IN RE: PETITION FOR VARIANCE E/S Liberty Road, 230' +/- N of Essex Road 2nd Election District 2nd Councilmanic District (7110 Liberty Road) Bird Holdings, LLC *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-099-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 owner of the subject property, Bird Holdings, LLC. The variance request involves property located at 7110 Liberty Road. The Petitioners are requesting variance relief to construct an addition to an existing commercial building with a side yard setback of 15 ft. in lieu of the required 30 ft.

Appearing at the hearing on behalf of the variance request were Iwona Zarska, the professional engineer who prepared the site plan of the property, Peter Bird, owner of the property, and Larry Haislip, attorney at law, representing the Petitioners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.624 acres, more or less, zoned BR. The property is the site of a Meineke franchise. Mr. Bird is the owner and operator of the Meineke at this location. He is desirous of constructing an addition on the front of his existing commercial building in order to expand his business and provide a more comfortable waiting area for his customers. The addition itself will maintain the exact same side yard setback as does the existing building and, therefore, he

ORDER RECEIVED FOR FILING
DATE 10/4/02
BY R. Jamison

proposes no further encroachment into the side yard than that which exists on the property today. In order to proceed with the construction of this addition, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to 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 request should be granted.

THEREFORE, IT IS ORDERED, this 4th day of October, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance, to construct an addition to an existing commercial building with a side yard setback of 15 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1) The Petitioners may apply for their 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.

2) The Petitioners shall submit elevation drawings to the Office of Planning for their review and approval prior to the construction of this addition.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CERTIFICATE OF PUBLICATION FOR FILING
DATE 10/10/02
BY J. Jameson

Baltimore County
Zoning Commissioner

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

October 4, 2002

Lawrence F. Haislip, Esquire
Miles & Stockbridge, P.C
600 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 03-099-A
Property: 7110 Liberty Road

Dear Mr. Haislip:

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

c: Peter Bird
P. O. Box 74
Phoenix, MD 21131

Iwona Zarska
222 Schilling Circle Suite 105
Hunt Valley, MD 21030

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7110 Liberty Road

which is presently zoned BR

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) 238.2 To allow a side yard setback of 15 ft in lieu of the minimum required 30 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to permit a 15 foot side yard setback in lieu of the required 30 foot setback prescribed by such Section, in order to permit the building lines of a proposed building expansion to conform to the building line of a building now existing on the site, the location of which pre-dates the establishment of the current setback regulations.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

BIRD HOLDINGS, LLC
Name - Type or Print

Peter Bird
Signature

Peter Bird
Name - Type or Print

Signature

7110 Liberty Road — 410 667 8748
Address — Telephone No.

Baltimore, Maryland
City — State — Zip Code

Attorney For Petitioner:

Lawrence E. Haislip, Esq.
Name - Type or Print

Signature

Miles & Stockbridge P.C.
Company

600 Washington Avenue — 410 823 8234
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Mr. Peter Bird
Name

P. O. Box 74 — 410 667 8748
Address — Telephone No

Phoenix, Maryland 21131
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1½ hrs

UNAVAILABLE FOR HEARING

Case No. 03-099-A

Reviewed By _____ **Date** 8-27-02

REV 9/15/98

BLDG

BALTIMORE LAND DESIGN GROUP, INC.
CONSULTING ENGINEERS

DESCRIPTION TO ACCOMPANY ZONING PETITION
7110 LIBERTY ROAD
2nd ELECTION DISTRICT, C-2

July 15, 2002

Beginning for the same at a point on the east side of Liberty Road (MD RT 26), having coordinates: E 1-33,898.17 and N 17,578.86, running thence:

1. North 65° 24' 10" West 25.00 feet along the east side of Liberty Road (MD RT 26) thence,
2. North 25° 05' 50" East 10.00 feet to the east side of Liberty Road (MD RT 26) thence,
3. North 65° 24' 10" West 125.00 feet along the east side of Liberty Road (MD RT 26) thence,
4. North 25° 05' 50" East 150.00 feet thence,
5. South 65° 24' 10" East 150.00 feet thence,
6. South 25° 05' 50" West 160.00 feet to the place of beginning.

Containing 0.526 acres +/-

This description is intended for zoning purposes only and shall not be used for conveyance of land.

BOARD FOR PROFESSIONAL ENGINEERS
21245
MONA ROSTEK-ZARSKA
STATE OF MARYLAND

Mona Rostek-Zarska

099

222 Schilling Circle • Suite 105 • Hunt Valley, Maryland 21030
Phone: 410-229-9851 Fax: 410-229-9865 E-mail: bldginc@winstarmail.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14521
03-099-A

DATE 5-27-02 ACCOUNT R-001-006-6150

AMOUNT $ 250.00

RECEIVED FROM: Alice Stockbridge

FOR: Community Variance Hearing for 7110 Liberty Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME
05/28/2002 05/28/2002 10:24:42
RECEIPT 14521 FOR: 006 WALK 1986 LAB DRAWER 4
CLERK 4 SESSION 5 05/28/02 FEE
REF: 5 128 ZONING VERIFICATION
REF: 04521
Recpt Tot $250.00
CK 250.00 CH .00 CA .00
Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 143[illegible]
03-099-A

DATE 8-27-02 ACCOUNT R-001-006-6150

AMOUNT $ 250 00

RECEIVED FROM: Mike Stackhouse

FOR: Command Post Monitoring
for 7110 Liberty Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
Baltimore County, Maryland

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: #03-099-A
7110 Liberty Road
E/S Liberty Road, 230' +/- N of Essex Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Peter Bird, Manager
Variance: to allow a side *yard setback of 15 feet in* lieu of the minimum of required 30 feet.
Hearing: Wednesday, October 2, 2002 at 9:00 a.m. in Room 407, County Courts 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) 887-4386.
(2) For information concerning the File and/or *Hearing, Contact the Zoning* Review Office at (410) 887-3391.
JT/9/743 Sept 17 C563685

CERTIFICATE OF PUBLICATION

9/19, 2002

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 9/17, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-99-A

Petitioner/Developer: MEINECKE, ETAL

Date of Hearing/Closing: 10/2/02

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

Attention:

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 #7110-LIBERTY RD.

The sign(s) were posted on 9/14/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe Sr. 9/18/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

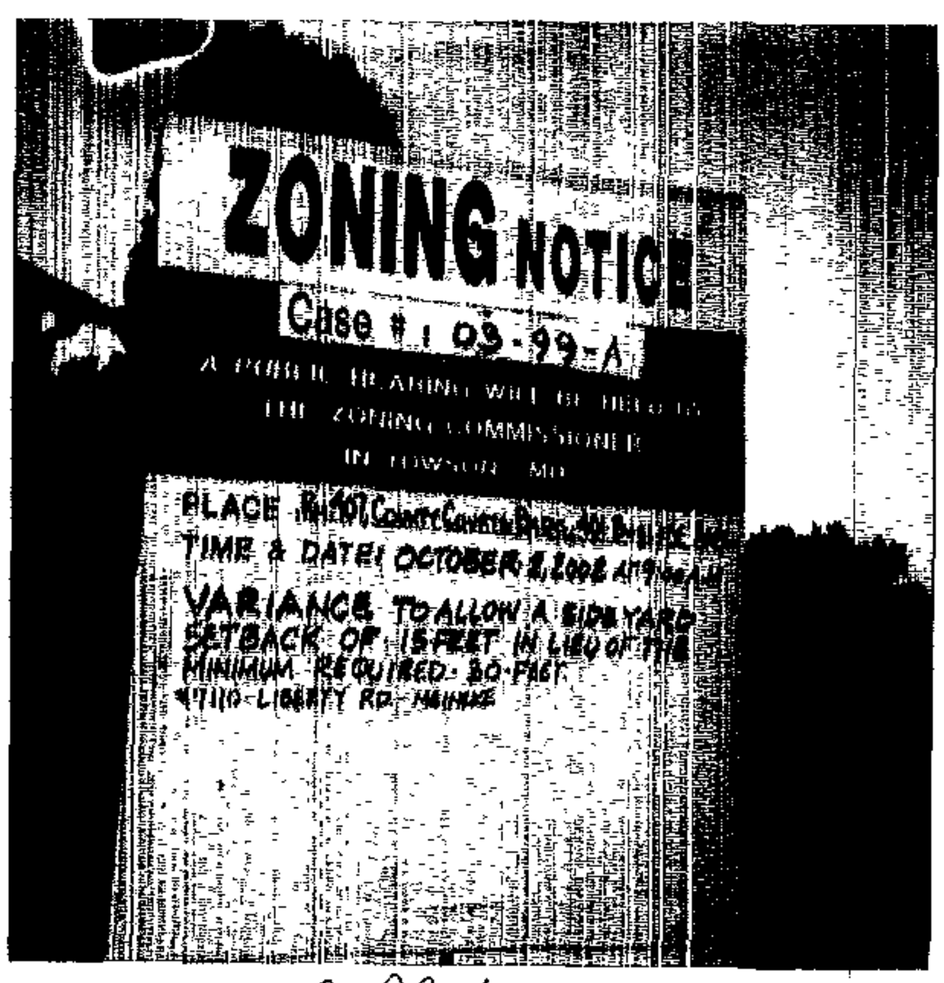
523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

Post-it® Fax Note 7671

Date	# of pages ▲
To	From
Dept./Agency	Co.
Phone #	Phone #
Fax #	Fax #



03-99-A
7110 - LIBERTY RD
MEINECKE
10/2/02

RE:	PETITION FOR VARIANCE 7110 Liberty Road E/side Liberty Road 230' +/- north of Essex Road. 2nd Election District 2nd Councilmanic District Legal Owner: Bird Holdings, LLC Peter Bird, Manager Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-099-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 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 11th day of September, 2002 a copy of the foregoing Entry of Appearance was mailed to Peter Bird, P. O. Box 74, Phoenix, MD 21131 (Representative) and Lawrence F. Haislip, Esq. MILES & STOCKBRIDGE P.C., 600 Washington Ave, Towson, MD 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 17, 2002 Issue – Jeffersonian

Please forward billing to:
Peter Bird
P O Box 74
Phoenix MD 21131

410 667-8748

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: 03-099-A
7110 Liberty Road
E/S Liberty Road, 230' +/- N of Essex Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Peter Bird, Manager

Variance to allow a side yard setback of 15 feet in lieu of the minimum of required 30 feet.

HEARING: Wednesday, October 2, 2002 at 9:00 a.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

September 6, 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: 03-099-A
7110 Liberty Road
E/S Liberty Road, 230' +/- N of Essex Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Peter Bird, Manager

Variance to allow a side yard setback of 15 feet in lieu of the minimum of required 30 feet.

HEARING: Wednesday, October 2, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Lawrence F Haislip Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson 21204
Bird Holdings LLC, Peter Bird, P O Box 74, Phoenix 21131

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 17, 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.

Printed with Soybean Ink
on Recycled Paper

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: #03-099-A

Petitioner: BIRD HOLDINGS, LLC

Address or Location: 7110 LIBERTY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER BIRD

Address: P. O. BOX 74
PHOENIX MD 21131

Telephone Number: 410 667-8748

Revised 2/20/98 - SCJ

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 27, 2000

Lawrence F Haislip Esquire
Miles & Stockbridge
600 Washington Avenue
Towson MD 21204

Dear Mr. Haislip:

RE: Case Number: 03-099-A, 7110 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 27, 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

c: Bird Holdings, Peter Bird, P O Box 74, Phoenix 21131
People's Counsel

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 18, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 9, 2002
Item Nos. 094, 095, 099, 100, 101,
and 102

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

RWB:CEN:jrb

cc: File

Sep 10/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 10, 2002

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

SEP 1 1

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-099**

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.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

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. 099 JJS.

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~~ 26.
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,

for 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

PLEASE PRINT CLEARLY

CASE NAME BIRD HOLDINGS
CASE NUMBER 03-099-A
DATE 10/2/02

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
IWONA ZABSICIT	222 Schilling Circle, Ste 105		bldginc@winstarmail.com
	Hunt Valley, MD 21030		
PETER S. BIRD	P.O. Box 74	PHOENIX, MD 21131	Peter_bird@YAHOO.com

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 9, 2002

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

Re: **Zoning Advisory Committee Agenda re: case numbers 03-094-A, 03-095-SPHA, 03-096-A, 03-097-A, 03-098-SPG, 03-099-A, 03-100-A, 03-101-SPH, 03-102-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/09/02. The information has been submitted to Mr. Mike Nortrup.

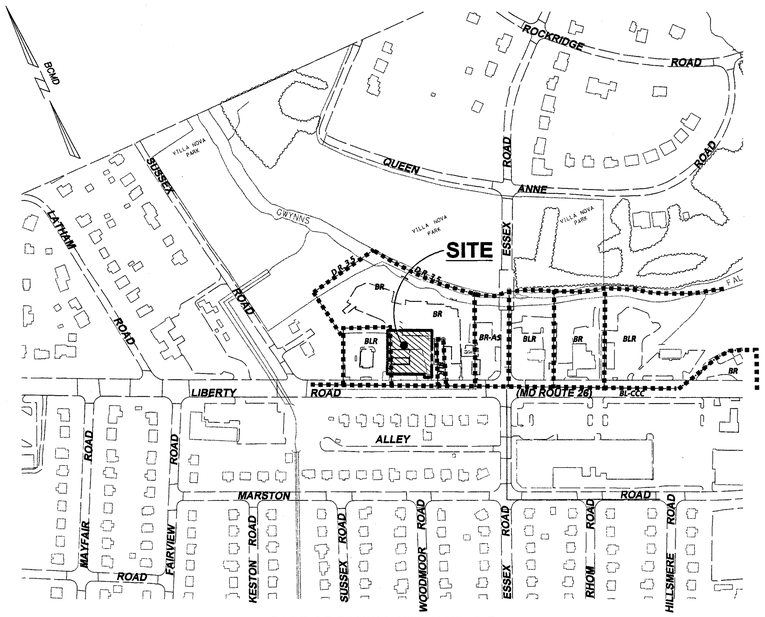
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767 4480 • Toll Free: 1 877.767.6272 • TTY Users: Maryland Relay
Internet www.MDP.state.md.us

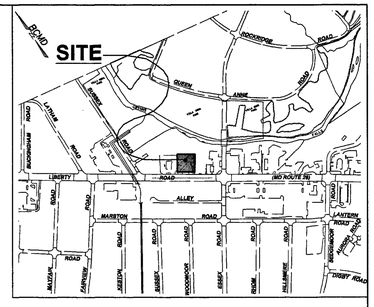


PART OF ZONING MAP N.W. 5-F

SCALE: 1"=200'

LEGEND

PROPERTY LINE	
R/W LINE	
EXIST. CURB & GUTTER	EX. C&G
ZONING LINE	BLR / BR
EXIST. INTERMEDIATE CONTOURS	382
EXIST. INDEX CONTOURS	380
EXIST./PROP. CONCRETE	
NO. PROP. PARKING SPACES	7
EXIST. POLES W/ LIGHTS	*
EXIST. WOODS	

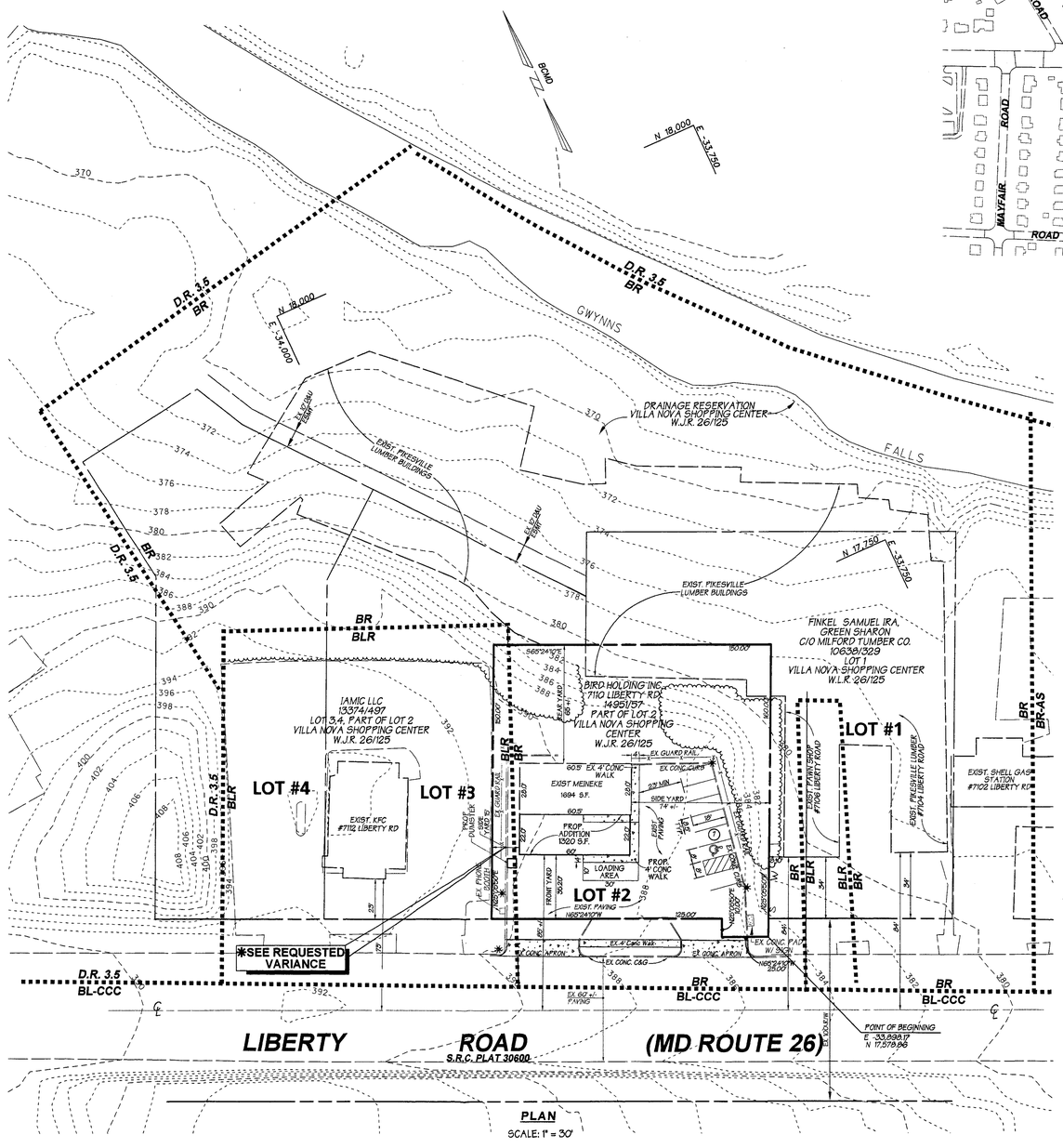


VICINITY MAP

SCALE 1" = 500'

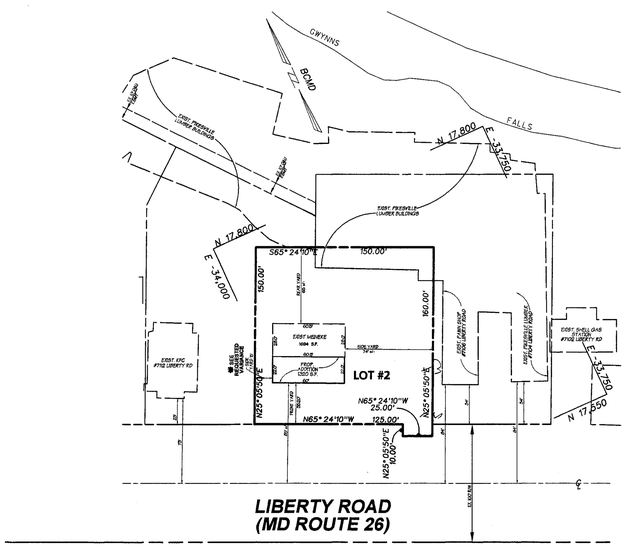
SITE DATA

1. AREA OF LOT 2
   GROSS AREA= 0.624 Ac
   NET AREA: = 0.526 Ac
2. EXISTING ZONING: BR
3. EXISTING USE:
   SERVICE GARAGE
4. PROPOSED USE:
   SAME AS EXISTING
5. OWNER / DEVELOPER:
   BIRD HOLDINGS, INC.
   P.O. BOX 74
   PHOENIX, MD 21131
   410-667-8748 HOME
   410-925-3562 CELL
6. DEED REFERENCES:
   MAP 84; GRID 2, PARCEL 467, LOT 2: 14951/57; TAX ACCOUNT #0213400002
7. ELECTION DISTRICT: 02
8. FLOOR AREA RATIO:
   MAX PERMITTED: 2.0
   PROPOSED: 3,014 SF/ 0.624 Ac x 43,560 = 0.11 (MEINEKE BLDG ONLY)
9. HEIGHT OF STRUCTURE:
   EX. BUILDING - 14 FT < 40 FT
   PROP. ADDITION -20 FT < 40 FT
10. MINIMUM SETBACKS REQUIRED
    FRONT: 25FT OR AVERAGE OF THE FRONT YARD DEPTHS OF THE ADJACENT LOTS
    SIDE: 30FT
    REAR: 30 FT
11. SETBACKS PROVIDED
    FRONT: 39.20 FT
    SIDE: 15 FT* AND 74 FT +/-
    REAR: 65 FT +/-
    * ZONING VARIANCE IS REQUIRED
12. NUMBER OF SERVICE BAYS:
    EXISTING - 3 BAYS
    PROPOSED 5 BAYS
13. BUILDING AREA:
    SERVICE AREA (EXISTING AND PROPOSED) - 2,669 S.F.
    RETAIL AREA (PROPOSED) - 345 S.F.
    TOTAL BUILDING AREA (EXISTING AND PROPOSED) - 3,014 S.F.
14. PARKING REQUIREMENTS:
    PARKING SPACES REQUIRED:
    SERVICE: 3.3 PS/1000 SF= 3.3x2,669/1000 = 9 PS
    RETAIL: 5 PS/1000 SF = 5x345 S.F./1000= 2 PS
    TOTAL REQUIRED: 11 PS
    TOTAL PROVIDED: 11 PS (INCLUDING 4 PS IN SERVICE BAYS)
15. LANDSCAPE REQUIREMENTS: SEE THE PRELIMINARY LANDSCAPE PLAN.
16. FOREST CONSERVATION REQUIREMENTS: EXEMPT; SECT. 14-405(B)(X)
    THERE IS NO FOREST ON SITE; THEREFORE NO FOREST WILL BE REMOVED.
    THIS IS A RE-DEVELOPMENT PROJECT.
17. STORM WATER MANAGEMENT:
    EXEMPT. LIMIT OF DISTURBANCE IS LESS THAN 5000 SF.
18. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
19. THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
20. THERE ARE NO EXISTING STREAMS, BODIES OF WATER OR 100 YEAR FLOODPLAINS ON THIS SITE.
21. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
22. ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING SIGN POLICIES.
23. ALL SITE LIGHTING USED FOR ILLUMINATION AND SECURITY PURPOSES SHALL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC STREETS.



PLAN

SCALE: 1" = 30'



BUILDING SETBACKS FOR LOT 2

SCALE: 1"=50'

VARIANCE REQUEST:

VARIANCE FROM SECTIONS 238.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A 15 FEET OF SIDE YARD IN LIEU OF THE REQUIRED 30 FEET.

Pet Ex #1

DEVELOPMENT APPROVALS

THIS PROJECT WAS SUBMITTED TO BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) WITH A REQUEST TO APPROVE AN ADDITION OF 3 SERVICE BAYS ON 12/3/2001. DRC#12001A (TABLED, SUBJECT TO SETBACK VARIANCE RESOLUTION).

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDGINC@WINSTARMAIL.COM

BALTIMORE COUNTY PROFESSIONAL ENGINEERS 21245 MONA ROSTER-ZARSKA STATE OF MARYLAND

Mona Roster-Zarska 7/15/02

THE PROPERTY LINE SHOWN HEREON IS BASED ON THE SURVEY PREPARED BY PURDUM & JESCHKE IN NOVEMBER 1974.

OWNER/DEVELOPER
BIRD HOLDINGS, INC.
P.O. BOX 74
PHOENIX, MD 21131
410-667-8748 HOME
410-925-3562 CELL

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
FOR
7110 LIBERTY ROAD

BALTIMORE COUNTY, MD
SCALE: AS SHOWN

SHEET 1 OF 1
ELECTION DIST. NO. 2, C2
DATE: JULY, 2002

BLD