

IN RE: PETITION FOR VARIANCE

N/S Liberty Road, 147' E
centerline of Sussex Road
2nd Election District
2nd Councilmanic District
(7112 Liberty Road)

Isadore Abrams and Management
Investors Corporation, LLC
c/o Irving Cohen, President/Gen. Partner
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-508-A

*
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Isadore Abrams & Management Investors Corporation, LLC and the lessee of the site, Tricon Global Restaurants, Inc.

Appearing at the hearing on behalf of the variance request were Kevin Jones, appearing on behalf of Tricon Global Restaurants, David Thaler, professional engineer with D. S. Thaler & Associates and Paul A. Tiburzi, attorney representing the Petitioner. Appearing as interested citizens in the matter were Benjamin Holmes, Joan Alston and Elizabeth Matthews.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.14 acres, more or less, split-zoned BLR, BR & DR 3.5. The subject property is currently improved with a Kentucky Fried Chicken (KFC) fast food restaurant. The property is located on the north side of Liberty Road near its intersection with Sussex Road in the Lochearn area of Baltimore County.

Testimony demonstrated that the property has been the site of a Kentucky Fried Chicken for approximately 20 years. The lessees of the property are interested in tearing down the old restaurant building and constructing a new KFC and A&W Root Beer Restaurant on the site.

ORDER RECEIVED FOR FILING

Date

8/6/01

By

J. P. Garrison

Apparently, Tricon Global Restaurants, the parent company of KFC, A&W and other restaurant chains are interested in converting older restaurant sites into new jointly occupied restaurants. This particular property is one location upon which this conversion is proposed. The lessee intends to not only tear down the old restaurant and construct a new building, but also will convert the entire parking lot, as well as the curb and gutters into a new facility. In order to proceed with the renovation of the property, the variance requests are necessary. Specifically, the Petitioners are requesting variance relief as follows:

1. from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 36 parking spaces in lieu of the required 51 spaces.
2. from Section 229.6.D of the B.C.Z.R., to allow a 7 ft. parking lot setback from the ultimate street right of way in lieu of 20 ft.;
3. from Section 409.10.B of the B.C.Z.R., to allow a drive-thru lane to cross a principal pedestrian access;
4. from Section 409.10.B of the B.C.Z.R., to permit the required stacking lane to encroach into the required drive lane;
5. from Section 409.4.B of the B.C.Z.R., to allow parking on a travel way; and
6. from Part III, Condition F – Services Lanes, 2. (Baltimore County Landscape Manual), to allow 3 ft. of landscape space between paved surfaces and lot line in lieu of the required 6 ft.

The variance relief being requested was discussed with the several residents who attended the hearing. The residents did not oppose the renovation of the subject property. However, Ms. Alston did have a concern as to whether the public sewer line had sufficient capacity to handle any additional sewage that may be generated by this new restaurant. Mr. Thaler assured the citizens that the main sewer line, which this restaurant will utilize, has more than sufficient capacity to handle any additional sewage from this property. As to the variances being requested in order for the renovation to occur, I find the testimony sufficient for them to be granted.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

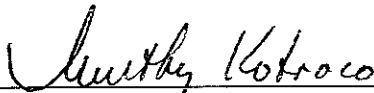
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 6th day of August, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variances from: (1) Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 36 parking spaces in lieu of the

required 51 spaces; (2) from Section 229.6.D of the B.C.Z.R., to allow a 7 ft. parking lot setback from the ultimate street right of way in lieu of 20 ft.; (3) from Section 409.10.B of the B.C.Z.R., to allow a drive-thru lane to cross a principal pedestrian access; (4) from Section 409.10.B of the B.C.Z.R., to permit the required stacking lane to encroach into the required drive lane; (5) from Section 409.4.B of the B.C.Z.R., to allow parking on a travel way; and (6) from Part III, Condition F – Services Lanes, 2. (Baltimore County Landscape Manual), to allow 3 ft. of landscape space between paved surfaces and lot line in lieu of the required 6 ft., be and they are hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 6, 2001

David S. Thaler, P.E.
D. S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244-7428

Re: Petition for Variance
Case No. 01-508-A
Property: 7112 Liberty Road

Dear Mr. Thaler:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Paul A. Tiburzi, Esquire
Piper, Marbury, Rudnick & Wolfe, LLP
6225 Smith Avenue
Baltimore, MD 21209-3600

Mr. Kevin Jones, Construction Mgr.
Tricon Global Restaurants, Inc.
11 Eves Drive, Suite 170
Marlton, NJ 08053

Isadore Abrams & Management
Investors Corporation, LLC
c/o Irving Cohen, President & Gen. Mgr.
2305 Velvet Valley Way
Owings Mills, MD 21117

Mr. Benjamin Holmes
4107 Essex Road
Baltimore, MD 21207

Ms. Joan Alston
7205 Prince George Road
Baltimore, MD 21207

Ms. Elizabeth Matthews
4106 Villa Nova Road
Baltimore, MD 21207



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7112 Liberty Rd., Baltimore
which is presently zoned BLR, ~~BR4~~ MD
CR-3.5

This Petition shall be filed with the Department of Permits and 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 ATTACHMENT #1

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

SEE ATTACHMENT #2

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Tricon Global Restaurants, Inc.

Name - Type or Print

Signature

By: Kevin K. Jones, Construction Manager Irving Cohen

Address Telephone No.

11 Eves Drive, Suite 170 (856) 985-0500

City State Zip Code

Marlton NJ 08053

Attorney For Petitioner:

Paul A. Tiburzi

Brian M. Quinn

Name - Type or Print City

Signature

Piper Marbury Rudnick & Wolfe LLP

Company

6225 Smith Avenue (410) 580-3000

Address Telephone No.

Baltimore MD 21209-3600

City State Zip Code

Legal Owner(s):

Isadore Abrams and Management Investors Corporation, LLC

Name - Type or Print

c/o Irving Cohen, President & General Partner

Signature

Name - Type or Print

2305 Velvet Valley Way (410) 363-6591

Address Telephone No.

Owings Mills MD 21117

City State Zip Code

Representative to be Contacted:

David S. Thaler

Heather K. Booth

Name D.S. Thaler & Associates, Inc.

7115 Ambassador Road (410) 944-3647

Address Telephone No.

Baltimore MD 21244-7428

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 01-508-A

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING

Date

By

Attachment No. 1

- 1) Per Section 409.6.A.2. (B.C.Z.R) to allow 36 parking spaces in lieu of the required 51 spaces.
- 2) Per Section 229.6.D. (B.C.Z.R) to allow a 7' parking lot setback from the ultimate street right of way in lieu of 20'.
- 3) Per Section 409.10.B. (B.C.Z.R) to allow a drive-thru lane to cross a principal pedestrian access.
- 4) Per Section 409.10.B. (B.C.Z.R) to permit the required stacking lane to encroach into the required drive lane.
- 5) Per Section 409.4.B. (B.C.Z.R) to allow parking on a travel way.
- 6) Per Part III, Condition F – Service lanes, 2. (Baltimore County Landscape Manual) to allow 3' of landscape space between paved surfaces and lot line in lieu of the required 6'.

508

Attachment No. 2

- 1) due to constraints caused by the location of an existing building (vacant building to the rear [northern side] that currently encroaches onto the property variably from 27' to 61') on the subject site, the unique configuration of the property is insufficient to accommodate the number of parking spaces required by Section 409.6.A.2. (B.C.Z.R.);
- 2) the location of an existing building (vacant building to the rear [northern side] that currently encroaches onto the property variably from 27' to 61') and the unique configuration of the subject site creates an undue hardship and restricts the location of the proposed building, parking facilities, drive aisles, and drive-thru staking, all of which require relief from Section 229.6.D. (B.C.Z.R.), Section 409.10.B. (B.C.Z.R.) and 409.4.B. (B.C.Z.R.);
- 3) the location of an existing building (vacant building to the rear [northern side] that currently encroaches onto the property variably from 27' to 61') and a steep rocky slope along the western edge of the property creates a practical difficulty in complying with certain sections of the Baltimore County Landscape Manual and the applicant requests relief from certain requirements contained therein;

508

May 1, 2001

KFC/A&W ROOTBEER AT LIBERTY ROAD ZONING DESCRIPTION

Beginning at a point on the north side of Liberty Road (Maryland Route 26) (100' wide), said point being easterly 147 feet, more or less, from the centerline of Sussex Road (50' wide) thence running the following courses and distances:

1. North 24°30'01" East 187.59 feet, more or less, to a point; thence,
2. North 08°06'29" West 75.00 feet, more or less, to a point; thence,
3. North 81°53'31" East 74.28 feet, more or less, to a point; thence,
4. South 27°53'23" East 31.51 feet, more or less, to a point; thence,
5. South 38°59'01" East 79.82 feet, more or less, to a point; thence,
6. South 38°59'01" East 131.37 feet, more or less, to a point; thence,
7. South 24°51'23" West 26.69 feet, more or less, to a point; thence,
8. North 65°38'37" West 50.00 feet, more or less, to a point; thence,
9. South 24°51'23" West 150.00 feet, more or less, to a point; thence,
10. North 65°38'37" West 185.00 feet, more or less, to the point of beginning.

Containing 49,847 square feet or 1.14 acres of land, more or less.

Known as 7112 Liberty Road located in the 2nd Election District of Baltimore County, Maryland.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

92819
Cov No.
01-508-A

DATE 5-30-01 ACCOUNT R-001-06-6150

AMOUNT \$ 250.00

RECEIVED FROM: TRICON

FOR: Commercial Variance Filing Fee
at 7112 Liberty Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/30/2001 5/30/2001 11:12:16
CASHIER: [signature] DMD. DRIVER 2
RECEIPT # 143163
5 520 ZUNDIG VERIFICATION
05/20/01

Receipt To 250.00
250.00 OK .00 CA
Baltimore County Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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 # 01-50874

7192 Liberty Road

2nd Election District - 147th E. centerline Sussex Road

Legal Owner(s): Irving Cohen, President & General Partner

Contract Purchaser: Kevin K. Jones

Variance: to allow 36 parking spaces in lieu of the required 51 spaces; to allow a 7 foot parking lot setback from the ultimate street right-of-way in lieu of 20 feet; to allow a drive-thru lane to cross a principal pedestrian access; to permit the required stacking lane to encroach into the required drive lane; to allow parking on a travel way; to allow 3 feet of landscape space between paved surfaces and lot line in lieu of the required 5 feet.

Hearing: Tuesday, July 31, 2001 at 2:00 p.m. in Room 407, County Court Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4835.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JUL 17/01

C481541

CERTIFICATE OF PUBLICATION

7/19/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/17/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. M. McKinnon

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-508-A

Petitioner/Developer: KFC, ETAL
D.S. THALER

Date of Hearing/Closing: 7/31/01

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 E/S LIBERTY RD. ONSITE
EX. KFC @ #7112

The sign(s) were posted on 6/28/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/28/01
(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 ; CELL 410-905-8571
(Telephone Number)

ZONING NOTICE

CASE = 01-508-A

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

PLACE OF HEARING

DATE AND TIME

REQUEST

2:00 PM

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2001 Issue – Jeffersonian

Please forward billing to:

Brian Quinn
Piper Marbury Rudnick & Wolfe LLP
6225 Smith Avenue
Baltimore MD 21209

410 580-3000

NOTICE OF ZONING 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: 01-508-A

7112 Liberty Road

N/S Liberty Road, 147' E centerline Sussex Road

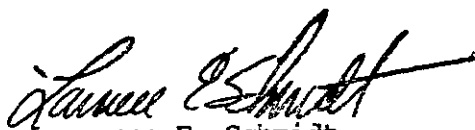
2nd Election District – 2nd Councilmanic District

Legal Owner: Irving Cohen, President & General Partner

Contract Purchaser: Kevin K Jones

Variance to allow 36 parking spaces in lieu of the required 51 spaces; to allow a 7 foot parking lot setback from the ultimate street right-of-way in lieu of 20 feet; to allow a drive-thru lane to cross a principal pedestrian access; to permit the required stacking lane to encroach into the required drive lane; to allow parking on a travel way; to allow 3 feet of landscape space between paved surfaces and lot line in lieu of the required 6 feet.

HEARING: Tuesday, July 31, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

June 25, 2001

NOTICE OF ZONING 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: 01-508-A

7112 Liberty Road

N/S Liberty Road, 147' E centerline Sussex Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Irving Cohen, President & General Partner

Contract Purchaser: Kevin K Jones

Variance to allow 36 parking spaces in lieu of the required 51 spaces; to allow a 7 foot parking lot setback from the ultimate street right-of-way in lieu of 20 feet; to allow a drive-thru lane to cross a principal pedestrian access; to permit the required stacking lane to encroach into the required drive lane; to allow parking on a travel-way; to allow 3 feet of landscape space between paved surfaces and lot line in lieu of the required 6 feet.

HEARING: Tuesday, July 31, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Paul Tiburzi & Brian Quinn, Piper Marbury Rudnick & Wolfe LLP, 6225 Smith Ave,
Baltimore 21209
Irving Cohen, Isadore Abrams & Management Investors Corp LLC, 2305 Velvet
Valley Way, Owings Mills 21117
Kevin K Jones, Tricon Global Restaurants Inc, 11 Eves Drives Ste 170,
Marlton NJ 08053
David Thaler & Heather Booth, D.S. Thaler & Associates Inc, 7115 Ambassador Rd,
Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN
APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 16, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE
ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

July 27, 2001

Paul A Tiburzi
Brian M Quinn
Piper Marbury Rudnick & Wolfe LLP
6225 Smith Avenue
Baltimore MD 21209

Dear Sirs:

RE: Case Number: 01-508-A, 7112 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 30, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Irving Cohen, Isadore Abrams & Management Investors Corp LLC, 2305 Velvet Mills 21117
Kevin K Jones, Tricon Global Restaurants Inc, 11 Eves Drive, Suite 170
Marlton NJ 08053
David S Thaler, Heather K Booth, D S Thaler & Associates Inc. 7115 Ambassador Road, Baltimore 21244
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 18, 2001

FROM: *Sub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item Nos. 502, 503, 505, 506, 507, 508,
509, 510, 511, 512, 513, 516, 517, 519,
and 520

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 25, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 25, 2001

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

InR
7/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2001

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

SUBJECT: 7112 Liberty Road

INFORMATION:

Item Number: 01-508

Petitioner: Tricon Global Restaurants, Inc.

Zoning: BLR, BR, & DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to the subject variance request. However, the petitioner should submit a set of building elevation drawings and a final landscape plan to this office for review and approval prior to the issuance of any building permits.

Prepared by:

Mark A. Cunningham

Section Chief:
AFK:MAC:

Gary Kerns

1 - 804



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6-25-01

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

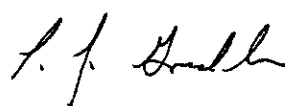
RE: Baltimore County
Item No. 508 JJS

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 22 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


14 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

RE: PETITION FOR VARIANCE
7112 Liberty Road, N/S Liberty Rd,
147' E of c/l Sussex Rd
2nd Election District, 2nd Councilmanic

Legal Owner: Isadore Abrams and Management
Investors Corp., LLC
Contract Purchaser: Tricon Global Restaurants, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-508-A

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 2001 a copy of the foregoing Entry of Appearance was mailed to Paul A. Tiburzi, Esq., Piper, Marbury, Rudnick & Wolfe, 6225 Smith Avenue, Baltimore, MD 21209, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Andrea Van Arsdale *NA*
Commercial Revitalization Director

Date: July 6, 2001

Re: Variance – Tricon Global Restaurants (Case Number: 01-508-A)

The Department of Economic Development supports the requested variance submitted by Tricon Global Restaurants, Inc. Tricon Global Restaurants, owner of the Kentucky Fried Chicken (KFC) restaurant chain, is requesting a zoning variance in connection with the remodeling of the KFC restaurant located at 7112 Liberty Road. Specifically, Tricon is requesting a variance from certain aspects of the County's parking and landscaping requirements.

The subject property is located in the Liberty Road Commercial Revitalization District. This project would further the County's goal of revitalizing older commercial areas. Over a five-year period, the restaurant will contribute approximately \$839,000 in total direct and indirect taxes to the state and local governments. The total economic impact of constructing and operating the restaurant for five years is \$8.5 million. Furthermore, the average Tricon restaurant provides 17 full-time equivalent positions, with an annual payroll in excess of \$323,000. Within each restaurant, three managers are employed whose salary range exceeds \$40,000 annually. By permitting the variance, the community and the County will realize a variety of benefits, including:

- strengthening the economic base of the community;
- improving the physical appearance of an important commercial area;
- creating accessible employment opportunities for local residents; and
- generating new income and property tax revenue for the County.

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 2055.

cc: Mr. Paul A. Tiburzi
Mr. Peirce Macgill, Western Commercial Revitalization Specialist



BALTIMORE COUNTY CHAMBER OF COMMERCE

June 25, 2001

Chairman

Terry F. Neimayer, P.E.
KCI Technologies, Inc

**Sr. Vice Chairman-
Administration**

Ellen R. Fish
Provident Bank of MD

Immediate Past Chairman

Robert W. Locke, III
The Columbia Bank

President

Terry Slade Young

Board of Directors

Cheryl A. Bitner
AAI Corporation

Laura S. Borgerding
Bank of America

Lynne Brick

Brick Bodies Fitness Services

Robert W. Cannon, Esq
Saul Ewing LLP

Sheldon K. Caplis
University of Maryland
Baltimore County

W. Geoffrey Carpenter, Esq
McCormick & Company, Inc

J. Joseph Credit
Nottingham Properties, Inc.

Donora L. Dingman
Verizon

James T. Dresher, Jr
Skye Hospitality

Michael J. Felber
CareFirst BlueCross BlueShield

Anthony S. Fugett
ASF Systems, Inc

Wynne E. Hawk, R.N., J.D.
GBMC Healthcare, Inc

Candace E. Humphrey
AT&T

Stuart D. Kaplow, Esq. P.A.
Attorney-at-Law

Alan M. Leberknight
Towson University

Clare C. Miller
Constellation Energy Group

Carl G. Osterman
Bethlehem Steel Corporation

Sandra I. Puddin
Leadership-Baltimore County
Chairman, Executive Board

Dennis F. Rasmussen
Rasmussen-Whiteford
Public Affairs Group, L.L.C.

H. Douglas Sansom
Comcast Cablevision of MD, L.P.

Richard T. Shortess, Jr.
Arthur Andersen LLP

Edward A. St. John
MIE Properties, Inc

Karen Kidwell Storey
Interactive Training

William W. Strickland, Jr
T. Rowe Price Associates

William W. Whitty, Jr., SIOR
MacKenzie Commercial
Real Estate Services

Zoning Review Office
Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Tricon Global Restaurants, Inc. – Petition for Variance
Baltimore County Zoning Commissioner – Case No. 01-508-A

Dear Sir or Madam:

This is written on behalf of the Baltimore County Chamber of Commerce. I would like to communicate this organization's support for the variance petition filed as Case No. 01-508-A. It is my understanding that the applicant, Tricon Global Restaurants, Inc., requests a variance from certain parking and landscaping requirements in the County Code.

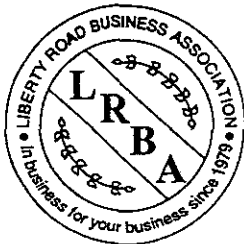
This organization appreciates the efforts of Tricon in enhancing economic development in the Liberty Road area. Each Tricon restaurant provides important employment opportunities for local residents and represents a major investment in the community. I understand that no objections have been filed on behalf of any County agency or member of the public.

The public hearing on this variance petition is scheduled for July 31, 2001. Please contact me if you have any questions regarding this matter.

Thank you for your consideration.

Sincerely,

Terry Slade Young
President



JMK
7/31/01

LIBERTY ROAD BUSINESS ASSOCIATION

9968 Liberty Road ♦ Randallstown, Maryland 21133
Tel: 410.655.7766 ♦ Fax: 410.655.8065

July 5, 2001

Mr. Timothy M. Kotroco
Zoning Commissioner
Zoning Review Office, Room 111
111 West Chesapeake Ave.
Towson, MD 21204

Re: Case No. 01-508-A

Dear Mr. Kotroco:

The Board of Directors of the Liberty Road Business Association, at its regular Board Meeting on July 2, 2001, unanimously voted to support all of the variances requested in the above-referenced case. The Board feels that Tricon Global Restaurants, Inc.'s reinvestment of between \$1 million and \$1.2 million in completely demolishing and rebuilding a new sit down KFC/A&W Root Beer Restaurant at 7112 Liberty Road will be a major positive step in revitalizing Liberty Road between the City/County Line and the Beltway.

Thank you for your cooperation in this matter, and a positive ruling on your part will go a long way towards building the "new" Liberty Road.

Sincerely,

Mike Chapman
AMU

Mike Chapman
President

Copy: Brian M. Quinn, Esq.

10

Case Number # 01-508-A

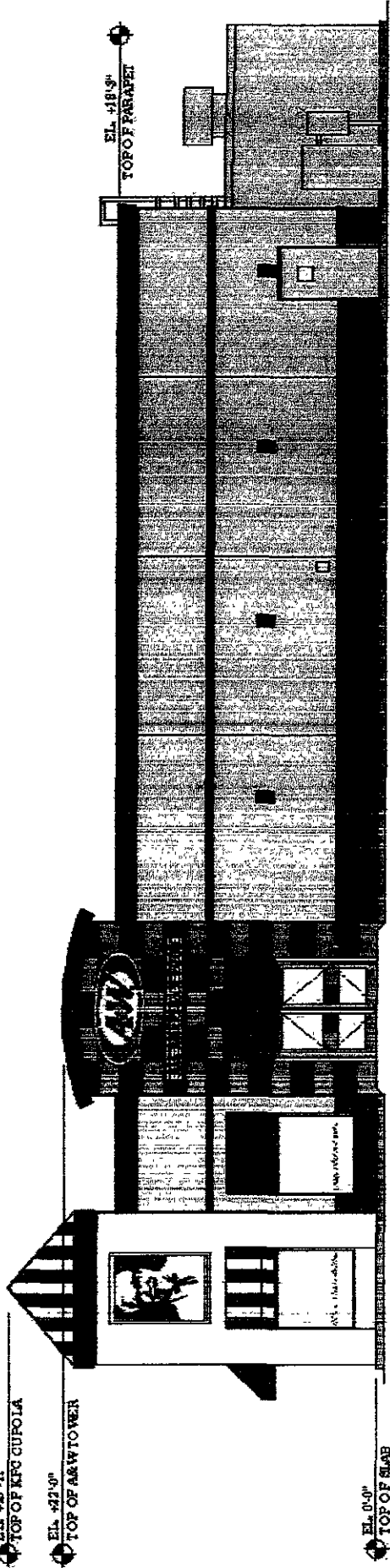
PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

EL. +25'-11"
TOP OF KFC CUPOLA

EL. +22'-9"
TOP OF A&W TOWER



EL. 0'-0"
TOP OF SLAB

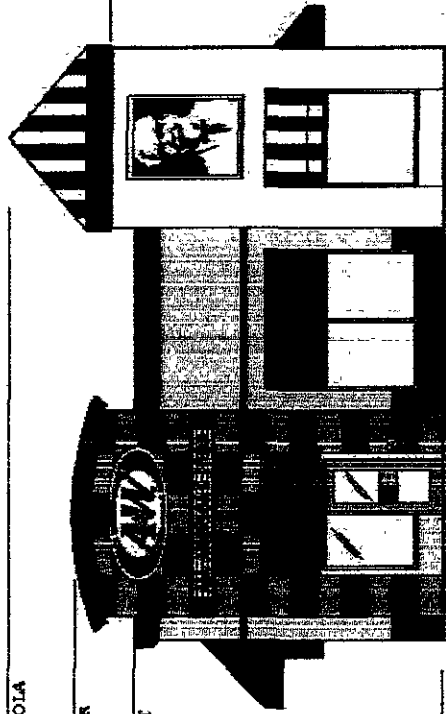
KA60

RIGHT SIDE ELEVATION

EL. +25'-11"
TOP OF KFC CUPOLA

EL. +22'-9"
TOP OF A&W TOWER

EL. +18'-9"
TOP OF PARAPET



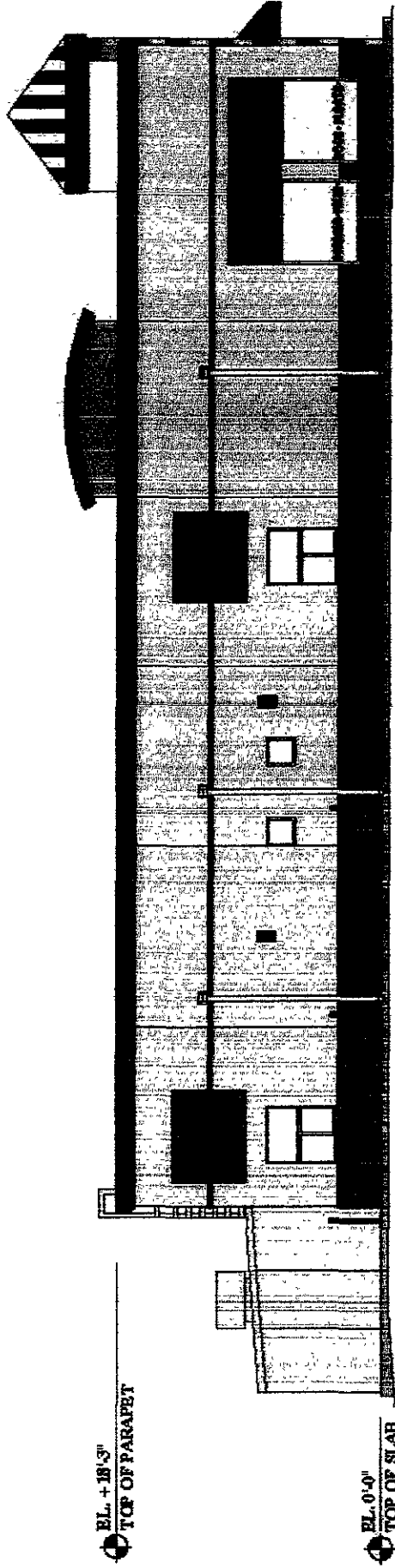
EL. +20'-0"
TOP OF KFC TOWER

EL. 0'-0"
TOP OF SLAB

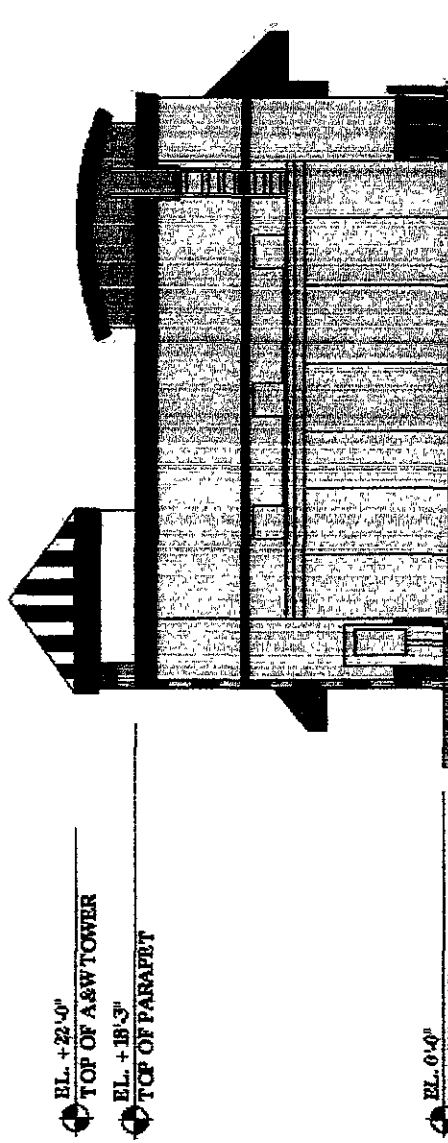
KA60

FRONT ELEVATION





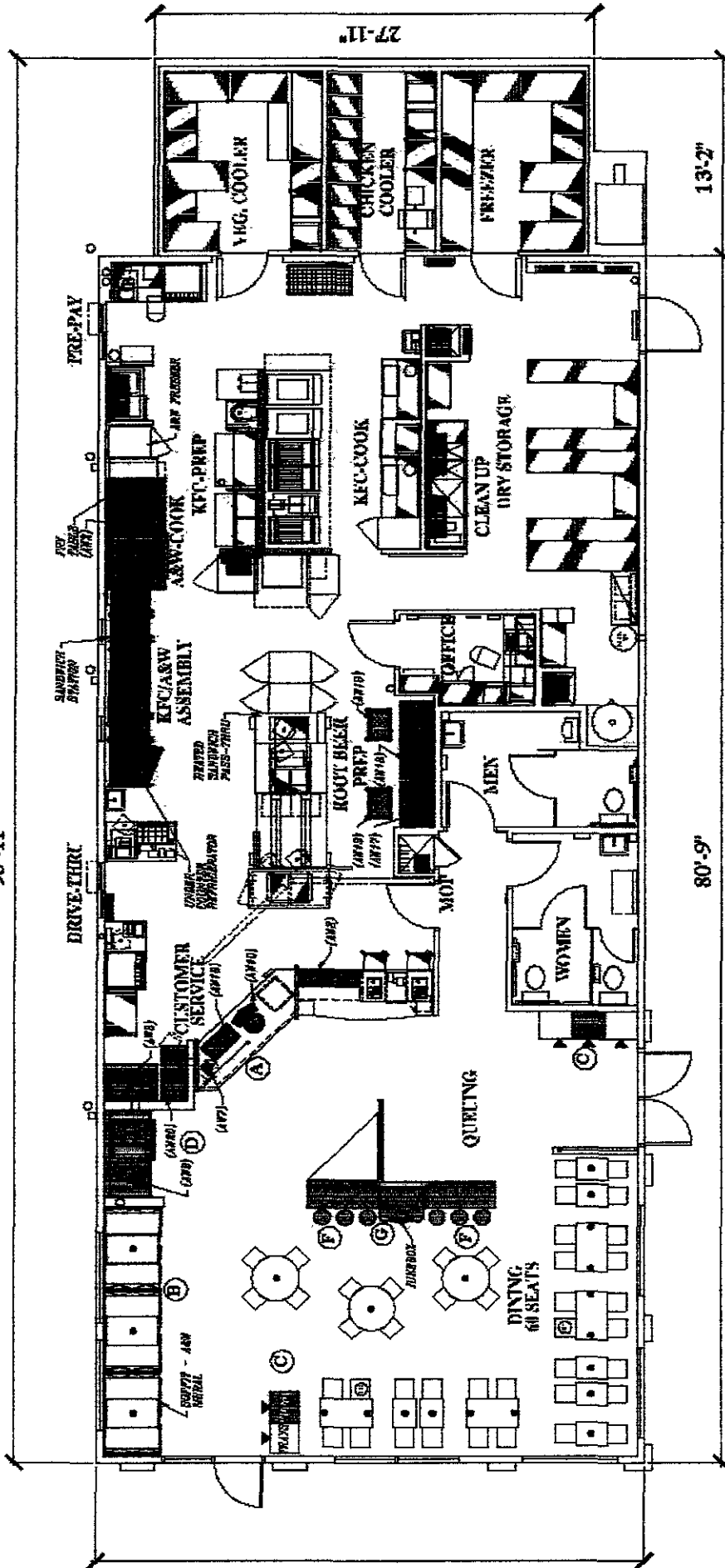
KA60 **LEFT SIDE ELEVATION**



KA60 **REAR ELEVATION**



93'-11"



INTERIOR IMAGE ELEMENTS		REQUIRED	OPTIONAL
MODULE #	DESCRIPTION		
A	Front counter float station w/lt A&W counter finishes	X	
B	Booth seating area w/lt A&W w/ all finishes and mural above	X	
C	Trash unit and mug return	X	
D	6'-8" self serve drink station w/lt A&W finishes and Pepsi		X
E	30" minimum self serve drink station w/lt A&W finishes		X
F	Dining counter w/lt ribbed glass detail and A&W stools		X
G	Jukebox w/lt CD Mt		X

NOTE: ACCOMMODATIONS MUST BE MADE WITH ALL KFC/A&W CONVERSIONS TO INCLUDE SEPARATE CHICKEN COOLER, VEGETABLE COOLER, AND FREEZER

0' 1' 5' 10' 20'

KA60

BLDG. SQ. FT.
CLR/FR SQ. FT.
TOTAL
SEATS

2806
361
3167
60

Baltimore County Government
Department of Economic Development



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To Zoning Commissioner
Zoning Commissioner's Office

From Andrea Van Arsdale *AV*
Commercial Revitalization Director

Ref Ex 5

Date July 6, 2001

Re Variance – Tricon Global Restaurants (Case Number. 01-508-A)

The Department of Economic Development supports the requested variance submitted by Tricon Global Restaurants, Inc. Tricon Global Restaurants, owner of the Kentucky Fried Chicken (KFC) restaurant chain, is requesting a zoning variance in connection with the remodeling of the KFC restaurant located at 7112 Liberty Road. Specifically, Tricon is requesting a variance from certain aspects of the County's parking and landscaping requirements.

The subject property is located in the Liberty Road Commercial Revitalization District. This project would further the County's goal of revitalizing older commercial areas. Over a five-year period, the restaurant will contribute approximately \$839,000 in total direct and indirect taxes to the state and local governments. The total economic impact of constructing and operating the restaurant for five years is \$8.5 million. Furthermore, the average Tricon restaurant provides 17 full-time equivalent positions, with an annual payroll in excess of \$323,000. Within each restaurant, three managers are employed whose salary range exceeds \$40,000 annually. By permitting the variance, the community and the County will realize a variety of benefits, including

- strengthening the economic base of the community,
- improving the physical appearance of an important commercial area;
- creating accessible employment opportunities for local residents, and
- generating new income and property tax revenue for the County

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 2055.

cc: Mr. Paul A. Tiburzi
Mr. Peirce Macgill, Western Commercial Revitalization Specialist



BALTIMORE COUNTY CHAMBER OF COMMERCE

Chairman
Terry F. Naimyer, P.E.
KCI Technologies, Inc.

St. Vice Chairman-Administration
Ellen R. Fish
Provident Bank of MD

Immediate Past Chairman
Robert W. Locke, III
The Columbia Bank

President
Terry Slade Young

Board of Directors

Cheryl A. Elmer
AAI Corporation

Laura S. Borgerding
Bank of America

Lynne Brick
Brick Bodies Fitness Services

Robert W. Cannon, Esq.
Saul Ewing LLP

Sheldon K. Caples
University of Maryland
Baltimore County

W. Geoffrey Carpenter, Esq.
McCormick & Company, Inc.

J. Joseph Credi
Nottingham Properties, Inc.

Donna L. Dingman
Verizon

James T. Dreather, Jr.
Skys Hospitality

Michael J. Falter
CareFirst BlueCross BlueShield

Anthony S. Fugett
ASF Systems, Inc.

Wynne E. Hawk, R.N., J.D.
GMMC Healthcare, Inc.

Candace E. Humphrey
AT&T

Stuart D. Kaplow, Esq., P.A.
Attorneys-at-Law

Alan M. Lebeknight
Towson University

Clara C. Miller
Constellation Energy Group

Carl G. Osterman
Bethlehem Steel Corporation

Sandra I. Puddin
Leadership-Baltimore County
Chairman, Executive Board

Dennis F. Rasmussen
Rasmussen-Whitford
Public Affairs Group, L.L.C.

H. Douglas Sarnson
Comcast Cablevision of MD, L.P.

Richard T. Shortess, Jr.
Arthur Andersen LLP

Edward A. St. John
MIE Properties, Inc.

Karen Kidwell Storey
Interactive Training

William W. Strickland, Jr.
T. Rowe Price Associates

William W. Whitty, Jr., SIOR
MacKenzie Commercial
Real Estate Services

June 25, 2001

Zoning Review Office
Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Tricon Global Restaurants, Inc. - Petition for Variance
Baltimore County Zoning Commissioner - Case No. 01-508-A

Dear Sir or Madam:

This is written on behalf of the Baltimore County Chamber of Commerce. I would like to communicate this organization's support for the variance petition filed as Case No. 01-508-A. It is my understanding that the applicant, Tricon Global Restaurants, Inc., requests a variance from certain parking and landscaping requirements in the County Code.

This organization appreciates the efforts of Tricon in enhancing economic development in the Liberty Road area. Each Tricon restaurant provides important employment opportunities for local residents and represents a major investment in the community. I understand that no objections have been filed on behalf of any County agency or member of the public.

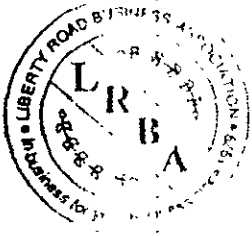
The public hearing on this variance petition is scheduled for July 31, 2001. Please contact me if you have any questions regarding this matter.

Thank you for your consideration.

Sincerely,

Terry Slade Young
President

Post-it® Fax Note	7671	Date 6/28	# of pages 1
To Brian Quinn		From Terry Young	
Co./Dept.		Co.	
Phone #		Phone #	
Fax # 410-580-8001		Fax # 410-821-9901	



LIBERTY ROAD BUSINESS ASSOCIATION

9968 Liberty Road ♦ Randallstown, Maryland 21133
Tel 410.655.7766 ♦ Fax 410.655.8065

July 5, 2001

Mr. Timothy M. Kotroco
Zoning Commissioner
Zoning Review Office, Room 111
111 West Chesapeake Ave.
Towson, MD 21204

Re: Case No. 01-508-A

Dear Mr. Kotroco:

The Board of Directors of the Liberty Road Business Association, at its regular Board Meeting on July 2, 2001, unanimously voted to support all of the variances requested in the above-referenced case. The Board feels that Tricon Global Restaurants, Inc.'s reinvestment of between \$1 million and \$1.2 million in completely demolishing and rebuilding a new sit down KFC/A&W Root Beer Restaurant at 7112 Liberty Road will be a major positive step in revitalizing Liberty Road between the City/County Line and the Beltway.

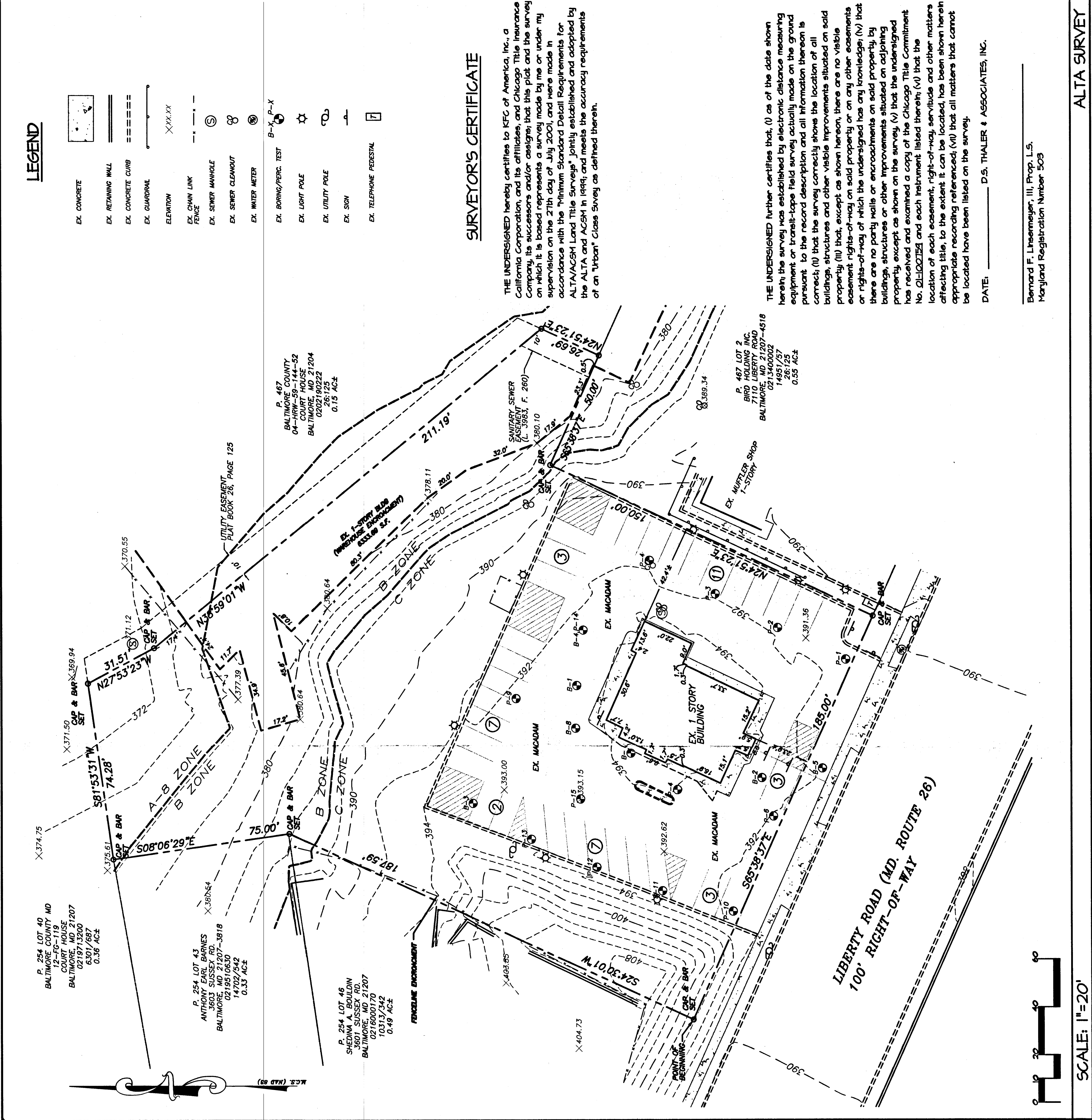
Thank you for your cooperation in this matter, and a positive ruling on your part will go a long way towards building the "new" Liberty Road.

Sincerely,

Mike Chapman
MCH

Mike Chapman
President

Copy: Brian M. Quinn, Esq.



GENERAL INFORMATION

PREPARED FOR: TRICON GLOBAL RESTAURANTS, INC.
HANOVER, MARYLAND 21076

LOCATION OF: PROPOSED KFC /AMV RESTAURANT 2 IN 1
SITE NUMBER: 11-8684

SITE ADDRESS: 7112 LIBERTY ROAD
BALTIMORE, MD.
7112 IMPERIAL ROAD
BALTIMORE, MARYLAND 21244
(410) 444-3647

PREPARED BY: M.M.U.

DRAWN BY: B.F.L.

CHECKED BY: O242TCB

DATE OF SURVEY: JULY 27, 2001

AREA OF PARCEL: 44,847 SF ±

VICINITY MAP

1"=1000'

LEGAL DESCRIPTION

Beginning for the same at a capped iron bar set at the southwest corner of Lot No. 4, as shown on a plat of Villa Nova Shopping Center recorded among the Land Records of Baltimore County in Plat Book M.J.R. No. 26, folio 125, said point being on the northeast side of Liberty Road as proposed to be widened to a width of 100 feet, and running thence and binding on the northeast side of Liberty Road and on the Southwest lines of Lots No. 4, 5 and 6 as non surveyed, with all bearings referenced to the NAD 83 meridian, South 65 degrees 51 minutes 31 seconds east 125.00 feet to a cap and bar set at the dividing line between Lot No. 2 and 3 and on said dividing line north 24 degrees 51 minutes 23 seconds east 150.00 feet to a cap and bar set, thence, south 65 degrees 38 minutes 31 seconds east 50.00 feet to a cap and bar set, thence, north 24 degrees 51 minutes 23 seconds east 26.64 feet to the southwest side of a proposed 10 foot utility easement as shown on said plat and to the northeast line of Lot No. 3 herein referred to, and running thence and binding on the southwest side of said 10 foot utility easement and on the northeast line of said Lot No. 3 and 4, north 36 degrees 54 minutes 01 seconds west 211.4 feet to the northeast line of said Lot No. 4, north 27 degrees 53 minutes 23 seconds west 31.51 feet to a cap and bar set on the northernmost line of said Lot No. 4, and running thence and binding on the north and west lines of said Lot No. 4, south 81 degrees 53 minutes 31 seconds west 74.28 feet to a cap and bar set, thence, south 24 degrees 06 minutes 24 seconds east 75.00 feet to a cap and bar set, thence, south 24 degrees 30 minutes 01 seconds west 151.54 feet to the place of beginning. Containing 1,144 Ac. of land more or less.

- SCHEDULE "B-1" TITLE EXCEPTIONS**
- Commitment No. 01-100754
- Subject to the terms of a Deed of Distribution dated March 31, 1993 by and between David P. Gordon and Jack M. Abrams, Personal Representatives of the Estate of Isadore Abrams and Jane Ruth Abrams, Jack M. Abrams and Stanley H. Abrams and recorded among the Land Records of Baltimore County in Liber 6517, folio 146. (**NOT APPLICABLE**)
 - Subject to a Deed dated April 30, 1982 by and between Albert F. Metzger and Margaret T. Metzger and recorded among the Land Records of Baltimore County in Liber 3483, folio 260. (**AS SHOWN**)
 - Subject to a Deed and Agreement dated April 26, 1951 by and between The Bourse Realty Company and County Commissioner of Baltimore County and recorded among the Land Records of Baltimore County in Liber 1946, folio 454. (**NOT APPLICABLE**)
 - Subject to a Right of Way Agreement dated June 19, 1945 by and between C. Bradstock Jones and Caroline S. Jones and Consolidated Gas Electric Light and Power Company of Baltimore and recorded among the Land Records of Baltimore County in Liber 1947, folio 484. (**NOT APPLICABLE**)
 - Subject to a Right of Way Agreement dated April 4, 1942 by and between C. Bradstock Jones and Caroline S. Jones and Consolidated Gas Electric Light and Power Company of Baltimore and recorded among the Land Records of Baltimore County in Liber 1223, folio 140. (**NOT APPLICABLE**)
 - Subject to a Deed dated August 14, 1947 by and between The Bourse Realty Company and County Commissioners of Baltimore County and recorded among the Land Records of Baltimore County in Liber 1944, folio 340. (**NOT APPLICABLE**)
 - Subject to a Right of Way Agreement dated March 5, 1949 by and between The Bourse Realty Company and Consolidated Gas Electric Light and Power Company of Baltimore and recorded among the Land Records of Baltimore County in Liber 1946, folio 534. (**NOT APPLICABLE**)
 - Subject to a Deed dated August 14, 1952 by and between Z. Townsend Parks, Jr. and Harriet F. Parks and State Roads Commission of Maryland and recorded among the Land Records of Baltimore County in Liber 2178, folio 44. (**NOT APPLICABLE**)
 - Subject to a Deed dated August 5, 1954 by and between Albert F. Metzger and Margaret T. Metzger and Baltimore County, Maryland and recorded among the Land Records of Baltimore County in Liber 3578, folio 540. (**NOT APPLICABLE**)
 - Subject to a Right of Way Agreement dated December 28, 1954 by and between Albert F. Metzger and Margaret T. Metzger and Baltimore Gas and Electric Company (**NOT APPLICABLE - BLANKET EASEMENT**)
 - Subject to a Right of Way Agreement dated May 14, 1962 by and between Isadore Abrams and Baltimore Gas and Electric Company and recorded among the Land Records of Baltimore County in Liber 4002, folio 206. (**NOT APPLICABLE - BLANKET EASEMENT**)
 - Subject to the plat entitled Villa Nova Shopping Center which Plat is recorded among the Land Records of Baltimore County in Liber PG 3, folio 125. (**AS SHOWN**)
 - Subject to the Plat entitled Villa Nova which Plat is recorded among the Land Records of Baltimore County in Liber PG 3, folio 16. (**NO SETBACKS OR EASEMENTS SHOWN ON PLAT**)

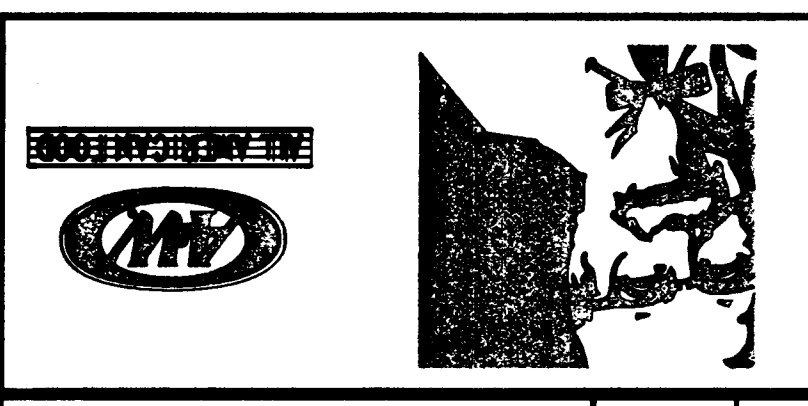
FLOOD NOTE

THIS PROPERTY IS IN ZONE 1A2, ZONE 1B1, AND ZONE 1C1 OF THE FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD MAP, BALTIMORE COUNTY, MARYLAND. FLOOD ZONE AREAS ARE SHOWN HEREON PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE AREAS ARE SHOWN HEREON.

TAX ACCOUNT TABULATION

PARCEL ID. ACCOUNT NO. ADDRESS

SU1



D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS

P.O. BOX 47426
BALTIMORE, MARYLAND 21244
(410) 444-3647

ALTA/ACSM LAND TITLE SURVEY

ENTER ADDRESS & SITE NO.
LIBERTY ROAD
BALTIMORE, MARYLAND

SITE NO. 11-8684

REVISIONS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Exhibit #2
Case No. 01-508-A
Tricon Global Restaurants, Inc.
7112 Liberty Road
Baltimore, Maryland 21244

Jan. 16, 2001

BLANKING TYPE
VMO

PROTOTYPE ISSUE DATE
01-A1

TRICON SITE NUMBER
11-8684

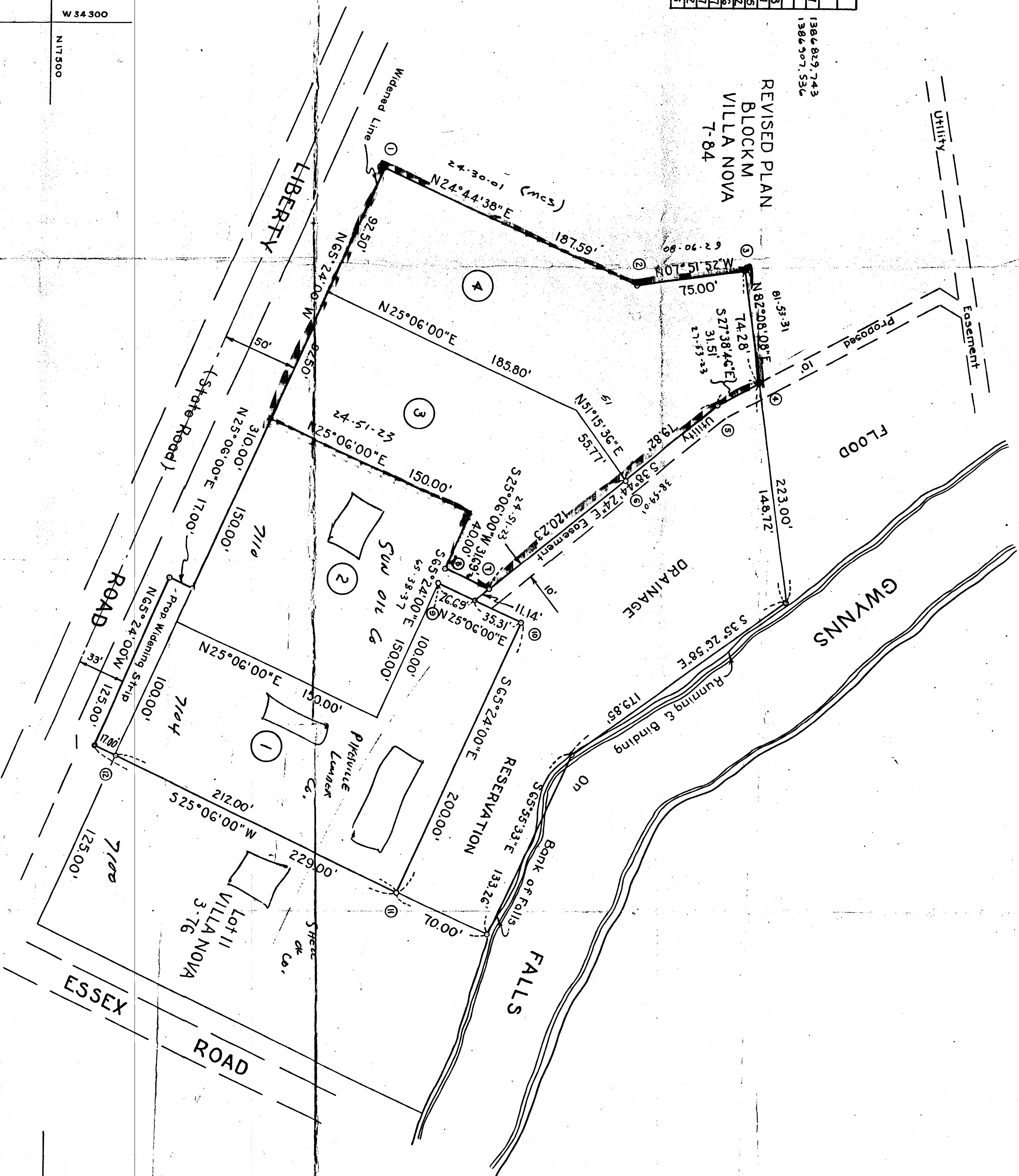
SHEET NUMBER
SU1

FILE REF: G:\PROJECTS\TRICON\PROJECTS\TRICON-LIBERTY RD\SURVEY\DWG\FINAL\ALTA\TADWGS

COORDINATE TABLE		
N ^o	NORTH	EAST
1	17,727.34	34,198.67
2	17,897.71	34,120.15
3	17,972.00	34,130.41
4	17,982.16	34,096.83
5	17,934.25	34,042.21
6	17,891.99	33,992.25
7	17,798.22	33,917.02
8	17,769.52	33,930.46
9	17,765.36	33,921.37
10	17,821.51	33,896.07
11	17,738.25	33,713.22
12	17,546.27	33,803.15

41740.138
41130.058
1386.829,743
1386.907,534

REVISED PLAN
BLOCK M
VILLA NOVA
7-84



W34300
N18200

W33500
N18200

Approved: _____
County Roads Engineer
Approved: Baltimore County Planning Board
Date: _____
Director

Date: 12/21/59
Deputy State & County Health Office

* The streets and/or roads as shown hereon and the mention there of in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

VILLA NOVA SHOPPING CENTER
A DEVELOPMENT OF
ALBERT F. METZGER
BALTIMORE COUNTY, MD.
2ND ELECTION DISTRICT
SCALE: 1" = 50'
NOVEMBER 16, 1959



WLR 26 FOLIO 125

RECORDED FOR RECORD
DEC 24 1959 at
same day recorded in Liber
W.J.R. No. 10130
One of the Records of
Baltimore County and ex-
posed, per

• DENOTES

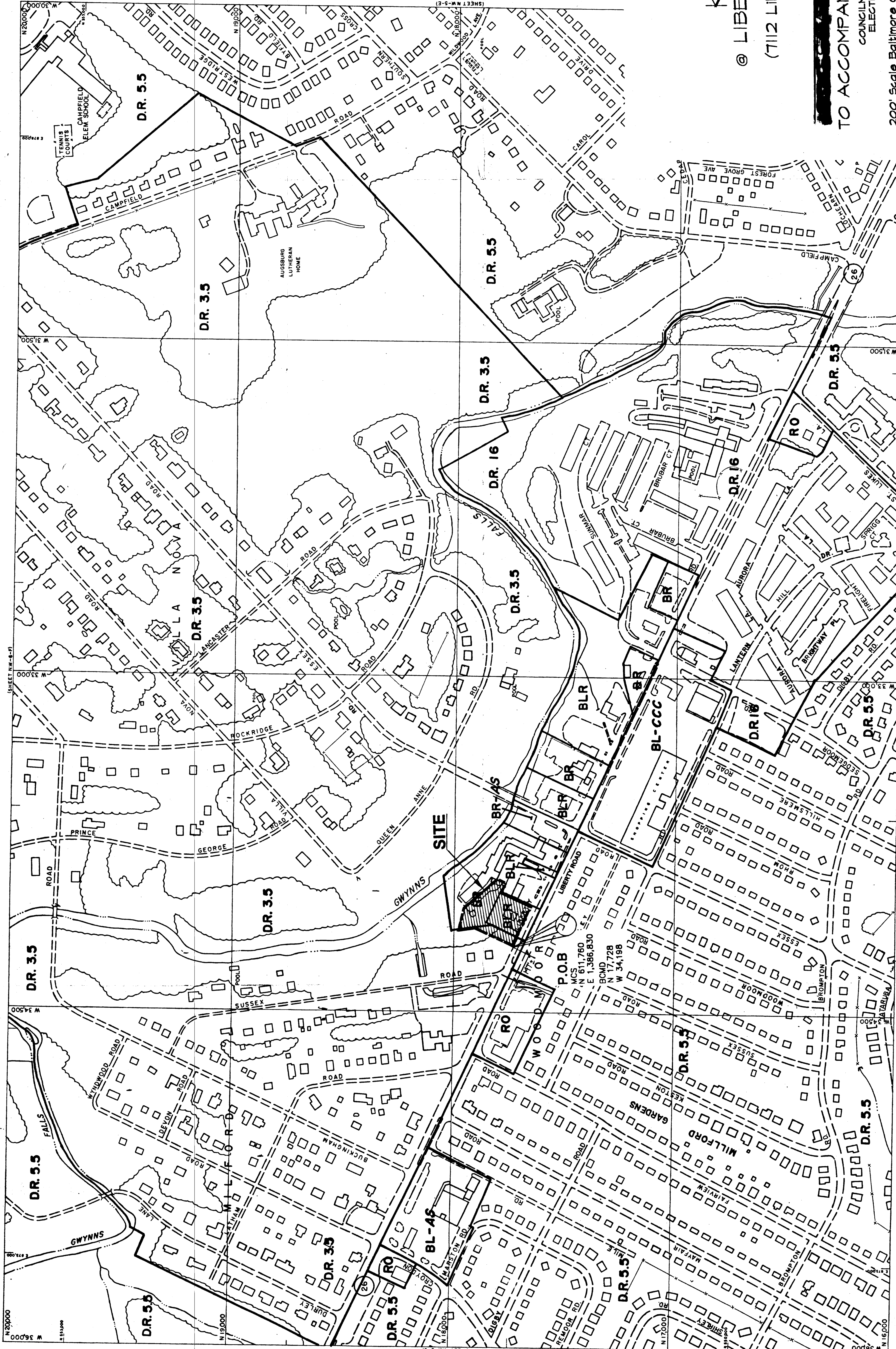
Ticon Global Restaurants, Inc.
7112 Liberty Road
Case No. 01-506-A
Exhibit #3

The requirements of section 72A, 72B, and of Article 17 of the Annotated Code of Maryland, 1939 Edition (Title: Clerks of Court, Sub-title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

ALBERT F. METZGER
OWNER

SUTCLIFFE & ASSOCIATE
SURVEYORS - ENGINEERS

10/3/59
MAY 1958



KFC
@ LIBERTY ROAD
(7112 Liberty Road)

TO ACCOMPANY ZONING PETITION
COUNCILMANIC DISTRICT: 2
ELECTION DISTRICT: 2

200' Scale Baltimore County 2000 Zoning Map, NW-5F

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
1100 ARNOLD ROAD
FARMERSVILLE, MD 21034-1408
(410) 444-1408

SCALE	LOCATION	SHEET
1" = 200' ±	MILFORD	N. W. 5-F
DATE OF PHOTOGRAPHY		
JANUARY 1986		

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 23, 2000
BILL No. 87-01, 88-01, 89-01, 90-01, 91-01, 92-01, 93-01, 94-01, 95-01, 96-01, 97-01, 98-01, 99-01, 00-01

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210