvania Ave.

Address Phone No.

Towson, MD 21204-5340

City State Zipcode

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.

Legal Owner(s)

Randy L. Cohen

(Type or Print Name)

Signature

(Type or Print Name)

Signature

PO Box 278 301 865 0605

Address Phone No.

Monrovia, MD 21770

City State Zipcode

Name, Address and phone number of representative to be contacted

Randy L. Cohen

Name

PO Box 278, Monrovia, MD 301 865 0605

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

Please do not set same week as Bohn Case, Item 139.



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on Recycled Paper

SUMMARY OF ZONING REQUESTS:

SPECIAL EXCEPTIONS

1. A Special Exception is requested to locate a car wash on Lot No. 1A as shown hereon.
(Similar request granted Case 94-313 SPHXA)
2. A Special Exception is requested to locate living quarters on a portion of Lot 2A, Zoned "BR", as shown hereon.
(Similar request granted Case 94-313 SPHXA)

VARIANCES

3. For Lot 2A, a Variance is requested to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage bldg. and proposed car wash as shown hereon.
4. For Lot 2A, a Variance is requested for a "0" foot lot line for the two story mini-storage building as shown hereon.
5. For Lot 2A, Variance is requested to permit distances between buildings of 30 ft. and 35 ft. in lieu of the required 60 ft.
(Similar request granted Case 94-313 SPHXA)
6. For Lot 2A, a Variance to permit a setback of 30 ft in lieu of the req'd. 50 ft. for a commerical building from residential zoning line. (Similar request Case 94-313 SPHXA)
7. For Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
8. For Lot 1A, a Variance to permit a drying area for 16 cars as as shown on the attached plan. in lieu of the required 16 parking spaces for drying required under Section 419.3 (B) 1. of Bill 172-93. (Similar request granted Case 94-313 SPHXA)

SPECIAL HEARING

9. For the entire Site, to amend the previous approved Plans in Cases 89-553-SPHXA, 90-346-SPHA and 94-313-SPHXA.

ZONING HISTORY NOTE:

For zoning history of subject property refer to Baltimore County files for Zoning Cases:

No. 81-223-XA, No. 89-553-SPHXA, No. 90-346-SPHA and No. 94-313-SPHXA See " Findings of Fact and Conclusions of Law " Sheet 2 of 2.

SUMMARY OF ZONING REQUESTS:

- ① 1. A Special Exception is requested for a car wash on proposed Lot No. 1A as shown hereon.
(Expansion of request granted Case 94-313 SPHXA)
- ③ 2. For proposed Lot 2A, a Variance is requested from Sec. 238 and 102.2 BCZR to permit a distance of 40 ft in lieu of the required 60 feet between proposed buildings as shown hereon.
(Similar request granted Case 94-313 SPHXA)
3. For proposed Lot 2A, a Variance is requested from Section 238 BCZR for a "0" ft. min. Building to Lot Line Setback in lieu of the required 30 ft. for the proposed three story mini-storage building shown hereon.
4. For proposed Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
(Expansion of request granted Case 94-313 SPHXA)
5. For proposed Lot 1A, a Variance to permit a drying area for 16 cars as shown on the attached plan, in lieu of designated individual spaces for drying required under Section 419.3 (B) 1 of Bill 172-93.
(Expansion of request granted Case 94-313 SPHXA)
- ② 6. For the entire Site, to amend the previous approved plans in Cases 89-553-SPHXA, 90-348-SPHA and 94-313-SPHXA and a special hearing to amend the plan and order for special exception in Case 94-313-SPHXA.

SUMMARY OF ZONING REQUESTS:

1. A Special Exception is requested for a car wash on proposed Lot No. 1A as shown hereon.
(Expansion of request granted Case 94-313 SPHXA)
2. For proposed Lot 2A, a Variance is requested from Sec. 238 and 102.2 BCZR to permit a distance of 40 ft in lieu of the required 60 feet between proposed buildings as shown hereon.
(Similar request granted Case 94-313 SPHXA)
3. For proposed Lot 2A, a Variance is requested from Section 238 BCZR for a "0" ft. min. Building to Lot Line Setback in lieu of the required 30 ft. for the proposed three story mini-storage building shown hereon.
4. For proposed Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
(Expansion of request granted Case 94-313 SPHXA)
5. For proposed Lot 1A, a Variance to permit a drying area for 16 cars as shown on the attached plan, in lieu of designated individual spaces for drying required under Section 419.3 (B) 1 of Bill 172-93.
(Expansion of request granted Case 94-313 SPHXA)
6. For the entire Site, to amend the previous approved plans in Cases 89-553-SPHXA, 90-348-SPHA and 94-313-SPHXA and a special hearing to amend the plan and order for special exception in Case 94-313-SPHXA.

ZONING HISTORY NOTE:

For Zoning History of subject property refer to Baltimore County files for Zoning Cases:

No. 81-223-XA, No. 89-553-SPHXA, No. 90-348-SPHA and No. 94-313-SPHXA

See Sheet 2 of 3 for "Findings of Fact and Conclusions of Law" Case 94-313-SPHXA

See Sheet 3 of 3 for Plan submitted with Case 94-313-SPHXA



1 DENOTES ZONING REQUEST THIS PLAN.

REQUESTED SPECIAL HEARING, SPECIAL EXCEPTIONS
(MODIFICATIONS) AND VARIANCES
LIBERTY WORLD 9145 LIBERTY ROAD, RANDALLSTOWN, MARYLAND

Liberty World, owned and developed by Mr. Randy Cohen, is a multiple use BR zoned site on the southwest side of Liberty Road in the Randallstown section of Baltimore County. Mr. Cohen and his family have owned the property since the early 1980's, and its BR zoning has been confirmed at least four times by the Council since then.

The property is located between a Public Storage, a mini warehouse complex to the northwest, formerly a part of this site, and an 84 Lumber BR zoned property to the southeast.

The property has approximately 403 feet of frontage on Liberty Road with an entrance at the northeast corner serving the mini warehouse complex office and minis in the back of the property, and a second entrance, an in-out at the southeast corner of the property, serving the existing car wash. The northeastern corner is a full service entrance, while the entrance at the southeast corner adjacent to 84 Lumber, which shares its use is a right in, right out of the site.

The subject property has been the focus of at least four previous zoning cases as noted at the bottom of the requested relief form, and also as shown on sheet 2 of 2 entitled "Findings of Fact and Conclusions of Law."

The purpose of this special hearing, special exceptions and variances case is as follows:

1. There is an existing five bay self service (five bays) and one automatic car wash bay and detailing bay on the site at present as shown on the site plan. The proposal is to add two self service bays on the north side of the existing building with undercover drying areas attached and a new open self service bay immediately adjacent thereto. In order to do this we are required to add an area to the existing special exception.

2. The second special exception is to confirm the existing two story mini warehouse office and residence building on the north side of the tract adjacent to the driveway.

3. The special hearing is to modify all of the previous zoning relief granted and confirm it in its new form, as well as to confirm previously granted variances.

4. A number of internal variances are requested or are requested to be confirmed and these are numbered 3, 4, 5, 6, 7, and 8, on the attached Summary of Zoning Requests. These variances include the following:

a. The first variance for lot 2A, number 3 on the list, is a requested variance to construct the proposed addition on the car wash building as well as a three story mini warehouse building and to place these two buildings in a BR zone 35 feet apart, rather than the required sixty feet. This is an internal variance, and will have no affect on off site properties, and will not cause any internal circulation or asthetic problem to the site.

b. The second variance requested for lot 2A, number 4 on the list, is the confirmation of a variance granted earlier for the continued placement of the existing two story office and residence for the mini warehouses on the lot line of proposed lot 2A, formerly old lot 1. Once again, these internal lot lines are arbitrary, and have no effect upon any other site, and in fact, there will be no other building within sixty feet of this two story office building and residence.

c. For lot 2A, the third variance requested is the confirmation of an earlier set of variances granted in Case No. 94-313SPHXA, namely a distance between buidlings of 30 feet and 35 feet in lieu of the required 60 feet, and in fact, it may not be necessary to ask for these as new variances.

d. The fourth variance requested affects lot 1A, number 7 on the list, and is a request for the car wash to permit 23 car stacking spaces for a full service car wash in lieu of 40 stacking spaces required when labor is supplied at the site. First of all, all stacking is done internally, and there is none done on Liberty Road or in driveways on Liberty Road. The site has been very carefully planned to avoid Liberty Road's stacking, driveway stacking or driveway interference. The

existing automatic car wash has proven to work well with the number of stacking spaces shown, and Mr. Cohen the operator is confident that the requested 23 car spaces is more than sufficient for a full service car wash, particularly in view of the on-site stacking.

e. The sixth variance requested, number 8 on the list, is another variance affecting the car wash area, mainly lot 1A as expanded, and it is a request to permit a drying area for 16 cars as shown on the attached plan in lieu of the required 16 parking spaces for drying required under Section 419.3(B)1 of Bill 172-93, and a similar request was granted in Case No. 94313SPHXA, and indeed may be the same request but out of an abundance of precaution is being sought once again because the car wash is being modified.

5. This Liberty Road site is unique in a number of ways, including the depth of BR zoning, the multiplicity of uses, the means of access, and the necessity of keeping access open and unencumbered. All of the variances relating to setbacks are internal only, and will not affect in any adverse way either the existing site or any off premises sites in the area.

In fact, many of the requested variances have been granted in similar or exact same circumstances, and this in many ways is in the nature of a confirmation request for a number of the variances as noted above.

That without the requested variances, the petitioner, Mr. Randy L. Cohen will suffer practical difficulty and unreasonable hardship, and the requested variances will actually enhance the site, rather than adversely affecting the site or nearby sites.

140

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

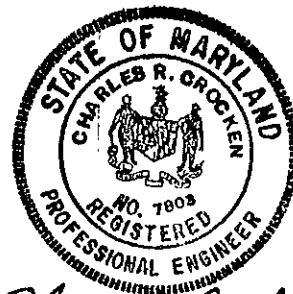
DESCRIPTION TO ACCOMPANY ZONING SPECIAL EXCEPTION
FOR A CAR WASH ON PROPOSED LOT 1A OF LIBERTY WORLD

(ORIGINAL AREA OF SPECIAL EXCEPTION
FORMERLY LOT 3 OF LIBERTY WORLD)

BEGINNING FOR THE SAME ON THE SOUTH WEST RIGHT OF WAY LINE
OF LIBERTY ROAD, MARYLAND ROUTE 26, AT A POINT LOCATED 1005.12 FT
NORTH WEST OF THE CENTERLINE OF OFFUTT ROAD, THENCE RUNNING ON
THE SOUTH WEST RIGHT OF WAY LINE OF LIBERTY RD. 1.) S 60°02'32" E
185.12 FEET. THENCE LEAVING SAID ROAD 2.) S 33°14'20" W 308.52 FT
3.) N 60°02'32" W 164.06 FEET. 4.) N 29°57'25" E 308.02 FEET MORE
OR LESS TO THE POINT OF BEGINNING.

CONTAINING 1.23 ACRES OF LAND MORE OR LESS.

LIB-ZON.DES



Charles R. Crocken
9/22/97

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

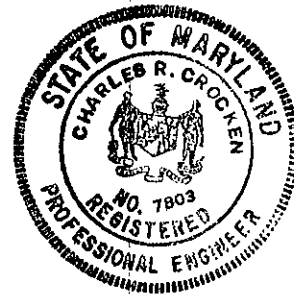
DESCRIPTION TO ACCOMPANY ZONING SPECIAL EXCEPTION
FOR A CAR WASH ON PROPOSED LOT 1A OF LIBERTY WORLD

(AREA OF EXPANSION OF SPECIAL EXCEPTION FORMERLY
PART OF ORIGINAL LOT 1 OF LIBERTY WORLD)

BEGINNING FOR THE SAME ON THE SOUTH WEST RIGHT OF WAY LINE
OF LIBERTY ROAD, MARYLAND ROUTE 26. AT A POINT LOCATED 1008.12 FT
NORTH WEST OF THE CENTERLINE OF OFFUTT ROAD. THENCE RUNNING ON
THE SOUTH WEST RIGHT OF WAY LINE OF LIBERTY RD. 1.) N 60°02'32" W
57.00 FEET. THENCE LEAVING SAID ROAD 2.) S 29°57'28" W 196.00 FT
3.) S 02°59'16" W 125.66 FEET. 4.) N 29°57'28" E 308.02 FEET MORE
OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6.330 ACRES OF LAND MORE OR LESS.

L1B-ZON2.1V



Charles R. Crocken
9/22/97

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND 21158

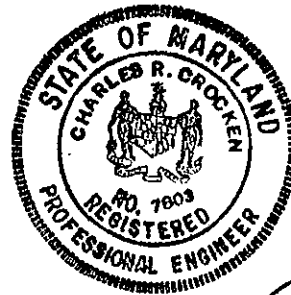
DESCRIPTION TO ACCOMPANY ZONING VARIANCES FOR A CAR WASH
MINI-STORAGE AND LIVING QUARTERS BUILDINGS
LOCATED ON PROPOSED LOTS 1A AND 2A OF LIBERTY WORLD

(FORMERLY LOTS 1. 2 AND 3 OF LIBERTY WORLD)

BEGINNING FOR THE SAME ON THE SOUTH WEST RIGHT OF WAY LINE
OF LIBERTY ROAD, MARYLAND ROUTE 26. AT A POINT LOCATED 823.00 FT
NORTH WEST OF THE CENTERLINE OF OFFUTT ROAD. THENCE LEAVING SAID
ROAD 1.) S 33°14'20" W 479.64 FEET. 2.) N 59°14'01" W 245.25 FEET
3.) S 36°39'20" W 174.02 FEET. 4.) N 62°31'16" W 82.00 FEET 5.)
N 27°28'44" E 652.38 FEET TO A POINT ON THE AFORE SAID SOUTH WEST
RIGHT OF WAY LINE. THENCE 6.) S 60°02'32" E 403.12 FEET MORE OR
LESS TO THE POINT OF BEGINNING.

CONTAINING 4.53 ACRES OF LAND MORE OR LESS.

LIB-ZON2.III



Charles R. Crocken
9/22/97

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND 21158

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION TO PERMIT
LIVING QUARTERS IN A COMMERCIAL ZONE ON A PART OF
LOT 2A LIBERTY WORLD
(FORMERLY LOT 2 OF LIBERTY WORLD)

Beginning for the same at a point located S 27°28'44" W
65.06 Feet from a point on the Southwest Right of Way Line of
Liberty Road, Maryland Route 26, located 1226.12 feet
northwesterly from the center of Offutt Road, thence running from
the point of beginning, so fixed. 1.) S 60°02'32" E 69.19 feet.
2.) S 29°57'28" W 70.00 feet. 3.) N 60°02'32" W 48.14 feet. 4.)
S 27°28'44" W 29.09 feet. 5.) N 62°31'16" W 18.00 feet. 6.)
N 27°28'44" E 99.94 feet to the point of beginning.

Containing 0.1209 of an acre of land more or less .

Lib-Zon.II



Charles R. Crocken
9/22/97

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 19 97

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 Oct. 30, 19 97.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-140-SPHXA
9145 Liberty Road
SW/S Liberty Road, 823'
NW of Offutt Road
2nd Election District
2nd Councilmanic

Legal Owner(s):
Randy L. Cohen

Special Exception: to locate a car wash on lot No. 1A and to locate living quarters on a portion of lot 2A **Special Hearing:** to amend the previous approved plans in case 89-553-SPHXA, 90-345-SPHA and 94-313-SPHXA. **Variance:** to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage building and proposed car wash (for lot 2A), for a zero foot lot line for the two-story mini-storage building (for lot 2A), to permit distances between buildings of 30 feet and 35 feet in lieu of the required 60 feet (for lot 2A), to permit a setback of 30 feet in lieu of the required 50 feet for a commercial building from residential zoning line (for lot 2A), to permit 23 car stacking spaces for a full service car wash in

lieu of 40 car stacking spaces required when labor is supplied at car wash (for lot 1A), and to permit a drying area for 16 cars in lieu of the required 16 parking spaces for drying required (for lot 1A).
Hearing: Friday, November 14, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/487 Oct. 30 C185548

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 in Tow-

son, Maryland on the property identified herein as follows:

Case #98-140-SPHXA
9145 Liberty Road
SW/S Liberty Road, 823' NW
of Offutt Road
2nd Election District
2nd Councilmanic
Legal Owner(s):
Randy L. Cohen

Special Exception: for a car wash on Lot 1A
Special Hearing: to amend the previously approved plans in cases 89-553-SPHXA, 90-348-SPHA, and 94-313-SPHXA
Variance: to permit a distance of 40 feet in lieu of the required 60 feet between proposed buildings for Lot 2A; for a zero foot minimum building to lot line setback in lieu of the required 30 feet for Lot 2A; to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required for Lot 1A; and to permit a drying area for 16 cars in lieu of designated individual spaces for drying required for Lot 1A

Hearing: Friday, November 28, 1997 at 10:00 a.m. In Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

11/110 Nov. 13 C188867

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 13, 1997

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 Nov. 13, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044507

DATE 10/31/97 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: #110 - REVISIONS CASE #98-140-SPHXA

DROPPED OFF -- X NO REVIEW

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL DATE
10/31/1997 10/31/1997 14:00:00
RPT 0505 CASHIER DARYL DRY JASSET
5 MISCELLANEOUS CASH RECEIPT
Receipt # 037708
CR NO. 044507

100.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044455

DATE 10/9/97 ACCOUNT R0016150

AMOUNT \$ 650.00

RECEIVED FROM: COHEN

FOR: SPHXA FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-140-SPHXA

PAID RECEIPT

PROCESS ACTUAL DATE
10/09/1997 10/09/1997 11:44:02
RPT 0501 CASHIER CLUM ORL PRASO
5 MISCELLANEOUS CASH RECEIPT
Receipt # 025640
CR NO. 044455

650.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 90-140-SPHXA

Petitioner/Developer: R. L. CONEN, ETAL

NEWTON WILLIAMS, ESQ

Date of Hearing/Closing: 11/28/97

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #9145 LIBERTY ROAD

The sign(s) were posted on 11/11/97
(Month, Day, Year)

Sincerely,

Sincerely,
Patrick M. O'Keefe 11/18/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

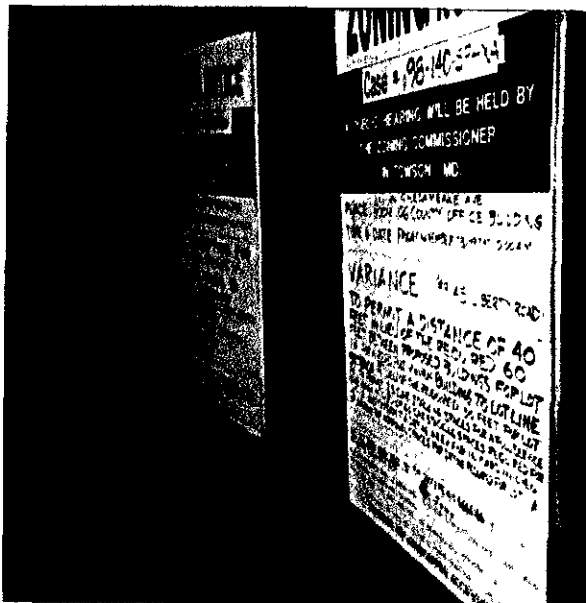
(City, State, Zip Code)

(410) 666-5366

Page (410) ~~410-0001~~

(Telephone Number)

FIXED
SIGN



11/11/97 9145 LIBERTY RD.
P. 98-140-SPHXA
R.L. CONEN H. 11/28/

N, P, W

H. 11/28/97 10

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-140-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING- ^{TO AMEND} ~~THE~~ PRIOR APPROVED PLAN IN ZONING-CASE
94-313-SPHXA, A SPECIAL EXCEPTION TO EXPAND AN EXISTING-CAR WASH AND VARIANCES
FOR BUILDING-SETBACKS BETWEEN BUILDINGS AND FROM BUILDING-TO LOT LINES AND
RESIDENTIAL ZONE LINES, FOR 23 STACKING-SPACES IN LIEU OF 40, AND DRYING "AREA"
FOR 16 CARS (AS SHOWN ON PLAN) IN LIEU OF DRYING-SPACES" AS REQUIRED.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 11-13-97

Format for Sign Printing, Black Letters on White Background:

REVISED

ZONING NOTICE

Case No.: 98-140-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 106, County Office Bldg., 111 W. Chesapeake Ave.

DATE AND TIME: FRIDAY, NOVEMBER 28, 1997 AT 10:00 AM

REQUEST: SPECIAL EXCEPTION FOR A CAR WASH ON LOT 1A.

SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED PLANS
IN CASES 89-553-SPHXA, 90-348-SPHA, AND 94-313-SPHXA.

VARIANCE TO PERMIT A DISTANCE OF 40 FT. IN LIEU OF THE
REQUIRED 160 FEET BETWEEN PROPOSED BUILDINGS FOR

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

LOT 2A; FOR A ZERO FOOT MINIMUM BUILDING TO LOT
LINE SETBACK IN LIEU OF THE REQUIRED 30 FT. FOR
LOT 2A; TO PERMIT 23 CAR STACKING SPACES FOR A
FULL SERVICE CAR WASH IN LIEU OF 40 CAR STACKING
SPACES REQUIRED FOR LOT 1A; AND TO PERMIT A
DRYING AREA FOR 16 CARS IN LIEU OF DESIGNATED
INDIVIDUAL SPACES FOR DRYING REQUIRED FOR
LOT 1A.



Baltimore County
Department of Permits and
Development Management

98-140-SPAXA-
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 140

Petitioner: COHEN

Location: 9145 LIBERTY RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Randy Cohen

ADDRESS: P.O. Box 278, Monrovia, Md. 21770

PHONE NUMBER: 301-~~448~~-865-0605

AJ:ggs

(Revised 09/24/96)

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7856

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

October 29, 1997

VIA HAND DELIVERY

Mr. Carl Richards
Zoning Supervisor
Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

VIA HAND DELIVERY

Mrs. Sophie Jennings
Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Randy L. Cohen
Case No.: 98-140-SPHXA
Revised, Corrected Request for Relief on Petitions

Dear Carl and Sophie:

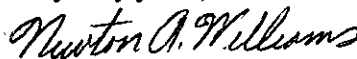
Inadvertently, the wrong request for relief was attached to the Petitions when this case was filed.

We are enclosing herewith three (3) corrected summary of zoning requests, which match the site plan as filed.

The case has been advertised for November 14, but since we have caught the error, it has not been posted. We do not intend to post it incorrectly. We are enclosing herewith our check in the amount of \$100.00 as a revision fee, and ask that the case be reset and readvertised as quickly as possible.

Thanking your office for your correction of this request, I am

Very truly yours, .



Newton A. Williams

NAW:mao

cc: Mr. Randy L. Cohen
Post Office Box 278
Monrovia, Maryland 21770
Mr. Charles R. Crocken
Charles R. Crocken & Associates, Inc.
Post Office Box 307
Westminster, Maryland 21157



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 20, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-140-SPHXA
9145 Liberty Road
SW/S Liberty Road, 823' NW of Offutt Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Randy L. Cohen

Special Exception to locate a car wash on lot No. 1A and to locate living quarters on a portion of lot 2A. Special Hearing to amend the previous approved plans in case 89-553-SPHXA, 90-345-SPHA, and 94-313-SPHXA. Variance to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage building and proposed car wash (for lot 2A), for a zero foot lot line for the two-story mini-storage building (for lot 2A), to permit distances between buildings of 30 feet and 35 feet in lieu of the required 60 feet (for lot 2A), to permit a setback of 30 feet in lieu of the required 50 feet for a commercial building from residential zoning line (for lot 2A), to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required when labor is supplied at car wash (for lot 1A), and to permit a drying area for 16 cars in lieu of the required 16 parking spaces for drying required (for lot 1A).

HEARING: FRIDAY, NOVEMBER 14, 1997 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Randy Cohen
Newton Williams, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 30, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



TO: PUTUXENT PUBLISHING COMPANY
October 30, 1997 Issue - Jeffersonian

Please forward billing to:

Randy Cohen
P. O. Box 278
Monrovia, MD 21770
1-301-865-0605

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-140-SPHYA
9145 Liberty Road
SW/S Liberty Road, 823' NW of Offutt Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Randy L. Cohen

Special Exception to locate a car wash on lot No. 1A and to locate living quarters on a portion of lot 2A. Special Hearing to amend the previous approved plans in case 89-553-SPHYA, 90-345-SPHA, and 94-313-SPHYA. Variance to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage building and proposed car wash (for lot 2A), for a zero foot lot line for the two-story mini-storage building (for lot 2A), to permit distances between buildings of 30 feet and 35 feet in lieu of the required 60 feet (for lot 2A), to permit a setback of 30 feet in lieu of the required 50 feet for a commercial building from residential zoning line (for lot 2A), to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required when labor is supplied at car wash (for lot 1A), and to permit a drying area for 16 cars in lieu of the required 16 parking spaces for drying required (for lot 1A).

HEARING: FRIDAY, NOVEMBER 14, 1997 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



October 20, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-140-SPHIA
9145 Liberty Road
SW/W Liberty Road, 523' NW of Offutt Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Randy L. Cohen

Omissions and incorrect.

Special Exception to locate a car wash on lot No. 1A and to locate living quarters on a portion of lot 2A. Special Hearing to amend the previous approved plans in cases 89-553-SPHIA, 90-345-SPHIA, and 94-313-SPHIA. Variance to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage building and proposed car wash (for lot 2A), for a zero foot lot line for the two-story mini-storage building (for lot 2A), to permit distances between buildings of 30 feet and 35 feet in lieu of the required 60 feet (for lot 2A), to permit a setback of 30 feet in lieu of the required 50 feet for a commercial building from residential zoning line (for lot 2A), to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required when labor is supplied at car wash (for lot 1A), and to permit a drying area for 16 cars in lieu of the required 16 parking spaces for drying required (for lot 1A).

HEARING: FRIDAY, NOVEMBER 14, 1997 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon

Arnold Jablon
Director

cc: Randy Cohen
Newton Williams, Esq.

- NOTES: (1) YOU MUST HAVE THE SIGNING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 20, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1997

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

RE: Case Number 98-140-SPHXA
Petitioner: Randy L. Cohen
Location: 9145 Liberty Road

Dear Mr. Newton:

The above matter, previously assigned to be heard on Friday, November 14, 1997 at 9:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the November 14th hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Randy L. Cohen





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
October 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-140-SPHXA
9145 Liberty Road
SW/S Liberty Road, 823' NW of Offutt Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Randy L. Cohen

Special Exception for a car wash on Lot 1A. Special Hearing to amend the previously approved plans in cases 89-553-SPHXA, 90-348-SPHA, and 94-313-SPHXA. Variance to permit a distance of 40 feet in lieu of the required 60 feet between proposed buildings for Lot 2A; for a zero foot minimum building to lot line setback in lieu of the required 30 feet for Lot 2A; to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required for Lot 1A; and to permit a drying area for 16 cars in lieu of designated individual spaces for drying required for Lot 1A.

HEARINGS: Friday, November 28, 1997 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Randy Cohen
Newton A. Williams, Esquire

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY 11/13/97
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 13, 1997 Issue - Jeffersonian

Please forward billing to:
Randy L. Cohen (301-865-0605)
P.O. Box 278
Monrovia, MD 21770

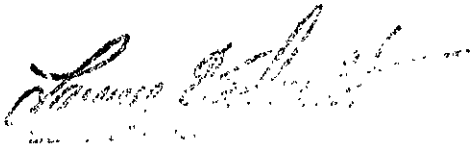
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-140-SPHXA
9145 Liberty Road
SW/S Liberty Road, 823' NW of Offutt Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Randy L. Cohen

Special Exception for a car wash on Lot 1A. Special Hearing to amend the previously approved plans in cases 89-553-SPHXA, 90-348-SPHA, and 94-313-SPHXA. Variance to permit a distance of 40 feet in lieu of the required 60 feet between proposed buildings for Lot 2A; for a zero foot minimum building to lot line setback in lieu of the required 30 feet for Lot 2A; to permit 23 car stacking spaces for a full service car wash in lieu of 40 car stacking spaces required for Lot 1A; and to permit a drying area for 16 cars in lieu of designated individual spaces for drying required for Lot 1A.

HEARINGS: Friday, November 28, 1997 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 1997

Newton Williams, Esquire
502 Washington Avenue
Towson, MD 21204-5340

RE: Item No.: 140
Case No.: 98-140-SPHXA
Petitioner: Randy L. Cohen

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 27, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item No. 140

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Liberty Road (Maryland Route 26) is a State road. 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.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

A Schematic Landscape Plan must be submitted.

RWB:HJO:jrb

cc: File

ZONE1027.140

kes
11/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: October 28, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9145 Liberty Road

INFORMATION

Item Number: 140

Petitioner: Randy L. Cohen

Zoning: BR & BR-AS

Summary of Recommendations:

Based upon a review of the information provided it is clear that the subject request represents a less intensive use of the property than was formerly proposed in Case No. 94-313 SPHA. Should the applicant's request be granted, the Office of Planning recommends that street trees be planted along the Liberty Road frontage.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kears

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: OCT 30, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

RBS:sp

BRUCE2/DEPRM/TXTS8P



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

October 29, 1997

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 140 JLL
MD 26 (west side)
1000' north Offutt
Road
Liberty World
Mile Post 4.88

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval the above referenced property.

However, we will require the owner to obtain an access permit through this office.

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

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. 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 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**).
- c. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. 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 surety submitted for the permit.

My telephone number is 410-545-5603 (Fax# 410-209-5026)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Roslyn Eubanks
Page Two
October 29, 1997

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,


Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
9145 Liberty Road, SW/S Liberty Road,		
823' NW of Offutt Road, 2nd	*	OF BALTIMORE COUNTY
Election District, 2nd Councilmanic	*	CASE NO. 98-140-SPHXA
Randy L. Cohen		
Petitioner	*	
* * * * *		

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 Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 24, 2004

Charles R. Crocken
P.O. Box 307
Westminster, MD 21158

Dear Mr. Crocken:

Re: Spirit & Intent Letter, "Liberty World" Randallstown Mini Storage, 9145 Liberty Road,
Randallstown, MD, Zoning Case #98-140-SPHXA, 2nd Election District

Please be advised that, after careful review of your revised site plan, the Department of Permits and Development Management, Zoning Review Section, has determined that the proposed improvements to enlarge the existing mini-storage office is within the spirit and intent of the BCZR and previously approved hearing case #98-140-SPHA. A copy of this letter must be made part of any and all site plans submitted to Baltimore County for permit approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd T. Moxley", is written over the typed name.

Lloyd T. Moxley
Planner II
Zoning Review

LTM



NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGOESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

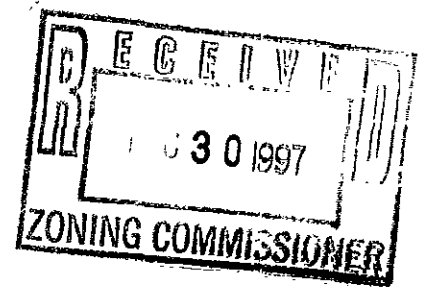
LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX (410) 296-2765
E-MAIL: npw@nolanplumhoff.com

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)
WRITER'S DIRECT DIAL
823 - 7856

December 22, 1997

Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Suite 405
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204



Re: Minor Corrections Regarding the Randy L. Cohen Case,
Case No.: 98-140-SPHXA

Dear Mr. Schmidt:

First of all, on behalf of Randy Cohen, myself, and the other experts involved, we appreciate the speedy Opinion and Order which you issued in this matter on December 10, 1997.

There are two minor corrections or clarifications which we would like to make, and I do not believe that you need to alter your Order in any way. I would merely appreciate your placing this in the file.

The clarifications are as follows:

1. At page 3 of the Opinion, the new, three story, mini-storage building will total 28,800 square feet, rather than 19,200 square feet as you had indicated.
2. Secondly, condition 3 at page 7 of the Order states, "The Petitioner shall comply with that portion of the comment submitted by the Developer's Plans Review Division relating to water availability on the site."

As to the water comment, formerly when we had 3 lots, rather than 2, a new water meter would have been required for the retail portion of the lot never built. However, both the mini-storage facility and the self-service car wash facility are fully served by public water, including public water meters and no new water service is required.

*This should
be placed
in file 98-140
SPHXA
JES*

December 29, 1997
page two

If you understand the water comment differently, please let us know promptly, but we feel certain that you did not mean to impose any new, unnecessary water requirement upon the site.

Again, thanking you for your prompt Opinion and Order, and awaiting confirmation on these points, I am with best regards of the holiday season, and wishes for the new year,

Respectfully,

A handwritten signature in cursive script that reads "Newton A. Williams".

Newton A. Williams

NAW:mao

cc: Mr. Buddy Crocken
Mr. William F. Kirwin
Mr. Randy Cohen

GIVEN

SOPHIE

FAX TRANSMISSION

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
502 Washington Avenue, Suite 700
Towson, Maryland 21204
(410) 823-7800
Fax: (410) 296-2765

To: Randy Cohen

Date: October 29, 1997.

Fax #: 301-865-3722

Pages: 4, including this cover sheet.

From: Newton Williams

Subject: Liberty World - Incorrect Zoning Filing - 98-1440-SPHXA.

COMMENTS:

Randy & Buddy: It appears that I filed the Zoning Case wrong on 10/9. The first plat relief Summary of Zoning Requests was used, rather than the revised request as contained on the revised Plan by Buddy. See enclosures.

I overlooked Buddy's fax of 9/19 when I went to assemble the request, and it was not picked up at the filing.

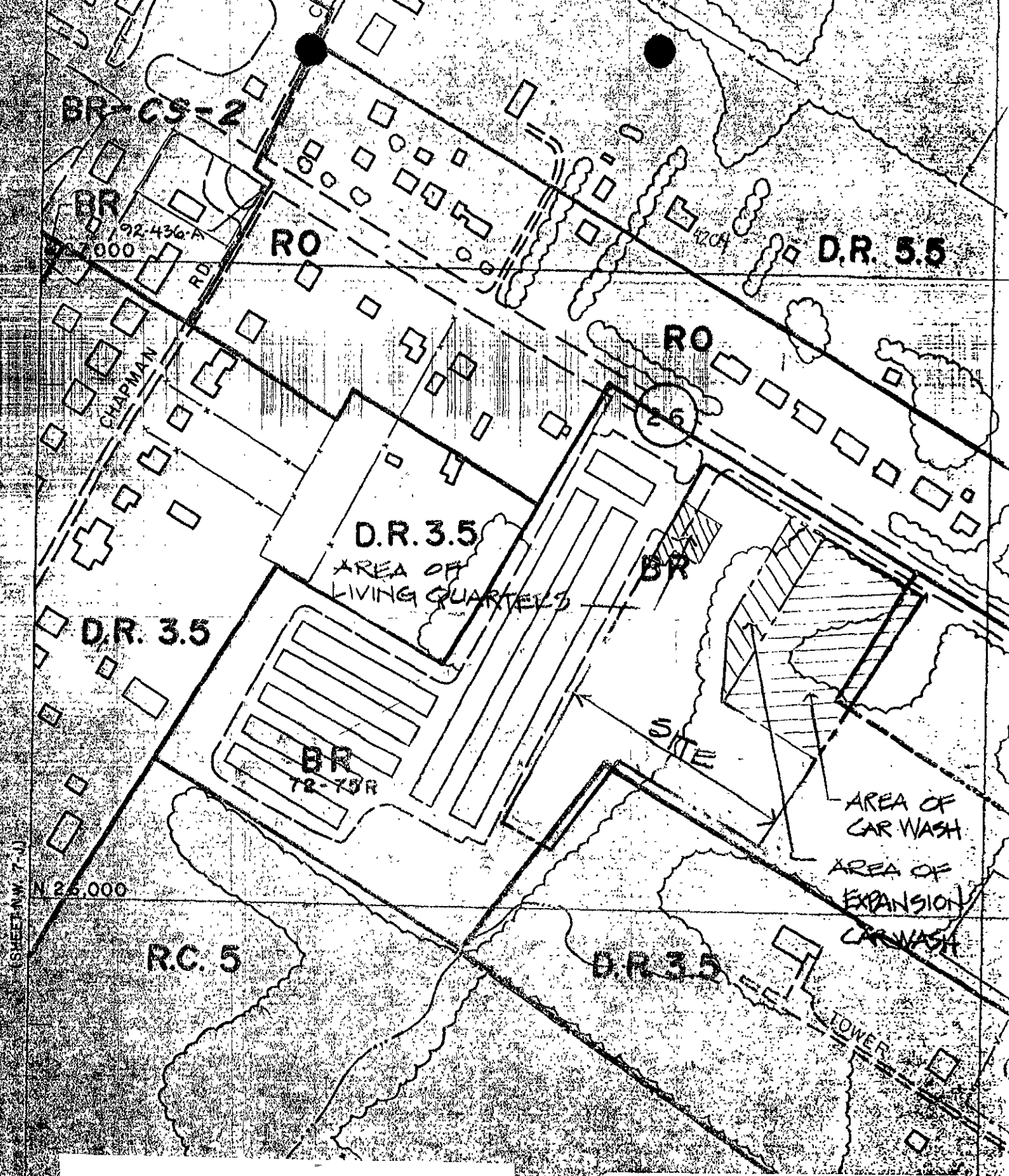
We are checking with Gwen re a correction and how to do it. This is the first such error I have made in years. Will be in touch. Newton.

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Federal and Maryland laws."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

Fax CC: Mr. Charles P. Crocker & Associates - 410-549-9063



CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (301) 549-2708

LIBERTY WORLD
ZONING MAP

1" = 200'

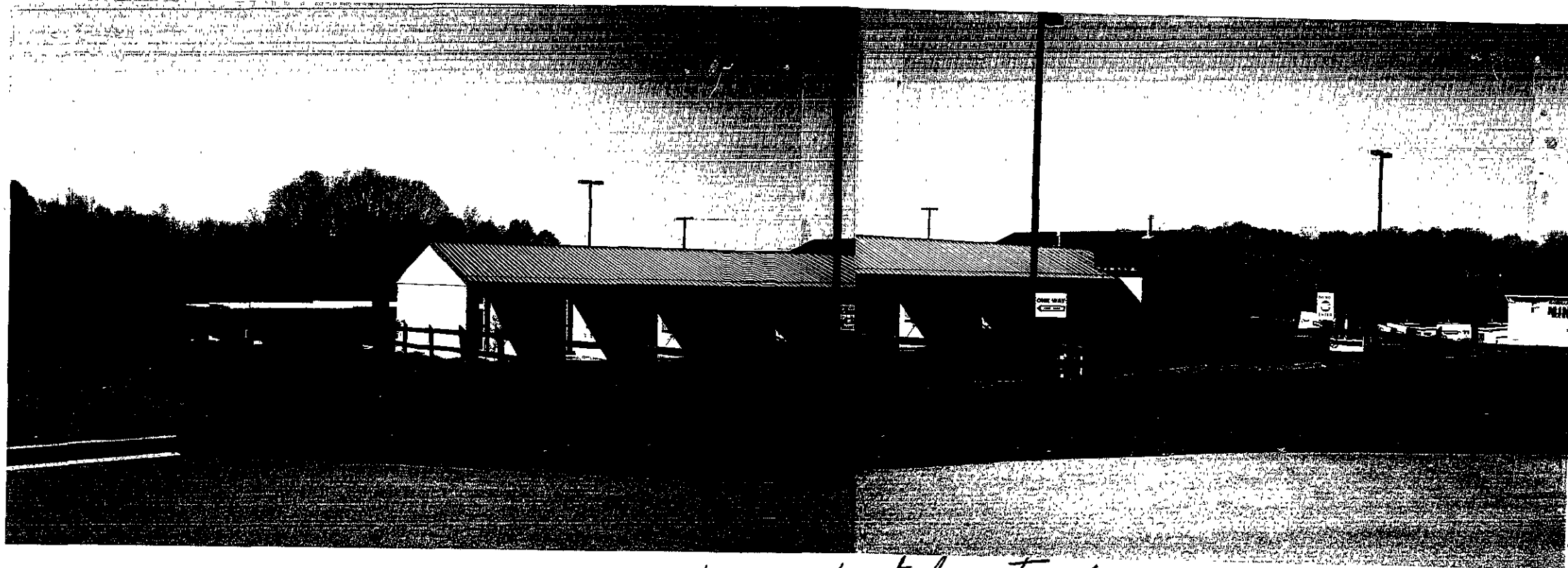
SEPT. 1997

NW 7/1 200 scale map

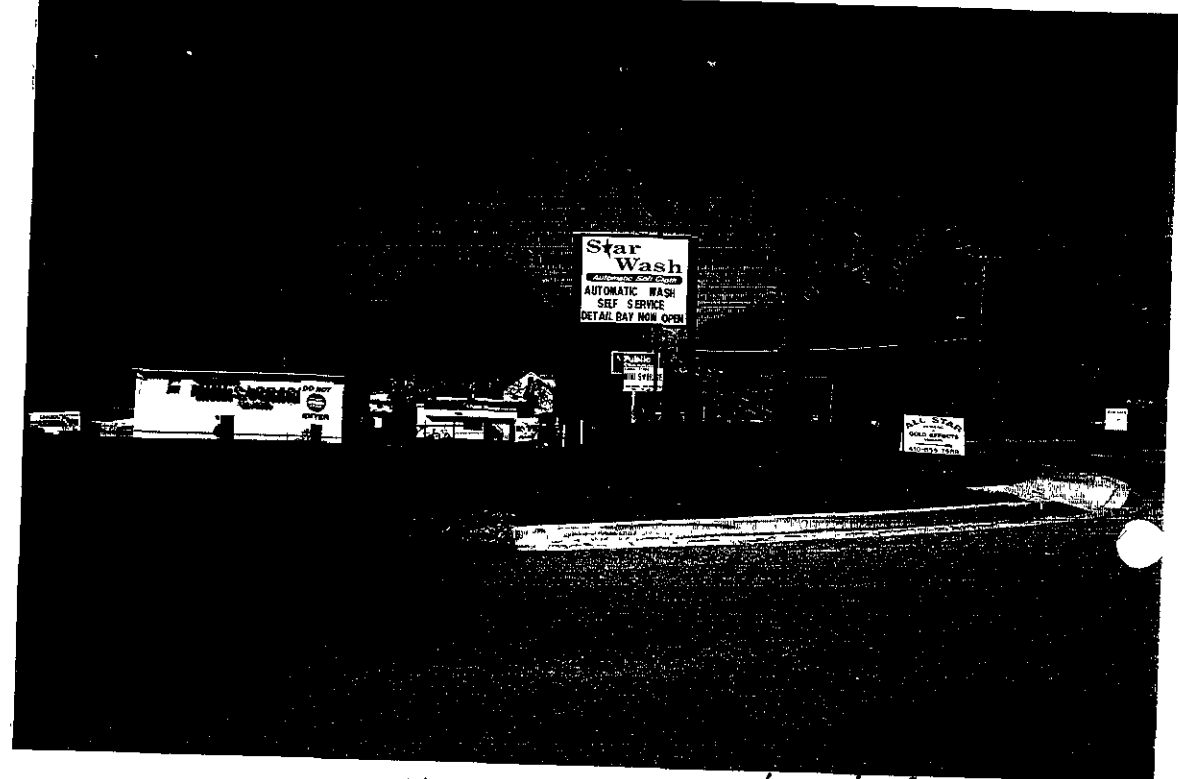


A. Sign Posting - Case #98-140-SPHXA

Red No 2



B. Existing Star Wash from joint southeasterly entrance

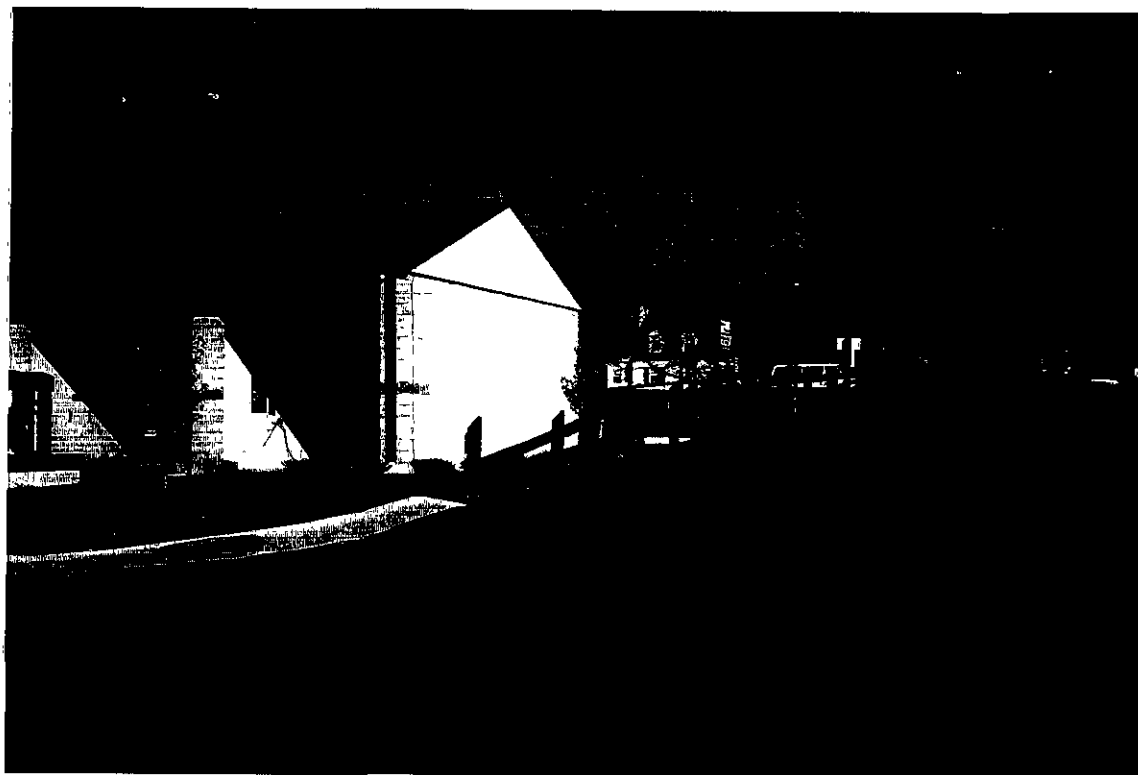


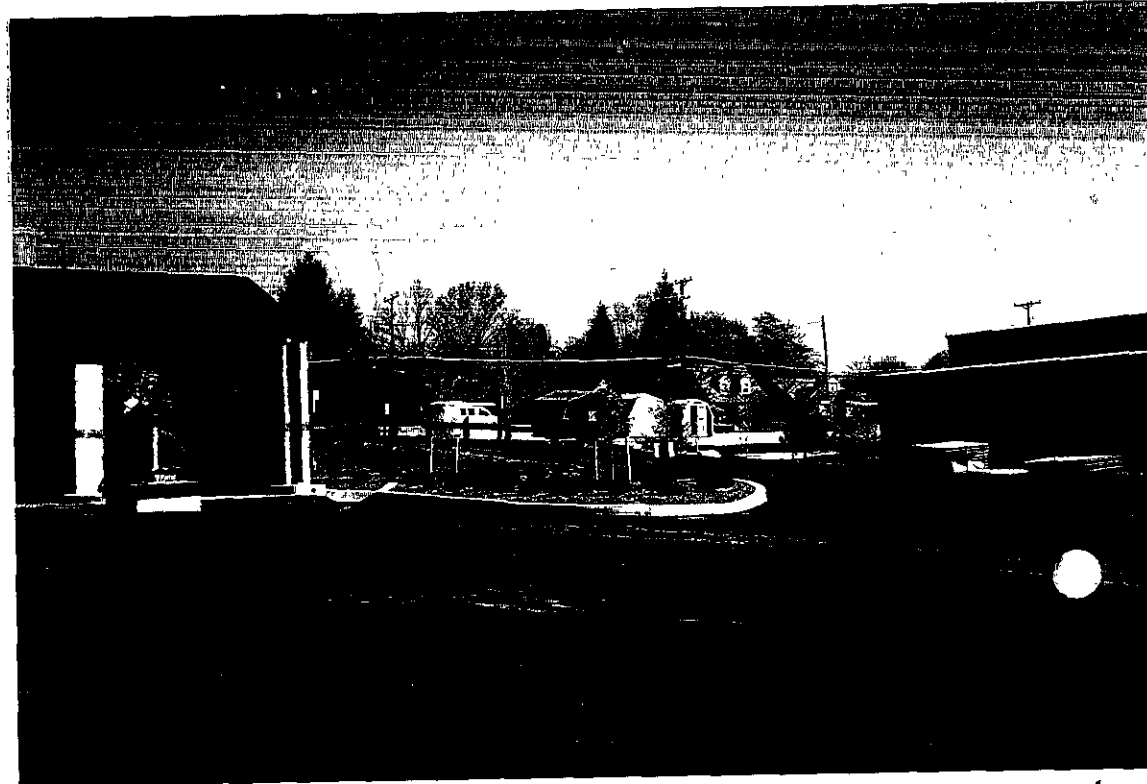
C. Looking westerly at Star Wash, Mini Storage and northwesterly along Liberty Road.





Q, Rear, entrance side of existing wash, driveway on right



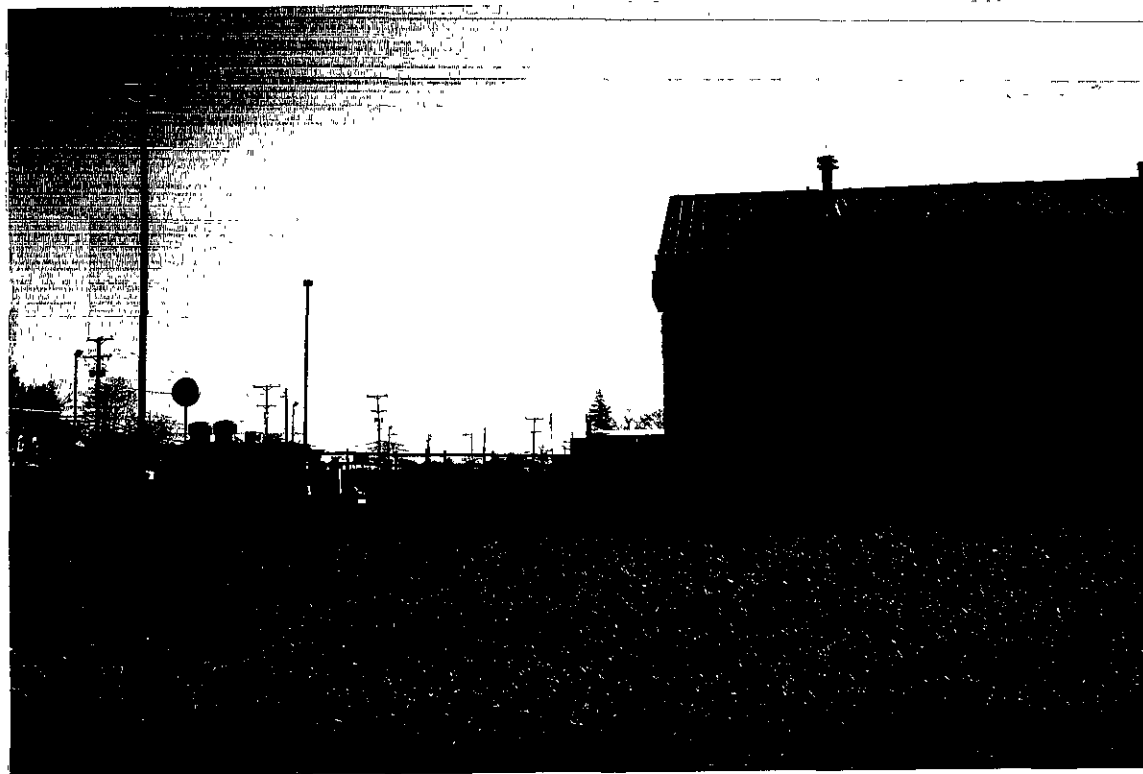


E. Rear of existing Star Wash, Self Serve Bay and 84 Lumber to the right, southeast side





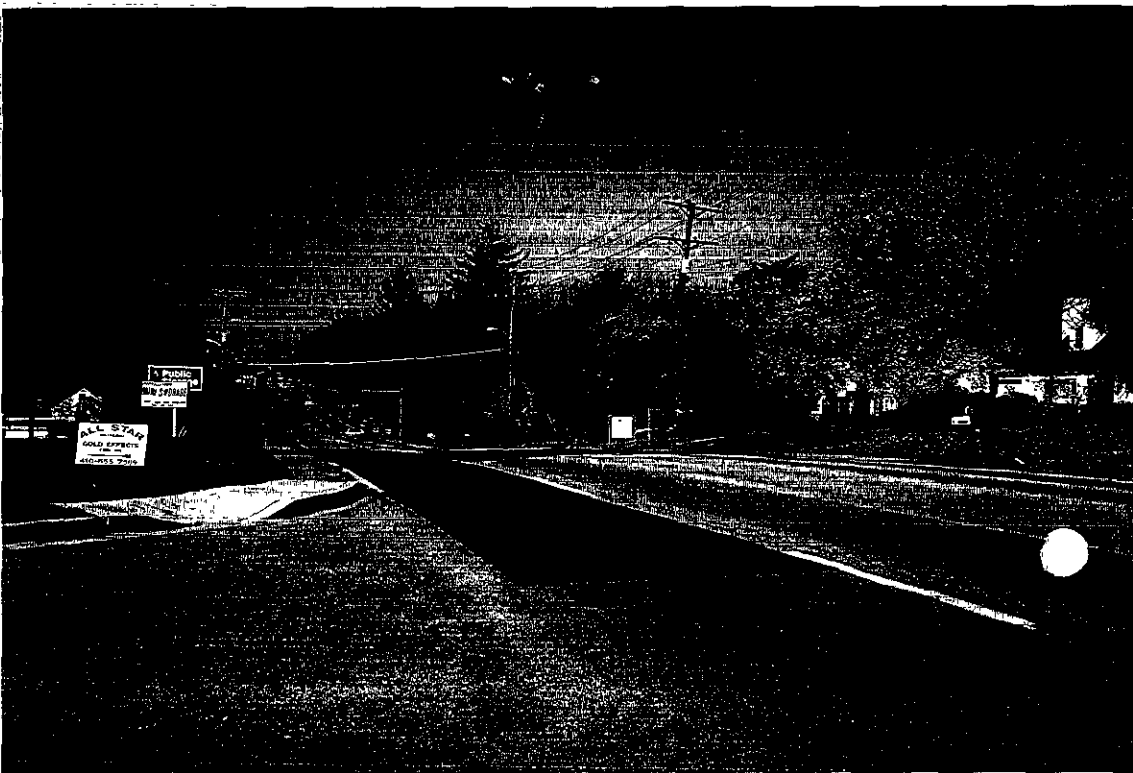
F. Liberty Road frontage, sidewalks and Liberty Road sight distance looking northwesterly



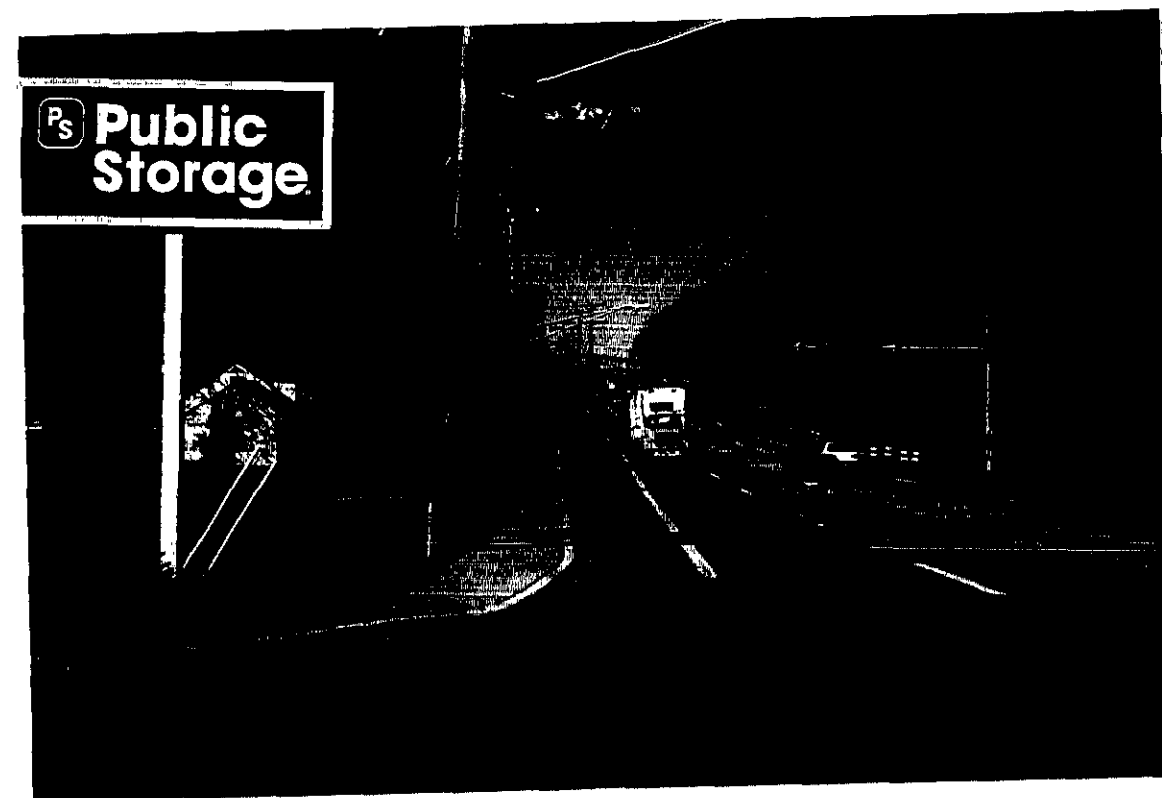
D. Northwest side of existing exterior tunnel wash, proposed site of two new indoor bays and one outdoor bay.



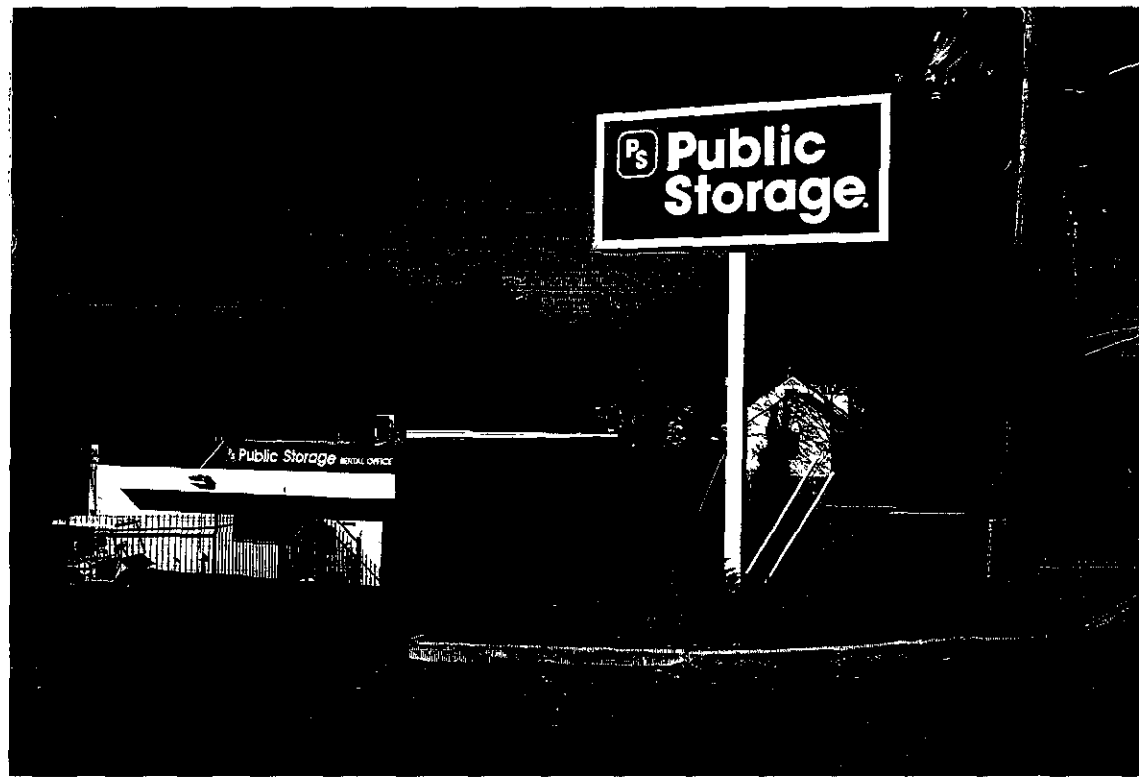
H. Sight distance to southeast
toward Randallstown



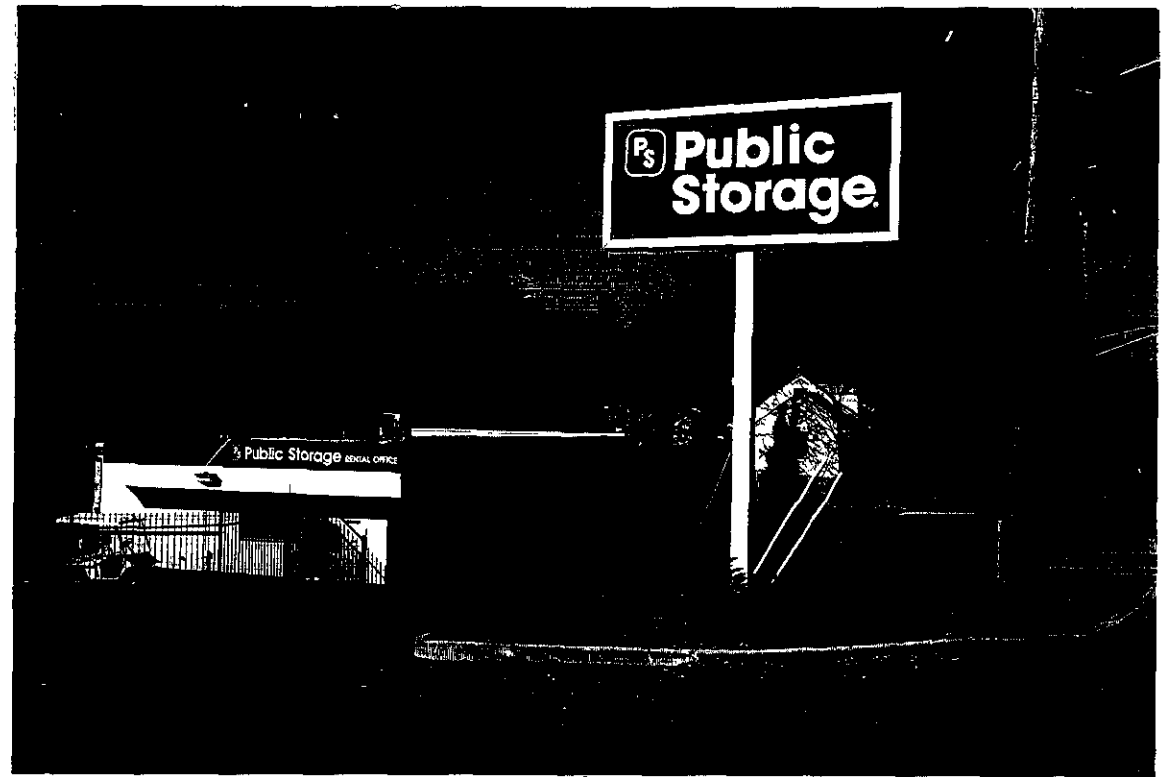
I. Sight distance to northwest
toward Liberty Road.



J. Sight distance
to northwest
from Joint Mini
Entrance



K. Public Storage office, sign, frontage and building



2. Fuller view of Public Storage - note sloping site



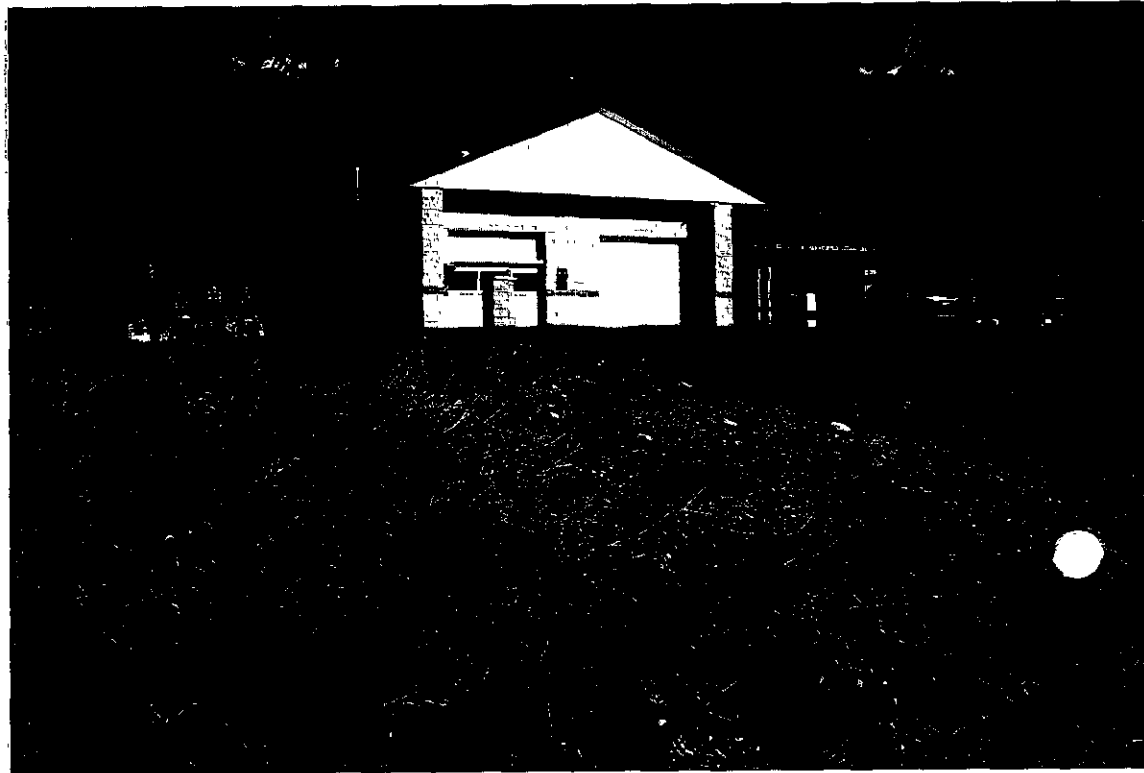
M. Existing Randallstown
Mini Office



N. Relation between Public
Storage and Randallstown
Mini Storage Office

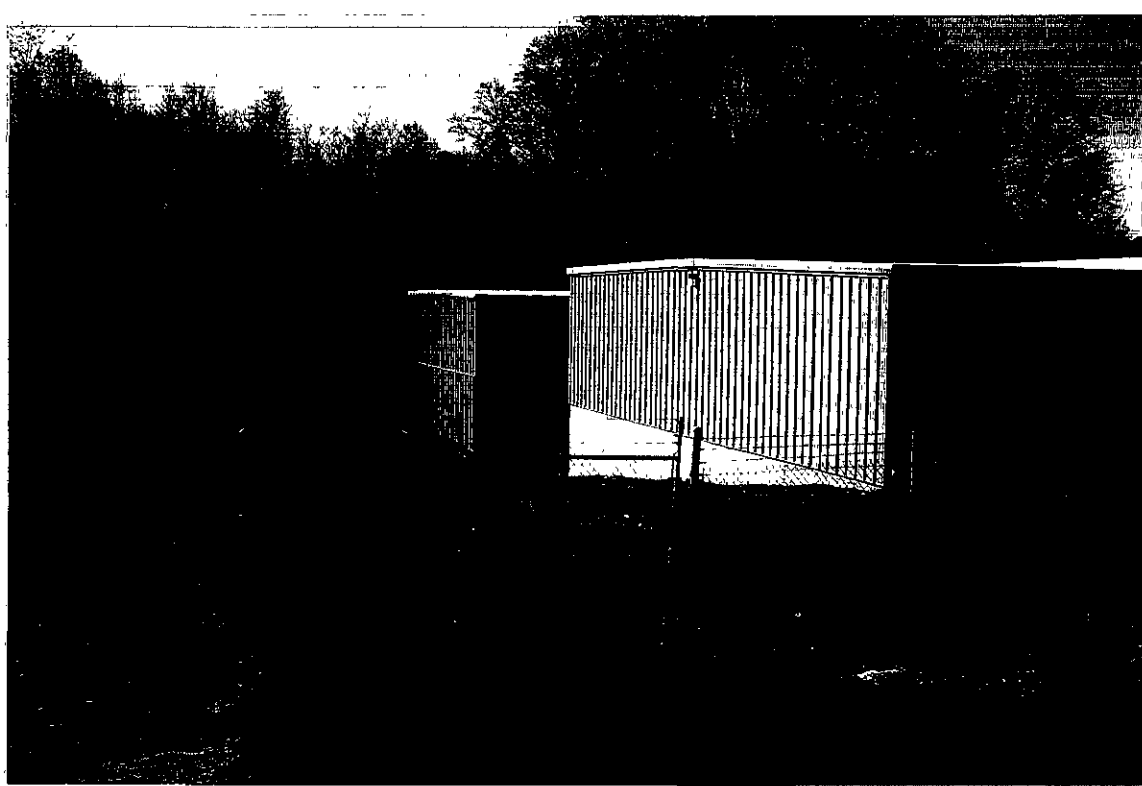


O. Randallstown Mini Storage
Frontage, sign and
sight distance looking
toward Randallstown

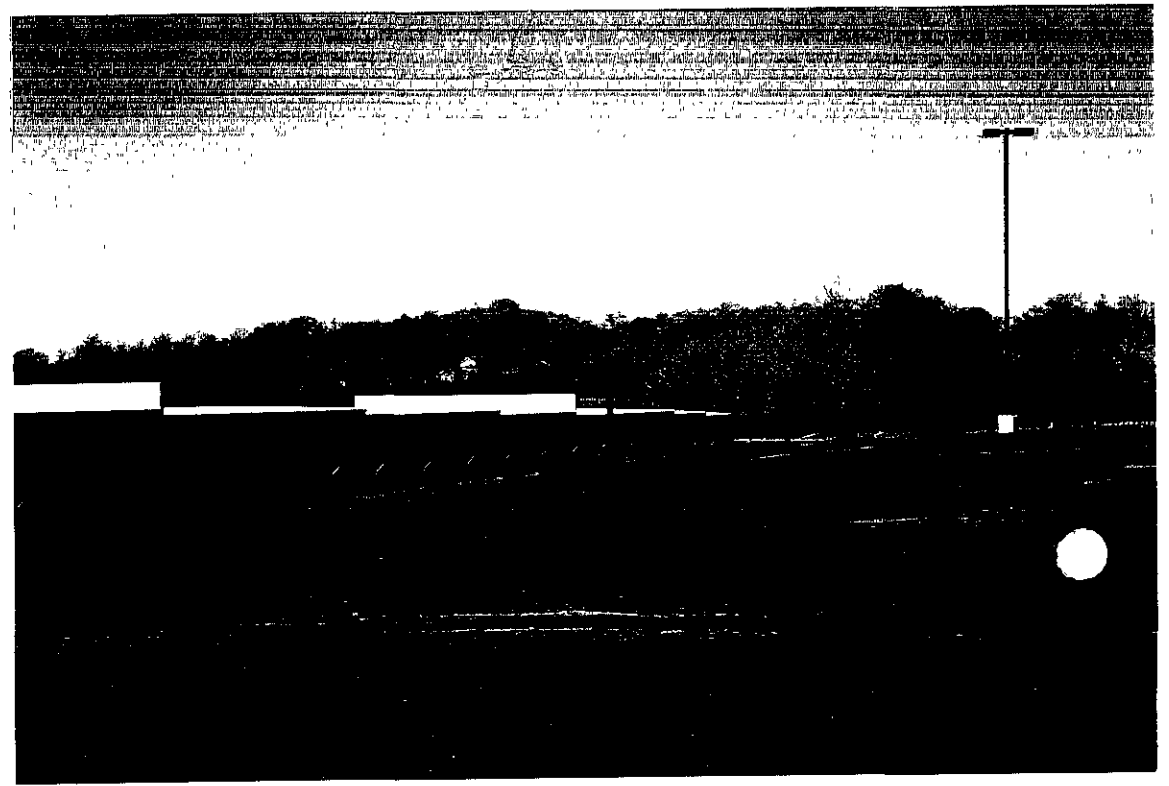


P. Proposed site of three level mini storage building, and relation to office and car wash, note below grade

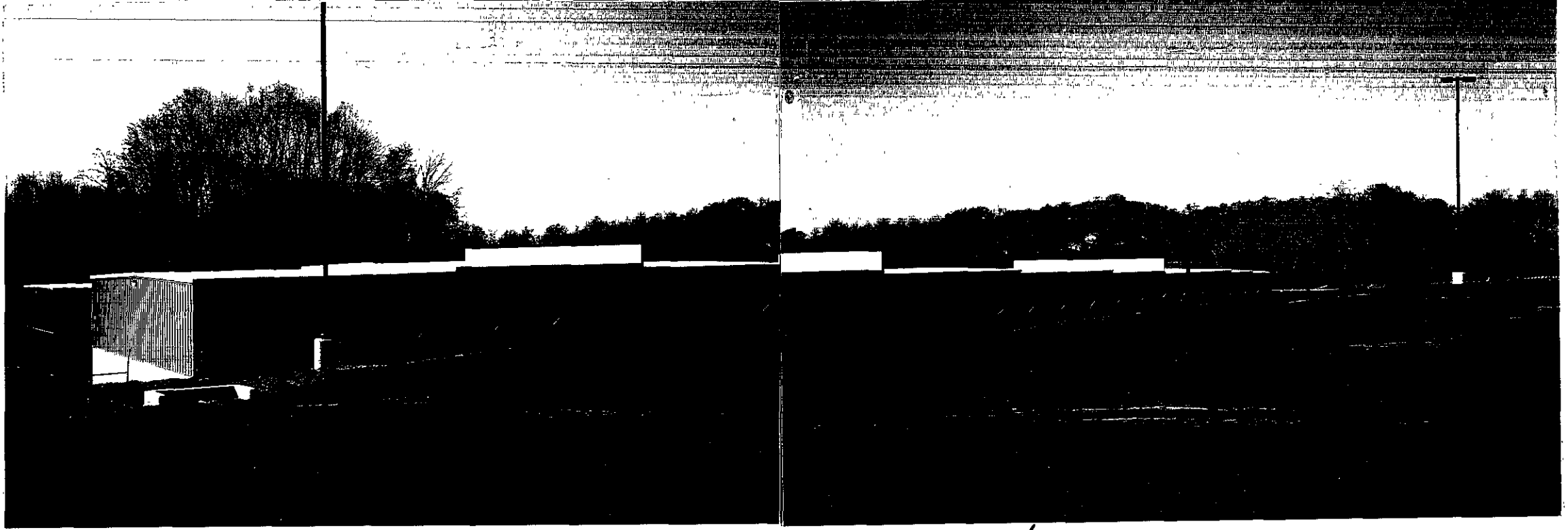




Q. Southeast side of site near 84 Lumber.



R. Existing storage building in rear of car wash.



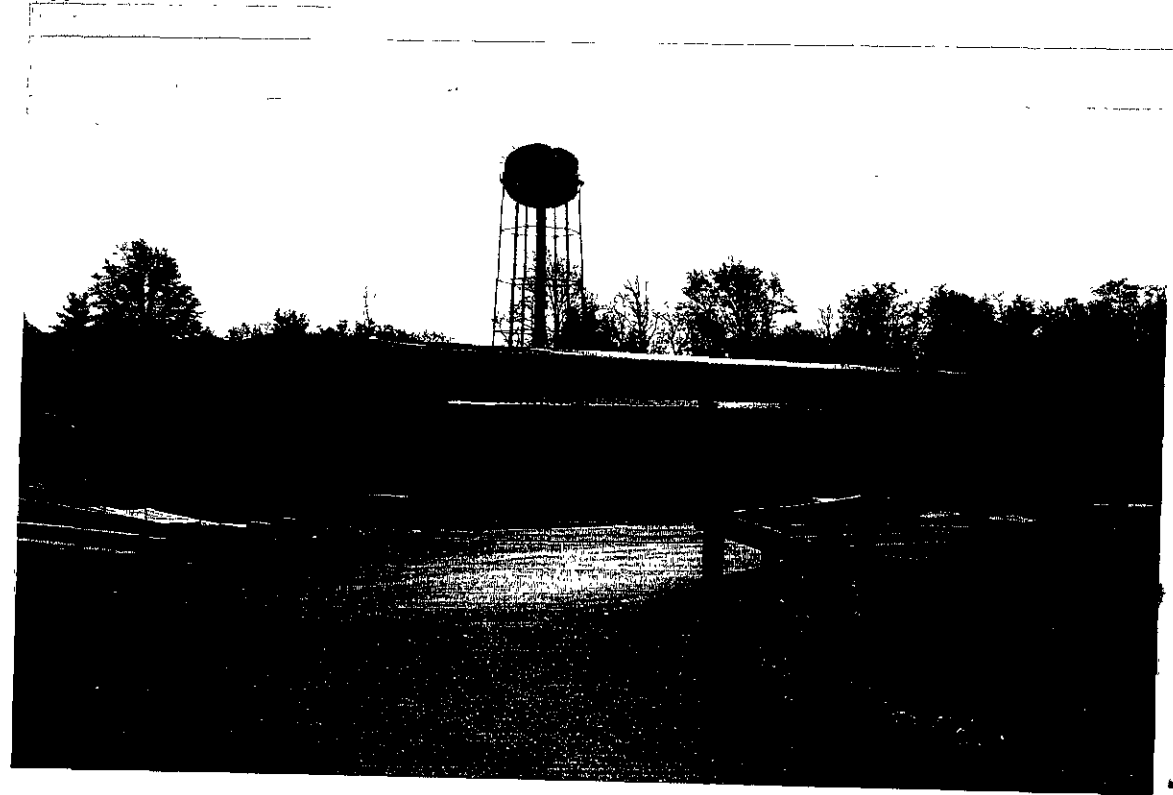
5. Full length view of storage building in rear of car wash.



T1 Existing drying and vacuuming areas from entrance drive



U1 - Existing drying and vacuum areas from former retail site



V1 Liberty Road, 84 Lumber and entrance drive to car wash areas from joint driveway.



SUMMARY OF ZONING REQUESTS: (CASE NO. 99-140 SPHXA)

1. A Special Exception is requested for a car wash on proposed Lot No. 1A as shown hereon.
(Expansion of request granted Case 94-313 SPHXA)
2. For proposed Lot 2A, a Variance is requested from Sec. 236 and 102.2 BCZR to permit a distance of 40 ft. in lieu of the required 60 feet between proposed buildings as shown hereon.
(Similar request granted Case 94-313 SPHXA)
3. For proposed Lot 2A, a Variance is requested from Section 236 BCZR for a "0" ft. min. Building to Lot Line Setback in lieu of the required 30 ft. for the proposed three story mini-storage building shown hereon.
4. For proposed Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
(Expansion of request granted Case 94-313 SPHXA)
5. For proposed Lot 1A, a Variance to permit a driving area for 16 cars as shown on the attached plan, in lieu of designated individual spaces for driving required under Section 419.3 (b) 1 of Bill 172-93.
(Expansion of request granted Case 94-313 SPHXA)
6. For the entire Site, to amend the previous approved plans in Cases 89-553-SPHXA, 90-346-SPHXA and 94-313-SPHXA and a special hearing to amend the plan and order for special exception in Case 94-313-SPHXA.

ZONING HISTORY NOTE:

For Zoning History of subject property refer to Baltimore County files for Zoning Cases:

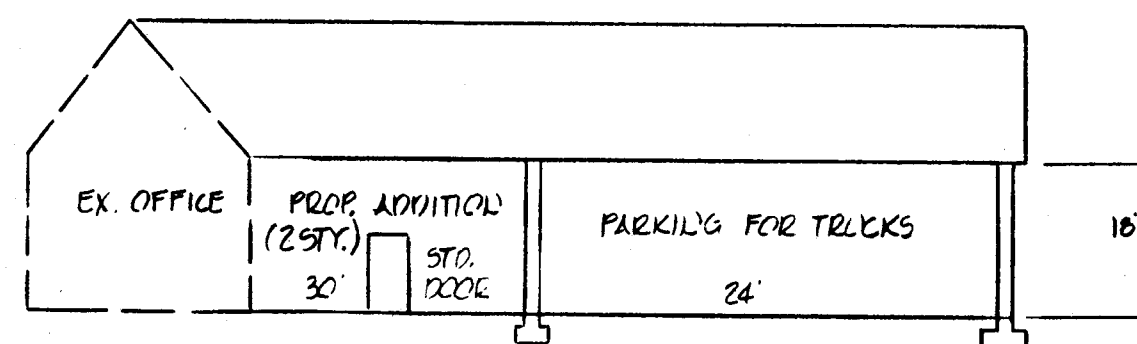
No. 61-223-SA, No. 89-553-SPHXA, No. 90-346-SPHXA and No. 94-313-SPHXA

See Sheet 2 of 2 for "Findings of Fact and Conclusions of Law" Case 94-313-SPHXA

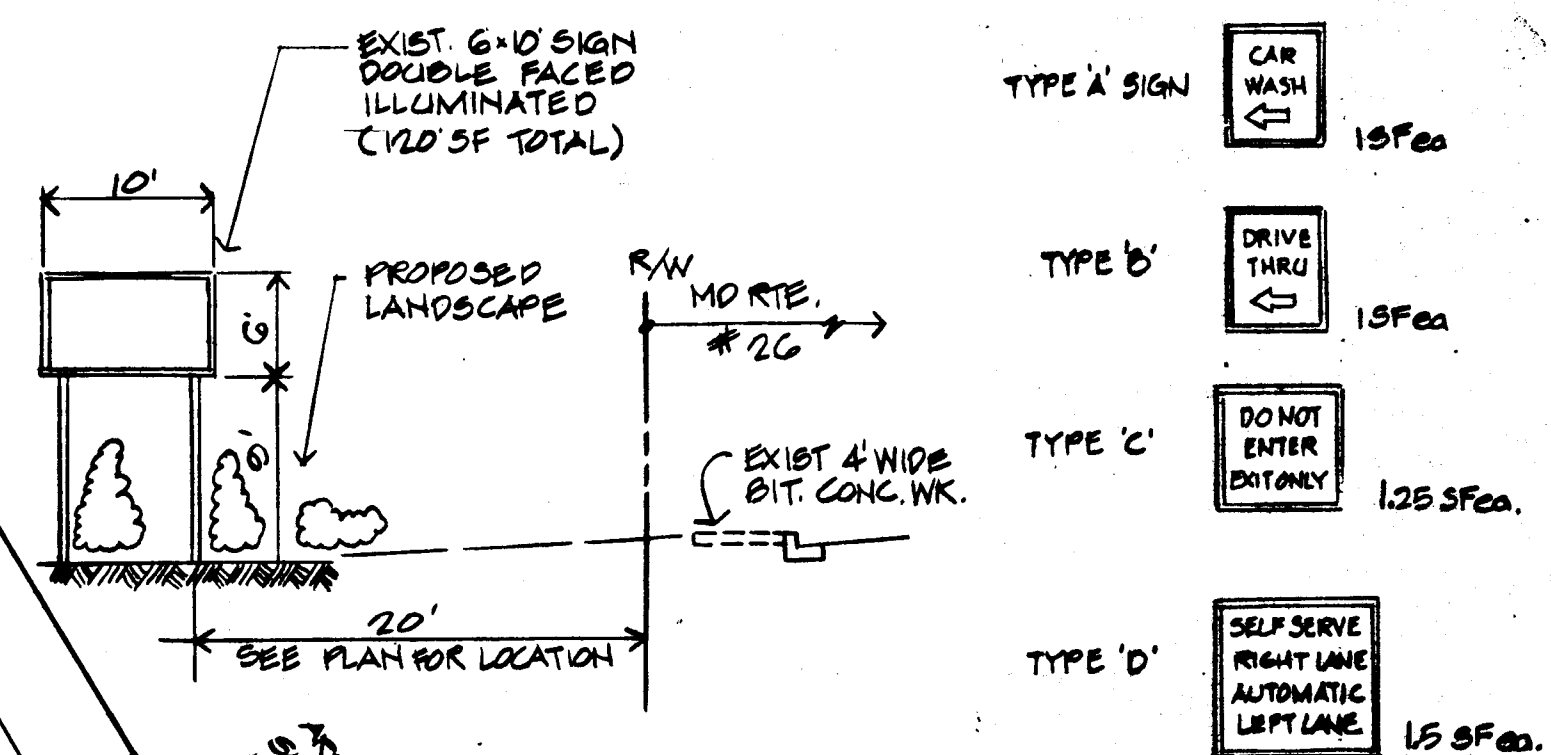
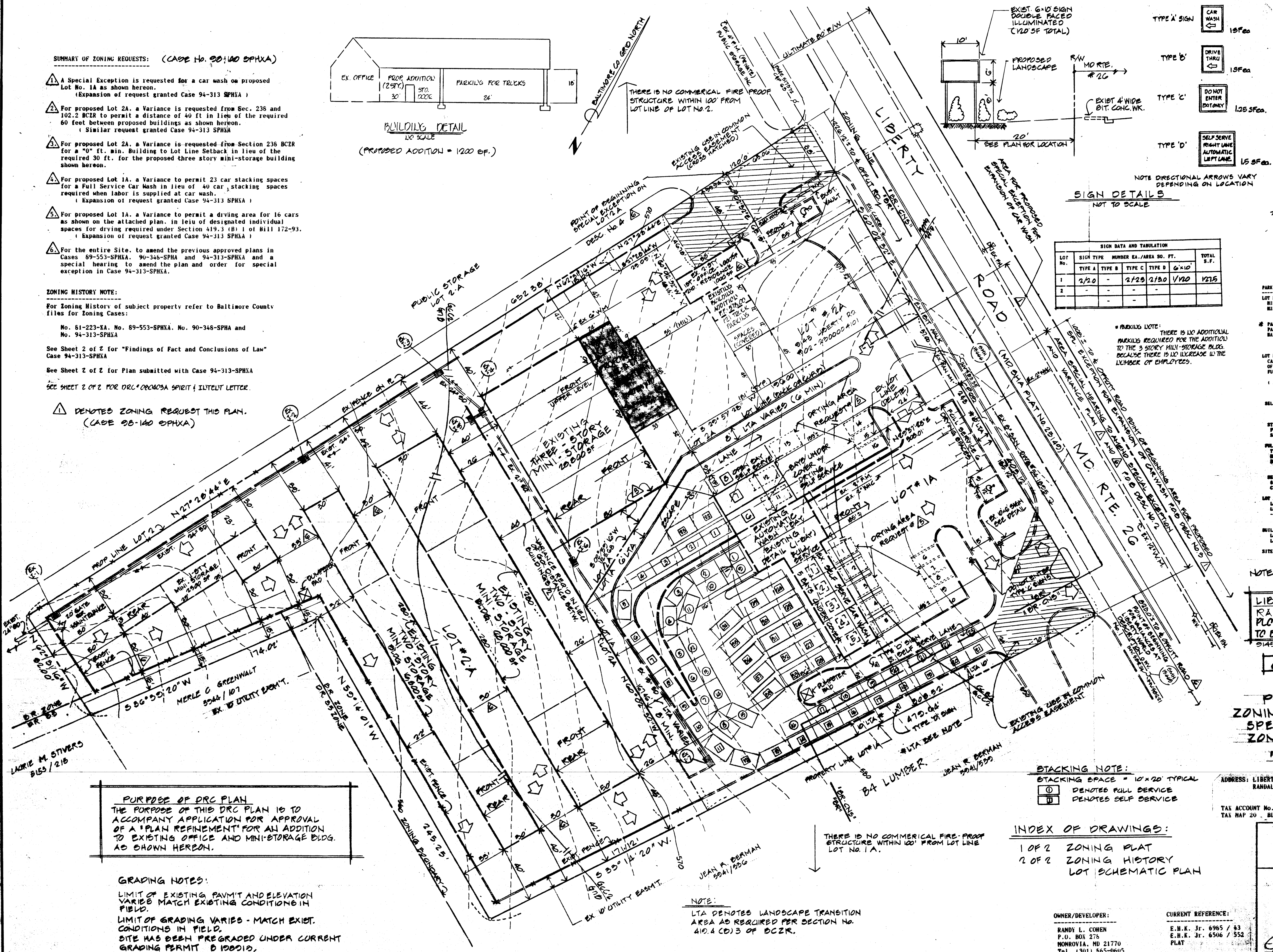
See Sheet 2 of 2 for Plan submitted with Case 94-313-SPHXA

SEE SHEET 2 OF 2 FOR DRC/ORDINANCE SPIRIT & INTENT LETTER.

1. DENOTES ZONING REQUEST THIS PLAN.
(CASE 99-140 SPHXA)



BUILDING DETAIL
NO SCALE
(PROPOSED ADDITION = 1200 SF.)



NOTE: DIRECTIONAL ARROWS VARY DEPENDING ON LOCATION
SIGN DETAILS
NOT TO SCALE

SIGN DATA AND TABULATION					
LOT NO.	SIGN TYPE	NUMBER	EA./AREA	SO. FT.	TOTAL SF.
1	TYPE A	2/20	2/20	1/10	1215
2	TYPE B	2/20	2/20	1/10	1215

* PARKING NOTE: THERE IS NO ADDITIONAL PARKING REQUIRED FOR THE ADDITION TO THE 3 STORY MINI-STORAGE BLDG. BECAUSE THERE IS NO INCREASE IN THE NUMBER OF EMPLOYEES.

PARKING SPACE REQUIREMENTS:

LOT NO. 2A: 1,014 Lot 2 & Part of Old Lot 1
MINI-STORAGE OFFICE: 1,000 SF @ 3.3/1000 = 4
MINI-STORAGE RESIDENCE @ 2/20WELLING = 2

* PARKING PROVIDED:
PARALLEL SPACES @ 7' x 21' = 5
HANDICAPPED SPACES @ 12' x 16' = 1
PROVIDED = 6

LOT NO. 1A: 1,014 Lot 3 & Part of Old Lot 1
CAR WASH STACK SPACES = TOTAL NUMBER OF VEHICLES CAPABLE OF BEING WASHED IN: 1 hr. = 10
FULL SERVICE WASH @ 10 CARS / hr. = 10
(2-BAYS) FULL SERVICE MIN. REQ'D. = 40
FULL SERVICE MIN. REQ'D. = 19
(Bill 172-93 Proposed)

SELF SERVICE = 6 BAYS @ 3 CARS / BAY = CAPACITY
PARKING = 24 CARS / hr. = 10
PROVIDED = 22

STACKING PROVIDED:
FULL SERVICE WASH @ 10' x 20' = 23
SELF SERVICE @ 10' x 20' = 23

FULL SERVICE CAR WASHING AREA
TYPICAL SPACE @ 9' x 16' = 4
HANDICAPPED SPACE @ 12' x 20' = 1
EMPLOYEE SPACES = 1
PROVIDED = 6

SELF SERVICE CAR WASHING
6 BAYS @ 2 SPACES/BAY = 12
CAR WASHING AREAS (SEE PLAN) = 10 PROV.

LOT AREA TABULATION:
LOT NO. 1A = 1.49 ac. (1014 Lot 3 & part of Old Lot 1)
LOT NO. 2A = 3.04 ac. (1014 Lot 2 & part of Old Lot 1)
TOTAL = 4.53 ac. (See Map of Lots)

BUILDING AREAS AND FLOOR AREA RATIOS:
LOT NO. 1A = 5,883 SF = 0.135 ac. FAR = 0.135/1.49 = 0.09
LOT NO. 2A = 82,900 SF = 1.909 ac. FAR = 1.909/3.04 = 0.63
SITE SHOWN HEREON ZONED "B1" AND "B2-CB"

NOTE: THIS PLAN SUBJECT TO ZONING CASE 99-140-SPHXA APPROVED 12/10/99

LIBERTY WORLD ADDITION
RANDALLSTOWN MINI-STORAGE
PLOT PLAN FOR TWO STORY ADDITION
TO EXISTING MINI-STORAGE BUILDING
9145 LIBERTY RD #02-2300004101

4TH. CRG REVISION
POM II-296 DRC#03177E

PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
LIBERTY WORLD!

STACKING NOTE:
STACKING SPACE = 10' x 20' TYPICAL
1. DENOTES FULL SERVICE
2. DENOTES SELF SERVICE

INDEX OF DRAWINGS:
1 OF 2 ZONING PLAT
2 OF 2 ZONING HISTORY
LOT SCHEMATIC PLAN

OWNER/DEVELOPER:
RANDY L. COHEN
P.O. BOX 276
MONROVIA, MD 21770
Tel. (301) 565-0605

CURRENT REFERENCE:
E.H.K. Jr. 6965 / 43
E.H.K. Jr. 6506 / 552
PLAT

ADDRESS: LIBERTY ROAD
RANDALLSTOWN, MD 21133
2 ND. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
TAX ACCOUNT NO. 2300004101 / 2300004102
2 ND. COUNCILMANIC DIST.
TAX MAP 20, BLOCK 7, PARCEL 133, LOT 1A

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (301) 549-2706

7-3-03
DATE OF MAP
DESIGNED BY: CRC
DRAWN BY: CRC/CHC
PROJECT NO.
DATE: SEPTEMBER, 2004
SCALE: 1" = 20'
DRAWING NO. 1 OF 2

PURPOSE OF DRC PLAN
THE PURPOSE OF THIS DRC PLAN IS TO ACCOMPANY APPLICATION FOR APPROVAL OF A "PLAN REFINEMENT" FOR AN ADDITION TO EXISTING OFFICE AND MINI-STORAGE BLDG. AS SHOWN HEREON.

GRADING NOTES:

LIMIT OF EXISTING FAVMIT AND ELEVATION VARIES MATCH EXISTING CONDITIONS IN FIELD.
LIMIT OF GRADING VARIES - MATCH EXIST. CONDITIONS IN FIELD.
SITE HAS BEEN PREGRADED UNDER CURRENT GRADING PERMIT D 100010.

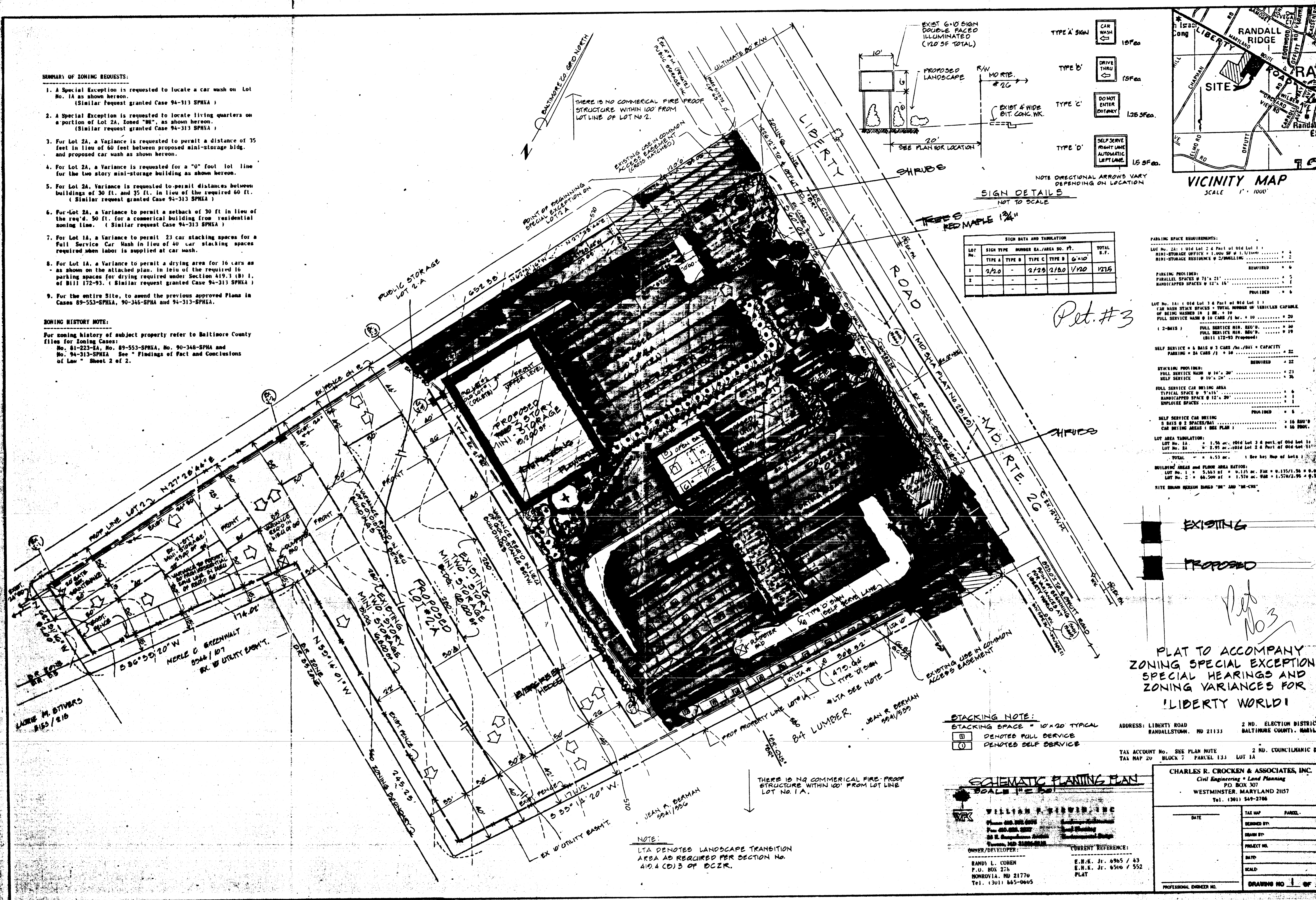
NOTE:
LTA DENOTES LANDSCAPE TRANSITION AREA AS REQUIRED PER SECTION NO. 410.4 (C) 3 OF BCZR.

SUMMARY OF ZONING REQUESTS:

1. A Special Exception is requested to locate a car wash on Lot No. 1A as shown hereon.
(Similar request granted Case 94-313 SPNKA)
2. A Special Exception is requested to locate living quarters on a portion of Lot 2A, Zoned "RM", as shown hereon.
(Similar request granted Case 94-313 SPNKA)
3. For Lot 2A, a Variance is requested to permit a distance of 35 feet in lieu of 60 feet between proposed mini-storage bldg. and proposed car wash as shown hereon.
4. For Lot 2A, a Variance is requested for a "0" foot lot line for the two story mini-storage building as shown hereon.
5. For Lot 2A, Variance is requested to permit distances between buildings of 30 ft. and 35 ft. in lieu of the required 60 ft.
(Similar request granted Case 94-313 SPNKA)
6. For Lot 2A, a Variance to permit a setback of 30 ft. in lieu of the req'd. 50 ft. for a commercial building from residential zoning line. (Similar request Case 94-313 SPNKA)
7. For Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
8. For Lot 1A, a Variance to permit a drying area for 16 cars as shown on the attached plan. In lieu of the required 16 parking spaces for drying required under Section 419.3 (B) 1, of Bill 172-93. (Similar request granted Case 94-313 SPNKA)
9. For the entire Site, to amend the previous approved Plans in Cases 89-553-SPNKA, 90-346-SPNKA and 94-313-SPNKA.

ZONING HISTORY NOTE:

For zoning history of subject property refer to Baltimore County files for Zoning Cases:
No. 81-223-BA, No. 89-553-SPNKA, No. 90-346-SPNKA and No. 94-313-SPNKA. See "Findings of Fact and Conclusions of Law" Sheet 2 of 2.



PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
LIBERTY WORLD I

ADDRESS: LIBERTY ROAD
RANDALLSTOWN, MD 21133

2 ND. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

TAX ACCOUNT NO. SEE PLAN NOTE
TAX MAP 20, BLOCK 7, PARCEL 133, LOT 1A

2 ND. COUNCILMANIC DIST.

SUMMARY OF ZONING REQUESTS:

1. A Special Exception is requested for a car wash on proposed Lot No. 1A as shown hereon.
(Expansion of request granted Case 94-313 SPNKA)
2. For proposed Lot 2A, a Variance is requested from Sec. 236 and 102.2 BCZR to permit a distance of 40 ft in lieu of the required 60 feet between proposed buildings as shown hereon.
(Similar request granted Case 94-313 SPNKA)
3. For proposed Lot 2A, a Variance is requested from Section 236 BCZR for a "0" ft. min. Building to Lot Line Setback in lieu of the required 30 ft. for the proposed three story mini-storage building shown hereon.
4. For proposed Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
(Expansion of request granted Case 94-313 SPNKA)
5. For proposed Lot 1A, a Variance to permit a drying area for 16 cars as shown on the attached plan, in lieu of designated individual spaces for drying required under Section 419.3 (B) 1 of Bill 172-93.
(Expansion of request granted Case 94-313 SPNKA)
6. For the entire Site, to amend the previous approved plans in Cases 89-553-SPNKA, 90-345-SPNKA and 94-313-SPNKA and a special hearing to amend the plan and order for special exception in Case 94-313-SPNKA.

ZONING HISTORY NOTE:

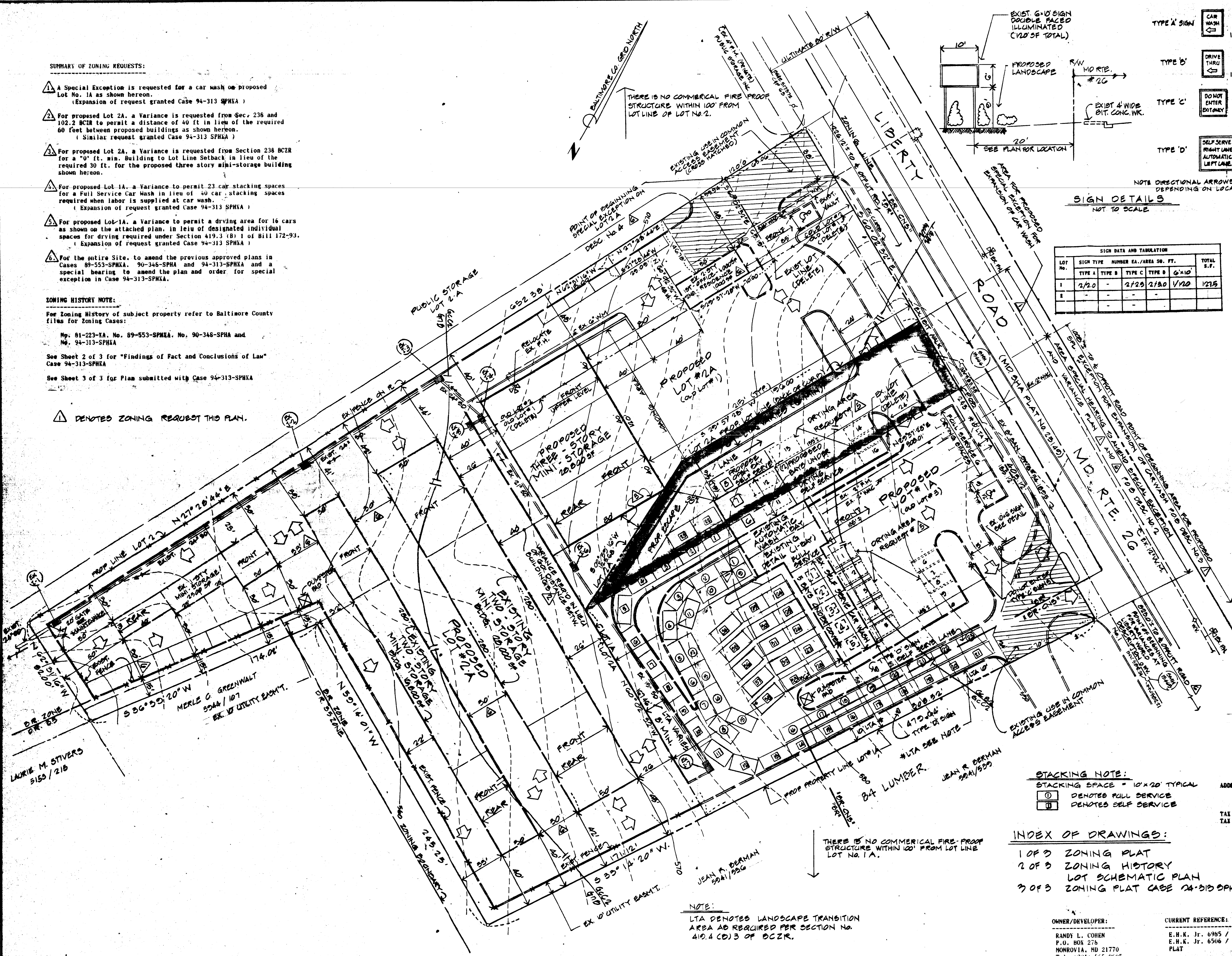
For Zoning History of subject property refer to Baltimore County files for Zoning Cases:

Ms. 81-223-XA, No. 89-553-SPNKA, No. 90-345-SPNKA and No. 94-313-SPNKA

See Sheet 2 of 3 for "Findings of Fact and Conclusions of Law" Case 94-313-SPNKA

See Sheet 3 of 3 for Plan submitted with Case 94-313-SPNKA

△ DENOTES ZONING REQUEST THIS PLAN.



- TYPE 'A' SIGN: CAR WASH 15' x 15'
- TYPE 'B' SIGN: DRIVE THRU 15' x 15'
- TYPE 'C' SIGN: DO NOT ENTER 12.5' x 5'
- TYPE 'D' SIGN: SELF-SERVE RIGHT LANE AUTOMATIC LEFT LANE 15' x 5'

SIGN DETAILS

NOTE: DIRECTIONAL ARROWS VARY DEPENDING ON LOCATION

SIGN DATA AND TABULATION					
LOT NO.	SIGN TYPE	NUMBER EA./AREA SQ. FT.	TYPE	TYPE	TOTAL S.F.
1	A	2/20	-	-	-
2	-	-	2/25	2/30	1/20
3	-	-	-	-	-
4	-	-	-	-	-
5	-	-	-	-	-
6	-	-	-	-	-
7	-	-	-	-	-
8	-	-	-	-	-
9	-	-	-	-	-
10	-	-	-	-	-
11	-	-	-	-	-
12	-	-	-	-	-
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94	-	-	-	-	-
95	-	-	-	-	-
96	-	-	-	-	-
97	-	-	-	-	-
98	-	-	-	-	-
99	-	-	-	-	-
100	-	-	-	-	-

- PARKING SPACE REQUIREMENTS:
- LOT NO. 2A: (Old Lot 2 & Part of Old Lot 1)
 MINI-STORAGE OFFICE: 1,000 SF @ 5.5/1000 = 2
 MINI-STORAGE RESIDENCE @ 2/DRIVING = 2
 REQUIRED = 4
- PARKING PROVIDED:
 PARALLEL SPACES @ 7' x 21' = 5
 HANDICAPPED SPACES @ 12' x 18' = 1
 PROVIDED = 6
- LOT NO. 1A: (Old Lot 3 & Part of Old Lot 1)
 CAR WASH SPACE SPACES: TOTAL NUMBER OF VEHICLES CAPABLE OF BEING WASHED IN 8 HR. @ 10 = 20
 FULL SERVICE WASH @ 10 CARS / 4 hr. @ 10 = 20
 (2-BAYS) FULL SERVICE WASH, RES. D. = 40
 FULL SERVICE WASH, RES. D. = 19
 (Bill 172-93 Proposed)
- SELF SERVICE @ 5 BAYS @ 3 CARS / hr. / DAY @ CAPACITY
 PARKING = 24 CARS / 4 hr. @ 10 = 22
 REQUIRED = 22
- STACKING PROVIDED:
 FULL SERVICE @ 10' x 20' = 23
 SELF SERVICE @ 10' x 20' = 36
- FULL SERVICE CAR DRYING AREA
 TYPICAL SPACE @ 9' x 18' = 6
 HANDICAPPED SPACE @ 12' x 30' = 1
 EMPLOYEE SPACES = 1
 PROVIDED = 8
- SELF SERVICE CAR DRYING
 8 BAYS @ 2 SPACES / DAY = 16 RES. D.
 CAR DRYING AREA: SEE PLAN = 16 PROF.
- LOT AREA TABULATION:
 LOT NO. 1A = 1.49 ac. (Old Lot 3 & part of Old Lot 1)
 LOT NO. 2A = 3.04 ac. (Old Lot 2 & part of Old Lot 1)
 TOTAL = 4.53 ac. (See Map of Lots)
- BUILDING AREA AND FLOOR AREA RATIO:
 LOT NO. 1A = 5,663 sq. ft. @ 0.135 ac. FAR = 0.135/1.49 = 0.09
 LOT NO. 2A = 78,100 sq. ft. @ 1.795 ac. FAR = 1.795/3.04 = 0.59
 SITE SHOWN HEREON ZONED "B1" AND "B2-IMP-A-5"

PLAT TO ACCOMPANY ZONING SPECIAL EXCEPTIONS SPECIAL HEARINGS AND ZONING VARIANCES FOR 'LIBERTY WORLD'

STACKING NOTE:
 STACKING SPACE = 10' x 20' TYPICAL
 (1) DENOTES FULL SERVICE
 (2) DENOTES SELF SERVICE

- INDEX OF DRAWINGS:
- 1 OF 3 ZONING PLAT
 - 2 OF 3 ZONING HISTORY
 - LOT SCHEMATIC PLAN
 - 3 OF 3 ZONING PLAT CASE 94-313 SPNKA

OWNER/DEVELOPER:
 RANDY L. COHEN
 P.O. BOX 275
 MONROVIA, MD 21770
 Tel. (301) 665-0605

CURRENT REFERENCE:
 E.H.K. Jr. 6985 / 43
 E.H.K. Jr. 6506 / 552
 PLAT

CHARLES R. CROCKEN & ASSOCIATES, INC.
 Civil Engineering & Land Planning
 P.O. BOX 307
 WESTMINSTER, MARYLAND 21157
 Tel. (301) 549-2708

DATE: 9-17-1997
 DESIGNED BY: CRC
 DRAWN BY: CRC/CMG
 PROJECT NO.:
 DATE: SEPT. 1997
 SCALE: 1" = 50'
 DRAWING NO. 1 OF 3

TAX MAP: PARCEL
 DESIGNED BY: CRC
 DRAWN BY: CRC/CMG
 PROJECT NO.:
 DATE: SEPT. 1997
 SCALE: 1" = 50'
 DRAWING NO. 1 OF 3

CASE NO. 89-553-SPHXA

WHEREAS, IT IS ORDERED by the Planning Commission for Baltimore County, this 14th day of September, 1989 that the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

1) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

2) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

3) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

4) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

5) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

6) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

7) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

8) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

9) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

10) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

11) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

12) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

13) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

14) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

15) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

16) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

17) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

18) The Petitioner shall comply with all requirements and conditions of the Zoning Ordinance for the proposed car wash and storage building as shown on the site plan herein and to be hereby GRANTED; and

CASE NO. 94-313-9PHXA

NOW, THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of May, 1994 that the Order issued April 27, 1994, be and the same is hereby AMENDED and to GRANT the relief 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,

1. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

2. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

3. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

4. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

5. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

6. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

7. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

8. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

9. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

10. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

11. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

12. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

13. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

14. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

15. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

16. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

17. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

18. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

19. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

20. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

21. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

22. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

23. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

24. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

25. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

26. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

27. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

28. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

29. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

30. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

31. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

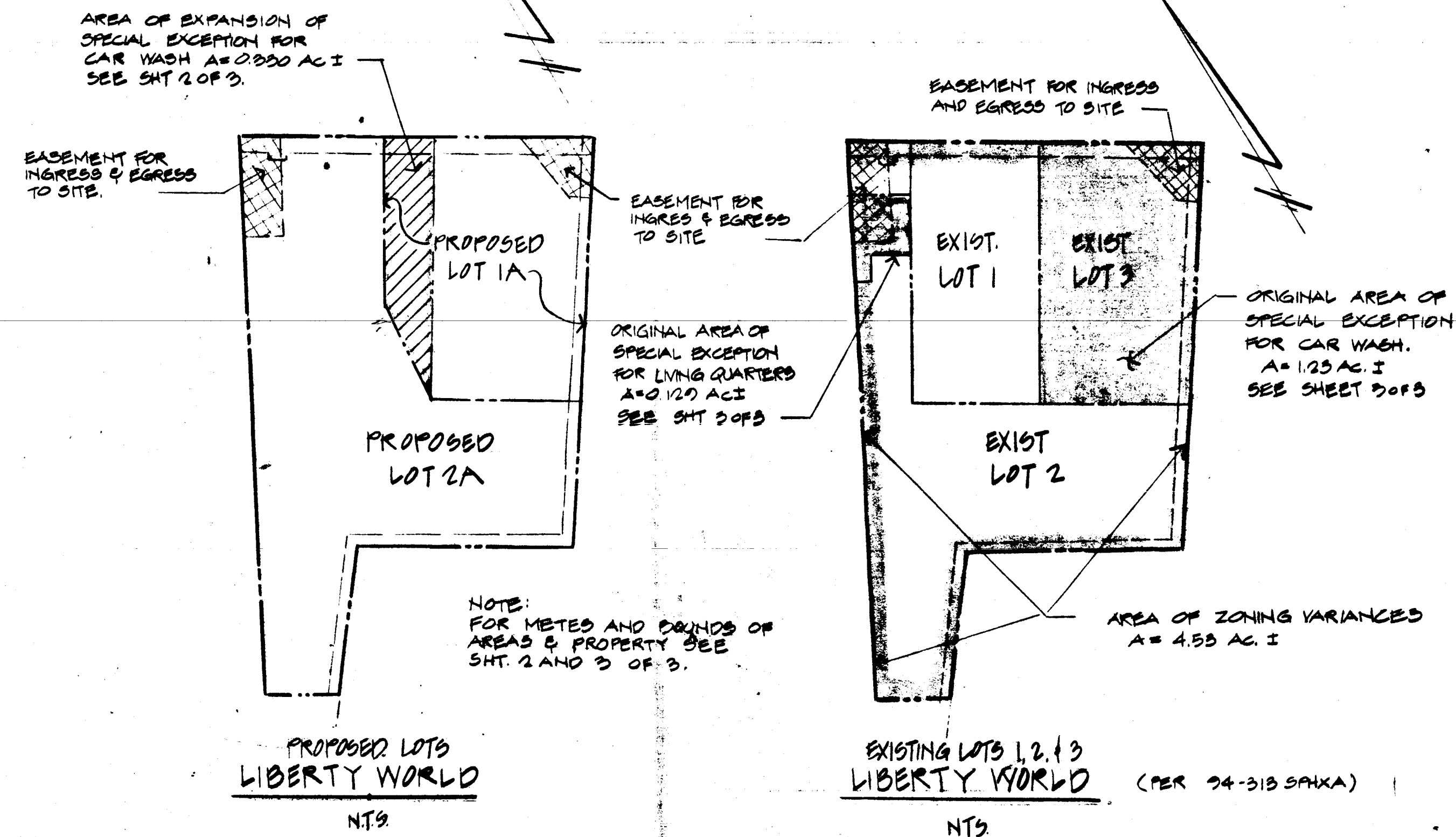
32. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

33. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

34. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

35. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and

36. That the Petition for Special Exception to the Zoning Ordinance for the proposed car wash and storage building be approved and the lot lines for Liberty World be amended to conform to the proposed plan as shown on the site plan herein and to be hereby GRANTED; and



CASE NO. 90-348-9PHXA

WHEREAS, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13 day of April, 1990 that a special hearing to approve and confirm an amendment of the car wash special exception granted in case No. 89-553-SPHXA as shown on the site plan herein is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 236.2 to permit side or rear yard setbacks of 0 feet in lieu of the required 10 feet and a front or side setback of 0 feet in lieu of the required 10 feet from special exception lines in lieu of the required 25 feet front and 30 feet side, in accordance with Petitioner's Exhibit No. 5, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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. The Petitioner shall comply with all restrictions set forth in zoning case No. 89-553-SPHXA as if set forth in their entirety herein.

J. Robert Haines
Zoning Commissioner for Baltimore County

PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
"LIBERTY WORLD"

LIBERTY ROAD
RANDALLTOWN, MD 21133 2ND ELECTION DISTRICT
BALTIMORE, CO, MARYLAND

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (410) 549-2706

DATE 9-7-97	TAX MAP 20	PARCEL 193
DESIGNED BY	DRAWN BY	PROJECT NO.
DATE	SCALE	DRAWING NO. 2 OF 3

PROFESSIONAL ENGINEER NO. 7703

[illegible]

10. 12. FURTHER REQUEST, that all other maps, conditions, and restrictions of the original Order of September 9, 1900, shall remain in full force and effect.

(ZONING REQUESTS CONTINUED BELOW)

Δ DENOTES SIMILAR VARIANCE APPROVED
UNDER CASE NO. 92-048-SFHA & 82-553-SFHA

THERE IS NO COMMERCIAL FIRE-PROOF
STRUCTURE WITHIN 100' FROM
LOT LINE OF LOT NO 2.

SHINGLING IN

CHIMNEY

12/12

PROF 5'x5' SIGN
DOUBLE FACED
ILLUMINATED
(50 SF TOTAL
BOTH SIDES)

PROPOSED LANDSCAPE

25'

15'

5'

Diagram showing a proposed landscape area with dimensions and annotations. The area is 25' wide and 15' high. A 5'x5' sign is indicated, with a note stating it is double faced, illuminated, and has a total area of 50 SF on both sides. The sign is positioned above the landscape area. The landscape area is divided into three sections, each containing a tree symbol. The total width of the landscape area is 25'.

TYPE 'A' SIGN

CAR WASH
←

10¢ ea

TYPE 'B'

DRIVE THRU
←

15¢ ea

TYPE 'C'

DO NOT
ENTER
CUSTOMER

125 SP ea

TYPE 'D'

SELF SERVE
PANTS LINE
AUTOMATIC
LEFT LINE

15¢ ea

NOTE: DIRECTIONAL ARROWS VARY
DEPENDENT ON LOCATION

SIGN DETAILS
NOT TO SCALE

SIGN DATA AND TABULATION						
LOT No.	SIGN TYPE NUMBER EA./AREA SQ. FT.					TOTAL S.F.
	TYPE A	TYPE B	TYPE C	TYPE D	5'x5'	
1	-	-	-	-	1/50.0	50.0
2	-	-	-	-		
3	1/1.0	-	-	2/3.00	1/50.0	50.0

NOTE:
LTA DENOTES LANDSCAPE TRANSITION
AREA AS REQUIRED PER SECTION No.
419.4 (B) 3 BCZR.

PARKING SPACE REQUIREMENTS:		
LOT No. 2:		
WALK-STOREAGE OFFICE @ 1,000 sf @ 3.2/1,000		= 4
NINI-STOREAGE RESIDENCE @ 2/2WELLING		= 2
	ADJUSTED	= 6
PARKING PROVIDED:		
PARKING SPACES @ 7'4" x 31'		= 5
HANDICAPPED SPACES @ 12' x 18'		= 1
	PROVIDED	= 6
LOT No. 1:		
RETAIL BARS @ 4,000 sf @ 5/1,000		= 20
	REQUIRED	= 20
PARKING PROVIDED:		
PARKING SPACES @ 9'x18'		= 20
HANDICAPPED SPACES @ 12' x 18'		= 3
	PROVIDED	= 27
LOT No. 3:		
CAR WASH SPACE SPACES = TOTAL NUMBER OF VEHICLES CAPABLE OF BEING WASHED IN @ 100' x 10		= 30
TRAIL SERVICE MAIN @ 12' x 30' x 10		= 30
	FULL SERVICE BARS, REG'D.	= 40
	FULL SERVICE NINI, REG'D.	= 19
	(ALL 172-73 Proposed)	
HELP SERVICE = 5 BAYS @ 30' CAR / 10' BAY = CAPACITY		= 10
	PARKING = 6 CARB / 10' x 19'	= 10
	ADJUSTED	= 18
PARKING PROVIDED:		
FULL SERVICE MAIN @ 10' x 30'		= 20
HELP SERVICE @ 10' x 20' x 30'		= 12
CAR WASHING AREA:		
VACCUBAY @ 12' x 20'		= 5
TYPICAL SPACE @ 9'x18'		= 7
HANDICAPPED SPACES @ 12' x 30'		= 1
	PROVIDED	= 13
LOT AREA TABULATION:		
LOT No. 1	= 1.93 ac.	
LOT No. 2	= 2.37 ac.	
LOT No. 3	= 1.29 ac.	
TOTAL	= 4.59 ac.	
BUILDING AREA AND FLOOD AREA RATIOS:		
LOT No. 1	= 0.640 ac. @ 0.25	FLOOD = 0.251/0.25 = 0.99
LOT No. 2	= 0.51, 0.60 ac. @ 1.10 ac.	FLOOD = 1.191/2.37 = 0.50
LOT No. 3	= 0.650 ac. @ 0.20 ac.	FLOOD = 0.261/1.29 = 0.20

SITE ZONED 'BR' AND 'BR-CNS'.

FOR INFORMATION & REFERENCE
SEPT. 1972

3RD CRG REVISION
CAGE # 34-519 DPWKA
PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
"LIBERTY WORLD"

ADDRESS: 9121 LIBERTY ROAD
RANSALESTOWN, MD 21132

2 MD. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

CHARLES H. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (301) 549-2700

2-1-93

STATE OF MARYLAND
DEPARTMENT OF THE GENERAL LANDS
REG. 1944
REGISTERED
WATERFRONT PROMISER

THE MAP PAGE:
TYPED BY: LTD/CRC
DRAWN BY: LTD/CRC
PROJECT NO.
DATE: 12/10/93
SCALE: 1"=50'
DRAWING NO. 3 OF 3

PROFESSIONAL ENGINEER NO. 7823

SUMMARY OF DRYING REQUESTS CONTINUED:

Following requests are proposed in accordance with Bill 177-02:

10. For Lot 3, a variance to permit a drying area for 10 vehicles to be shown on the attached plan, on line of the required parking spaces for drying equipment under new Section 419.3 (8) 1, Bill 172-93. } GRANTED

11. 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 419.3 (8) 1, Bill 172-93. } GRANTED

ZONING HISTORY NOTE:

For zoning history of subject property refer to Baltimore County files for Zoning Cases; No. 81-223-1A, No. 89-353-SPHA and Case No. 90-348-SPHA. See "Findings of Fact and Conclusions of Law" for Case No. 90-348-SPHA this sheet and Case No. 89-353-SPHA.

OWNER/DEVELOPER:	CURRENT ASSIGNMENT:
Randy L. Cohen	E.N.R., Jr. 6908 / 43
P.O. Box 278	E.N.R., Jr. 6506 / 506
Moorville, Maryland 21776	Plant 54 / E
Tel. (301) 863-0665	

PURPOSE OF PLAN - 380 REVISION EQUALS
REFINEMENT TO LOT NO. 1 IN ACCORDANCE
WITH DENSITY ZONING COMMISSIONS
DECISION 5/27/94 CASE # 94-313-SPHYA
SEE "SUMMARY OF ZONING VARIANCES FOR
APPROVED VARIANCES & EXCEPTIONS"

SUMMARY OF ZONING REQUESTS:

1. A Special Exception is requested for a car wash on proposed Lot No. 1A as shown hereon.
(Expansion of request granted Case 94-313 SPHXA)
2. For proposed Lot 2A, a Variance is requested from Sec. 235 and 102.2 BCZR to permit a distance of 40 ft. in lieu of the required 60 feet between proposed buildings as shown hereon.
(Similar request granted Case 94-313 SPHXA)
3. For proposed Lot 2A, a Variance is requested from Section 235 BCZR for a "0" ft. min. Building to Lot Line Setback in lieu of the required 30 ft. for the proposed three story mini-storage building shown hereon.
4. For proposed Lot 1A, a Variance to permit 23 car stacking spaces for a Full Service Car Wash in lieu of 40 car stacking spaces required when labor is supplied at car wash.
(Expansion of request granted Case 94-313 SPHXA)
5. For proposed Lot 1A, a Variance to permit a driving area for 16 cars as shown on the attached plan, in lieu of designated individual spaces for driving required under Section 419.3 (B) 1 of Bill 172-93.
(Expansion of request granted Case 94-313 SPHXA)
6. For the entire Site, to amend the previous approved plans in Cases 89-553-SPHXA, 90-345-SPHA and 94-313-SPHXA and a special hearing to amend the plan and order for special exception in Case 94-313-SPHXA.

ZONING HISTORY NOTE:

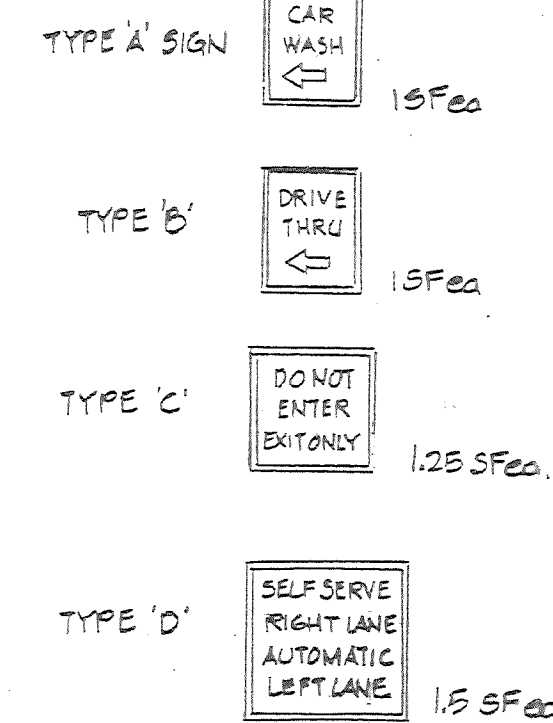
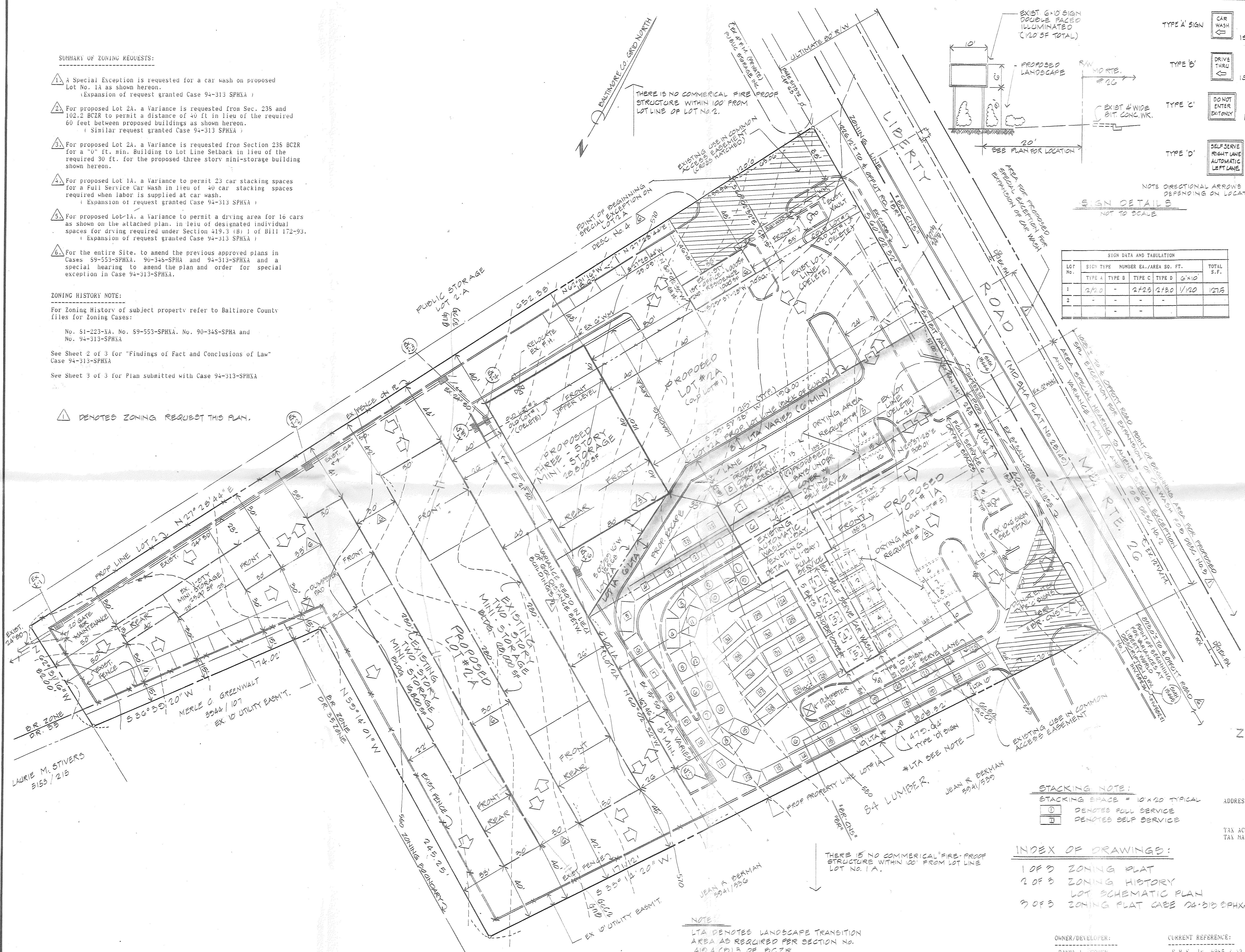
For Zoning History of subject property refer to Baltimore County files for Zoning Cases:

No. 51-223-XA, No. 59-553-SPHXA, No. 90-345-SPHA and No. 94-313-SPHXA

See Sheet 2 of 3 for "Findings of Fact and Conclusions of Law" Case 94-313-SPHXA

See Sheet 3 of 3 for Plan submitted with Case 94-313-SPHXA

△ DENOTES ZONING REQUEST THIS PLAN.



SIGN DATA AND TABULATION						
LOT No.	SIGN TYPE NUMBER EA./AREA SO. FT.					TOTAL S.F.
	TYPE A	TYPE B	TYPE C	TYPE D	G'x10'	
1	2/10	-	2/25	2/30	1/120	127
2	-	-	-	-		
	-	-	-			

PARKING SPACE REQUIREMENTS:

LOT No. 2A: 1 Old Lot 2 & Part of Old Lot 1
MINI-STORAGE OFFICE @ 1,000 SF @ 3.5/1000 = 4
MINI-STORAGE RESIDENCE @ 2/DWELLING = 2
REQUIRED = 6

PARKING PROVIDED:
PARALLEL SPACES @ 7'6" x 21' = 5
HANDICAPPED SPACES @ 12' x 15' = 1
PROVIDED = 6

LOT No. 1A: 1 Old Lot 3 & Part of Old Lot 1
CAR WASH STACK SPACES = TOTAL NUMBER OF VEHICLES CAPABLE OF BEING WASHED IN 4 HR. @ 10 = 20
FULL SERVICE WASH @ 10 CARS / 4 hr. @ 10 = 20
1 2-BAY 1 FULL SERVICE MIN. REQ'D = 40
FULL SERVICE MIN. REQ'D = 19
(Bill 172-93 Proposed)

SELF SERVICE = 5 BAYS @ 3 CARS / hr. / DAY = CAPACITY
PARKING = 24 CARS / 5 @ 10 = 22
REQUIRED = 22

STACKING PROVIDED:
FULL SERVICE WASH @ 10' x 20' = 23
SELF SERVICE @ 10' x 20' = 35

FULL SERVICE CAR DRIVING AREA
TYPICAL SPACE @ 9' x 15' = 6
HANDICAPPED SPACE @ 12' x 20' = 1
EMPLOYEE SPACES = 1
PROVIDED = 8

SELF SERVICE CAR DRIVING
5 BAYS @ 2 SPACES / DAY = 10 REQ'D
CAR DRIVING AREAS / SEE PLAN = 10 PROV.

LOT AREA TABULATION:
LOT No. 1A = 1.49 ac. (Old Lot 3 & Part of Old Lot 1)
LOT No. 2A = 3.94 ac. (Old Lot 2 & Part of Old Lot 1)
TOTAL = 4.53 ac. (See Key Map of Lots)

BUILDING AREAS and FLOOR AREA RATIOS:
LOT No. 1A = 5,563 sq. ft. @ 0.135 ac. FAR = 0.135/1.49 = 0.09
LOT No. 2A = 75,100 sq. ft. @ 1.793 ac. FAR = 1.793/3.94 = 0.59
SITE SHOWN HEREON ZONED "B" AND "BR" AS

PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
"LIBERTY WORLD"

ADDRESS: LIBERTY ROAD RANDALLSTOWN, MD 21133 2 ND. ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
TAX ACCOUNT NO. SEE PLAN NOTE 2 ND. COUNCILMANIC DIST.
TAX MAP 20 BLOCK 7 PARCEL 133 LOT 1A

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (301) 549-2705

9-19-97
DATE
DESIGNED BY: CRC
DRAWN BY: CRC/CHC
PROJECT NO.:
DATE: SEPT. 1997
SCALE: 1" = 30'
DRAWING NO. 1 OF 3

OWNER/DEVELOPER:
RANDY L. COHEN
P.O. BOX 275
MONROVIA, MD 21770
Tel. (301) 365-0605

CURRENT REFERENCE:
E.H.K. Jr. 6955 / 43
E.H.K. Jr. 6906 / 552
PLAT

INDEX OF DRAWINGS:
1 OF 3 ZONING PLAT
2 OF 3 ZONING HISTORY
LOT SCHEMATIC PLAN
3 OF 3 ZONING PLAT CASE 94-313 SPHXA

NOTE:
LTA DENOTES LANDSCAPE TRANSITION AREA AS REQUIRED PER SECTION NO. 410.4 (C) 3 OF BCZR.

NOTE:
THERE IS NO COMMERCIAL FIRE-PROOF STRUCTURE WITHIN 100' FROM LOT LINE LOT NO. 1A.

NOTE:
THERE IS NO COMMERCIAL FIRE-PROOF STRUCTURE WITHIN 100' FROM LOT LINE LOT NO. 1A.

Laurie M. Stivers
5153 / 215

140
98-140-SPHXA

CASE NO 80-553-SPHXA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 1989 that the Petition for Special Hearing to approve an amendment to Case No. 81-233-2A to 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 Petitioner shall develop a landscape plan incorporating a vegetative buffer on both ends of the automobile service building, a vegetative island separating the 20 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.

IT IS FURTHER ORDERED that the Petitioner shall reduce the size of the mini-storage building consisting of 2000 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 B.R. zone line. Further, the 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 meets the B.R. zone line, as indicated on Petitioner's Exhibit 1.

4) The Petitioner shall comply with all requirements set forth in the Revised Plan Liberty World: new covenants which have been adopted in their entirety and made a part of this Order.

5) The Petitioner shall submit to the Zoning Commissioner's Office by or 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 a map is required to be a certified site plan.

IT IS FURTHER ORDERED that the variances to permit a building setback of 40 feet from the rear and side property lines and 50 feet between the car wash and mini-storage building in lieu of the required 60 feet for each, be and are hereby GRANTED.

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

CASE NO 90-348-SPHXA

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of April, 1990 that a special hearing to approve and confirm an amendment of the car wash special exception granted in case No. 89-553-SPHXA as shown on the site plan herein is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 238.2 to permit side or rear yard setback of 0 feet in lieu of the required 30 feet and a front or side yard of 0 feet and a side yard of 3 feet from special exception lines in lieu of the required 25 feet front and 10 feet side, in accordance with Petitioner's Exhibit No. 5, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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. The Petitioner shall comply with all restrictions set forth in zoning case No. 89-553-SPHXA as if set forth in their entirety herein.

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

CASE NO 94-33-SPHXA

NOW, THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of May, 1994 that the Order issued April 27, 1994, be and the same is hereby AMENDED and to GRANT the relief 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 wash in lieu of the required 40 car stacking spaces when labor is supplied at the car wash, (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.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 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, 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 rescinded.

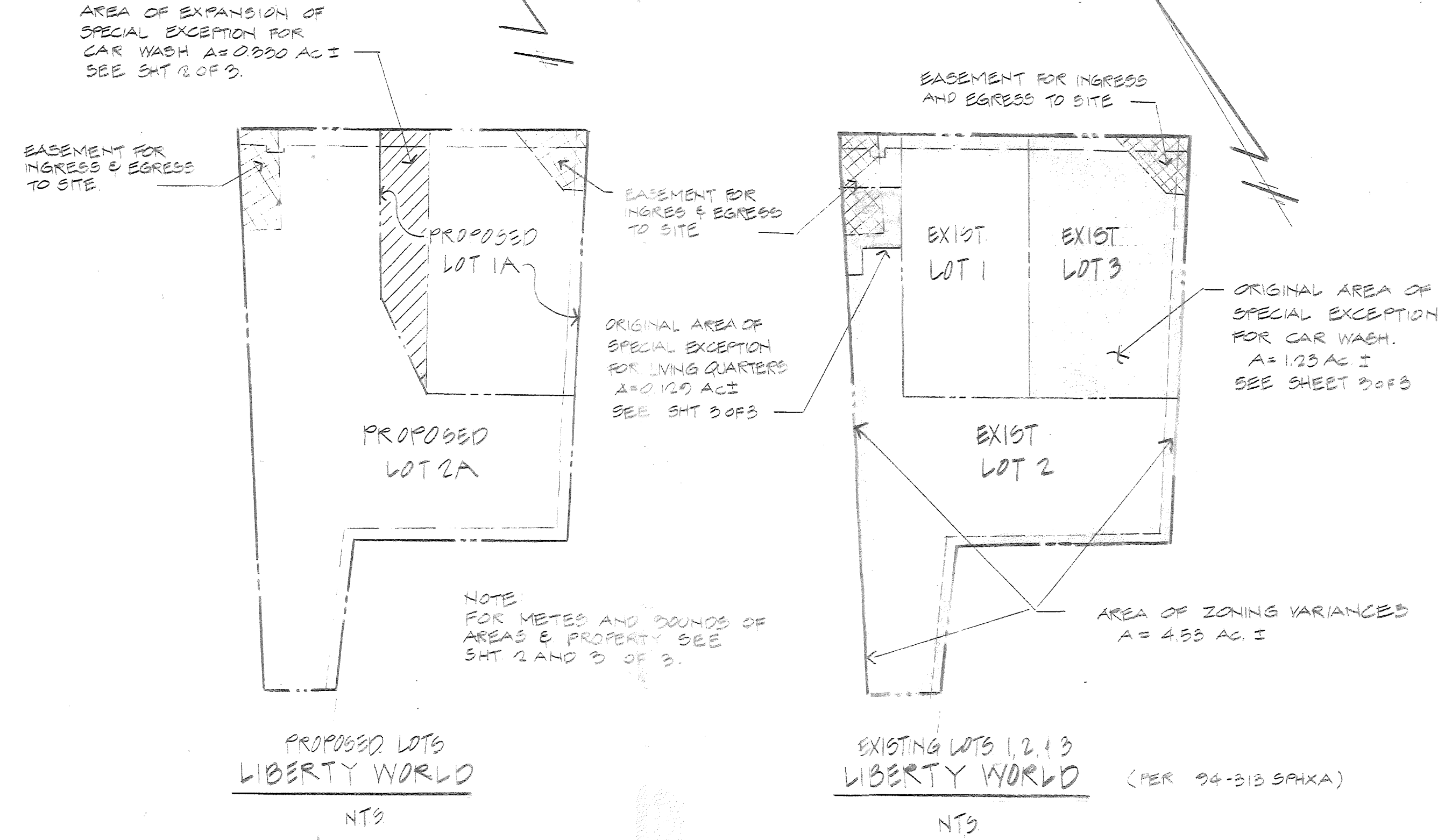
2) Within thirty (30) days of the date of this Amended Order, and prior to the issuance of any permits, the Petitioner shall submit for review and approval by the Deputy Zoning Commissioner a revised site plan incorporating the relief granted herein. Said plan shall reflect the reduction in size of the proposed retail and office building on Lot 1 to not more than 48 feet x 102.5 feet. Furthermore, said building shall be designated on the plan as limited to retail and office use only.

3) 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 Petitioner'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 is 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 herein, shall remain in full force and effect.

Timothy M. Rotondo
TIMOTHY M. ROTONDO
Deputy Zoning Commissioner
for Baltimore County



PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTIONS
SPECIAL HEARINGS AND
ZONING VARIANCES FOR
"LIBERTY WORLD"

LIBERTY ROAD RANDALLSTOWN, MD 21133 2ND ELECTION DISTRICT BALTIMORE, CO. MARYLAND

CHARLES R. CROCKEN & ASSOCIATES, INC. Civil Engineering • Land Planning P.O. BOX 307 WESTMINSTER, MARYLAND 21157 Tel. (410) 549-2708	
DATE 9-17-97	TAX MAP 20 PARCEL - 193
DESIGNED BY:	DRAWN BY:
PROJECT NO.	DATE:
SCALE:	DRAWING NO. 2 OF 3

PROFESSIONAL ENGINEER NO. 7703

