IN RE: PETITION FOR VARIANCE

SW/Corner Liberty Road and

Half Mile Lane

(7395 – 7405 Liberty Road)

2<sup>nd</sup> Election District 2<sup>nd</sup> Council District

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 03-076-A

Harry & Jeannette Weinberg Foundation, Inc.

\*\*

\* \* \* \* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Harry and Jeannette Weinberg Foundation, Inc., through Bernard Siegel, President, and their attorney, Stanley Fine, Esquire. The Petitioners seek relief from Section 409.4.A and 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width of 10 feet in lieu of the required 20 feet (for two-way traffic) and to permit 129 parking spaces in lieu of the required 140. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were David Stein, a representative of the Harry and Jeannette Weinberg Foundation, Inc., Paul Lee, the Professional Engineer who prepared the site plan for this property, and Stanley S. Fine, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an inverted, "L" shaped parcel located on the southwest corner of the intersection of Liberty Road and Half Mile Lane near the Baltimore Beltway (I-695). The property contains a gross area of 2.14 acres, more or less, zoned B.L.-AS and is improved with a 22,430 sq.ft. strip shopping center, which contains a mix of small retail businesses, such as a cleaners, a gallery, Dominos pizza, etc. Previously, the

ORDER RECEIVED FOR FILING Date 2000 FILING By - 1000 FILING

 anchor tenant was a CVS Pharmacy; however, that business vacated the property and much of that portion of the building is vacant.

Testimony and evidence presented revealed that the building itself is irregularly shaped and a portion of the structure is actually set further back from Liberty Road. It was indicated that due to the unusual configuration of the building, the businesses within the Center have experienced a number of robberies and security is therefore a concern. Apparently, the recessed nature of a portion of the building decreases its visibility from Liberty Road.

In an effort to rehabilitate the Center and address the security problem, the Petitioners propose to raze a small section of the structure (2,080 sq.ft.) and construct a new addition totaling 7,550 sq.ft. in area, as more particularly shown on Petitioner's Exhibit 1B. When completed, the entire strip center will have uniform frontage and be an equal distance from Liberty Road. It was indicated that the proposed improvements would enhance security and make for a more attractive appearance.

As noted above, variance relief is requested to allow 129 parking spaces in lieu of the required 140. Pursuant to Section 409.6.A.2 of the B.C.Z.R., parking requirements are governed based on the overall square footage of the business use. In this case, the increase generates this variance. Testimony offered by Mr. Stein indicated that more than sufficient parking exists and that there has never been a parking problem at the center. Apparently the mix of retail businesses draw customers at different times of the day.

The second variance relates to an existing 10-foot wide driveway on the southeastern portion of the site. Photographs of the driveway were submitted at the hearing. Although it is seldom used, this driveway has existed for a number of years. It appears on the 1971 zoning maps and has apparently existed without problem since that time. Variance relief is requested to legitimize the driveway as it presently exists.

Based upon the testimony and evidence offered, I am persuaded to grant the relief. In my judgment, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for

variance relief to be granted. The proposed improvements represent an upgrade to the site and promote the County's goals for revitalization in older communities.

Pursuant to the advertisement, posting of the property, public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 2002 that the Petition for Variance seeking relief from Section 409.4.A and 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width of 10 feet in lieu of the required 20 feet (for two-way traffic) and to permit 129 parking spaces in lieu of the required 140, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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.

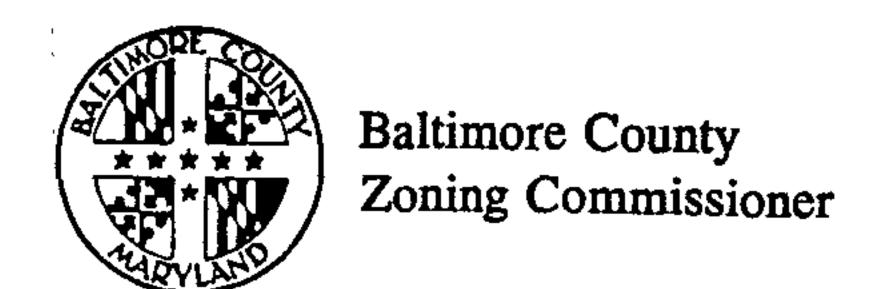
LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING Date

By



October 1, 2002

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

Fax: 410-887-3468

Stanley Fine, Esquire Rosenberg, Prout, Funk & Greenberg 25 S. Charles Street Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
SW/Corner Liberty Road and Half Mile Lane
(7395 – 7405 Liberty Road)
2<sup>nd</sup> Election District – 2<sup>nd</sup> Council District
Harry & Jeannette Weinberg Foundation, Inc. - Petitioners
Case No. 03-076-A

Dear Mr. Fine:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMID

Zoning Commissioner for Baltimore County

LES:bjs

Mr. Bernard Siegel, President, Harry & Jeannette Weinberg Foundation, Inc.
 7 Park Center Court, Owings Mills, Md. 21117
 Mr. Paul Lee, Century Engineering, 32 West Road, Towson, Md. 21204
 People's Counsel; Case File



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 7395-7405 LIBERTY ROAD

which is presently zoned BL-AS

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) 409.4.A and 409.6.A.2 of the BCZR to permit a driveway width of 10' in lieu of the required 20' (for two way traffic) and to permit 129 parking spaces in lieu of the required 140.

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

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

If 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.

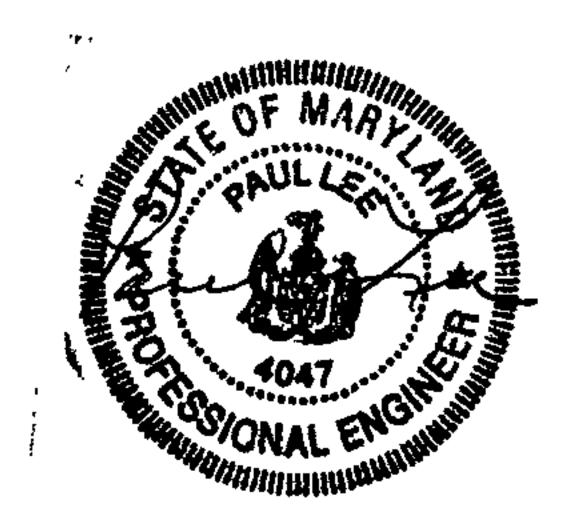
			I/We do solemnly declare and perjury, that I/we are the legal is the subject of this Petition.	affirm, under the owner(s) of the	e penalties of property which
Contract Purchaser/Lessee:			<u>Legal Owner(s):</u>		
<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>	Harry & Jeanette Wei	nberg Found	lation, Inc.
Name - Type or Print			Name - Type or Print  Beneral Siegel Pres	2	
Signature		_ <del></del> _	Signature		
Address	<u>.</u>	Telephone No.	Name - Type or Print	<u> </u>	<del></del>
City	State	Zip Code	Signature		······································
Attorney For Petitioner:			7 Park Center Ct.	#HO	-454-4900 Telephone No.
Ctonlow Fine			Address Owings Mills	MD	21117
Stanley Fine Name, Type or Print,	<del></del>		City	State	Zip Code
Signature Signature	<del></del>		Representative to be Co		·
Signature / Rosenberg, Proutt, Funk & Greenberg			Stanley Fine		້າ 
5 Company	······································	<del></del>	Name		
	., Suite 2115	410-727-6600	25 S. Charles Street	., Suite 21	
Addless		Telephone No.	Address		Тејерполе No
Baltimore	MD	21201	Baltimore	MD State	21201 Zip Code
Baltimore	State	Zip Code	City		2.p 0000
			OFFICE USE ONLY		
200000000000000000000000000000000000000	() 7/a - X		ESTIMATED LENGTH OF	HEARING_	
10. 03-076-A			UNAVAILABLE FOR HEA Reviewed By JRP	RING	8/9/02
C 28 9 19 19 19 8			·		
<u>g</u> <u>e</u>					

# LIBERTY CREST SHOPPING CENTER 7395 - 7405 LIBERTY ROAD ELECT. DIST. 2C2 BALTIMORE COUNTY, MD

BEGINNING FOR THE SAME at a point on the Southwest side of Liberty Road as proposed to be widened, said point also located South 65° 37' 09" East - 180± from the center of Croyden Road, thence running with and binding on the Southwest side of Liberty Road South 65° 37' 09" East 302.37' to the West side of Half Mile Lane (30' wide), thence leaving said Liberty Road and binding on the West side of Half Mile Lane South 27° 00' 18" West 247.58', thence leaving said Half Mile Lane North 65° 37' 10" West 259.01' to the Northeast side of Marston Road thence binding on the Northeast side of Marston Road and continuing the same course of North 65° 37' 10" West 179.94' to the Southeast side of the aforementioned Croyden Road, thence binding on said Croyden Road the two following courses and distances, viz: first, with a line curving to the right with a radius of 25' for an arc distance of 45.05'; second with a line curving to the right with a radius of 835.96' for an arc distance of 67.95', thence leaving said Croyden Road and running for the two following courses and distances viz: first South 65° 37' 10" East 159.40', second North 24° 22' 50" East 150.00' to the Southwest side of Liberty Road and to the point of beginning.

Containing 98,218 S.F.(2.14 Ac.) of land more or less.

Wfile\Login2\Land-Dev\LD02\desc\LibertyCrestShoppingCntr-pl-7-24-02



#076

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.16452

DATE \$-9-02 ACCOUNT OCT-CCG-CISC

AMOUNT \$ 250.00

RECEIVED Research - 7 Front Kink \$ 3 - - 5 - 7

7375-74:5 Life 1/ Rd. ITTEM # 070

FOR: OT MARIANCE TATCH BY JR

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PINK - AGENCY

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#### **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: #03-076-A 7395 – 7405 Liberty Road SW/S of Liberty Road, 180' SE +/- from centerline of Croyden 2nd Election District 2nd Councilmanic District Legal Owner(s). Harry & Jeanette Weinberg Foundation Inc. Variance: to permit a driveway width of 10 feet in lieu of the required 20 feet (for two way traffic) and to permit 129 parking spaces in lieu of the required 140. Hearing: Tuesday, September 17, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bos-

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) 887-4386.

(2) For information con-cerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391 JT/9/602 Sept 3 C560604

# CERTIFICATE OF PUBLICATION

# CERTIFICATE OF POSTING

	RE: Case No.: 03-076-1
-	Petitioner/Developer:  HARRY & JEANETTE WEINGERGER GOOBERNARID SIEGET
	Date of Hearing/Closing: 9/17/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204  MR. GEORGE SAHWER Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	•
The sign(s) were posted on	- LIBERTY ROAD  9/2/02
	(Month, Day, Year)
TONING WITE BULL THE TOTAL AND	Sincerely,  Signature of Sign Poster and Date)  RICHARD E. HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)  FALLS TON, MO Z1047  (City, State, Zip Code)  (410) 879-3177  (Telephone Number)
95-7405 LIBERTY ROAD	
08TED 9/402 Elel 3/2/02	

- RE: PETITION FOR VARIANCE
  7395-7405 Liberty Road SW side of
  Liberty Road 180' SE +/- ctrl of Croyden
  2nd Election District 2nd Councilmanic
  District
  Legal Owner: Harry & Jeanette Weinberg
  - Legal Owner: Harry & Jeanette Weinberg
    Foundation, Inc. Bernard Siegel, Pres.
    Petitioner(s)
- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 03-076-A

### ENTRY OF APPEARANCE

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

People's Counsel for Baltimore County

CARÓLE 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 28<sup>th</sup> day of August, 2002 a copy of the foregoing Entry of Appearance was mailed to Stanley Fine, Esq., ROSENBERG, PROUTT, FUNK & GREENBERG, 25 S. Charles St., Suite 2115, Baltimore, MD 21201 Attorney for Petitioner(s).

PETER MAX ZIMMERMA

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 3, 2002 Issue – Jeffersonian

Please forward billing to:

Stanley Fine Rosenberg Proutt Funk & Greenberg 25 S Charles Street, Suite 2115 Baltimore MD 21201

410 727-6600

### 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: 03-076-A
7395 – 7405 Liberty Road
SW/S of Liberty Road, 180' SE +/- from centerline of Croyden
2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District
Legal Owner: Harry & Jeanette Weinberg Foundation Inc

Variance to permit a driveway width of 10 feet in lieu of the required 20 feet (for two way traffic) and to permit 129 parking spaces in lieu of the required 140.

HEARING: Tuesday, September 17, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

August 20, 2002

## 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: 03-076-A
7395 – 7405 Liberty Road
SW/S of Liberty Road, 180' SE +/- from centerline of Croyden
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HEARING: Tuesday, September 17, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon 602

Director

C: Stanley Fine, Rosenberg Proutt Funk & Greenberg, 25 S Charles Street, Suite 2115, Baltimore 21201
Harry & Jeanette Weinberg Foundation Inc, Bernard Siegel, 7 Park Center Court, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 2, 2002.

(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.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 076
Petitioner: HARLY & JEANETTE WEINBERG FOUNDATION, INC
Address or Location: 7395-7405 LIBERTY RD
PLEASE FORWARD ADVERTISING BILL TO:
Name: STANLEY FINE (ROSENBERG, PROOT, FUNK & GLEENBERG)
Address: WS. CHARLES ST. SUITE 2115
BALTO, MO, 2/201
Telephone Number: 410-727-6600



# Baltimore County Department of Permits and Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 13, 2002

Stanley Fine Rosenberg Proutt Funk & Greenberg 25 S Charles Street, Suite 2115 Baltimore MD 21201

Dear Mr. Fine:

RE: Case Number: 03-076-A, 7395 – 7405 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 2002.

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

W. Carl Richards, Jr. GDZ Supervisor, Zoning Review

WCR: gdz

Enclosures

Harry & Jeanette Weinberg Foundation Inc, Bernard Siegel, 7 Park Center Court,
 Owings Mills 21117
 People's Counsel



# Baltimore County Baltimore County, Maryland PERRITMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANNAMENTAL Suite 416 and Resource Management Towson, Maryland 21204

TO:

Arnold Jablon

FROM:

R. Bruce Seeley (235) TOT

DATE:

September 11, 2002

**Zoning Petitions** 

Zoning Advisory Committee Meeting of August 19, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

69,71,73,74,76,77

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** October 8, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM: ^

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For August 26, 2002

Item Nos. 068, 069, 070, 071, 072, 073, 074, 076, 077, and 080

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** August 21, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 03-076

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Section Chief:

AFK/LL:MAC



## Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 9.6.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 076 JRF

Dear Mr. Zahner:

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 2.4. 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,

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

### PLEASE PRINT CLEARLY

## PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
STANLEY S. FINE	25 S. Cherles St. Sente 2115, Belt MD 2120)
PAUL LEE	32WEST RD (21204)
David Stein	7 Park Center Ct. Owings Mills MQ 21117
3	
· · · · · · · · · · · · · · · · · · ·	





Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Ahrams
Deputy Secretary

August 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/26/02 re: Case numbers 03-068-SPHXA, 03-069-A, 03-070-SPHX, 03-071-A, 03-072-SPH, 03-073-SPH, 03-074-A, 03-075-A, 03-076-A) 03-077-A, 03-078-A, 03-079-A, 03-080-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/22/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

TO:

, PDM, MAIL STOP-1105

August21, 2002

FROM: LIEUTENANT JIMMIE MEZICK

BALTIMORE COUNTY FIRE MARSHAL OFFICE

MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: Harry and Jeanette Weinberg

PROJECT NUMBER: 03-76-A

LOCATION: 7395 - 7405 Liberty Road

DISTRICT: 2<sup>nd</sup>

COMMENTS:

7. The Fire Marshal's Office has no comments at this time.

## Liberty Crest/Shirley Hills Neighborhood Association

3414 Mayfair Road Baltimore, Maryland 21207

November 12, 2001

Mr. David Stein
Director of Planning
Harry & Jeanette Weinberg Foundation
7 Park Center Court
Owings Mills, Maryland 21117

Dear Mr. Stein:

Thank you for your recent visit to our meeting to inform us of plans for the Liberty Crest Shopping Center. Several concerns of our neighbors were satisfied by the information you provided us. We were particularly pleased that expansion will not result in significant reduction of parking spaces, that security will be enhanced, and every attempt will be made to adhere to community input when securing tenants. We therefore enthusiastically endorse your plans for expansion.

Sincerely,

Garland A. Brown, President

Bertha Boyd, Secretary

Petetern's Exhibit 3



# LIBERTY ROAD BUSINESS ASSOCIATION

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

December 11, 2001

David Stein
Director of Planning
The Harry and Jeanette Weinberg Foundation, Inc.
7 Park Center Court
Owings Mills, MD 21117

Dear Mr. Stein:

The Board of Directors of the Liberty Road Business Association, at its regular Board Meeting on December 3, 2001, voted unanimously to support the Foundation's desire to reconfigure the physical structure of the Liberty Crest Shopping Center, located in the 7400 block of Liberty Road.

The Board was excited to learn, and is very supportive of, the Foundation's relocating the currently existing setback retail area flush with the majority of the Center. In addition, the Board voted to support your request for a parking variance due to your relocation of that new flush portion, whose construction would delete some of your existing parking.

The Liberty Road Business Association wishes you the best success in this endeavor, and if we can be of any further assistance to you, please do not hesitate to contact us.

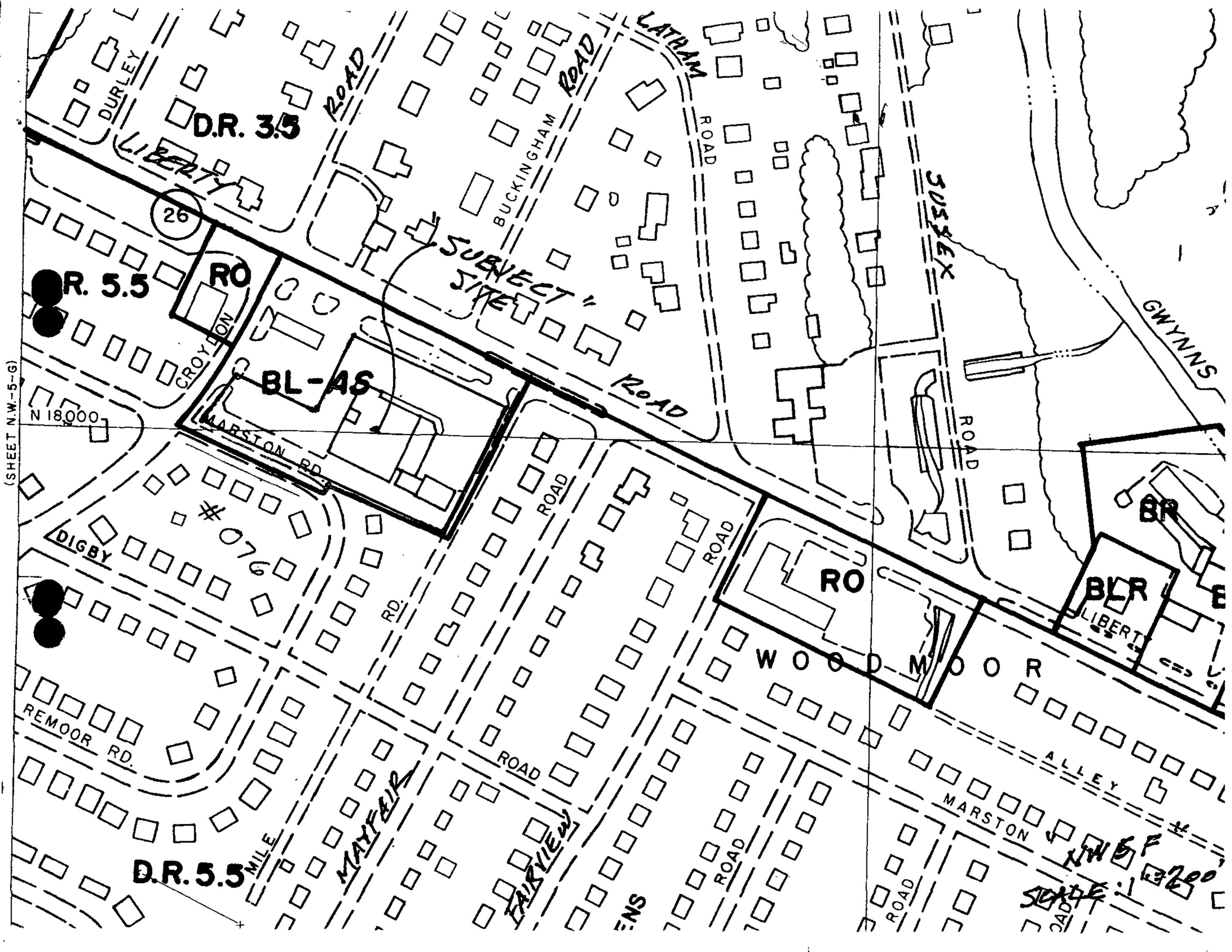
Sincerely,

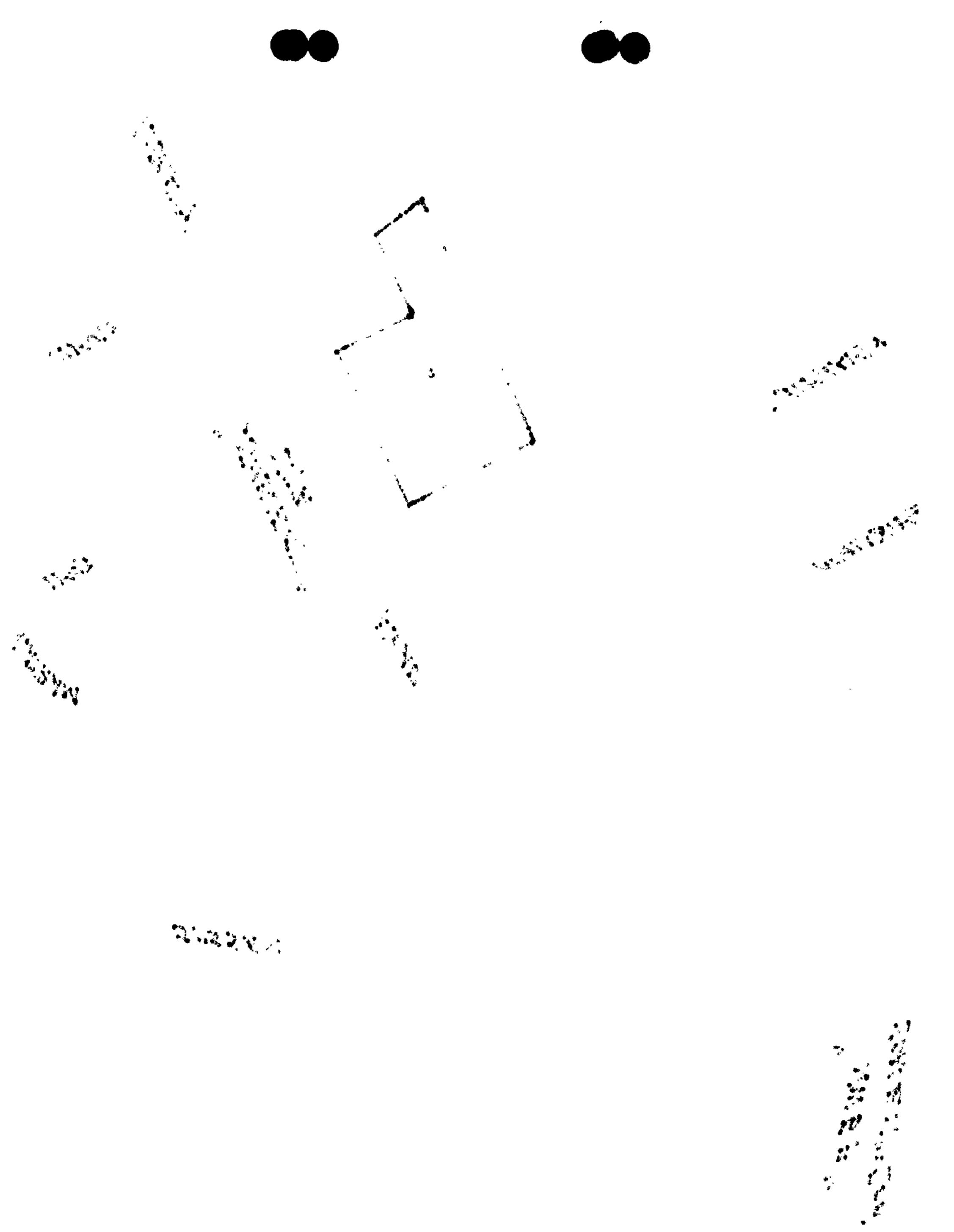
Mike Rapman

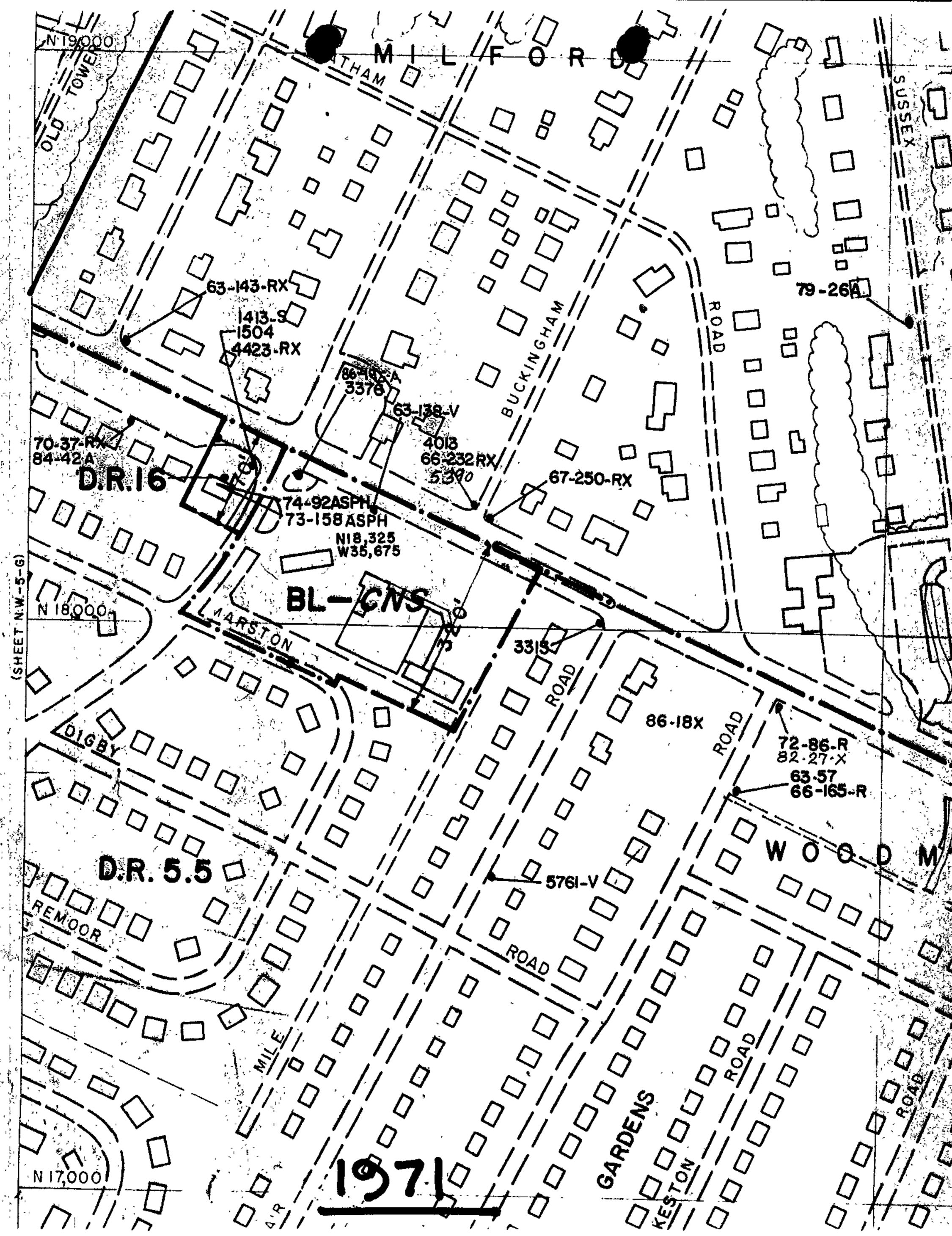
Mike Chapman

President

Petitioner's Exhibit 4







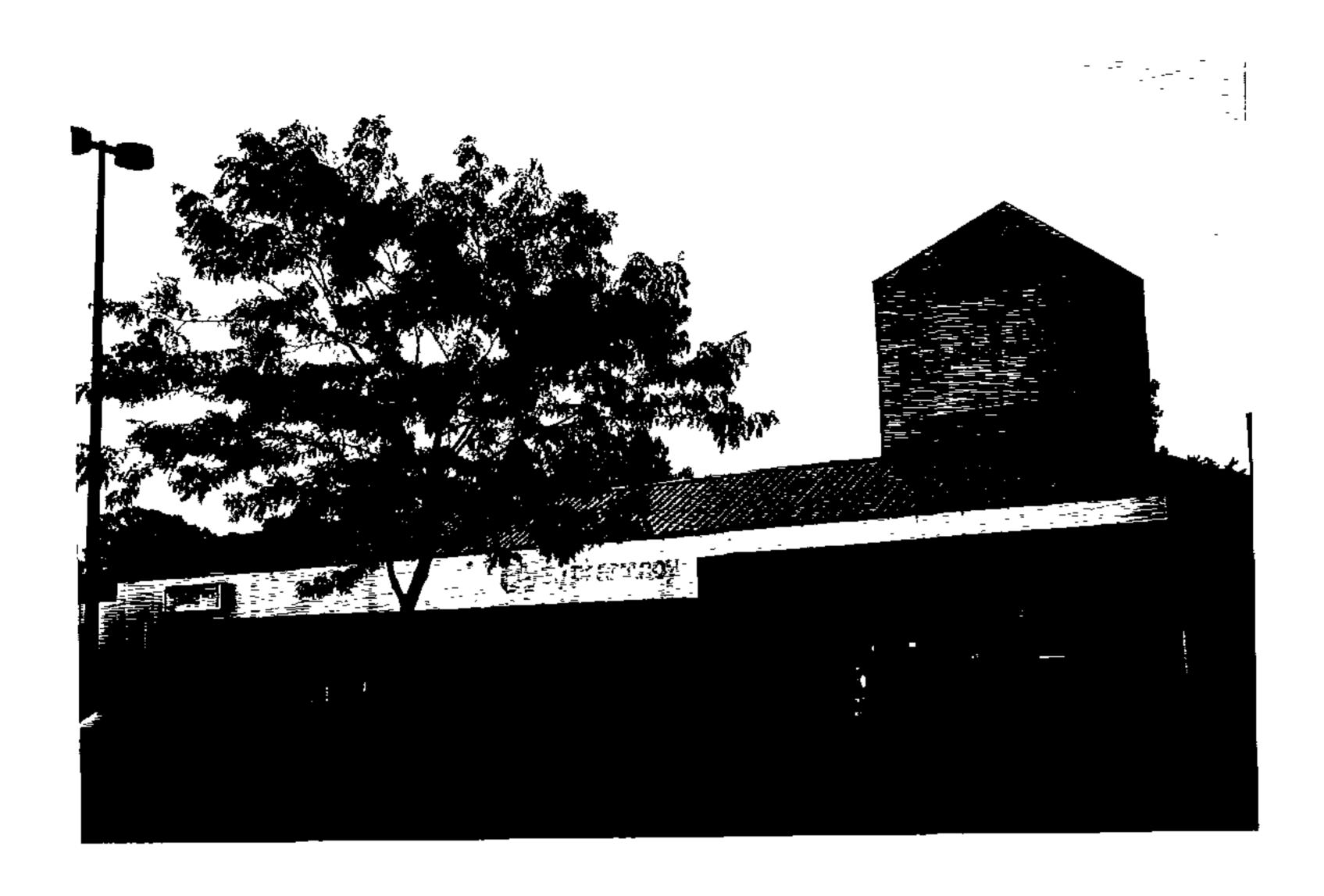
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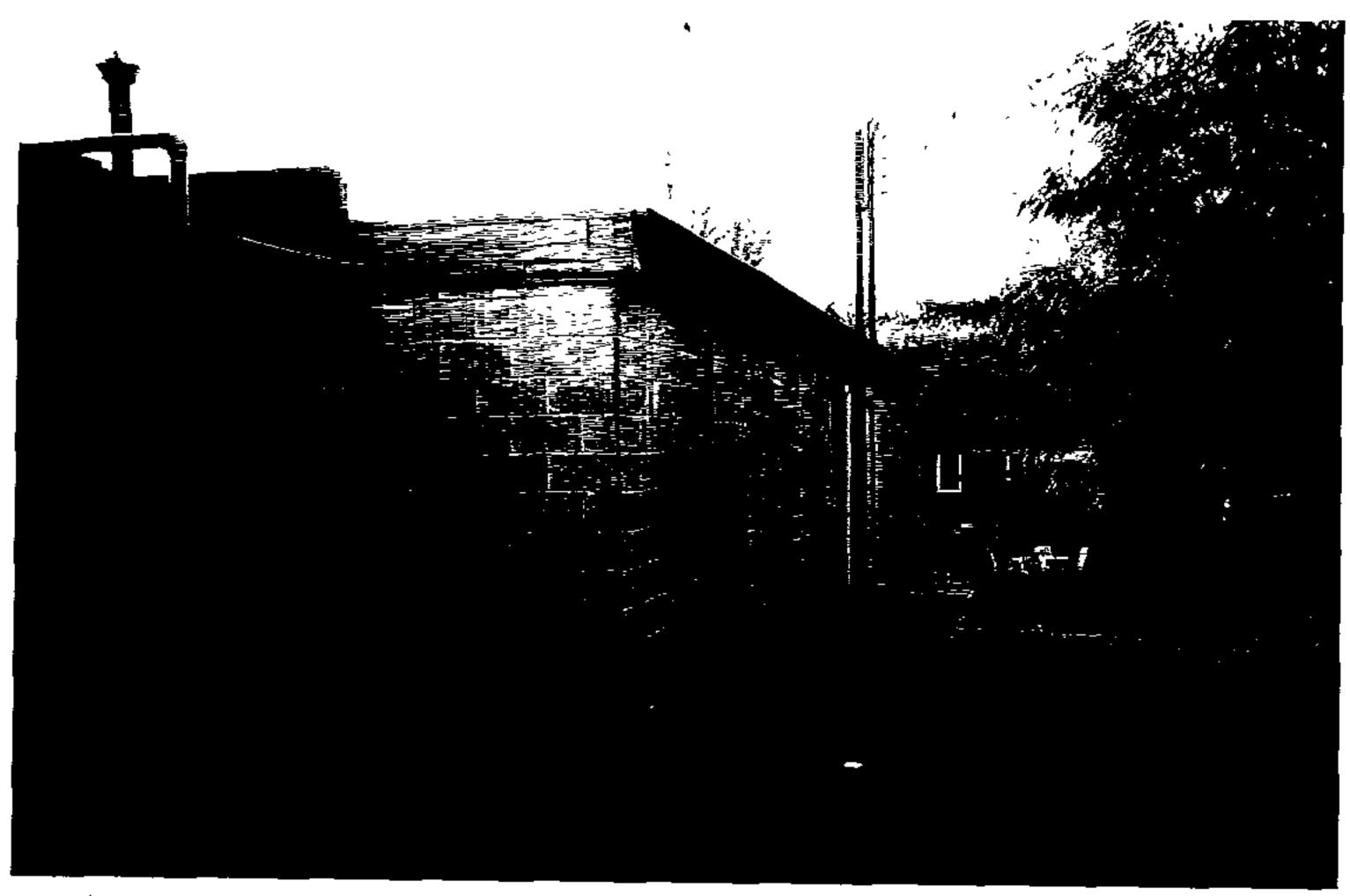


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












- AREA OF PROPERTY = 2.14 AC± (93,218 S.F.)
- EXISTING ZONING OF PROPERTY = BL-AS
- EXISTING USE OF PROPERTY = SHOPPING CENTER (22,430 S.F.±)
- PROPOSED ZONING OF PROPERTY = BL-AS
- PROPOSED USE OF PROPERTY = SHOPPING CENTER
- REQUIRED OFF STREET PARKING:
- A. PORTION EXIST. SHOPPING CENTER (100% RETAIL) =
  - 20,347 S.F.@ 5/1000 = 101.7
- C. TOTAL NUMBER OF PARKING SPACES REQ'D
- D. NUMBER OF PARKING SPACES SHOWN
- PETITIONER REQUESTING A VARIANCE TO SECTIONS 409.4.A AND 409.6.A.2 OF THE BCZR TO PERMIT A DRIVEWAY WIDTH OF 10' IN LIEU OF THE REQUIRED
- 20' FOR TWO WAY TRAFFIC AND TO PERMIT 129 PARKING SPACES IN LIEU OF
- THE REQUIRED 140. ALL PARKING IS EXISTING EXCEPT AS SHOWN. SHOPPING CENTER WAS CONSTRUCTED IN 1976.
- PUBLIC UTILITIES EXISTING TO THE PROPERTY.
- 10. PERMITTED F.A.R. 93,218 = 3, PROPOSED F.A.R. = 27,847/93,218 = 0.3 < 3
- 11. PROPERTY LOCATION ON BALTIMORE COUNTY ZONING MAP NWSF

ZONING HISTORY - CASE # 3376 RECLASSIFICATION FROM "A" RESIDENTIAL RESTRICTED TO "E" COMMERCIAL ZONE 2-14-55.

139.45 = 140

# - PROPOSED \_\_

PLAT TO ACCOMPANY PETITION

VARIANCE5

LIBERTY CREST SHOPPING CENTER

7395-7405 LIBERTY ROAD

ELECT. DIST. 2CZ 5CALE: 1"= 30"

BALTIMORE CO., MO.


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32 WEST ROAD TOWSON, MARYLAND 21204


(410) 823-8070





32 WEST ROAD TOWSON, MARYLAND 21204

22-158.00



22-158.00