

**IN RE: PETITIONS FOR SPECIAL  
EXCEPTION AND VARIANCE  
(9115 and 9127 Liberty Road)**

2<sup>nd</sup> Election District  
4<sup>th</sup> Council District  
Jas Real Estate III, LLC  
*Legal Owner*

**Petitioner**

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\*  
\* **Case No. 2018-0119-XA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9115 and 9127 Liberty Road. The Petitions were filed on behalf of Jas Real Estate III, LLC, legal owner of the subject property. The Special Exception petition seeks to use the described property for a used motor vehicle outdoor sales area, separated from sales agency building, along with an ancillary service garage. The Petition for Variance seeks: (1) to permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. (2 ft. x 96 ft., the length of the front wall of the building), and to permit the larger sign to be 199.8 sq. ft. in lieu of the maximum area of each sign of 150 sq. ft.; (2) to permit a free standing sign for a used car dealership that is 85 sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50 % of the entire sign's square footage; and (3) to permit a (non-conforming) side yard setback for the existing building of 16 ft. in lieu of the required side yard setback of 30 ft. A site plan was marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the petitions were Steve Knolle, JoAnne Carey, Masood Boroumand and Brett Koopman. Rachael Breza, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as

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Date 1-10-18

By low

required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). The DOP did not object to the requests, although that agency did not support the request pertaining to the wall-mounted signs.

The subject property is approximately four (4) acres in size and is split-zoned BR, BL & DR 3.5. An 84 Lumber store was operated at the site for many years, although it has recently closed. Petitioner proposes to utilize the existing improvements and operate a used car sales and service facility, a use permitted in the zone by special exception.

#### SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Bruce Doak, a licensed surveyor who was accepted as an expert, opined Petitioner satisfied the requirements of B.C.Z.R. §502.1, and he noted there are several auto dealerships along this stretch of Liberty Road. I do not believe the use will be detrimental to the community and in the absence of any evidence to the contrary the petition will be granted.

#### VARIANCES

A variance request involves a two-step process, summarized as follows:

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By PW



1. It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
2. If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

There is a significant (8 ft. +/-) grade change along the front and western boundary of the site. As such the property is unique. If the B.C.Z.R. were strictly interpreted Petitioner would suffer a practical difficulty since it would be unable to provide sufficient signage. Mr. Doak explained that given the topographical change at the front of the site, motorists will not have a clear view into the site. He also noted a commercial building on the adjacent property (formerly a post office) is located closer to Liberty Road and also partially obstructs the view of the subject property.

Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition. In addition, several conditions designed to minimize the impacts upon the surrounding community will be included in the order below.

Counsel noted the size of the freestanding sign was reduced (from 109 sq. ft. to 85 sq. ft.) following discussions with the Office of People's Counsel on November 30, 2017. While I understand the DOP's concerns regarding the wall-mounted signs, I do not believe those signs will be excessive or cause visual clutter, based on similar requests in cases involving auto dealerships. I am also persuaded by Mr. Doak's testimony the signage is required due to the partially obscured view into the site.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 10<sup>th</sup> day of **January, 2018**, that the Petition for Special Exception to use the described

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Date 1-10-18

By [Signature]

property for a used motor vehicle outdoor sales area, separated from sales agency building, along with an ancillary service garage, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. (2 ft. x 96 ft., the length of the front wall of the building), and to permit the larger sign to be 199.8 sq. ft., in lieu of the maximum area of 150 sq. ft. for each sign; (2) to permit a free standing sign for a used car dealership that is 85 sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50% of the entire sign's square footage; and (3) to permit a (non-conforming) side yard setback for the existing building of 16 ft. in lieu of the required side yard setback of 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. No vehicles may be displayed for sale on the grass strip between Liberty Road and the parking spaces shown on the site plan.
3. Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
4. Petitioner may display one (1) vehicle for sale immediately adjacent to the existing parking spaces facing Liberty Road, as shown on the redline site plan.
5. Any damaged and/or disabled motor vehicles at the site shall be stored in accordance with B.C.Z.R. §405A.

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By BW



Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 1-10-18

By [Signature]



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9115 Liberty Road and 9127 Liberty Road which is presently zoned BR BL DR 3.5

Deed References: Book 39347 Page 286 10 Digit Tax Account # 02-2200011049 & 02-2200011050

Property Owner(s) Printed Name(s) JAS REAL ESTATE III, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1.    a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHMENT TO THIS PETITION

3. X a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

SEE ATTACHMENT TO THIS PETITION AND TO BE PRESENTED AT HEARING IF APPLICABLE

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

I, or we, agree to pay expenses of above petition(s), 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.

**Legal Owner(s) Affirmation:** I / we do so 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 / these Petition(s).

## Contract Purchaser/Lessee:

NA

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

RACHAEL BREZA, HOFMEISTER & BREZA

Name- Type or Print

Signature

11019 McCormick Road, Suite 400, Hunt Valley, MD

Mailing Address

410-913-7734(c) City

State

21031

410-832-8822(w)

rachaelb@hblaw.com

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

JAS REAL ESTATE III, LLC, BY James A. Stautberg, Managing Member

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

17207 Wesley Chapel Road, Monkton, MD

Mailing Address

City

State

21111

443-865-2765(c)

knollesteve@gmail.com  
jastautberg@msn.com

Zip Code

Telephone #

Email Address

## Representative to be contacted:

BRUCE DOAK, BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 Baker Schoolhouse Road, Freeland, MD

Mailing Address

City

State

21053

410-419-4906

doakfarm@gmail.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0119-XA

Filing Date 10/26/2018

Do Not Schedule Dates: \_\_\_\_\_

Reviewer tu



AMENDMENT TO PETITION FOR ZONING HEARING(s)

**CASE NUMBER: 2018-0119-XA**

SW/s Liberty Road, 485 ft. SW of Offutt Road  
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District  
Scheduled Hearing Date 01/04/18

Owner: JAS REAL ESTATE III, LLC  
Re: 9115 & 9127 Liberty Road (TAX IDs: 02-2200011049 and 02-2200011050)  
Current Zoning: Business Roadside (Plus BL and DR 3.5)  
Submission Date: Amendment submitted 11/30/17; Original Submission Date 10/26/17

The legal owner(s) of the property situate in Baltimore County hereby amend the Original Petition as follows: To reduce the size of the free-standing sign from 109.325 sq. ft. to ~~75~~ sq. ft.

85 RDB

**See change to Original Submission in bold below:**

A Special Exception(s) under the Zoning Regulations of Baltimore County to use the herein described property for:

A Used Motor Vehicle Outdoor Sales Area with Garage, Service

Petitioner is requesting a Special Exception pursuant to Section 236.2 of the BCZR:

Used motor vehicle outdoor sales area, separated from sales agency building

In addition, Petitioner is requesting Variances from Section(s):

Section 450.4 Attachment 1 #5(a):

To permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. [2 ft. x 96 ft. (the length of the front wall of the building)], and to permit the larger sign to be 199.8 sq. ft. The maximum total area permitted for each wall-mounted sign is 150 sq. ft.

Section 450.4 Attachment 1 #5(g):

To permit a free standing sign for a Used Car Dealership that is ~~50~~ **75** sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50% of the entire sign's square footage.

85 RDB

Section 238.2 of the B.R. Zone Area Regulations (Building Side Yard Setbacks):

To permit a (non-conforming) side yard setback for the existing building of 16 feet in lieu of the required side yard setback of 30 feet.

**Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

**Zoning Description**

#9115 Liberty Road & #9127 Liberty Road  
3.9407 Acre Parcel  
Second Election District Fourth Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the southwest side of Liberty Road, approximately 485 feet, more or less, southwesterly of the west side of Offutt Road, thence leaving the southwest side of Liberty Road and running on the outlines of the subject property 1) South 33 degrees 56 minutes 00 seconds West 267.00 feet, 2) North 58 degrees 59 minutes 50 seconds West 50.81 feet, 3) South 32 degrees 05 minutes 50 seconds West 212.57 feet, 4) North 59 degrees 15 minutes 10 seconds West 328.69 feet, 5) North 33 degrees 14 minutes 20 seconds East 288.57 feet and 6) North 42 degrees 45 minutes East 200 feet to the southwest side of Liberty Road, thence running on the southwest side of Liberty Road, the two following courses and distances, viz. 7) Southeasterly by a line curving to the right with a radius of 11,419.66 feet for 70 feet, more or less, and 8) Southeasterly by a line curving to the right with a radius of 11,419.66 feet for a distance of 308.42 feet, the chord being South 59 degrees 03 minutes 25 seconds East 308.43 feet to the place of beginning.

Containing 3.9407 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2018-0119-4A





501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5339585

**Sold To:**

HOFMEISTER BREZA & LEAVE - CU00176965  
11019 McCormick Road  
Suite 400  
HUNT VALLEY, MD 21031-1002

**Bill To:**

HOFMEISTER BREZA & LEAVE - CU00176965  
11019 McCormick Road  
Suite 400  
HUNT VALLEY, MD 21031-1002

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 14, 2017

**NOTICE OF ZONING HEARING**

The Administrative Law Judge 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: # 2018-0119-XA**  
9115 & 9127 Liberty Road  
SW/s of Liberty Road, 485 ft. SW of Offutt Road  
2nd Election District - 4th Councilmanic District  
Legal Owner(s) Jas Real Estate III, LLC, James Stautberg,  
Managing Member

**Special Exception:** to use property for a used Motor Vehicle Outdoor Sales Area with a garage service. A used motor vehicle outdoor sales area, separated from sales agency building. Variance 1. To permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. ( 2 ft. x 96 ft., the length of the front wall of the building), and to permit the larger sign to be 199.8 sq. ft. The maximum total area permitted for each wall-mounted sign is 150 sq. ft. 2. To permit a free standing sign for a Used Car Dealership that is 109.325 sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50% of the entire sign's square footage. 3. To permit a (non-conforming) side yard setback for the existing building of 16 ft. in lieu of the required side yard setback of 30 ft.

**Hearing: Thursday, January 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/050 December 14 5339585

The Baltimore Sun Media Group

By *S. Wilkinson*

**Legal Advertising**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

## CERTIFICATE OF POSTING

2017

18-0119-XA  
Real Estate III, LLC  
y 4, 2018

Department of Permits, Approvals & Inspections

Room 111  
Towson, MD 21204

Lewis

Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 9115 & 9127 Liberty Road.

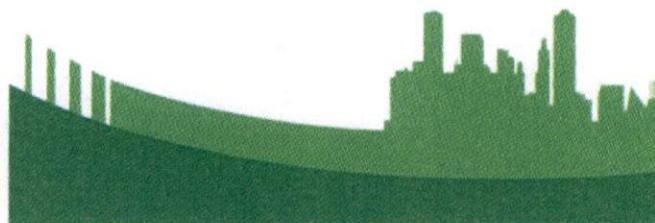
The sign was posted on December 12, 2017.

Sincerely,



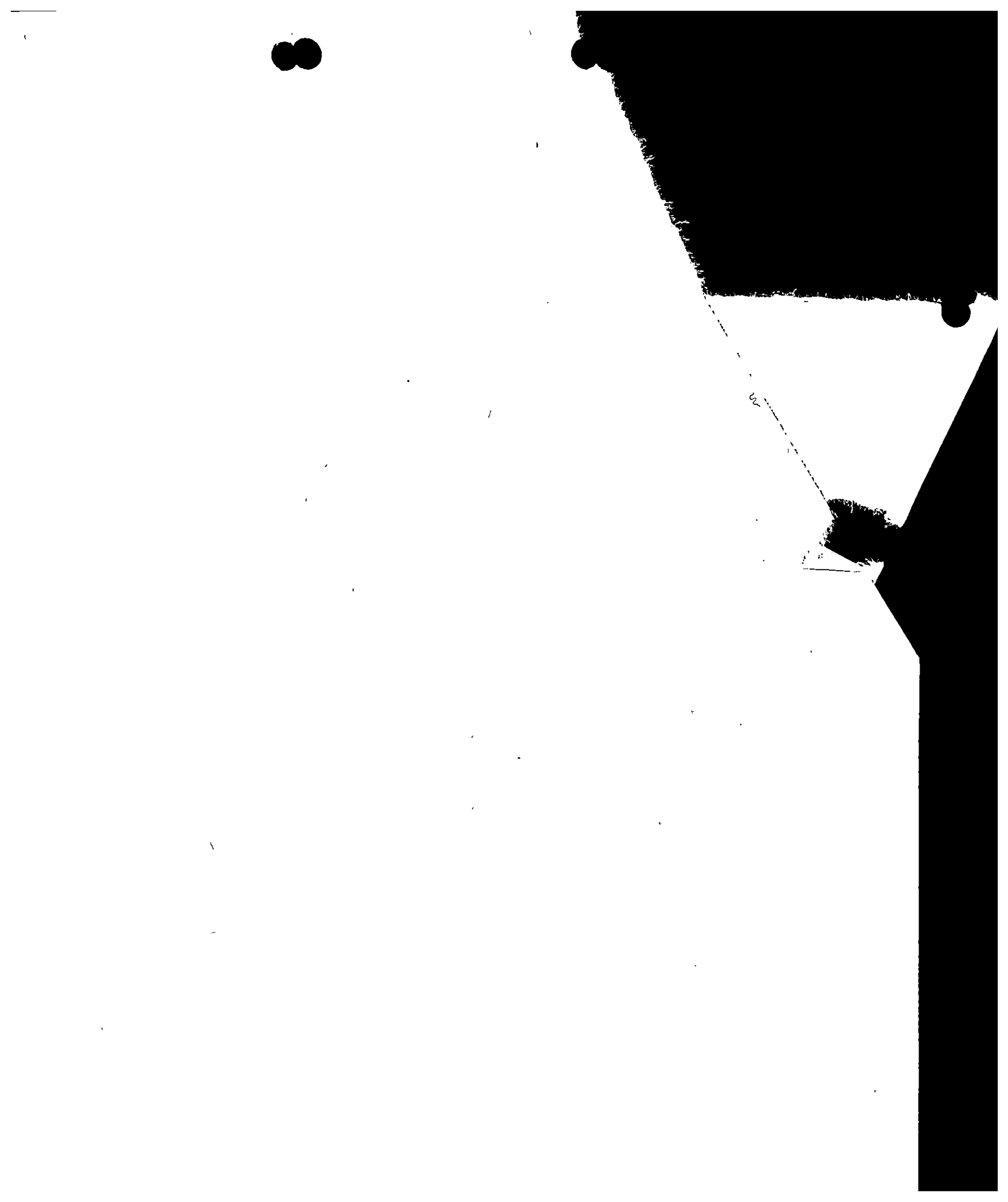
Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





# ZONING NOTICE

CASE NO. 2018-0119-XA

9115 & 9127 Liberty Road

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE  
LAW JUDGE

PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday January 4, 2018 1:30 PM

## REQUESTS:

SPECIAL EXCEPTION TO USE PROPERTY FOR A USED MOTOR VEHICLE  
OUTDOOR SALES AREA WITH A GARAGE SERVICE. A USED MOTOR VEHICLE  
OUTDOOR SALES AREA, SEPARATED FROM A SALES AGENCY BUILDING.

## VARIANCES

1) TO PERMIT TWO WALL MOUNTED SIGNS ON THE FRONT WALL OF THE  
MAIN BUILDING WITH A TOTAL AREA OF 284.8 SQ. FT. IN LIEU OF THE 192  
SQ. FT. (2 FT X 96 FT, THE LENGTH OF THE FRONT WALL OF THE  
BUILDING), AND TO PERMIT THE LARGER SIGN TO BE 199.8 SQ. FT. THE  
MAXIMUM TOTAL AREA PERMITTED FOR EACH WALL MOUNTED SIGN IS  
150 SQ. FT.

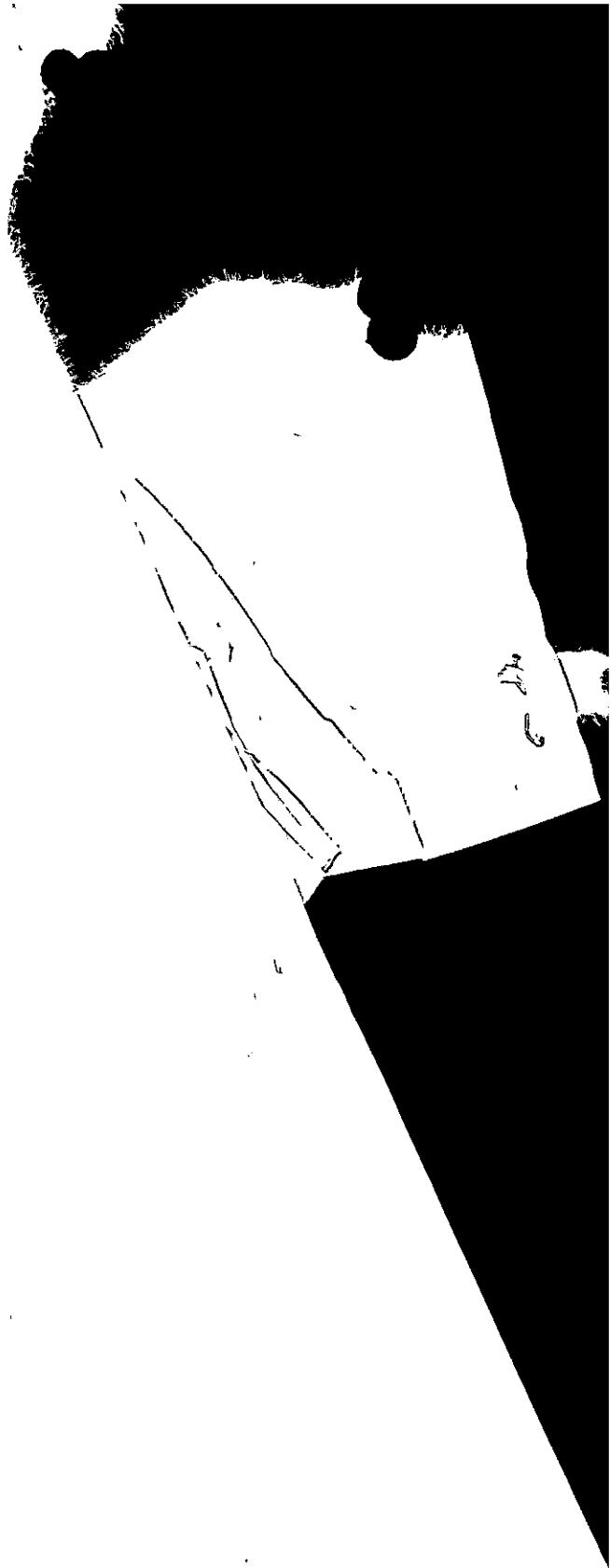
2) TO PERMIT A FREE STANDING SIGN FOR A USED CAR DEALERSHIP THAT  
IS 50 SQ. FT. IN LIEU OF THE PERMITTED 50 SQ. FT. AND TO PERMIT  
WITH AN ELECTRONIC MESSAGE BOARD THAT IS  
50 SQUARE FOOTAGE.

AND SETBACK FOR THE  
REQUIRED SIDE YARD

NS ARE SOMETIMES  
87-3391.

HEARING UNDER







# **ZONING NOTICE**

**CASE NO. 2018-0119-XA**

**9115 & 9127 Liberty Road**

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE  
LAW JUDGE**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

**DATE & TIME: Thursday January 4, 2018 1:30 PM**

**REQUESTS:**

**SPECIAL EXCEPTION TO USE PROPERTY FOR A USED MOTOR VEHICLE  
OUTDOOR SALES AREA WITH A GARAGE SERVICE. A USED MOTOR VEHICLE  
OUTDOOR SALES AREA, SEPARATED FROM A SALES AGENCY BUILDING.**

**VARIANCES**

- 1) TO PERMIT TWO WALL MOUNTED SIGNS ON THE FRONT WALL OF THE  
MAIN BUILDING WITH A TOTAL AREA OF 284.8 SQ. FT. IN LIEU OF THE 192  
SQ. FT. (2 FT X 96 FT, THE LENGTH OF THE FRONT WALL OF THE  
BUILDING), AND TO PERMIT THE LARGER SIGN TO BE 199.8 SQ. FT. THE  
MAXIMUM TOTAL AREA PERMITTED FOR EACH WALL MOUNTED SIGN IS  
150 SQ. FT.**
- 2) TO PERMIT A FREE STANDING SIGN FOR A USED CAR DEALERSHIP THAT  
IS 109.325 SQ. FT. IN LIEU OF THE PERMITTED 50 SQ. FT. AND TO PERMIT  
A FREE STANDING SIGN WITH AN ELECTRONIC MESSAGE BOARD THAT IS  
LESS THAN 50% OF THE ENTIRE SIGN'S SQUARE FOOTAGE.**
- 3) TO PERMIT A (NON-CONFORMING) SIDE YARD SETBACK FOR THE  
EXISTING BUILDING OF 16 FT. IN LIEU OF THE REQUIRED SIDE YARD  
SETBACK OF 30 FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

**THE HEARING IS HANDICAPPED ACCESSIBLE**









November 21, 2017  
KEVIN KAMENETZ  
County Executive

## NOTICE OF ZONING HEARING

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

The Administrative Law Judge 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: 2018-0119-XA**

9115 & 9127 Liberty Road  
SW/s Liberty Road, 485 ft. SW of Offutt Road  
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Jas Real Estate III, LLC, James Stautberg, Managing Member

**Special Exception** to use property for a used Motor Vehicle Outdoor Sales Area with a garage service. A used motor vehicle outdoor sales area, separated from sales agency building. **Variance**

1. To permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. (2 ft. X 96 ft., the length of the front wall of the building), and to permit the larger sign to be 199.8 sq. ft. The maximum total area permitted for each wall-mounted sign is 150 sq. ft.
2. To permit a free standing sign for a Used Car Dealership that is 109.325 sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50 % of the entire sign's square footage.
3. To permit a (non-conforming) side yard setback for the existing building of 16 ft. in lieu of the required side yard setback of 30 ft.

Hearing: Thursday, January 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Rachel Breza, 11019 McCormick Road, Ste. 400, Hunt Valley 21031  
James Stautberg, 17207 Wesley Chapel Road, Monkton 21111  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 2017 .**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Thursday, December 14, 2017 Issue - Jeffersonian

Please forward billing to:

Rachel Breza  
Hofmeister & Breza  
11019 McCormick Road, Ste. 400  
Hunt Valley, MD 210131

410-913-7734

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## NOTICE OF ZONING HEARING

The Administrative Law Judge 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:

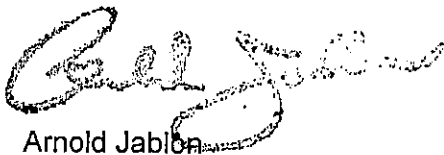
**CASE NUMBER: 2018-0119-XA**

9115 & 9127 Liberty Road  
SW/s Liberty Road, 485 ft. SW of Offutt Road  
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Jas Real Estate III, LLC, James Stautberg, Managing Member

**Special Exception** to use property for a used Motor Vehicle Outdoor Sales Area with a garage service. A used motor vehicle outdoor sales area, separated from sales agency building.

**Variance** 1. To permit two wall-mounted signs on the front wall of the main building with a total area of 284.8 sq. ft. in lieu of the 192 sq. ft. (2 ft. X 96 ft. , the length of the front wall of the building), and to permit the larger sign to be 199.8 sq. ft. The maximum total area permitted for each wall-mounted sign is 150 sq. ft. 2. To permit a free standing sign for a Used Car Dealership that is 109.325 sq. ft. in lieu of the permitted 50 sq. ft., and to permit a free standing sign with an electronic message board that is less than 50 % of the entire sign's square footage. 3. To permit a (non-conforming) side yard setback for the existing building of 16 ft. in lieu of the required side yard setback of 30 ft.

Hearing: Thursday, January 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE OFFICE  
AND VARIANCE \*  
9115 & 9127 Liberty Road; SW/S of Liberty \* OF ADMINISTRATIVE  
Road, 485' SW of Offutt Road \*  
2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Jas Real Estate III, LLC \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2018-119-XA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

**RECEIVED**

**NOV 07 2017**

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053 and Rachael Breza, Esquire, Hofmeister & Breza, 11019 McCormick Road, Suite 400, Hunt Valley, Maryland 21031, Attorney for Petitioner(s).

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**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 legal owner/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 legal owner/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:**

Case Number: 298-0119-XA

Property Address: #9115 & #9127 LIBERTY ROAD

Property Description: SOUTHWEST SIDE OF LIBERTY ROAD - WEST OF OFFUT ROAD

Legal Owners (Petitioners): JAS REAL ESTATE III, LLC

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rachael Breza

Company/Firm (if applicable): Hofmeister & Breza

Address: 11019 McCormick Rd, Suite 400  
Hunt Valley, MD 21031

Telephone Number: 410-913-7734 (cell)

Revised 5/20/2014

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

REC 160514

Date: 10/26/17

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount  |
|------|------|------|----------|----------------|-------------|----------|---------|---------|
| 001  | 806  | 0000 |          | 6150           |             |          |         | 1000.00 |
|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |

Total: 1000.00

Rec From: BKETA & Assoc

For: 9115-9127 Liberty Rd.

2018-0119-XA

DISTRIBUTION

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DOW  
10/27/2017 10/26/2017 10:40:02 3  
REG MSD3 WALKIN CAN  
RECEIPT H 750871 10/26/2017 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 160514

Recpt Tot \$1,000.00  
\$1,000.00 CK \$1.00 CA  
Baltimore County, Maryland

CASHIER'S  
VALIDATION





KEVIN KAMENETZ  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections*

December 28, 2017

JAS Real Estate III  
James A Stautberg  
17207 Wesley Chapel Road  
Monkton MD 21111

RE: Case Number: 2018-0119 XA, Address: 9115 Liberty Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Bruce E Doak Consulting, LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053  
Rachael Breza, 11019 McCormick Road, Suite 400, Hunt Valley MD 21031

P2 of  
ZAC Comments

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION

STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

SHA

Date: 11/6/17

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals & Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

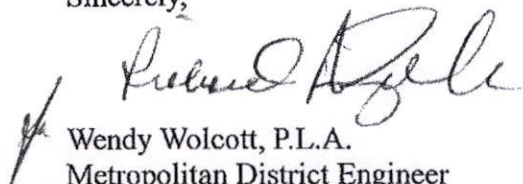
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 11/6/17. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0119-RA.

Special Exception, Variance  
TWS Real Estate III, LLC James Straitberg  
9115 and 9127 Liberty Road  
MD26

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ





STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

Date: 11/6/17

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals & Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 11/6/17. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0119-RA.

*Special Exception, Variance  
Was Real Estate III, LLC James Strutberg,  
9115 and 9127 Liberty Road,  
MD26*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-119 (amended)



**INFORMATION:**

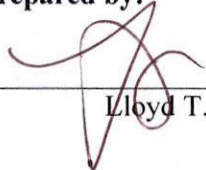
**Property Address:** 9115, 9127 Liberty Road  
**Petitioner:** JAS Real Estate III, LLC, James A. Staulberg  
**Zoning:** BR, BL, DR 3.5  
**Requested Action:** Special Exception, Variance

The Department of Planning has reviewed the petition as amended for a special exception to use the property for a used motor vehicle outdoor sales area and the petition for variance as listed on the amended attachment submitted in support of the petition.

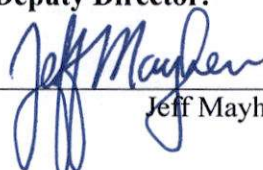
The Departments comments dated November 22, 2017 remain as is.

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Deputy Director:**

  
\_\_\_\_\_  
Jeff Mayhew

AVA/KS/LTM/ka

c: Pat McDougall  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Bruce E. Doak, Bruce E. Doak Consulting  
Rachel Breza, Hofmeister & Breza  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/22/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-119

**INFORMATION:**

**Property Address:** 9115, 9127 Liberty Road  
**Petitioner:** JAS Real Estate III, LLC, James A. Stautberg  
**Zoning:** BR, BL, DR 3.5  
**Requested Action:** Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to use the property for a used motor vehicle outdoor sales area and the petition for variance as listed on the attachment submitted in support of the petition.

A site visit was conducted on November 9, 2017. The site is subject to the Liberty West Community Plan adopted into the Baltimore County Master Plan in December of 2006. Said plan has a stated goal of improving the appearance of Liberty Road commercial corridor.

The Department received a red-lined plan on November 15, 2017 addressing concerns raised in a meeting with representatives of the Petitioner. These recommendations are based upon a review of that plan.

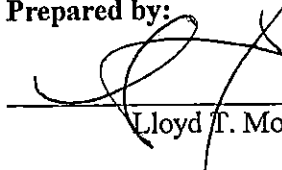
The Department supports granting the petitioned zoning relief in part with conditions but objects to granting the relief in part as follows:

- There shall be no parking and display of motor vehicles in the grassed area adjacent to Liberty Road.
- Storage of damaged and disabled cars shall meet the requirements of BCZR §405A.
- The Department supports the variance request for the proposed free standing sign in either location displayed on the plan and the 16' side yard setback in lieu of the required 30' setback.
- The Department objects to granting the variance request for the proposed wall mounted signs. The Department recommends that wall mounted signage meeting the BCZR in combination with the freestanding sign with electronic message board will effectively communicate the nature of the commercial activity on-site and respond more favorably to the stated goals of said Master Plan 2020 and the Liberty West Community Plan.

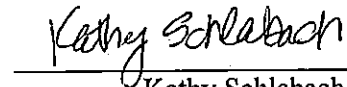
Date: 11/22/2017  
Subject: ZAC # 18-119  
Page 2

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:

  
\_\_\_\_\_  
Lloyd T. Moxley

Division Chief:

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

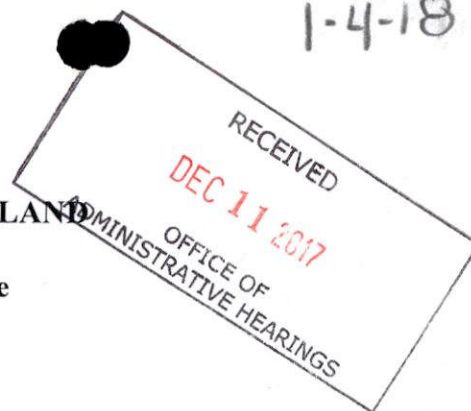
c: Pat McDougall  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Bruce E. Doak, Bruce E. Doak Consulting  
Rachel Breza, Hofmeister & Breza  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



1-4-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0119-XA  
Address 9115 & 9127 Liberty Road  
(Jas Real Estate III, LLC Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/22/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-119



**INFORMATION:**

**Property Address:** 9115, 9127 Liberty Road  
**Petitioner:** JAS Real Estate III, LLC, James A. Stautberg  
**Zoning:** BR, BL, DR 3.5  
**Requested Action:** Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to use the property for a used motor vehicle outdoor sales area and the petition for variance as listed on the attachment submitted in support of the petition.

A site visit was conducted on November 9, 2017. The site is subject to the Liberty West Community Plan adopted into the Baltimore County Master Plan in December of 2006. Said plan has a stated goal of improving the appearance of Liberty Road commercial corridor.

The Department received a red-lined plan on November 15, 2017 addressing concerns raised in a meeting with representatives of the Petitioner. These recommendations are based upon a review of that plan.

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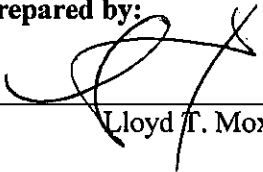
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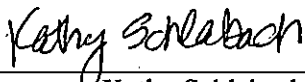
Date: 11/22/2017  
Subject: ZAC # 18-119  
Page 2

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:

  
\_\_\_\_\_  
Lloyd T. Moxley

Division Chief:

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Pat McDougall

James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Bruce E. Doak, Bruce E. Doak Consulting  
Rachel Breza, Hofmeister & Breza  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: November 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0119-XA  
Address 9115, 9127, Liberty Road  
(Jas Real Estate III, LLC Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 11-6-2017

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 12/14/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-119 (amended)

**INFORMATION:**

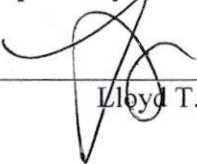
**Property Address:** 9115, 9127 Liberty Road  
**Petitioner:** JAS Real Estate III, LLC, James A. Staulberg  
**Zoning:** BR, BL, DR 3.5  
**Requested Action:** Special Exception, Variance

The Department of Planning has reviewed the petition as amended for a special exception to use the property for a used motor vehicle outdoor sales area and the petition for variance as listed on the amended attachment submitted in support of the petition.

The Departments comments dated November 22, 2017 remain as is.

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

**Prepared by:**



Lloyd T. Moxley

**Deputy Director:**



Jeff Mayhew

AVA/KS/LTM/ka

c: Pat McDougall  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Bruce E. Doak, Bruce E. Doak Consulting  
Rachel Breza, Hofmeister & Breza  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections  
*me*

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 11, 2017  
Item No. 2018-0119-XA (Amended)

**DATE:** December 28, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirement of the Landscape Manual. A Lighting Plan is also required.

Side yard setback from property line to building is 8-feet in lieu of the 16-feet called out on plan.

\*

\*

\*

\*

\*

VKD: can  
cc: file

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0119-XA  
Address 9115 & 9127 Liberty Road  
(Jas Real Estate III, LLC Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford

*me*

CASE NAME JAS REAL ESTATE - LIBERTY ROAD  
CASE NUMBER 2018-0119-XA  
DATE 1/4/18

## PETITIONER'S SIGN-IN SHEET

E - MAIL

[illegible]



CHECKLISTComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

11/17

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

Comment

12/11

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

no comment

FIRE DEPARTMENT

12/18

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

Comment

11/16

STATE HIGHWAY ADMINISTRATION  
TRAFFIC ENGINEERING

no ob

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

12/14/17

SIGN POSTING

Date:

12/12/17

by

Doak

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                  |          | View GroundRent Redemption                |               |                        |                | View GroundRent Registration |                       |                                                |           |
|-------------------------------------------|----------|-------------------------------------------|---------------|------------------------|----------------|------------------------------|-----------------------|------------------------------------------------|-----------|
| Account Identifier:                       |          | District - 02 Account Number - 2200011049 |               |                        |                |                              |                       |                                                |           |
| Owner Information                         |          |                                           |               |                        |                |                              |                       |                                                |           |
| Owner Name:                               |          | JAS REAL ESTATE III LLC                   |               |                        |                | Use:                         |                       | COMMERCIAL                                     |           |
| Mailing Address:                          |          | 8001 BELAIR ROAD<br>BALTIMORE MD 21236-   |               |                        |                | Principal Residence:         |                       | NO                                             |           |
|                                           |          |                                           |               |                        |                | Deed Reference:              |                       | /39347/ 00286                                  |           |
| Location & Structure Information          |          |                                           |               |                        |                |                              |                       |                                                |           |
| Premises Address:                         |          | 9115 LIBERTY RD<br>RANDALLSTOWN 21133-    |               |                        |                | Legal Description:           |                       | 3.6207 AC SWS<br>LIBERTY RD<br>475 W OFFUTT RD |           |
| Map:                                      | Grid:    | Parcel:                                   | Sub District: | Subdivision:           | Section:       | Block:                       | Lot:                  | Assessment Year:                               | Plat No:  |
| 0077                                      | 0007     | 0311                                      |               | 0000                   |                |                              |                       | 2016                                           | Plat Ref: |
| Special Tax Areas:                        |          |                                           |               | Town:                  |                | NONE                         |                       |                                                |           |
|                                           |          |                                           |               | Ad Valorem:            |                |                              |                       |                                                |           |
|                                           |          |                                           |               | Tax Class:             |                |                              |                       |                                                |           |
| Primary Structure Built                   |          | Above Grade Living Area                   |               | Finished Basement Area |                | Property Land Area           |                       | County Use                                     |           |
| 1989                                      |          | 16800                                     |               |                        |                | 3.6200 AC                    |                       | 06                                             |           |
| Stories                                   | Basement | Type                                      |               | Exterior               | Full/Half Bath | Garage                       | Last Major Renovation |                                                |           |
|                                           |          | DISCOUNT STORE                            |               |                        |                |                              |                       |                                                |           |
| Value Information                         |          |                                           |               |                        |                |                              |                       |                                                |           |
|                                           |          | Base Value                                |               | Value                  |                | Phase-in Assessments         |                       |                                                |           |
|                                           |          |                                           |               | As of                  |                | As of                        |                       | As of                                          |           |
|                                           |          |                                           |               | 01/01/2016             |                | 07/01/2017                   |                       | 07/01/2018                                     |           |
| Land:                                     |          | 563,000                                   |               | 833,000                |                |                              |                       |                                                |           |
| Improvements                              |          | 449,600                                   |               | 850,000                |                |                              |                       |                                                |           |
| Total:                                    |          | 1,012,600                                 |               | 1,683,000              |                | 1,459,533                    |                       | 1,683,000                                      |           |
| Preferential Land:                        |          | 0                                         |               |                        |                |                              |                       | 0                                              |           |
| Transfer Information                      |          |                                           |               |                        |                |                              |                       |                                                |           |
| Seller: BERMAN FAMILY LIMITED PARTNERSHIP |          |                                           |               | Date: 09/01/2017       |                | Price: \$2,150,000           |                       |                                                |           |
| Type: ARMS LENGTH MULTIPLE                |          |                                           |               | Deed1: /39347/ 00286   |                | Deed2:                       |                       |                                                |           |
| Seller: BERMAN FAMILY LIMITED PARTNERSHIP |          |                                           |               | Date: 02/27/1992       |                | Price: \$0                   |                       |                                                |           |
| Type: NON-ARMS LENGTH OTHER               |          |                                           |               | Deed1: /09073/ 00114   |                | Deed2:                       |                       |                                                |           |
| Seller:                                   |          |                                           |               | Date:                  |                | Price:                       |                       |                                                |           |
| Type:                                     |          |                                           |               | Deed1:                 |                | Deed2:                       |                       |                                                |           |
| Exemption Information                     |          |                                           |               |                        |                |                              |                       |                                                |           |
| Partial Exempt Assessments:               |          | Class                                     |               | 07/01/2017             |                | 07/01/2018                   |                       |                                                |           |
| County:                                   |          | 000                                       |               | 0.00                   |                |                              |                       |                                                |           |
| State:                                    |          | 000                                       |               | 0.00                   |                |                              |                       |                                                |           |
| Municipal:                                |          | 000                                       |               | 0.00 0.00              |                | 0.00 0.00                    |                       |                                                |           |
| Tax Exempt:                               |          |                                           |               | Special Tax Recapture: |                |                              |                       |                                                |           |
| Exempt Class:                             |          |                                           |               | NONE                   |                |                              |                       |                                                |           |
| Homestead Application Information         |          |                                           |               |                        |                |                              |                       |                                                |           |

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                            |                                | View GroundRent Redemption                       |                           | View GroundRent Registration |                                             |
|-----------------------------------------------------|--------------------------------|--------------------------------------------------|---------------------------|------------------------------|---------------------------------------------|
| <b>Account Identifier:</b>                          |                                | <b>District - 02 Account Number - 2200011050</b> |                           |                              |                                             |
| Owner Information                                   |                                |                                                  |                           |                              |                                             |
| <b>Owner Name:</b>                                  |                                | JAS REAL ESTATE III LLC                          |                           | <b>Use:</b>                  | COMMERCIAL                                  |
| <b>Mailing Address:</b>                             |                                | 8001 BELAIR ROAD<br>BALTIMORE MD 21236-          |                           | <b>Principal Residence:</b>  | NO                                          |
|                                                     |                                |                                                  |                           | <b>Deed Reference:</b>       | /39347/ 00286                               |
| Location & Structure Information                    |                                |                                                  |                           |                              |                                             |
| <b>Premises Address:</b>                            |                                | 9127 LIBERTY RD<br>RANDALLSTOWN 21133-           |                           | <b>Legal Description:</b>    | SWS LIBERTY RD<br>.32 AC<br>700 N OFFUTT RD |
| <b>Map:</b>                                         | <b>Grid:</b>                   | <b>Parcel:</b>                                   | <b>Sub District:</b>      | <b>Subdivision:</b>          | <b>Section: Block: Lot:</b>                 |
| 0077                                                | 0007                           | 0402                                             |                           | 0000                         |                                             |
|                                                     |                                |                                                  |                           | <b>Assessment Year:</b>      | <b>Plat No:</b>                             |
|                                                     |                                |                                                  |                           | 2016                         | Plat Ref:                                   |
| <b>Special Tax Areas:</b>                           |                                |                                                  | <b>Town:</b>              |                              |                                             |
|                                                     |                                |                                                  | NONE                      |                              |                                             |
|                                                     |                                |                                                  | <b>Ad Valorem:</b>        |                              |                                             |
|                                                     |                                |                                                  | <b>Tax Class:</b>         |                              |                                             |
| <b>Primary Structure Built</b>                      | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b> | <b>County Use</b>            |                                             |
|                                                     |                                |                                                  | 0.3200 AC                 | 06                           |                                             |
| <b>Stories</b>                                      | <b>Basement</b>                | <b>Type</b>                                      | <b>Exterior</b>           | <b>Full/Half Bath</b>        | <b>Garage Last Major Renovation</b>         |
| Value Information                                   |                                |                                                  |                           |                              |                                             |
|                                                     |                                | <b>Base Value</b>                                | <b>Value</b>              | <b>Phase-in Assessments</b>  |                                             |
|                                                     |                                |                                                  | As of                     | As of                        | As of                                       |
|                                                     |                                |                                                  | 01/01/2016                | 07/01/2017                   | 07/01/2018                                  |
| <b>Land:</b>                                        |                                | 8,000                                            | 8,000                     |                              |                                             |
| <b>Improvements</b>                                 |                                | 0                                                | 0                         |                              |                                             |
| <b>Total:</b>                                       |                                | 8,000                                            | 8,000                     | 8,000                        | 8,000                                       |
| <b>Preferential Land:</b>                           |                                | 0                                                |                           |                              | 0                                           |
| Transfer Information                                |                                |                                                  |                           |                              |                                             |
| <b>Seller:</b> BERMAN FAMILY LIMITED PARTNERSHIP    |                                | <b>Date:</b> 09/01/2017                          |                           | <b>Price:</b> \$2,150,000    |                                             |
| <b>Type:</b> ARMS LENGTH MULTIPLE                   |                                | <b>Deed1:</b> /39347/ 00286                      |                           | <b>Deed2:</b>                |                                             |
| <b>Seller:</b> BERMAN FAMILY LIMITED PARTNERSHIP    |                                | <b>Date:</b> 02/27/1992                          |                           | <b>Price:</b> \$0            |                                             |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  |                                | <b>Deed1:</b> /09073/ 00144                      |                           | <b>Deed2:</b>                |                                             |
| <b>Seller:</b>                                      |                                | <b>Date:</b>                                     |                           | <b>Price:</b>                |                                             |
| <b>Type:</b>                                        |                                | <b>Deed1:</b>                                    |                           | <b>Deed2:</b>                |                                             |
| Exemption Information                               |                                |                                                  |                           |                              |                                             |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                   | 07/01/2017                                       |                           | 07/01/2018                   |                                             |
| <b>County:</b>                                      | 000                            | 0.00                                             |                           |                              |                                             |
| <b>State:</b>                                       | 000                            | 0.00                                             |                           |                              |                                             |
| <b>Municipal:</b>                                   | 000                            | 0.00 0.00                                        |                           | 0.00 0.00                    |                                             |
| <b>Tax Exempt:</b>                                  |                                | <b>Special Tax Recapture:</b>                    |                           |                              |                                             |
| <b>Exempt Class:</b>                                |                                | NONE                                             |                           |                              |                                             |
| Homestead Application Information                   |                                |                                                  |                           |                              |                                             |
| <b>Homestead Application Status:</b> No Application |                                |                                                  |                           |                              |                                             |



## Exhibit List

- Site Documentation
  - Land Plan by Bruce Doak Consulting submitted with the Zoning Petition on October 26, 2017
  - Photos of site and area
    - Site Photos
    - Visibility/Access Photos
    - Comparable Facilities Photos
  - 1988 CRG Plan - 84 Lumber Land Plan approved in 1988 (showing small sliver of excluded land; and showing how Post Office hides Petitioner's building)
  - Building Renovation Plans David Buckley Construction
  - Rendering by Joanne Carey-Vert of Sill Engineering (Landscape and Lighting Plans to be submitted to the County after approval of the SE)
  - Amendment of Petition submitted November 30, 2017
  - Original Petition submitted October 26, 2017
- Free-standing Sign Documentation
  - Amended Layout (11/21/17) (with notes showing area calculation)
  - Original Layout (10/26/17)
  - Free-standing sign statutes
- On-building Sign Documentation
  - On-building Sign Layout
  - On-building Sign total calculations
  - On-building Sign statutes
- Side Setback Documentation
  - Deed from 1970 describing the small savings and excepting clause
- Other:
  - ZAC Comments from Baltimore County Departments including SHA
  - Zoning Review Letter - re permitted use March 20, 2017 –
  - Sign Checklist - PAI – Permits, Approvals, Inspections
  - Sign Regulations – Section 450.4 Attachment 1 #5a and #5g

Will also bring:

Title Work including Deed and Access Easement

Ariel Map of area showing surrounding properties

Photos of opposite site of road

Zoning Map of Area

Case No.:

2018-0119-XA

ISW 1-10-18

## Exhibit Sheet

Petitioner/Developer

Protestant

ISW 2-12-18

|        |                                   |  |
|--------|-----------------------------------|--|
| No. 1  | Plan                              |  |
| No. 2  | My Neighborhood Map               |  |
| No. 3  | Aerial photo w/ site highlighted  |  |
| No. 4  | Photo - Liberty Road              |  |
| No. 5  | Plan with accompanying photos B-K |  |
| No. 6  | Proposed plans                    |  |
| No. 7  | Zoning review letter 3-20-17      |  |
| No. 8  | 8A > Sign drawings<br>8B          |  |
| No. 9  | Front sign elevation              |  |
| No. 10 | IDA-F Photos - other dealership   |  |
| No. 11 | Schematic Landscape Plan          |  |
| No. 12 | A CRG Plan                        |  |



B

















2











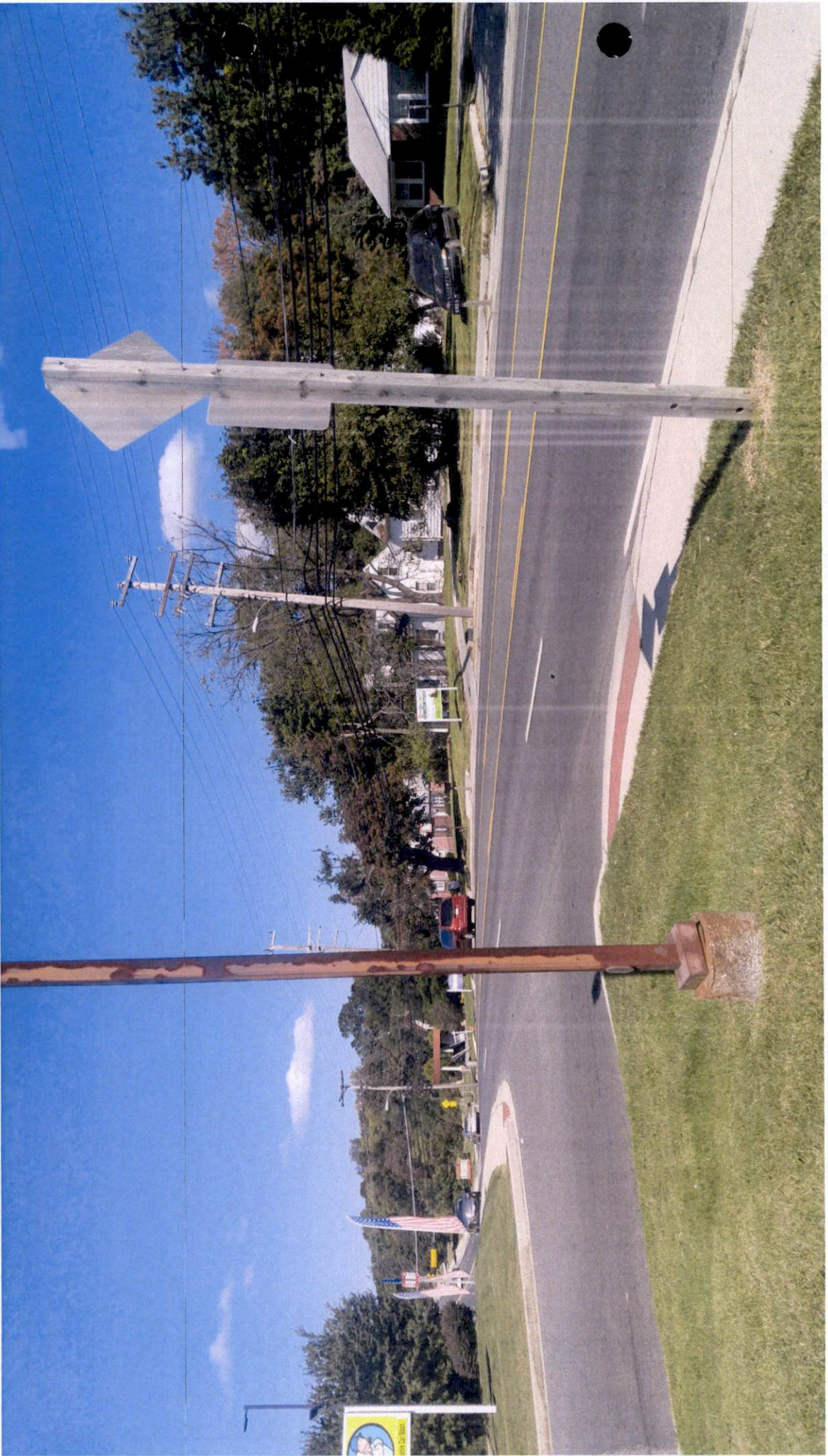








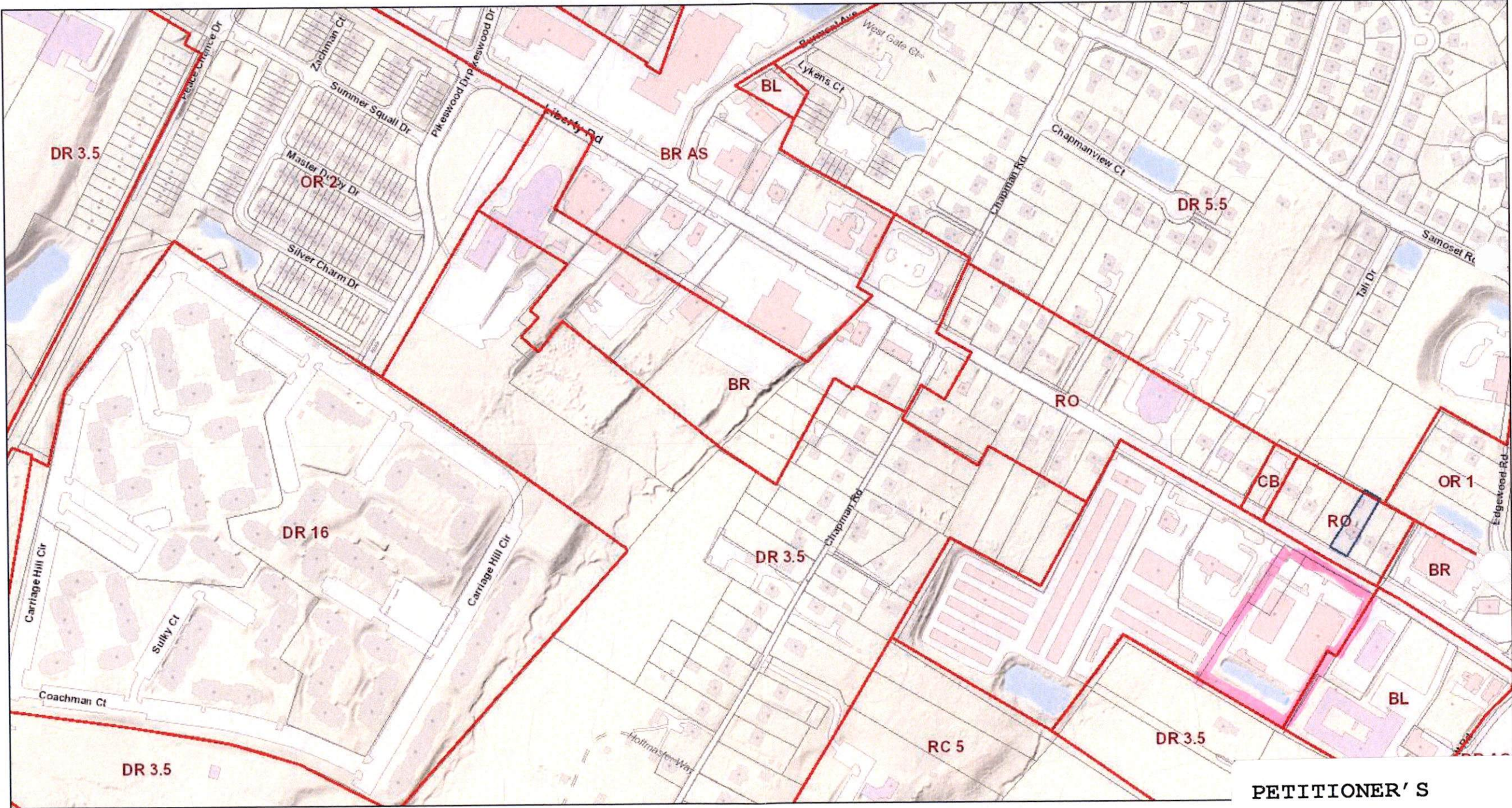




K



Baltimore County - My Neighborhood







PETITIONER'S  
EXHIBIT NO. 3





PETITIONER'S

EXHIBIT NO. 4

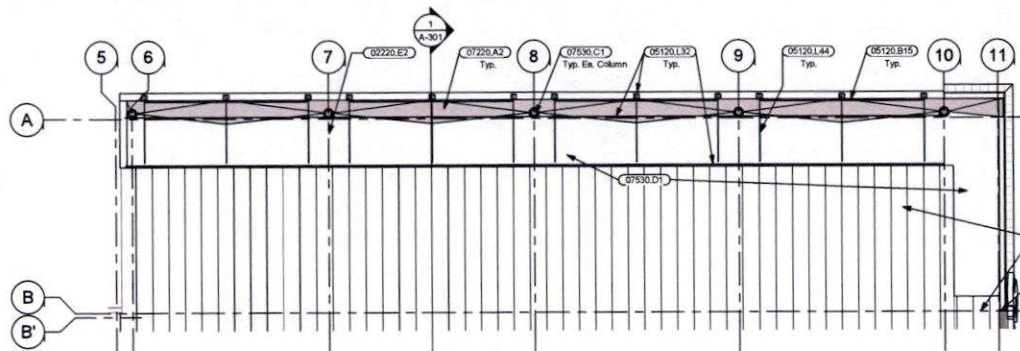




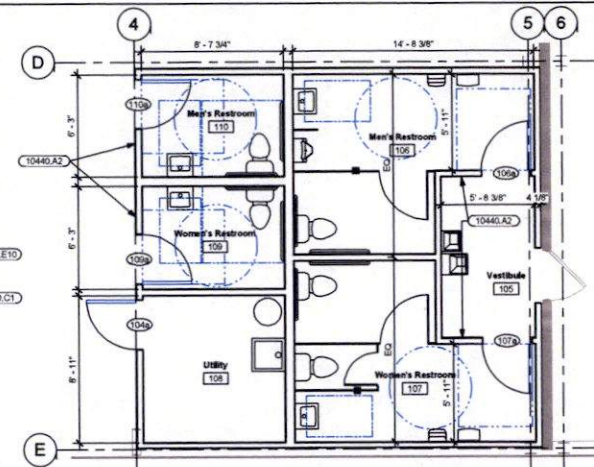


| Room Schedule |                  |              |             |             |                |          |
|---------------|------------------|--------------|-------------|-------------|----------------|----------|
| Number        | Name             | Floor Finish | Base Finish | Wall Finish | Ceiling Finish | Comments |
| 101           | Showroom         | Acrylic      | Res.        | PL          | PL             |          |
| 102           | Mech. Elec.      | Conc.        | Res.        | PL          | PL             |          |
| 103           | Office           | LVT          | Res.        | PL          | SA7            |          |
| 104           | Repair Garage    | Conc.        | None        | PL          | Exposed        |          |
| 105           | Vestibule        | Acrylic      | Res.        | PL          | SA7            |          |
| 106           | Men's Restroom   | Acrylic      | Res.        | PL          | SA7            |          |
| 107           | Women's Restroom | Acrylic      | Res.        | PL          | SA7            |          |
| 108           | Utility          | Conc.        | Res.        | PL          | SA7            |          |
| 109           | Women's Restroom | Acrylic      | Res.        | PL          | SA7            |          |
| 110           | Men's Restroom   | Acrylic      | Res.        | PL          | SA7            |          |

| Door Schedule |        |        |           |      |                |             |       |
|---------------|--------|--------|-----------|------|----------------|-------------|-------|
| Mark          | Width  | Height | Material  | Type | Frame Material | Fire Rating | Hdwe. |
| 101a          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-7  |
| 101b          | 3'-0"  | 7'-0"  | Alum./GL  | C    | Alum.          | None        | HW-1  |
| 101c          | 3'-0"  | 7'-0"  | Alum./GL  | C    | Alum.          | None        | HW-1  |
| 101d          | 9'-0"  | 7'-0"  | Alum./GL  | B    | Alum.          | None        | HW-1  |
| 101e          | 9'-0"  | 7'-0"  | Alum./GL  | B    | Alum.          | None        | HW-1  |
| 101f          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | 3 hr.       | HW-6  |
| 101g          | 3'-0"  | 7'-0"  | Alum./GL  | C    | Alum.          | None        | HW-1  |
| 102a          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-3  |
| 102b          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-3  |
| 102c          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-3  |
| 102d          | 12'-0" | 10'-0" | Insul. SL | F    | SL             | None        | HW-2  |
| 102e          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102f          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102g          | 12'-0" | 10'-0" | Insul. SL | F    | SL             | None        | HW-2  |
| 102h          | 12'-0" | 10'-0" | Insul. SL | F    | SL             | None        | HW-2  |
| 102i          | 12'-0" | 10'-0" | Insul. SL | F    | SL             | None        | HW-2  |
| 102j          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102k          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102l          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102m          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102n          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |
| 102o          | 3'-0"  | 7'-0"  | H.M.      | A    | H.M.           | None        | HW-6  |



**3 Part. Roof Plan**  
1/8" = 1'-0"



**2 Restroom Block**  
1/4" = 1'-0"

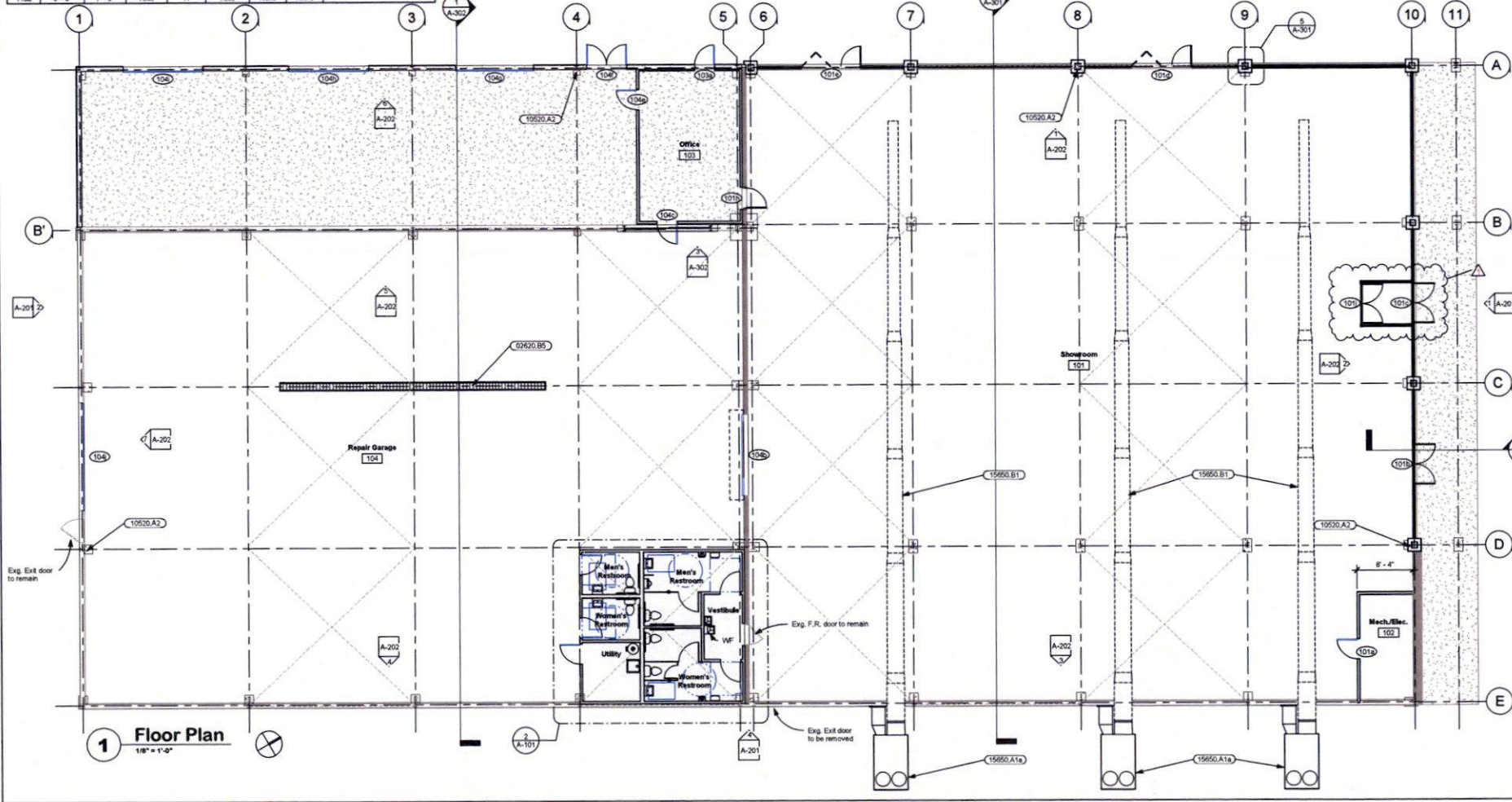
#### Keynotes

- 02220.E2 Steel Structure To Remain
- 02220.E10 Roof To Remain
- 02220.B5 12" x 12" Trench Drain
- 05120.B15 Cln.13.75
- 05120.L32 HSB8x8@0.375
- 05120.L44 HSB8x8@0.375
- 07220.A2 Tapered Rigid Insulation
- 07530.C1 Roof Drain
- 07530.D1 TPO Roofing
- 10440.A2 H.C. Restroom Sign
- 10520.A2 Fire Extinguisher 2A:40B:C
- 15650.A1a Air-handling unit (see mech)
- 15650.B1 Ductwork - (see mech)

NOTE: THE OFFICE OF DEAN ROBERT CAMLIN & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY HEREIN FOR THE COMPLETENESS OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ALL FEATURES AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO BEGINNING WORK.

PROFESSIONAL CERTIFICATION  
I, Jerry Liberty, Architect, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 7243-A, Expiration Date: 8-23-2018.

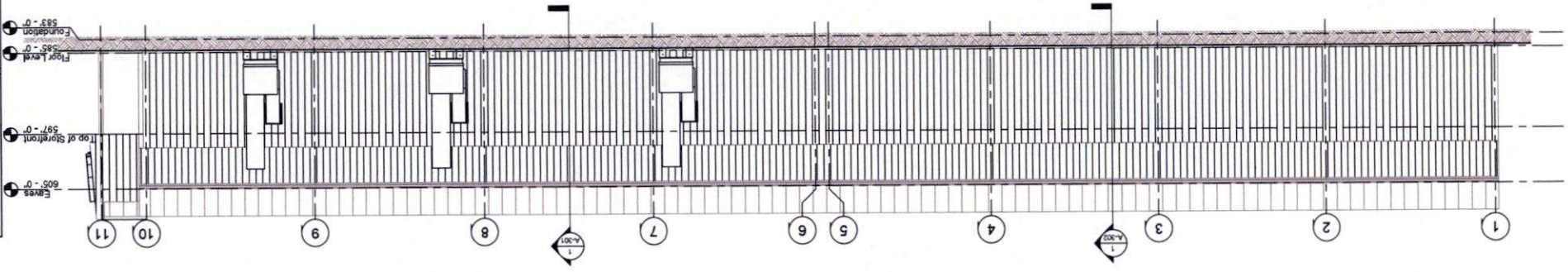
| REV.                               | DESCRIPTION     | DATE     |
|------------------------------------|-----------------|----------|
| 1                                  | Added vestibule | 05/20/17 |
| DATE PLOTTED: 05/20/17             |                 |          |
| DRAWING TITLE: Floor Plan          |                 |          |
| PROJECT NAME: Jerry's Liberty Road |                 |          |
| DRAWN BY: JRM                      |                 |          |
| CHECKED BY: JRM                    |                 |          |
|                                    |                 |          |
| <b>A-101</b>                       |                 |          |



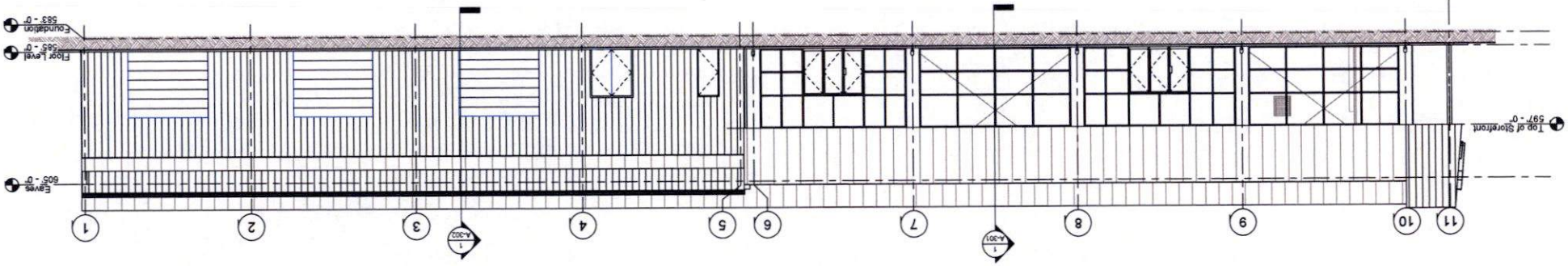
**1 Floor Plan**  
1/8" = 1'-0"



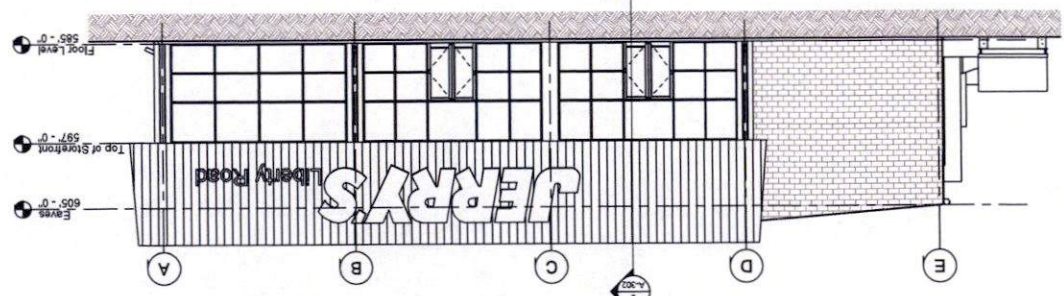
4 East Elevation



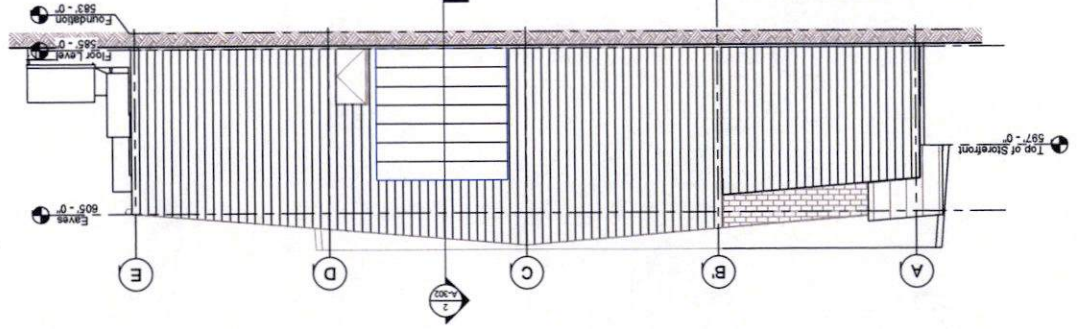
3 West Elevation



1 North Elevation



2 South Elevation



**Dean Robert & Assoc., Inc.**  
Architects  
10000 1st Avenue, Suite 100  
Boulder, CO 80501  
Phone: 303.440.1234  
Fax: 303.440.1235  
Email: info@drassoc.com

**Project:** Jerry's Liberty Road  
**Location:** Liberty Road  
**Client:** Jerry's Liberty Road  
**Scale:** 1/8" = 1'-0"  
**Sheet:** A-201

**Notes:**  
1. Verify building conditions with owner prior to construction.  
2. Confirm all dimensions and locations with owner prior to construction.  
3. Confirm all materials and finishes with owner prior to construction.  
4. Confirm all construction methods with owner prior to construction.  
5. Confirm all construction schedule with owner prior to construction.  
6. Confirm all construction budget with owner prior to construction.  
7. Confirm all construction risk with owner prior to construction.  
8. Confirm all construction insurance with owner prior to construction.  
9. Confirm all construction permits with owner prior to construction.  
10. Confirm all construction approvals with owner prior to construction.  
11. Confirm all construction completion with owner prior to construction.

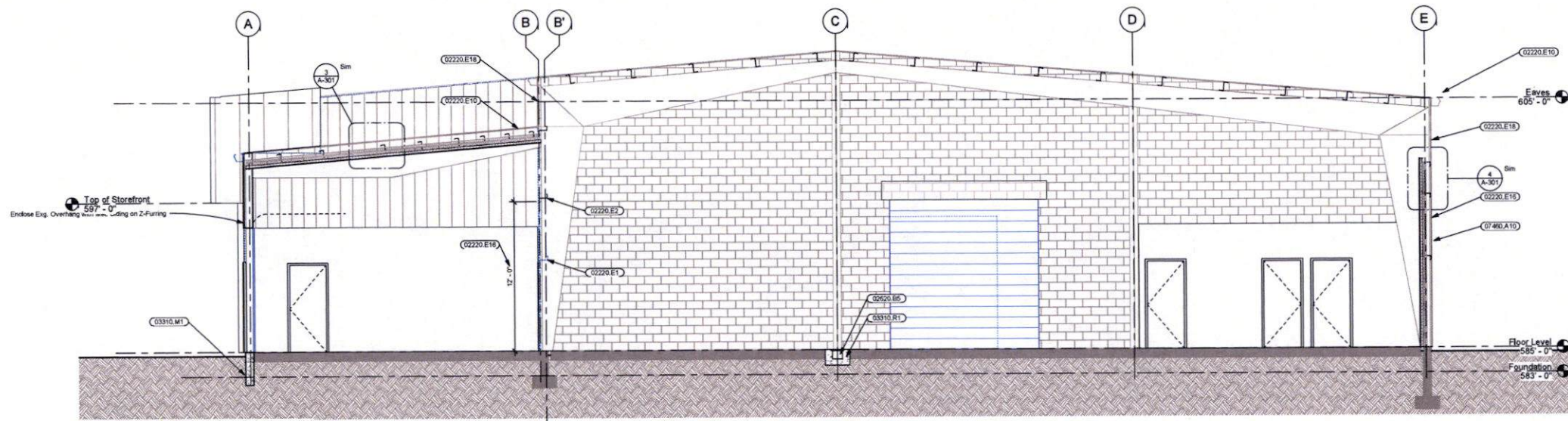






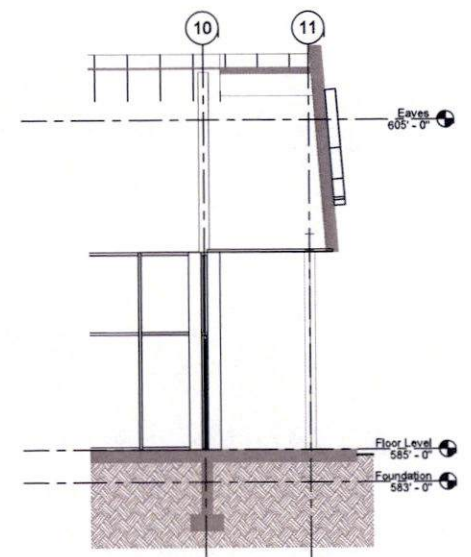




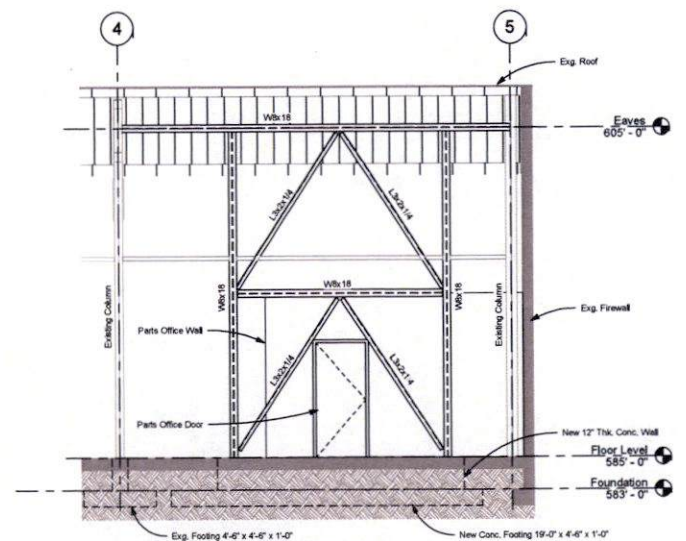


**1 Transverse Section thru Auto Repair Shop**  
1/4" = 1'-0"

- Keynotes**
- 02220.E1 Steel Framing To Be Removed
  - 02220.E2 Steel Structure To Remain
  - 02220.E10 Roof To Remain
  - 02220.E16 Siding To Be Removed
  - 02220.E18 Translucent Siding To Remain
  - 02220.E5 12 1/2" Trench Drain
  - 03310.M1 8" Cast-in-Place Concrete Wall
  - 03310.R1 Concrete Fill as required
  - 07460.A10 1" Prefinished Corrugated Steel - 24 Ga



**2 Section Thru Front Canopy**  
1/4" = 1'-0"



**3 Portal Brace Elevation**  
1/4" = 1'-0"  
To allow removal of existing X-bracing.

NOTE: THE OFFICE OF DEAN ROBERT CAMLIN & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY NOR FOR THE COMPLETENESS OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ALL FEATURES AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO BEGINNING WORK.

**PROFESSIONAL CERTIFICATION**  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 7245-A. Expiration date: 8-25-2018.

|     |          |    |              |
|-----|----------|----|--------------|
| NO. | DATE     | BY | SCALE        |
| 1   | 08/13/17 | DR | 1/4" = 1'-0" |

DRAWING TITLE: Sections & Details  
PROJECT NAME: Jerry's Liberty Road

DEAN ROBERT CAMLIN & ASSOC., INC.  
10 East Main Street, Suite 200, Maryland 21101  
(410) 528-1100, (410) 528-1101, (410) 528-1102  
drc@camlinarchitect.com, www.camlinarchitect.com

CHECKED BY: [Signature]  
DRAWN BY: [Signature]

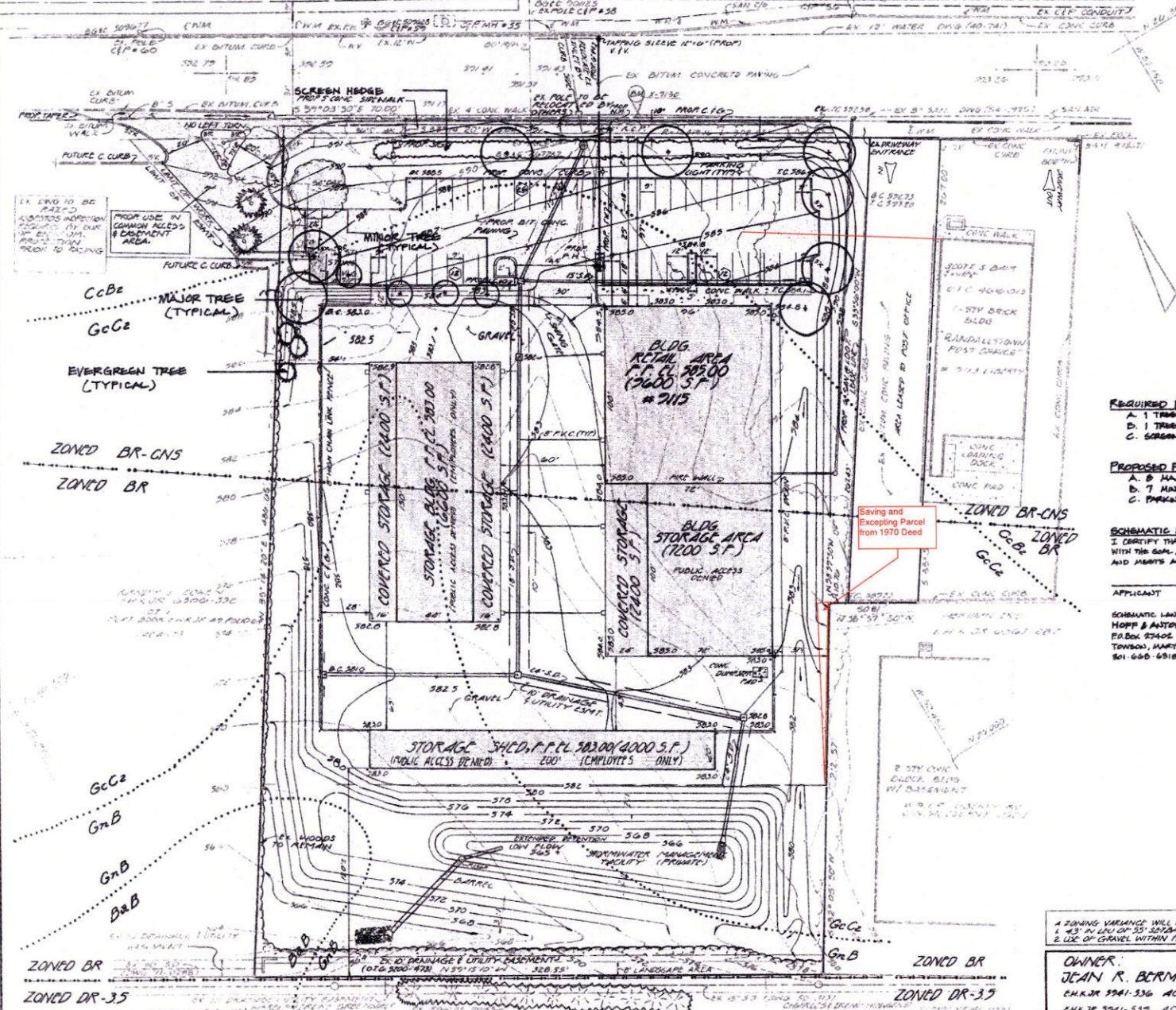
**A-302**







# LIBERTY ROAD (MD. RTE. 26)



## BENCH MARK

DATA TO COR. X-ROAD ELEV. 441.02  
N. CORNER OF 11/24/85  
28' IRON BAR AT NORTH END OF  
CONCRETE PAV. ON SOUTH SIDE  
OF LIBERTY ROAD

## RECOMMENDED SEVERE SOIL CONDITION MITIGATION

SEVERE SLOPES, PROPOSED MASS GRADING  
WILL INCREASE SLOPES TO NON-GRADABLE LEVELS.  
SEVERE HIGH WATER TABLE ANY GROUNDWATER  
CONDITION ENCOUNTERED WILL BE INTERCEPTED  
BY UNDERDRAIN SYSTEM CONNECTED TO PROPOSED  
CROSS-SECTION DRAINAGE SYSTEM.  
B.B. SOILS ENVIRONMENTAL REPORT INDICATES NO  
CONTAMINANTS WITHIN AREA OF PROPOSED  
SLOPES

## LOCATION MAP

SCALE 1" = 500'

## SOIL TYPES & LIMITATIONS

(BALTIMORE COUNTY SOIL SURVEY MAP NO. 32)

| AREA (AC) | SOIL TYPE | SOIL TYPE        | HYDRO SOIL GROUP | BLDG. WITH NO DRAINAGE                         | STREETS & PARKING LOTS  |
|-----------|-----------|------------------|------------------|------------------------------------------------|-------------------------|
| 0.51      | CcBc      | CLAYEY SILT LOAM | B                | SLIGHT                                         | MODERATE SLOPES         |
| 2.40      | GcCg      | CLAYEY SILT LOAM | B                | MODERATE SLOPES                                | SEVERE SLOPES           |
| 0.07      | OnD       | CLAYEY SILT LOAM | C                | MODERATE HIGH WATER TABLE                      | SEVERE HIGH WATER TABLE |
| 0.13      | BcB*      | BALE SILT LOAM   | D                | SEVERE HIGH WATER TABLE, POOR NATURAL DRAINAGE |                         |

## GENERAL NOTES

- AREA: G.W.K. Jr. 591-596 1.60 ac.  
G.W.K. Jr. 591-599 0.32 ac.  
Ocean Area 3.92 ac.  
Roadway Widening Area 0.01 ac.  
Net Area 5.91 ac.
- ELECTION DISTRICT: 32  
COUNCIL TRACT: 4025.03  
REGIONAL PLANNING DISTRICT: 312  
WATERSHED: BAYVIEW 31  
SUBDIVISION: 41
- ZONING: BR and BR-CNS
- EXISTING LAND USE: One parcel improved with single-family residential dwelling. Second parcel vacant.
- PROPOSED LAND USE: Retail and Warehouse  
Map Improvement Center for 84 Lumber Company.  
BUILDING AREA:  
Retail: 9,600 s.f.  
Enclosed Warehouse: 17,800 s.f.  
Open Warehouse: 7,200 s.f.  
Total: 34,600 s.f.
- FLOOR AREA RATIO: 34,600 s.f. / 5.91 ac. = 0.58  
B. REQUIRED PARKING SPACES:  
Retail Use: 9600 s.f. / 200 s.f. = 48 p.s.  
Warehouse: 6 employees / 3 = 2 p.s.  
Total Required: 50 p.s.
- PROVIDED PARKING:  
48 p.s. 8' x 18'  
2 p.s. 12' x 18' (handicapped)  
50 parking spaces provided
- PUBLIC SANITARY SYSTEM: Existing - RCE Dwg. No. 34-1995
- PUBLIC WATER MAIN: Existing - RCE Dwg. No. 40-741
- There are no existing historic buildings on this site.
- There are no known well or septic areas on this site.
- There are no known critical areas, archaeological sites, endangered species habitats, significant geological formations, or hazardous material sites on this project area.
- Hydric soils, BcB, are mapped on this site, however, field investigation by Greenspring Environmental Consultants indicates no upland wetlands.
- There are no known streams, bodies of water, springs or 100-year flood plains located on this site.
- ESTIMATED ADT:  
Retail Use: 9,600 s.f. x 0.118 = 1137  
Warehousing: 17,800 s.f. x 0.006 = 71  
Total Estimated ADT: 1204
- LANDSCAPING: Shall conform to the Schematic Landscaping proposed herein and to the Final Landscape Plan based upon the requirements set forth in the Baltimore County Landscape Manual and to be approved by the Office of Planning.
- STORMWATER MANAGEMENT AND WATER QUALITY MANAGEMENT: Privately maintained stormwater management detention pond with extended detention low flow pipe for water quality is proposed to control the increase in runoff due to this development for the 2-year and 10-year frequency storms.
- STONES: Any stone shall comply with Section 413 B.C.L.R., and ZONING SIGN POLICIES.

## REQUIRED PLANTING

- 1 TREE PER 40 LF ADJACENT ROAD
  - 1 TREE PER 16 PARKING SPACES
  - 5 TREES PER 100 LF ADJACENT ROAD
- 75/40 = 1.875  
50/16 = 3.125  
TOTAL TREES: 16

## PROPOSED PLANTING

- 1 MAJOR TREE
- 1 MAJOR W. INTERGRADEN TREES
- 1 PARKING CHANNEL SCREENING

## SCHEMATIC LANDSCAPE PLAN CERTIFICATION

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREON IS CONSISTENT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1989, AND MEETS ALL APPLICABLE POLICY, GUIDELINES, & ORDINANCES.

APPLICANT

DATE

SCHEMATIC LANDSCAPE PLAN PREPARED BY:  
HOPF & ANTONIOLLO, INC.  
PO BOX 37402  
TOWSON, MARYLAND 21208-7402  
501-660-6510

## PRINT DATE

APR 11 1988

KCW CONSULTANTS, INC.

A ZONING VARIANCE WILL BE REQUESTED FOR:  
1. 4.3' IN LEU OF 55' SETBACK BETWEEN BUILDING & SHED  
2. USE OF GRAVEL WITHIN PARKING AREA IN LEU OF BIT CONG. OR T.A.R. & CHIP SURFACE.

OWNER:  
JEAN R. BORMAN  
CHK#R 3941-336 ACCOUNT NO 02-02-003810  
CHK#R 3941-337 ACCOUNT NO 02-06-340010

## C.R.G. DEVELOPMENT PLAN

## 84 LUMBER COMPANY

9115 LIBERTY ROAD (MD. RTE. 26)

ELECTION DISTRICT

BALTIMORE COUNTY, MD

PUBLIC SERVICES C.R.G. NO. 88020

PLANNING NO

SCALE 1" = 30'

JANUARY 11, 1988

DWG. NO. CRG-1

KCW CONSULTANTS, INC.  
CIVIL ENGINEERS—LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCE CENTRE, SUITE 175  
BALTIMORE, MARYLAND 21208  
(301) 484-0963



ARCHITECT:  
CRAIG MERRILL JOHNSON  
8325 OHIO RIVER BLVD.  
PITTSBURGH, PA. 15202  
TEL: (412) 734-2000

DEVELOPER:  
84 LUMBER COMPANY  
200 ROUTE 515  
EIGHTY FOUR, PA. 15384  
TEL: (412) 223-8400  
ATTN: RAY BARLEY



FUTURE R/W LINE? \_\_\_\_\_



BALTO CO X-9-92 ELEV 547.08  
N 20.00 OF W 52.45.05  
7.8" IRON BAR AT NORTH EDGE OF  
CONCRETE WALK ON SOUTH SIDE  
OF LIBERTY ROAD

SEVERE SLOPES. PROPOSED MASS GRADING  
WILL REDUCE SLOPES TO NON-ERODIBLE LEVELS.

SEVERE HIGH WATER TABLE. ANY GROUNDWATER  
CONDITION ENCOUNTERED WILL BE INTERCEPTED  
BY UNDERDRAIN SYSTEM CONNECTED TO PROP  
CLOSED STORM DRAIN SYSTEM.

\* B.B. SOILS ENVIRONMENTAL REPORT INDICATES NO  
WETLANDS WITHIN AREA OF MAPPED HYBRIC  
SOILS

(BALTIMORE COUNTY SOIL SURVEY MAP NO. 32)

| AREA<br>(AC) | SOIL<br>TYPE | SOIL<br>TYPE         | HYDRO<br>SOIL<br>GROUP | BLDG. WITH NO DRAINAGE                         | STREETS & PARKING LOTS  |
|--------------|--------------|----------------------|------------------------|------------------------------------------------|-------------------------|
| 0.50         | CcBc         | CHESLER<br>SET LOAM  | B                      | SLIGHT                                         | MODERATE SLOPES         |
| E 40         | GcCc         | CLIFFORD<br>CLAY     | B                      | MODERATE SLOPES                                | SEVERE SLOPES           |
| 0.07         | OnD          | CLIFFORD<br>SET LOAM | C                      | MODERATE HIGH WATER TABLE                      | SEVERE HIGH WATER TABLE |
| 0.13         | B-B*         | BAILEY<br>SET LOAM   | D                      | SEVERE HIGH WATER TABLE, POOR NATURAL DRAINAGE |                         |

11. AREA: E.H.R.L. Tr. 55A-53A 3.62 ac. =  
E.H.R.L. Tr. 59A1-53A 0.70 ac. =  
Great Area 3.92 ac. =  
Roughway Widening 0.40 ac. =  
Total 5.64 ac. =  
Net Area 5.92 ac. =

12. ELECTION DISTRICT: 3  
CONGRESSIONAL DISTRICT: 12  
CENSUS TRACT: 4025.03  
REGIONAL PLANNING DISTRICT: 312  
WATERSHED: BRICK RUN  
SUBWATERSHED: 6

13. ZONING: 6A and 8B-C  
EXISTING LAND USE: parcel improved with single-family residential dwelling. Second parcel vacant.  
PROPOSED LAND USE: Retail and Warehouse.  
Name: Lamoreaux Center for 88 Lumber Company.

14. BUILDING AREA:  
Retail: 9,600 s.f.  
Enclosed Warehouse: 17,800 s.f.  
Open Warehouse: 7,200 s.f.  
Total 34,600 s.f.

15. FLOOD AREA RATIO: 34,600 s.f. / 3.94 ac. = 0.20  
APPROVED PARKING STAGES:  
Retail: 480 s.f. / 200 s.f. = 48 p.s.  
Warehouse: 6 employees / 3 = 2 p.s.  
Total Required 50 p.s.

16. PROVIDED PARKING:  
48 p.s. 9' x 18' =  
2 p.s. 12' x 18' (handicapped)  
50 parking spaces

17. PUBLIC SANITARY SURVEY: Raising - BCRG Div. No. 54-1595  
18. PUBLIC WATER MAIN: Existing - BCRG Div. No. 40-741  
19. There are no existing historical sites on this site.  
20. There are no known well or spring areas on this site.  
21. There are no known critical areas, archaeological sites, endangered species habitats, significant geological formations, or hazardous material sites on this project area.

22. Hydrology, soils, bas, are mapped on this site, however, a flood plain map is not available.  
23. WATERSHED: GREENSPRING ENVIRONMENTAL  
24. EXISTING USES:  
Consultants indicated no known uses.  
25. There are no known streams, bodies of water, springs or 100-year flood plains located on this site.  
26. EXISTED AREA:  
Retail Use 9,600 s.f. x 0.118 = 1133  
Warehousing 17,800 s.f. x 0.204 = 3631  
Total Estimated 4764

27. LANDSCAPING: Shall conform to the Schematic Landscaping proposal herein and to the Final Landscape Plan issued by the City Engineer and approved by the Baltimore County Landscape Manual and to be approved by the Office of Planning.

28. STORMWATER MANAGEMENT AND WATER QUALITY MANAGEMENT:  
Privately maintained stormwater management detention pond located down stream of the flow pipe for water quality improvement. The pond is being proposed to be enlarged and proposed to cancel the increase in runoff due to the development for the 2-year and 10-year frequency storms.  
29. Storm Water Management: 2-year and 10-year frequency storms.  
30. ANP ZONING-210N POLICY:

A. 1 TREE PER 40 LF ADJACENT ROAD  $875/40 = 21.875 \approx 22$   
 B. 1 TREE PER 12 PARKING SPACES  $50/12 = 4.17 \approx 4$   
 C. SCREEN PARKING FROM PUBLIC STREET

- A. 8 MAJOR TREES
- B. 7 MAJOR or EVERGREEN TREES
- C. PARKING CHALK RE SCREENED

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREIN IS CONSISTANT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1981 AND MEETS ALL APPLICABLE POLICY, GUIDELINES, & ORDINANCES.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

SCHEMATIC LANDSCAPE PLAN PREPARED BY:  
HOFF & ANTONIETTI, INC.  
P.O. BOX 27402  
TOWSON, MARYLAND 21280-7402  
801-665-6310

APR 11 1982

R C W CONSULTANTS, INC.

A ZONING VARIANCE WILL BE REQUESTED FOR:  
1. 43' IN LEU OF 55' SETBACK BETWEEN BUILDING & SHED.  
2. USE OF GRAVEL WITHIN FINCED AREA IN LEU OF BKT CONC. OR TAR & CHIP SURFACE.

OWNER:  
JEAN R. BERMAN  
ENHJX 3241-336 ACCOUNT NR 02-02-203810  
ENHJX 3241-339 ACCOUNT NR 02-06-340010

| DESCRIPTION |
|-------------|
|-------------|

|         |                                      |
|---------|--------------------------------------|
| 4-2-80  | REVISE ENTRANCE                      |
| 5-07-80 | REVISE FOR C.R.G. MEETING & COMMENTS |

## C.R.G. DEVELOPMENT PLAN

84 LUMBER COMPANY  
9115 LIBERTY ROAD (MD RTE. 26)  
ELECTION DISTRICT BALTIMORE COUNTY, MD

|                 |                  |                 |
|-----------------|------------------|-----------------|
| PUBLIC SERVICES | C.R.G. NO. 88020 | PLANNING NO.    |
| SCALE 1" = 30'  | JANUARY 11, 1988 | DWG. - NR 88020 |



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** November 8, 2018

**FROM:** *MD*  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 29, 2018  
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,  
0118-A, 0119-A, 0120-A and 0121-SPH

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file





SE Use

KEVIN KAMENETZ  
County Executive

March 20, 2017

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

Andrew M. Winick  
Hofmeister, Breza & Leavers  
Executive Plaza III  
11350 McCormick Road, Ste. 1300  
Hunt Valley, MD 21031

Re: Zoning Verification, 9115 Liberty Road, Tax Acct. 2200011049  
2<sup>nd</sup> Election District

Dear Mr. Winick:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

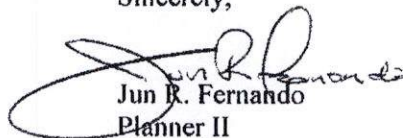
The subject property is currently zoned BR (Business Roadside) as shown on the official 2016 Baltimore County zoning map 077A2 (copy enclosed). The use as an automotive dealership new and used combination, is permitted in the BR zone. Uses of the property will be as permitted and restricted by Sections 238 of the Baltimore County Zoning Regulations (BCZR). For a complete list of permitted uses by right or by special exception please visit our website at [www.baltimorecountymd.gov/Agencies/law/countycode.html](http://www.baltimorecountymd.gov/Agencies/law/countycode.html).

Provided the property was developed and occupied in accordance with a Baltimore County approved development plan, and all subsequent construction permit applications adhered to the approved development plan, then all current uses, parking, and structures meet the requirements of the BCZR and the present uses and structures on the property are in compliance with the applicable zoning regulations. The Division of Code Enforcement & Inspections has indicated that there are no current or outstanding violations associated with the property as of this time.

The foregoing is merely an informal opinion; it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

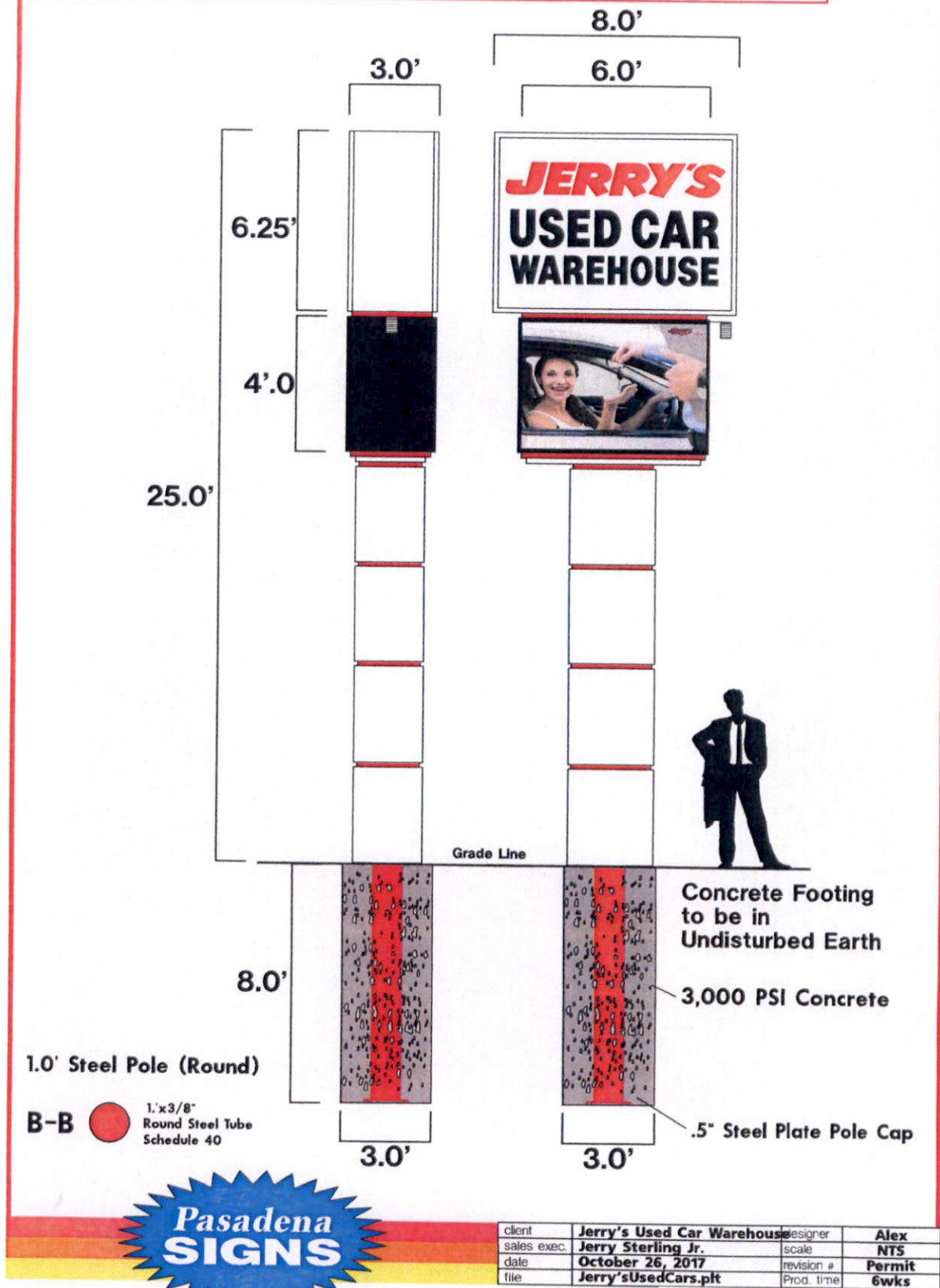
Sincerely,

  
Jun R. Fernando  
Planner II  
Zoning Review

JRF/kl  
Enclosure



Part 8 ft. x 6.25 ft. = 50 sq. ft.  
 Digital portion 6 ft. x 4 ft. = 24 sq. ft.  
 Total area = 74 sq. ft.



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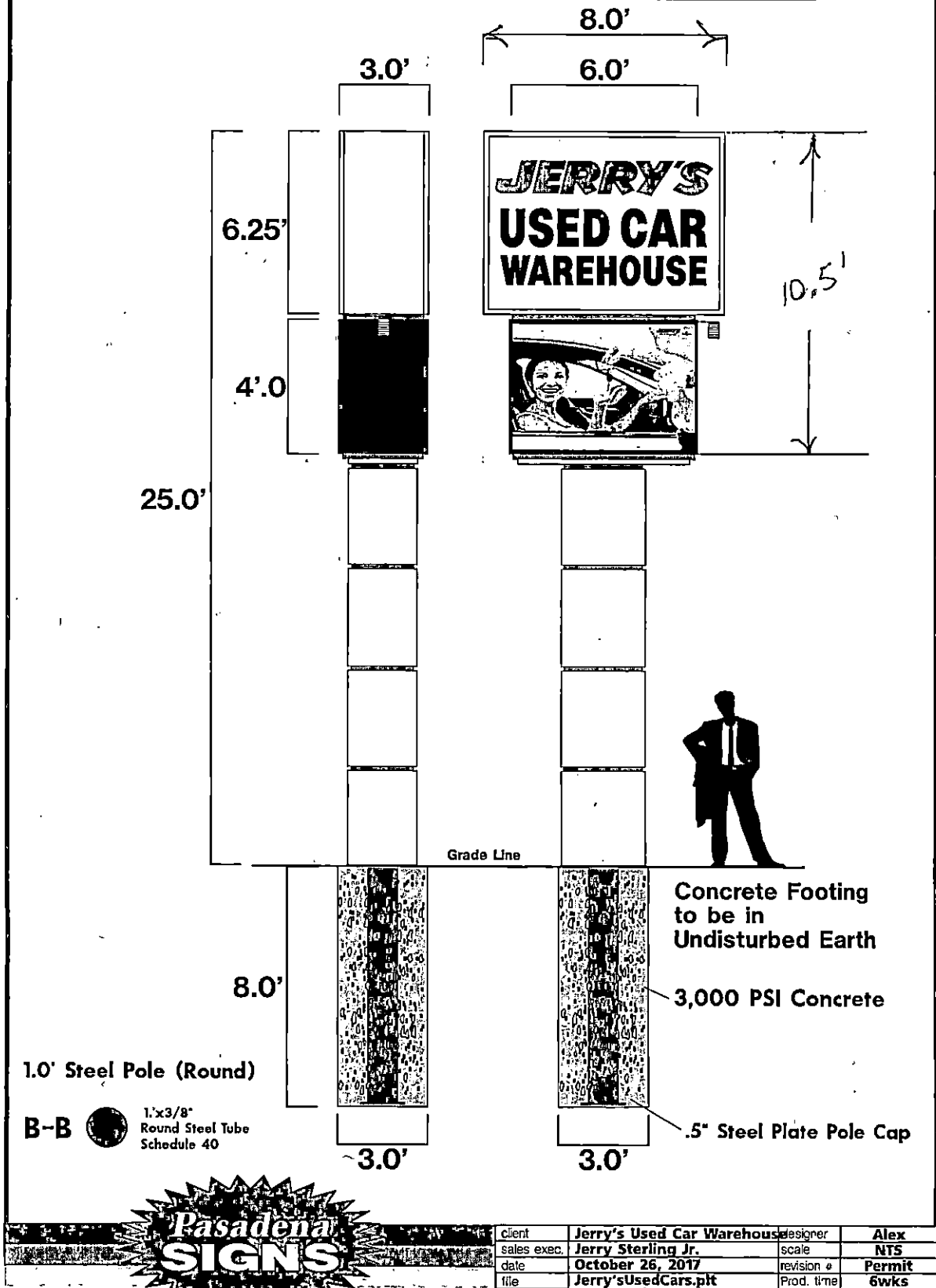
PETITIONER'S

EXHIBIT NO. 8A & 8B



Top part 8 ft. x 6.25 ft. = 50 sq. ft.  
 Digital portion 6 ft. x 4 ft. = 24 sq. ft.  
 Total area = 74 sq. ft.

$$10.5' \times 8' = 85 \#$$



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96'

5.75'

1.333'

2'-6"

34.75'

24.5'

26.75'

34'

14.75'

JERRY'S

USED CAR WAREHOUSE

Jerry's Sign (5.75'x34.75) = 199.8' Sq. Ft.  
 Used Car Sign (2.5'x34.0') = 85 Sq. Ft.  
 Total = 284.8 Sq. Ft.

**CUSTOM SIGN DISPLAYS**  
 6300 ARUNDEL COVE AVE CURTIS BAY, MARYLAND. 21226  
 (410) 355-5400 fax (410)355-8343

**AUTHORIZED DEALER**

Visit Us at  
[Pasadenasigns.com](http://Pasadenasigns.com)

Like us on  
**Facebook**

|             |                            |            |          |
|-------------|----------------------------|------------|----------|
| client      | Jerry's Used Car Warehouse | designer   | Alex     |
| sales exec. | Jerry Sterling Jr.         | scale      | NTS      |
| date        | October 26, 2017           | revision # | Option B |
| file        | Jerry's.plt                | Prod. time | 4wks     |

☐ Double Sided ☒ Single Sided

Accepted As Is ☐

Accepted As Noted ☐

Signature \_\_\_\_\_

Date \_\_\_\_\_

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PETITIONER' S

EXHIBIT NO. 9



Google Maps 9311 MD-26

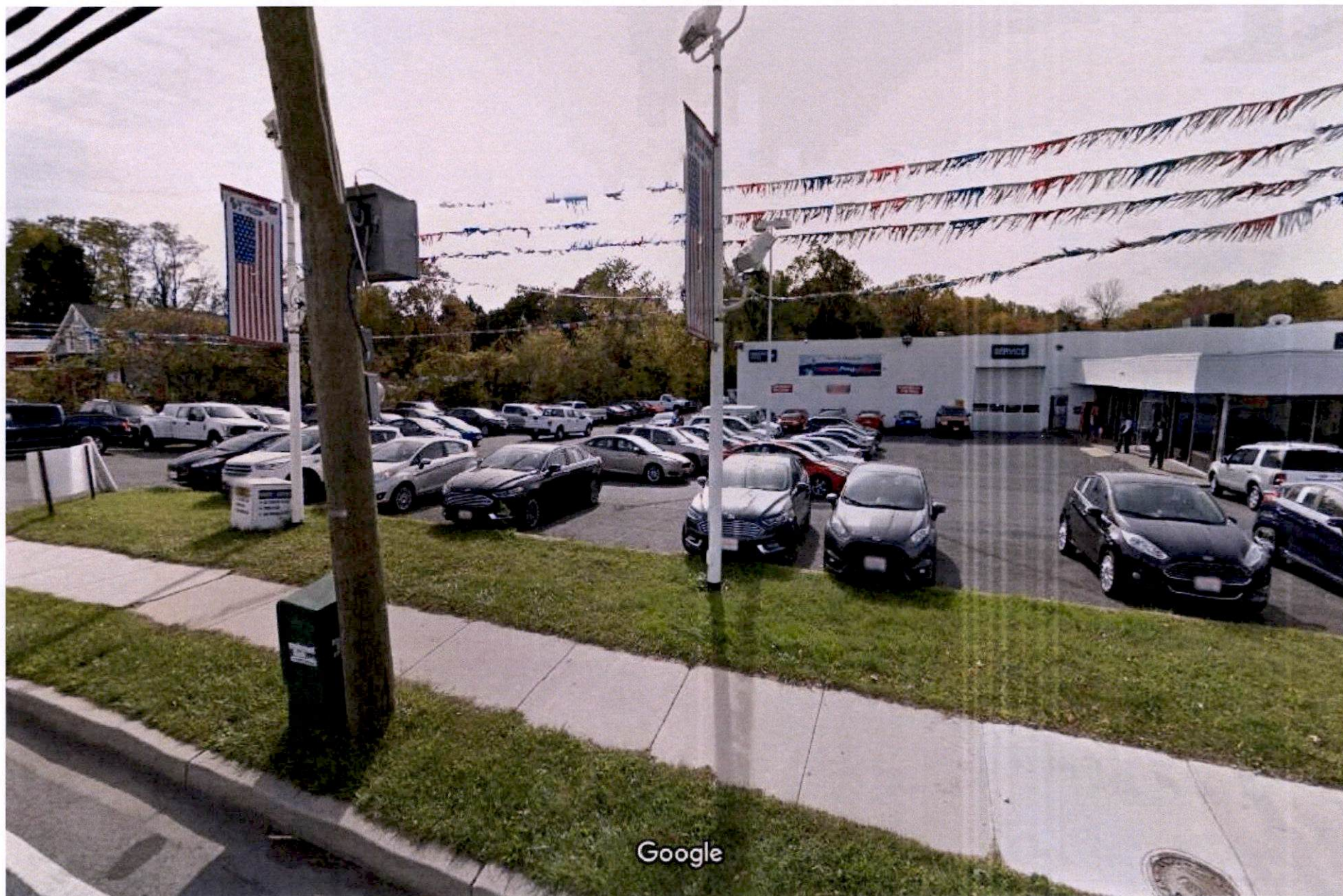


PETITIONER' S

EXHIBIT NO. 10A-10F



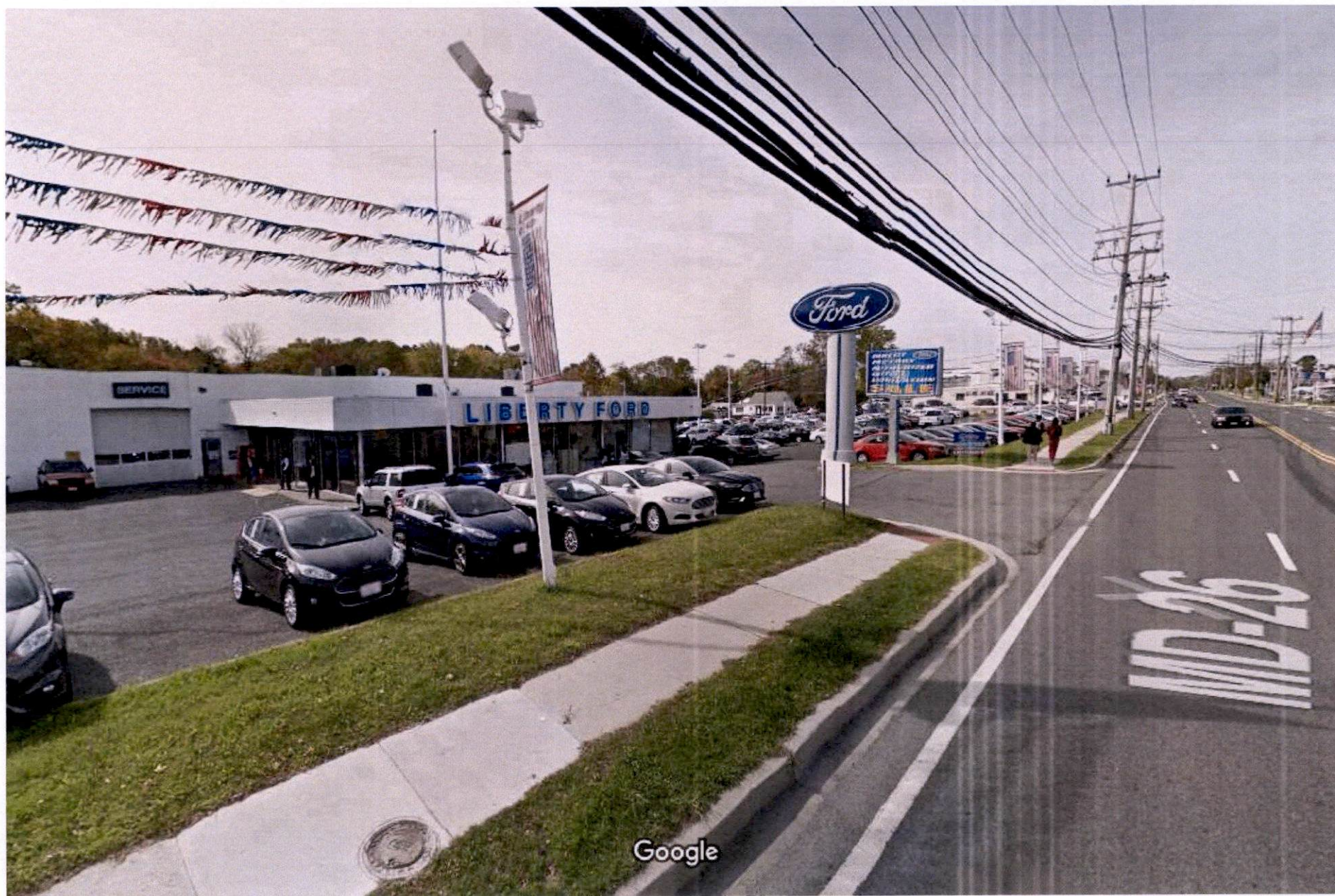
Google Maps 9311 MD-26



Google



Google Maps 9311 MD-26







Google Maps 9405 MD-26

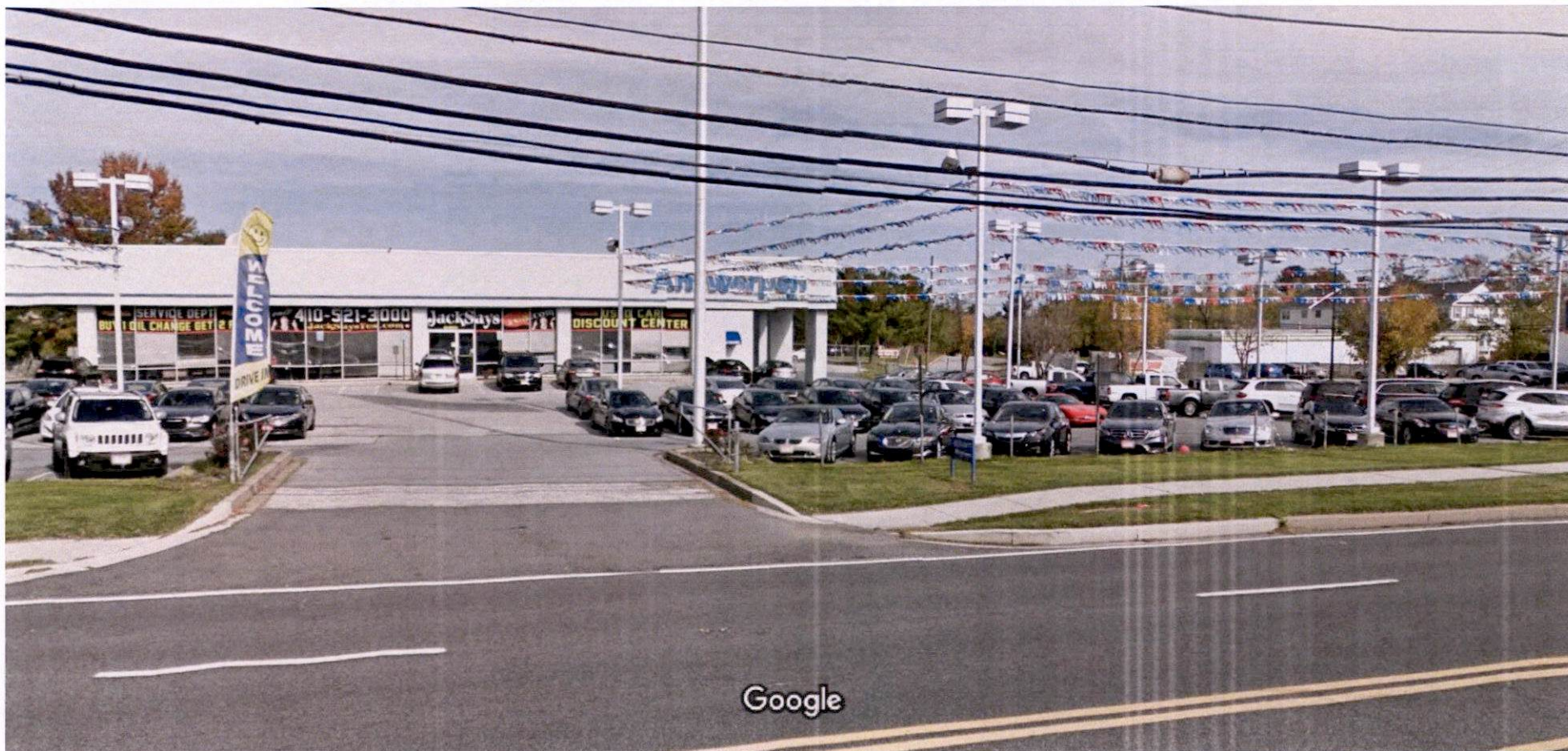
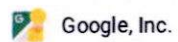


Image capture: Oct 2016 © 2018 Google

Randallstown, Maryland



Street View - Oct 2016





Google Maps 3600 Burmont Ave

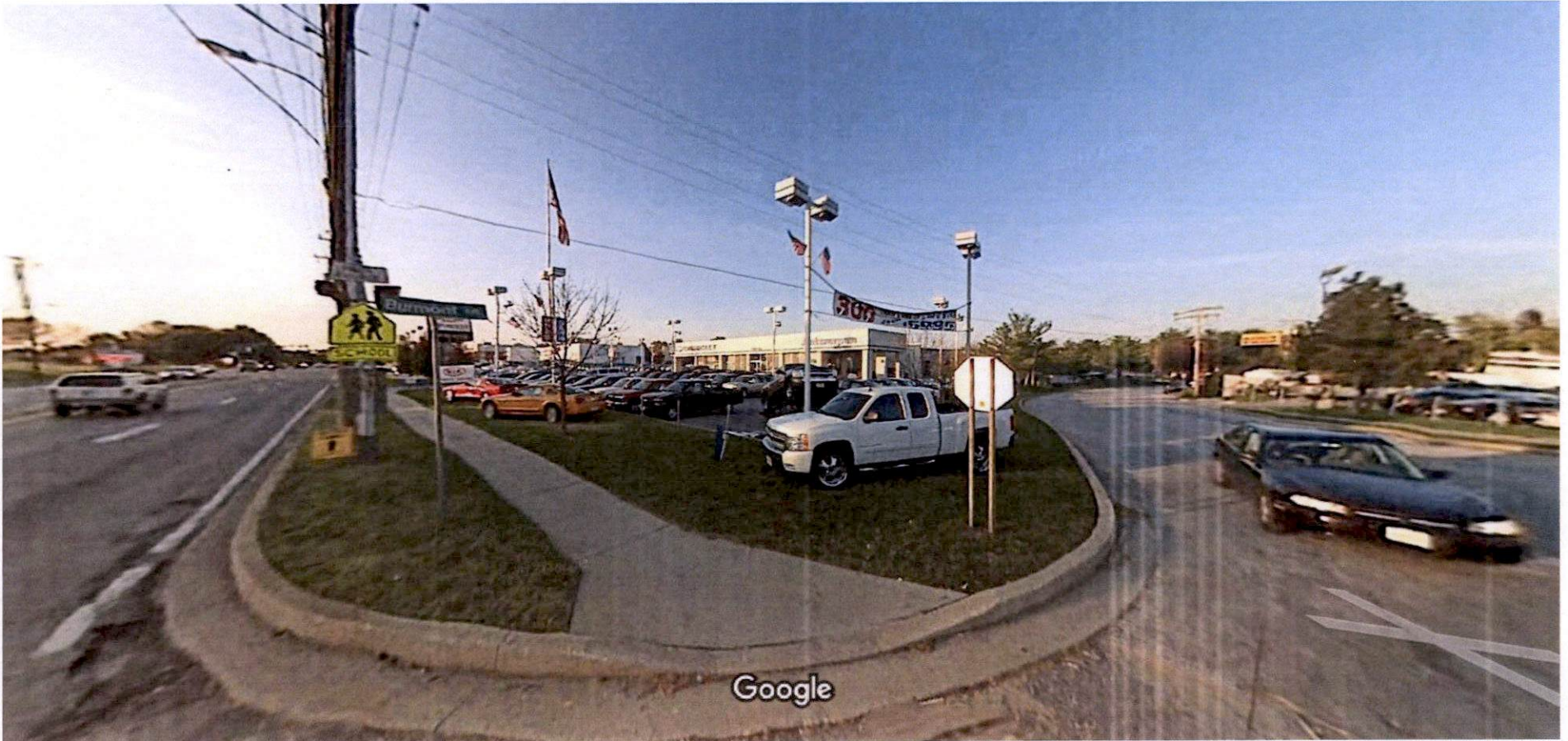
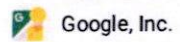
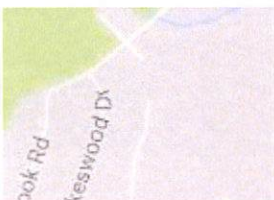


Image capture: Nov 2007 © 2018 Google

Randallstown, Maryland



Street View - Nov 2007





Google Maps 9330 MD-26

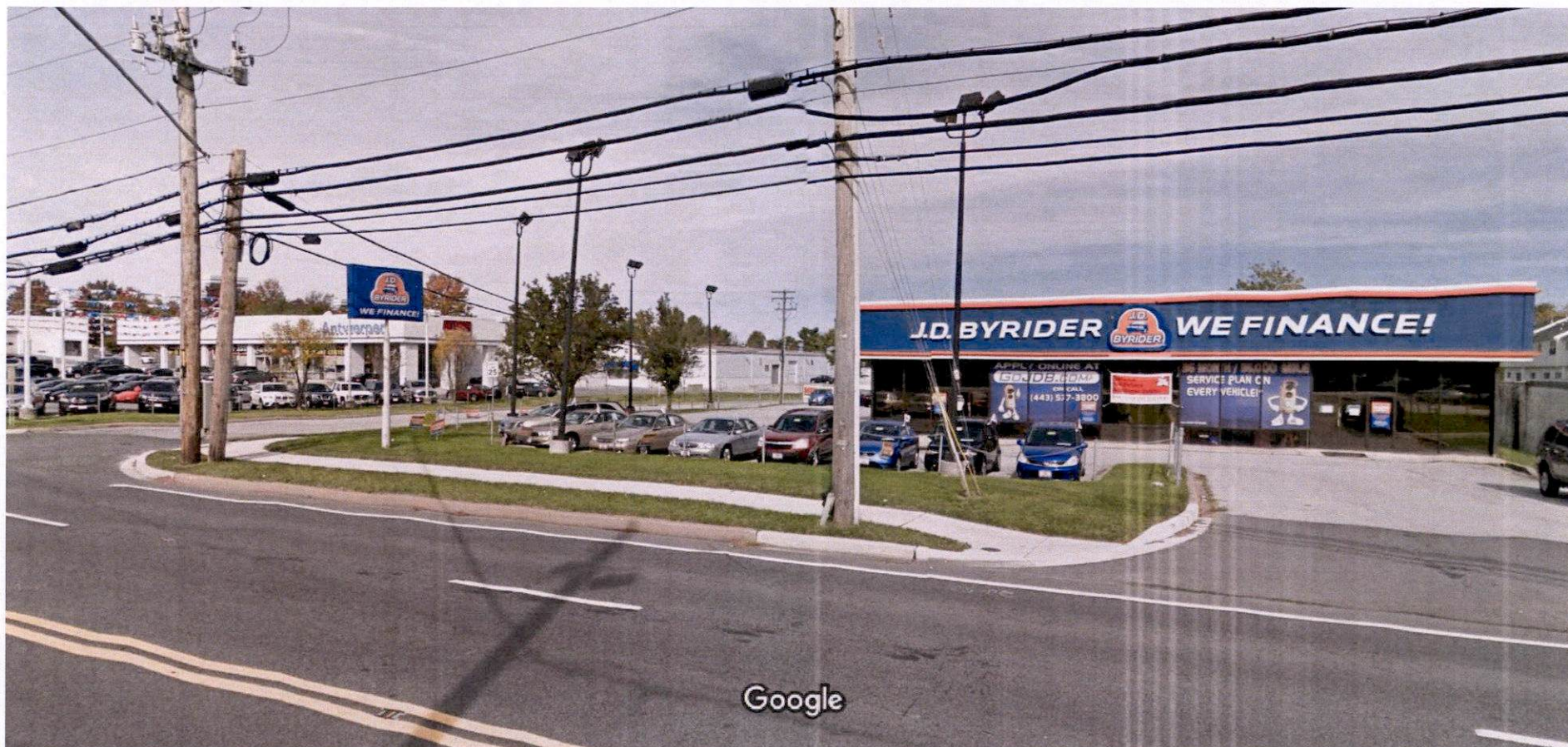


Image capture: Oct 2016 © 2018 Google

Randallstown, Maryland

 Google, Inc.

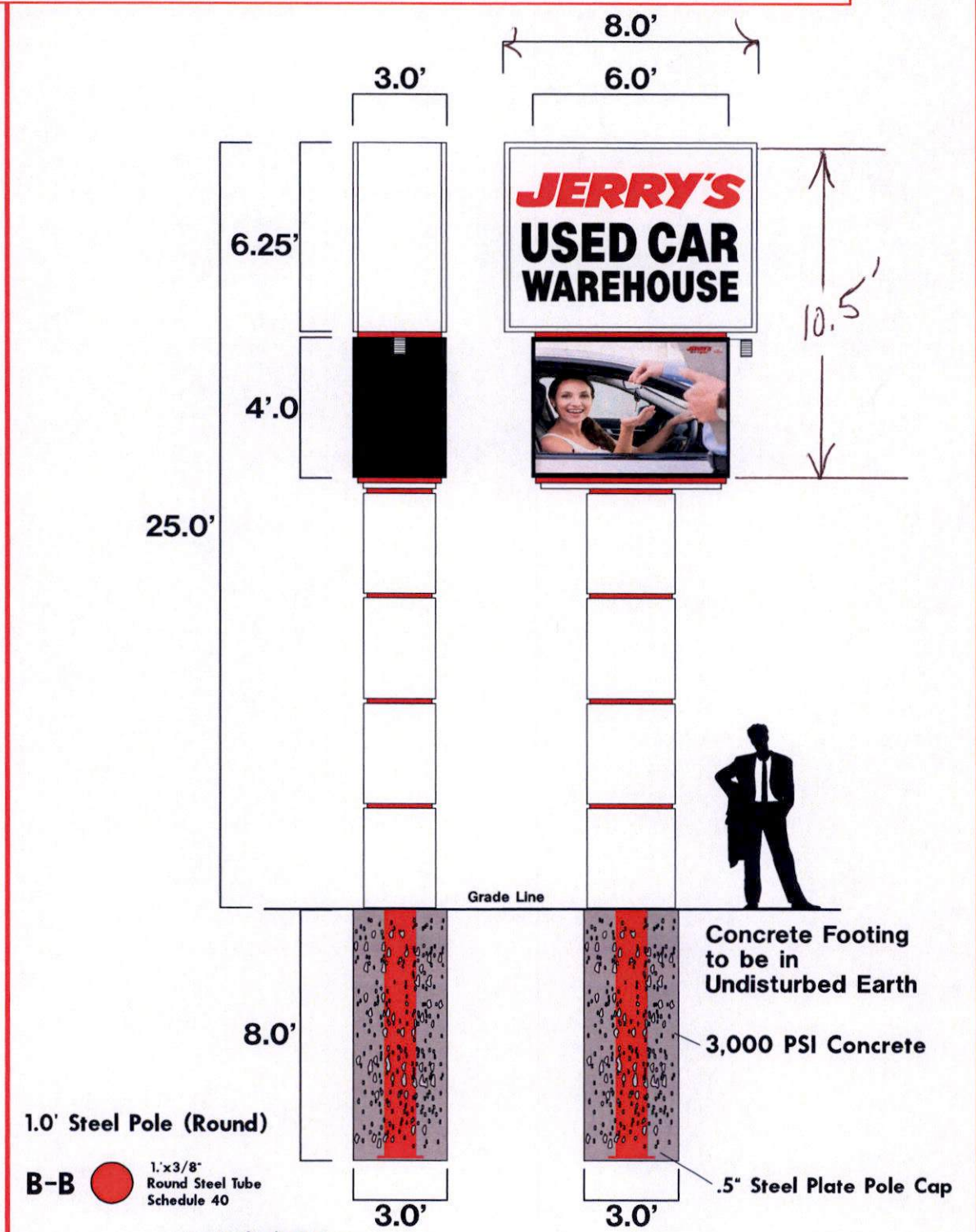
Street View - Oct 2016





Top part 8 ft. x 6.25 ft. = 50 sq. ft.  
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 Total area = 74 sq. ft.

$$10.5' \times 8' = 85 \neq$$



|             |                            |            |        |
|-------------|----------------------------|------------|--------|
| client      | Jerry's Used Car Warehouse | designer   | Alex   |
| sales exec. | Jerry Sterling Jr.         | scale      | NTS    |
| date        | October 26, 2017           | revision # | Permit |
| file        | Jerry'sUsedCars.plt        | Prod. time | 6wks   |

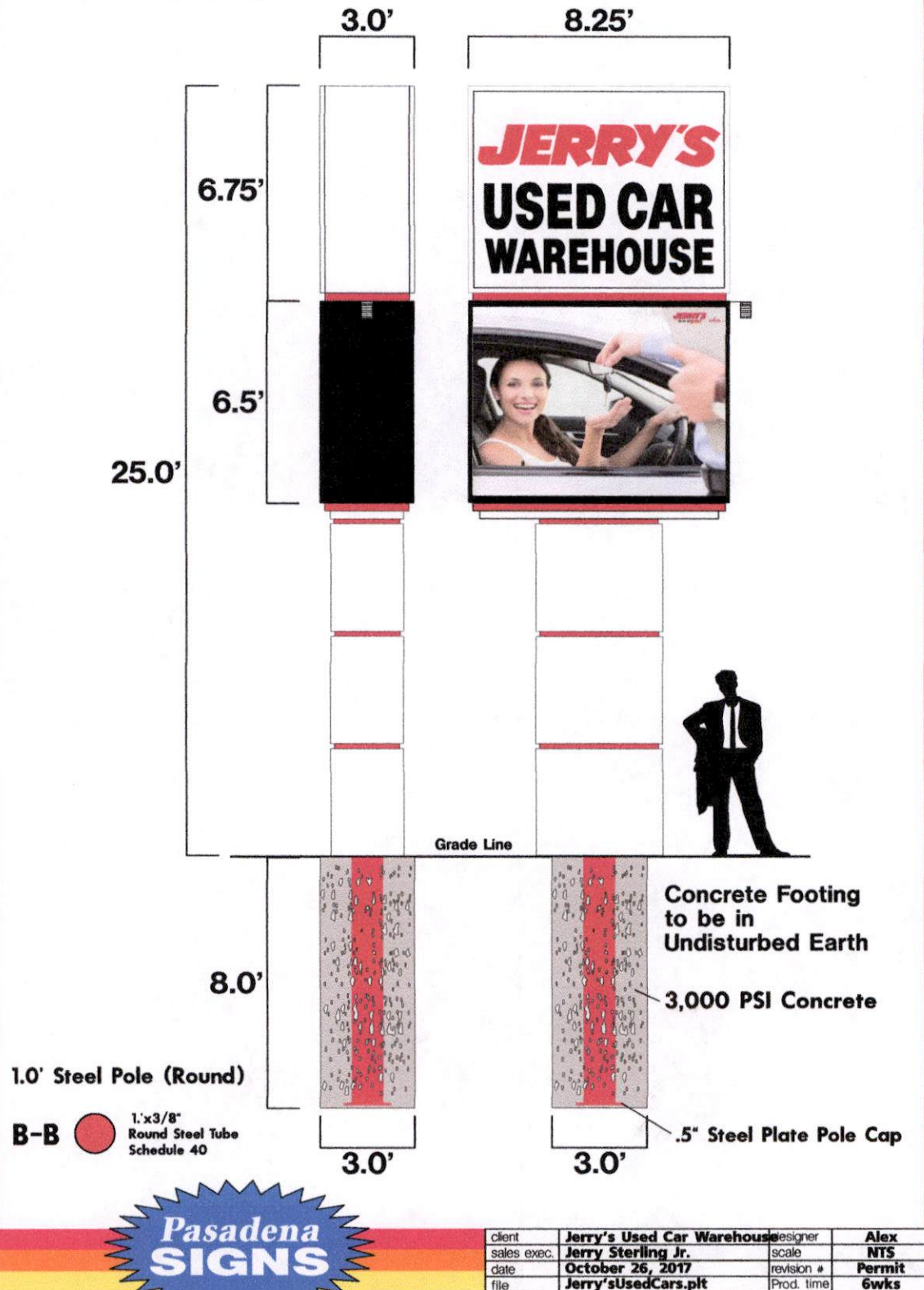
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Top Sign (6.75'x8.25') = 55.7' Sq. Ft. (51% of Total Sq. Ft.)

Digital Sign (6.5'x8.25') = 53.625' Sq. Ft. (49% of Total Sq. Ft.)

Total Sq. Ft.= 109.325' Sq. Ft.



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Jerry's Sign (5.75'x34.75) = 199.8' Sq. Ft.  
 Used Car Sign (2.5'x34.0') = 85 Sq. Ft.  
 Total = 284.8 Sq. Ft.



CUSTOM SIGN DISPLAYS  
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 (410) 355-5400 fax (410)355-8343

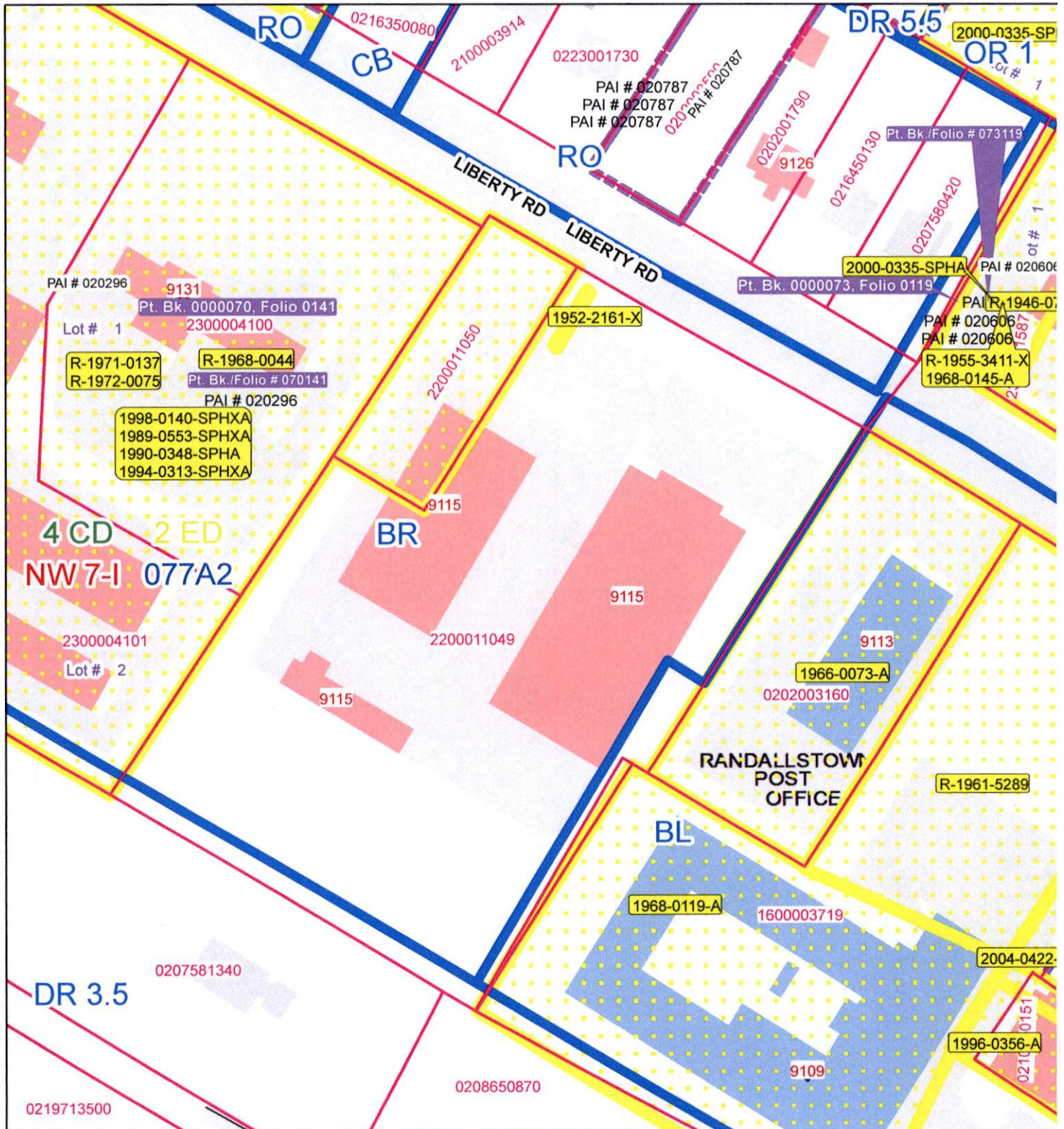
|                                                                                                                                              |                                                                                                           |                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>watchfire</b> <br>AUTHORIZED DEALER                  |                                                                                                           | <input type="checkbox"/> Double Sided <input checked="" type="checkbox"/> Single Sided                                                 |  |
| Visit Us at <a href="http://Pasadenasigns.com">Pasadenasigns.com</a>                                                                         |                                                                                                           | <input type="checkbox"/> Accepted As Is <input type="checkbox"/> Accepted As Noted <input type="checkbox"/> Signature _____ Date _____ |  |
| Client <b>Jerry's Used Car Warehouse</b><br>sales exec. <b>Jerry Sterling Jr.</b><br>date <b>October 26, 2017</b><br>file <b>Jerry's.plt</b> | Like us on Facebook  | designer <b>Alex</b><br>scale <b>NTS</b><br>revision # <b>Option B</b><br>Prod. time <b>4wks</b>                                       |  |

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# 9115 Liberty Road

2018-0119-XA



Publication Date: 10/23/2017



Publication Agency: Permits, Approvals & Inspections  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



## Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

| View Map                                            |                                | View GroundRent Redemption                       |                      | View GroundRent Registration |                                             |
|-----------------------------------------------------|--------------------------------|--------------------------------------------------|----------------------|------------------------------|---------------------------------------------|
| <b>Account Identifier:</b>                          |                                | <b>District - 02 Account Number - 2200011050</b> |                      |                              |                                             |
| Owner Information                                   |                                |                                                  |                      |                              |                                             |
| <b>Owner Name:</b>                                  |                                | JAS REAL ESTATE III LLC                          |                      | <b>Use:</b>                  | COMMERCIAL                                  |
| <b>Mailing Address:</b>                             |                                | 8001 BELAIR ROAD<br>BALTIMORE MD 21236-          |                      | <b>Principal Residence:</b>  | NO                                          |
|                                                     |                                |                                                  |                      | <b>Deed Reference:</b>       | /39347/ 00286                               |
| Location & Structure Information                    |                                |                                                  |                      |                              |                                             |
| <b>Premises Address:</b>                            |                                | 9127 LIBERTY RD<br>RANDALLSTOWN 21133-           |                      | <b>Legal Description:</b>    | SWS LIBERTY RD<br>.32 AC<br>700 N OFFUTT RD |
| <b>Map:</b>                                         | <b>Grid:</b>                   | <b>Parcel:</b>                                   | <b>Sub District:</b> | <b>Subdivision:</b>          | <b>Section: Block: Lot:</b>                 |
| 0077                                                | 0007                           | 0402                                             |                      | 0000                         |                                             |
|                                                     |                                |                                                  |                      | <b>Assessment Year:</b>      | <b>Plat No:</b>                             |
|                                                     |                                |                                                  |                      | 2016                         | Plat Ref:                                   |
| <b>Special Tax Areas:</b>                           |                                |                                                  | <b>Town:</b>         |                              |                                             |
|                                                     |                                |                                                  | NONE                 |                              |                                             |
|                                                     |                                |                                                  | <b>Ad Valorem:</b>   |                              |                                             |
|                                                     |                                |                                                  | <b>Tax Class:</b>    |                              |                                             |
| <b>Primary Structure Built</b>                      | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b>                    |                      | <b>Property Land Area</b>    | <b>County Use</b>                           |
|                                                     |                                |                                                  |                      | 0.3200 AC                    | 06                                          |
| <b>Stories</b>                                      | <b>Basement</b>                | <b>Type</b>                                      | <b>Exterior</b>      | <b>Full/Half Bath</b>        | <b>Garage</b>                               |
|                                                     |                                |                                                  |                      |                              | <b>Last Major Renovation</b>                |
| Value Information                                   |                                |                                                  |                      |                              |                                             |
|                                                     |                                | <b>Base Value</b>                                | <b>Value</b>         | <b>Phase-in Assessments</b>  |                                             |
|                                                     |                                |                                                  | As of                | As of                        | As of                                       |
|                                                     |                                |                                                  | 01/01/2016           | 07/01/2017                   | 07/01/2018                                  |
| <b>Land:</b>                                        |                                | 8,000                                            | 8,000                |                              |                                             |
| <b>Improvements</b>                                 |                                | 0                                                | 0                    |                              |                                             |
| <b>Total:</b>                                       |                                | 8,000                                            | 8,000                | 8,000                        | 8,000                                       |
| <b>Preferential Land:</b>                           |                                | 0                                                |                      |                              | 0                                           |
| Transfer Information                                |                                |                                                  |                      |                              |                                             |
| <b>Seller:</b> BERMAN FAMILY LIMITED PARTNERSHIP    |                                | <b>Date:</b> 09/01/2017                          |                      | <b>Price:</b> \$2,150,000    |                                             |
| <b>Type:</b> ARMS LENGTH MULTIPLE                   |                                | <b>Deed1:</b> /39347/ 00286                      |                      | <b>Deed2:</b>                |                                             |
| <b>Seller:</b> BERMAN FAMILY LIMITED PARTNERSHIP    |                                | <b>Date:</b> 02/27/1992                          |                      | <b>Price:</b> \$0            |                                             |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  |                                | <b>Deed1:</b> /09073/ 00144                      |                      | <b>Deed2:</b>                |                                             |
| <b>Seller:</b>                                      |                                | <b>Date:</b>                                     |                      | <b>Price:</b>                |                                             |
| <b>Type:</b>                                        |                                | <b>Deed1:</b>                                    |                      | <b>Deed2:</b>                |                                             |
| Exemption Information                               |                                |                                                  |                      |                              |                                             |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                   | 07/01/2017                                       |                      | 07/01/2018                   |                                             |
| <b>County:</b>                                      | 000                            | 0.00                                             |                      |                              |                                             |
| <b>State:</b>                                       | 000                            | 0.00                                             |                      |                              |                                             |
| <b>Municipal:</b>                                   | 000                            | 0.00 0.00                                        |                      | 0.00 0.00                    |                                             |
| <b>Tax Exempt:</b>                                  |                                | <b>Special Tax Recapture:</b>                    |                      |                              |                                             |
| <b>Exempt Class:</b>                                |                                | NONE                                             |                      |                              |                                             |
| Homestead Application Information                   |                                |                                                  |                      |                              |                                             |
| <b>Homestead Application Status:</b> No Application |                                |                                                  |                      |                              |                                             |



## Real Property Data Search ( w3)

Search Result for BALTIMORE COUNTY

| View Map                                     |          | View GroundRent Redemption                |               |                        |                | View GroundRent Registration |                       |                                                |           |
|----------------------------------------------|----------|-------------------------------------------|---------------|------------------------|----------------|------------------------------|-----------------------|------------------------------------------------|-----------|
| Account Identifier:                          |          | District - 02 Account Number - 2200011049 |               |                        |                |                              |                       |                                                |           |
| Owner Information                            |          |                                           |               |                        |                |                              |                       |                                                |           |
| Owner Name:                                  |          | JAS REAL ESTATE III LLC                   |               |                        |                | Use:                         |                       | COMMERCIAL                                     |           |
|                                              |          |                                           |               |                        |                | Principal Residence:         |                       | NO                                             |           |
| Mailing Address:                             |          | 8001 BELAIR ROAD<br>BALTIMORE MD 21236-   |               |                        |                | Deed Reference:              |                       | /39347/ 00286                                  |           |
| Location & Structure Information             |          |                                           |               |                        |                |                              |                       |                                                |           |
| Premises Address:                            |          | 9115 LIBERTY RD<br>RANDALLSTOWN 21133-    |               |                        |                | Legal Description:           |                       | 3.6207 AC SWS<br>LIBERTY RD<br>475 W OFFUTT RD |           |
| Map:                                         | Grid:    | Parcel:                                   | Sub District: | Subdivision:           | Section:       | Block:                       | Lot:                  | Assessment Year:                               | Plat No:  |
| 0077                                         | 0007     | 0311                                      |               | 0000                   |                |                              |                       | 2016                                           | Plat Ref: |
| Special Tax Areas:                           |          |                                           |               | Town:                  |                | NONE                         |                       |                                                |           |
|                                              |          |                                           |               | Ad Valorem:            |                |                              |                       |                                                |           |
|                                              |          |                                           |               | Tax Class:             |                |                              |                       |                                                |           |
| Primary Structure Built                      |          | Above Grade Living Area                   |               | Finished Basement Area |                | Property Land Area           |                       | County Use                                     |           |
| 1989                                         |          | 16800                                     |               |                        |                | 3.6200 AC                    |                       | 06                                             |           |
| Stories                                      | Basement | Type                                      |               | Exterior               | Full/Half Bath | Garage                       | Last Major Renovation |                                                |           |
|                                              |          | DISCOUNT STORE                            |               |                        |                |                              |                       |                                                |           |
| Value Information                            |          |                                           |               |                        |                |                              |                       |                                                |           |
|                                              |          | Base Value                                |               | Value                  |                | Phase-in Assessments         |                       |                                                |           |
|                                              |          |                                           |               | As of                  |                | As of                        |                       | As of                                          |           |
|                                              |          |                                           |               | 01/01/2016             |                | 07/01/2017                   |                       | 07/01/2018                                     |           |
| Land:                                        |          | 563,000                                   |               | 833,000                |                |                              |                       |                                                |           |
| Improvements                                 |          | 449,600                                   |               | 850,000                |                |                              |                       |                                                |           |
| Total:                                       |          | 1,012,600                                 |               | 1,683,000              |                | 1,459,533                    |                       | 1,683,000                                      |           |
| Preferential Land:                           |          | 0                                         |               |                        |                |                              |                       | 0                                              |           |
| Transfer Information                         |          |                                           |               |                        |                |                              |                       |                                                |           |
| Seller: BERMAN FAMILY LIMITED PARTNERSHIP    |          |                                           |               | Date: 09/01/2017       |                |                              | Price: \$2,150,000    |                                                |           |
| Type: ARMS LENGTH MULTIPLE                   |          |                                           |               | Deed1: /39347/ 00286   |                |                              | Deed2:                |                                                |           |
| Seller: BERMAN FAMILY LIMITED PARTNERSHIP    |          |                                           |               | Date: 02/27/1992       |                |                              | Price: \$0            |                                                |           |
| Type: NON-ARMS LENGTH OTHER                  |          |                                           |               | Deed1: /09073/ 00114   |                |                              | Deed2:                |                                                |           |
| Seller:                                      |          |                                           |               | Date:                  |                |                              | Price:                |                                                |           |
| Type:                                        |          |                                           |               | Deed1:                 |                |                              | Deed2:                |                                                |           |
| Exemption Information                        |          |                                           |               |                        |                |                              |                       |                                                |           |
| Partial Exempt Assessments:                  |          | Class                                     |               | 07/01/2017             |                | 07/01/2018                   |                       |                                                |           |
| County:                                      |          | 000                                       |               | 0.00                   |                |                              |                       |                                                |           |
| State:                                       |          | 000                                       |               | 0.00                   |                |                              |                       |                                                |           |
| Municipal:                                   |          | 000                                       |               | 0.00 0.00              |                | 0.00 0.00                    |                       |                                                |           |
| Tax Exempt:                                  |          |                                           |               | Special Tax Recapture: |                |                              |                       |                                                |           |
| Exempt Class:                                |          |                                           |               | NONE                   |                |                              |                       |                                                |           |
| Homestead Application Information            |          |                                           |               |                        |                |                              |                       |                                                |           |
| Homestead Application Status: No Application |          |                                           |               |                        |                |                              |                       |                                                |           |







GENERAL SITE INFORMATION

Site Information

1. Ownership: JAS Real Estate III, LLC  
8001 Belair Road Baltimore, MD 21236
2. Address: #9115 & #9127 Liberty Road Randallstown MD 21133
3. Deed references: JLE 39347 / 286
4. Area: 3.6207 acres & 0.32 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 77 / 311 / 22-00-011049 & 77 / 402 / 22-00-011050
6. Election District: 2 Councilmanic District: 4  
ADC Map: 4696B1 & 4696B2 GIS tile: 077A3  
Position sheets: 26NW36, 27NW35 & 27NW36
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 077A3 and the information provided by Baltimore County on the Internet.
8. Improvements: 3 buildings & a parking lot. The existing buildings and the parking lot will remain.

OFFICE OF ZONING

Zoning: BR, BL & DR 3.5

Zoning Case 1952-2161-X was denied

Parking Calculations per section 409.6A.1 BCZR

Proposed:  
Showroom/ Sales /Parts 9600 sf X 5/1000 = 48  
Mechanical Shop 4800 sf X 3.3/1000 = 16  
Body Shop 4800 sf X 3.3/1000 = 16

Total required parking spaces: 80

Total parking spaces provided on site:  
67+ outside  
13+ inside

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)

Front: 50 feet from property line on a dual highway  
Side / Rear: 30 feet from property line

FAR:  
27,800 sf enclosed area / 171,656 sf subject properties = 0.17

ENVIRONMENTAL IMPACT

Watershed: Patapsco River / Gwynns Falls URDL land type: 1

1. The existing buildings are currently serviced by public water and sewer located in Liberty Road.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

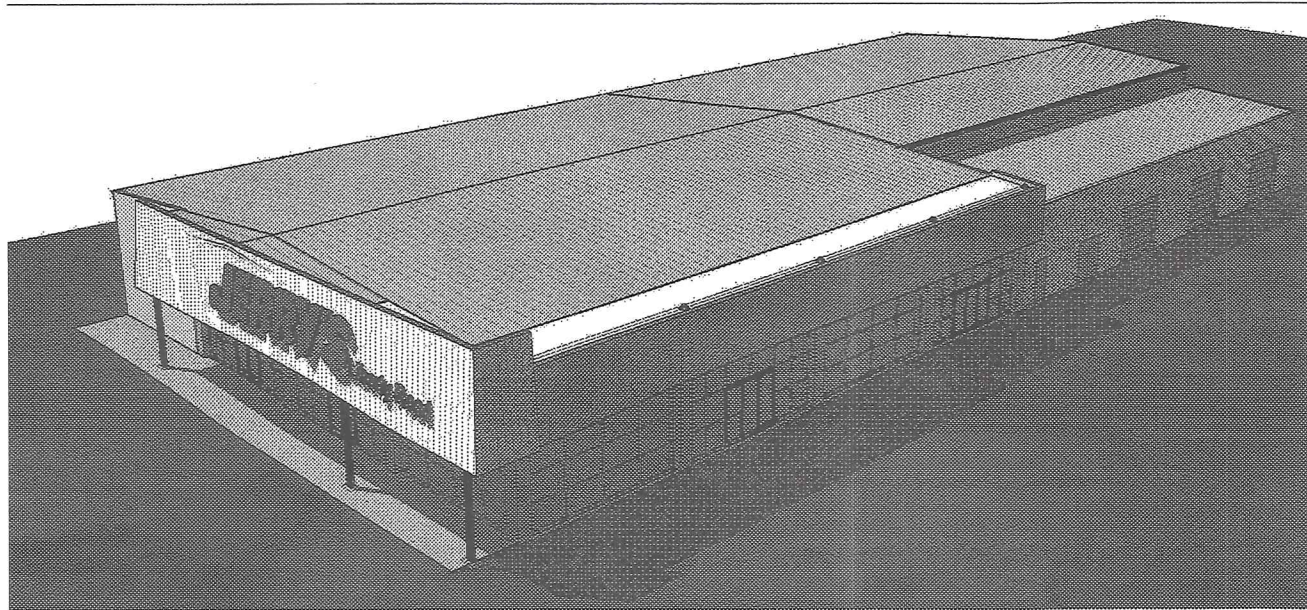
Regional Planning District: Randallstown District Code: 312

Commercial Revitalization District: Liberty Road

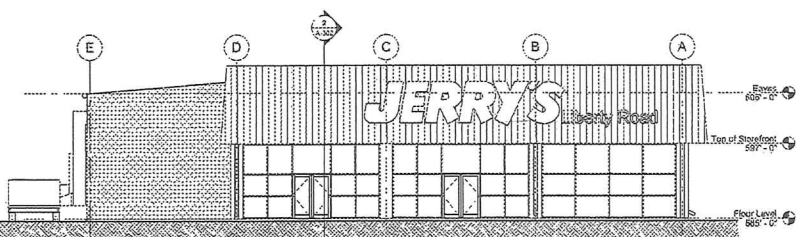
1. The subject improvements are not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

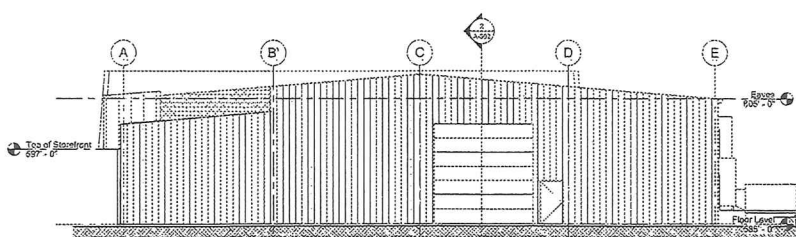
To change the use of the property and the improvements from a retail lumber store to a new and used car dealership.



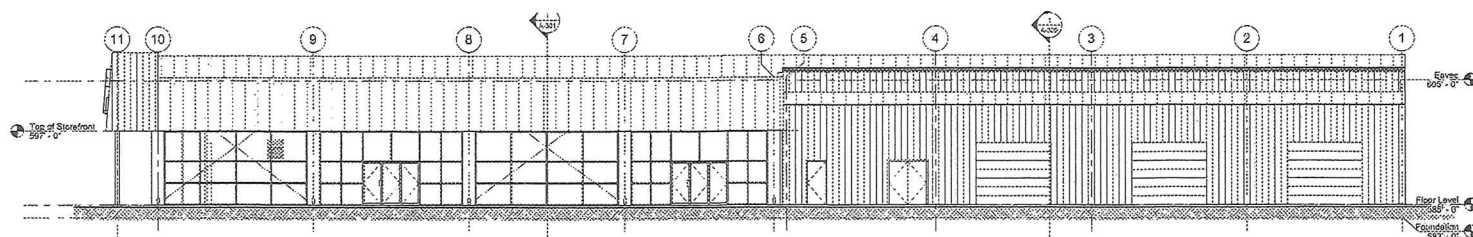
PROPOSED ELEVATION



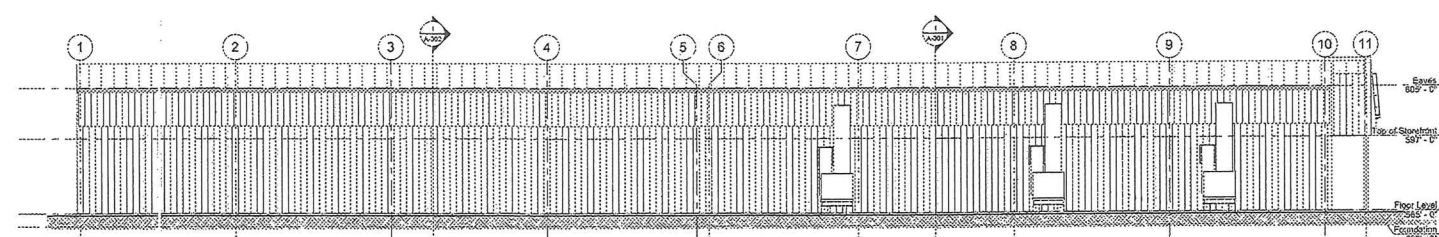
NORTH ELEVATION



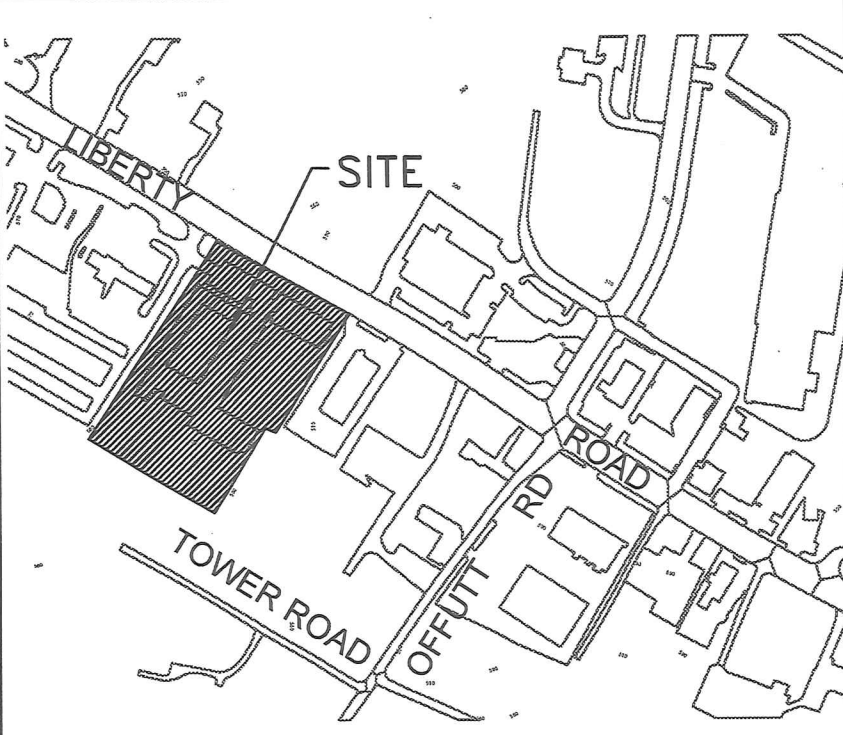
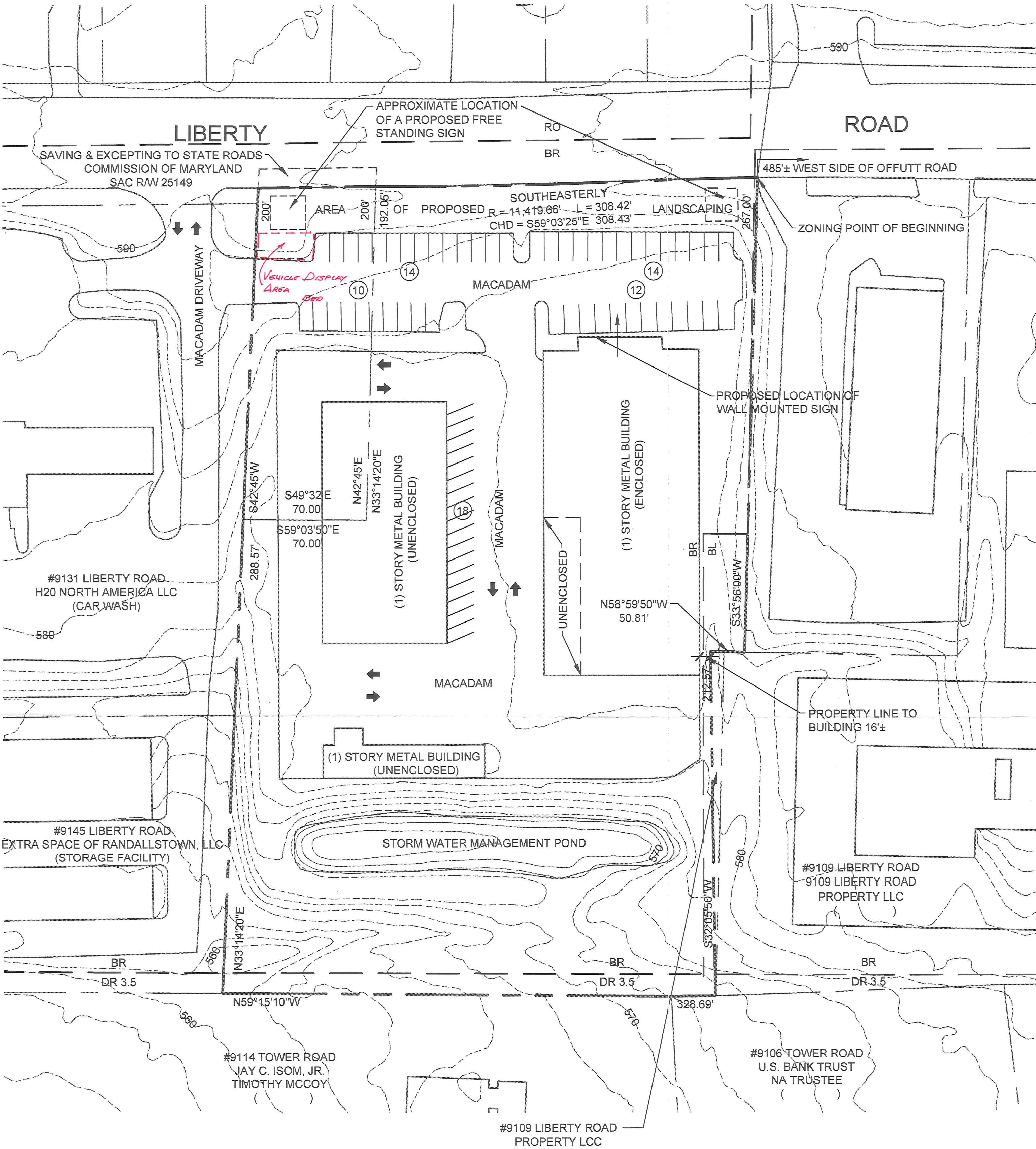
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Vicinity Map - Scale: 1" = 400'

LIBERTY ROAD

#9127 LIBERTY ROAD  
JAS REAL ESTATE III, LLC  
JLE 39347 / 286  
TAX ACC #22-00-011050

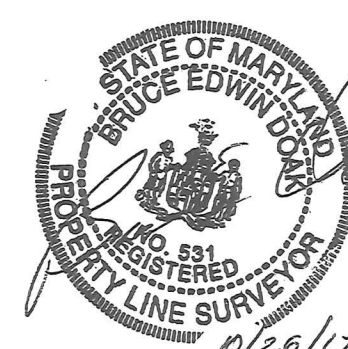
#9115 LIBERTY ROAD  
JAS REAL ESTATE III, LLC  
JLE 39347 / 286  
TAX ACC #22-00-011049

OWNERSHIP DETAIL

Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21063  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY  
A ZONING PETITION  
FOR  
#9115 & #9127 LIBERTY ROAD

BALTIMORE COUNTY, MARYLAND  
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT



Date: 10/25/2017  
Scale: 1"=40'

PETITIONER'S

EXHIBIT NO. 1



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8001 Belair Road Baltimore, MD 21236
  - Address: #9115 & #9127 Liberty Road Randallstown MD 21133
  - Deed references: JLE 39347 / 286
  - Area: 3.6207 acres & 0.32 acres (per SDAT)
  - Tax Map / Parcel / Tax account #: 77 / 311 / 22-00-011049 & 77 / 402 / 22-00-011050
  - Election District: 2 Councilmanic District: 4  
ADC Map: 469681 & 469682 GIS title: 077A3  
Position sheets: 26NW36, 27NW35 & 27NW36
  - The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS title 077A3 and the information provided by Baltimore County on the internet.
  - Improvements: 3 buildings & a parking lot. The existing buildings and the parking lot will remain.

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  - There are no underground storage tanks on the subject property.
  - The subject property is not in the Chesapeake Bay Critical Area.
  - The subject property is not located within a 100 year flood plain.

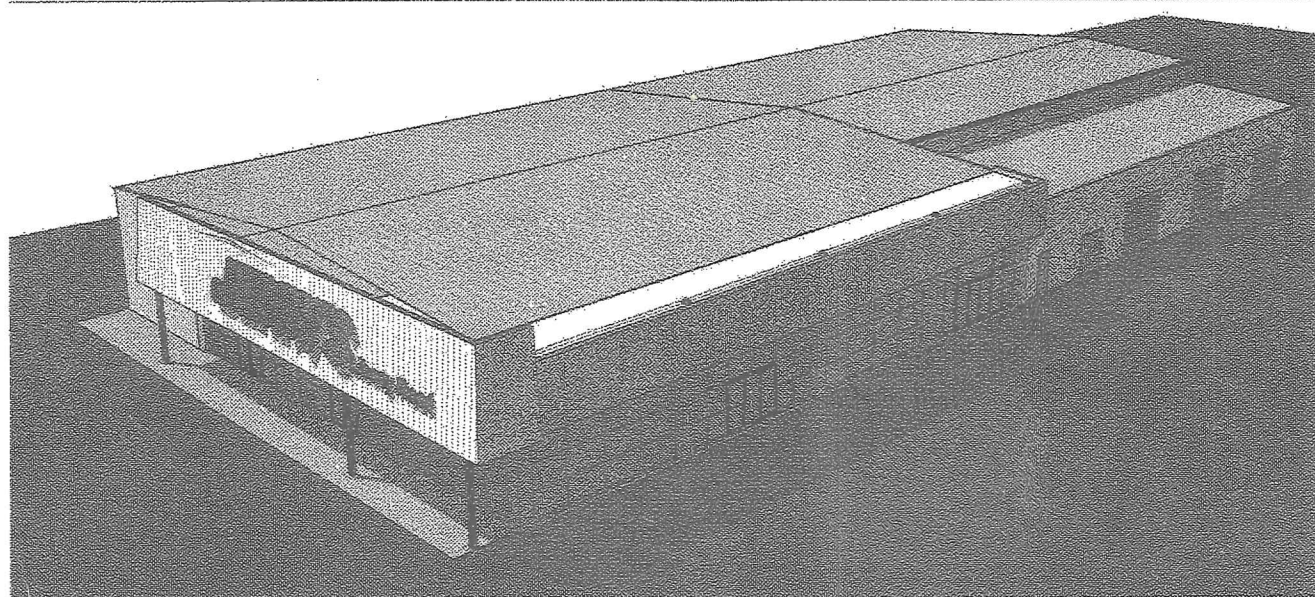
OFFICE OF PLANNING

Regional Planning District: Randallstown District Code: 312  
Commercial Revitalization District: Liberty Road

- The subject improvements are not historic. The subject property is not in a historic district.

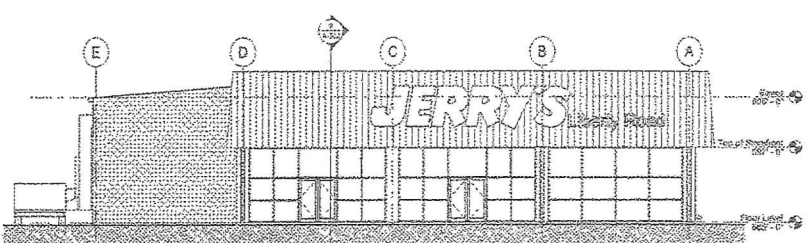
PROPOSED DEVELOPMENT

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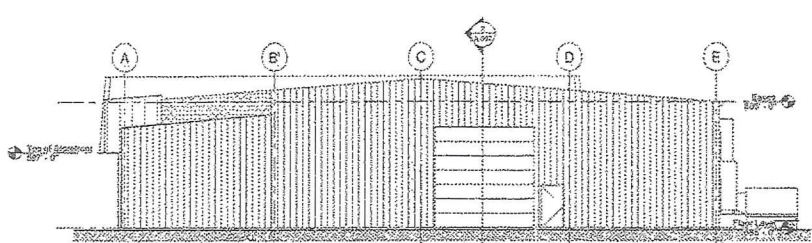
PROPOSED ELEVATION

(PROPOSED SIGNS ARE MORE ACCURATELY SHOWN ON A SEPARATE SHEET)

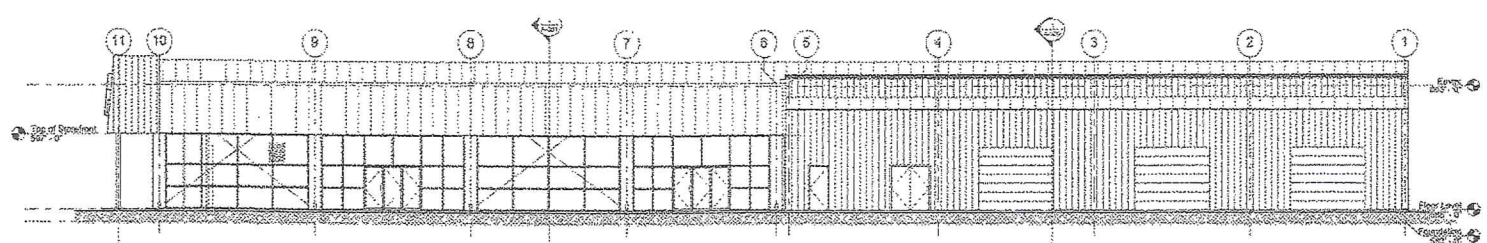


NORTH ELEVATION

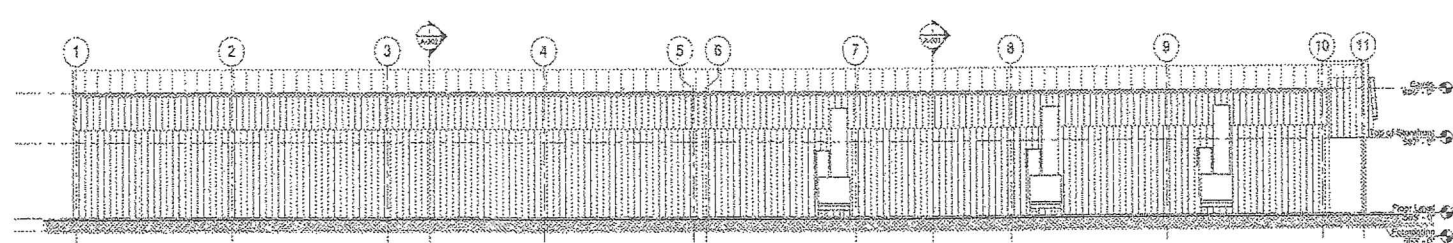
(PROPOSED SIGNS ARE MORE ACCURATELY SHOWN ON A SEPARATE SHEET)



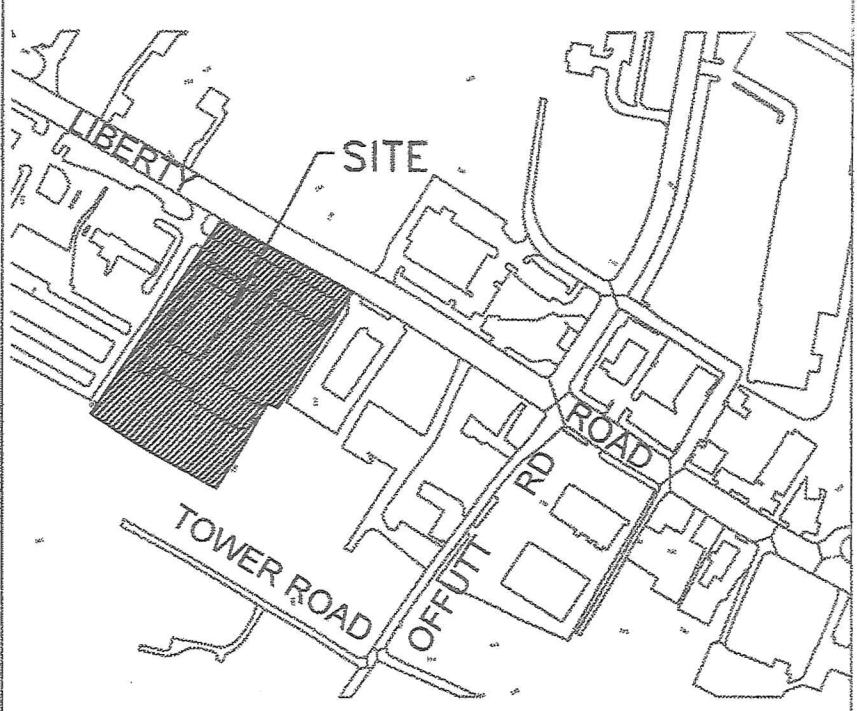
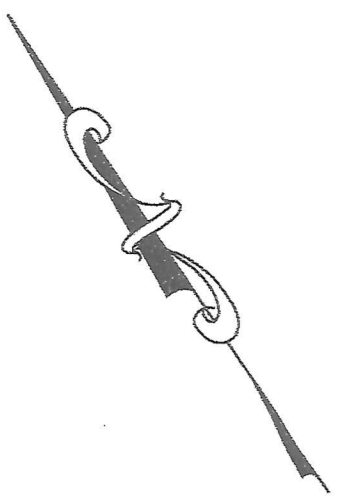
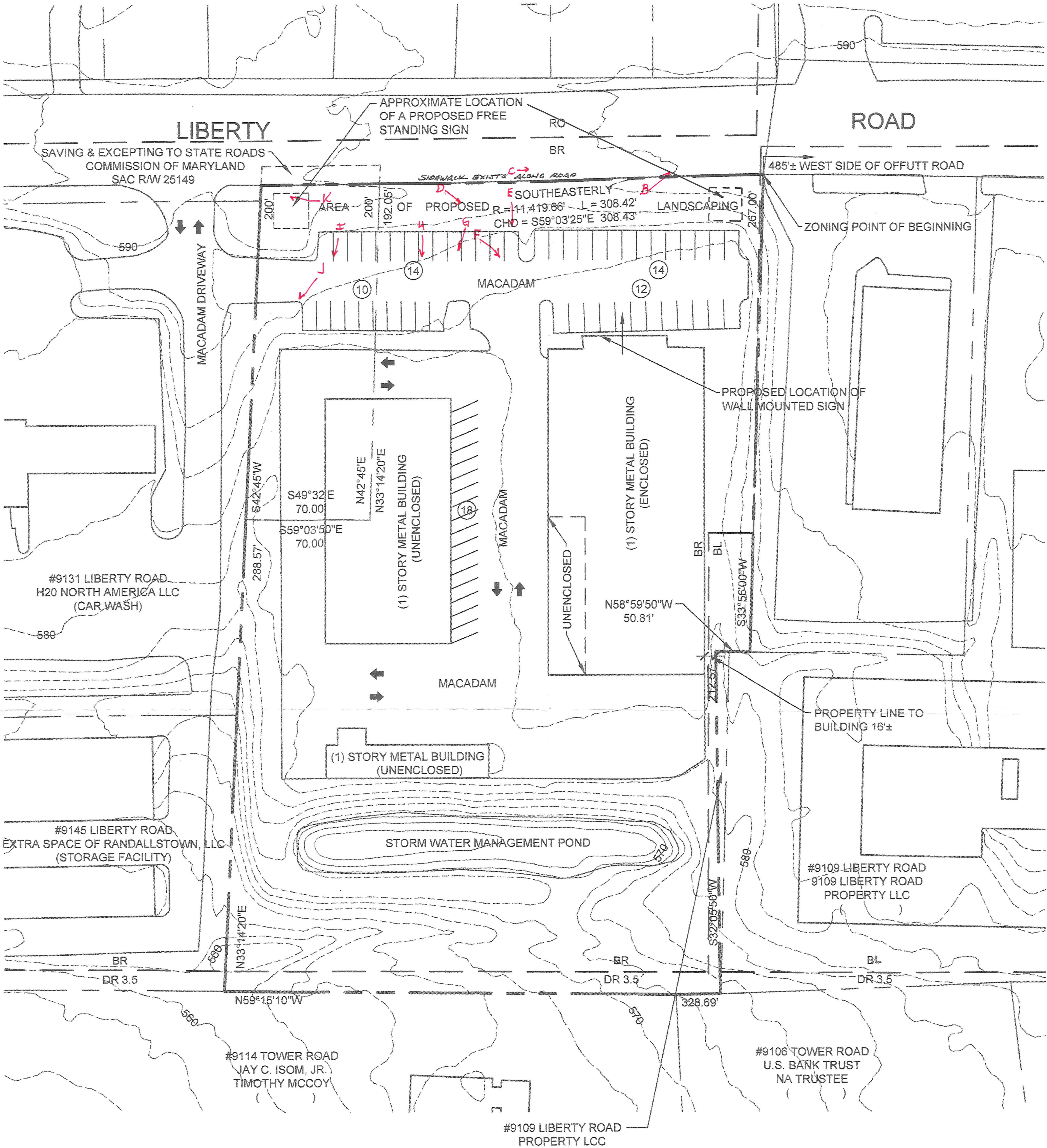
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Vicinity Map - Scale: 1" = 400'

#9127 LIBERTY ROAD  
JAS REAL ESTATE III, LLC  
JLE 39347 / 286  
TAX ACC #22-00-011050

LIBERTY ROAD

#9115 LIBERTY ROAD  
JAS REAL ESTATE III, LLC  
JLE 39347 / 286  
TAX ACC #22-00-011049

OWNERSHIP DETAIL

Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-6906  
bdoak@bruceedoakconsulting.com

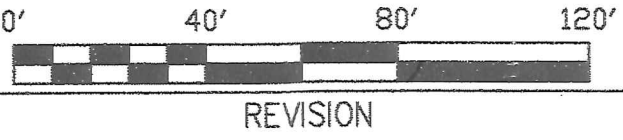
PLAN TO ACCOMPANY  
A ZONING PETITION  
FOR  
#9115 & #9127 LIBERTY ROAD

BALTIMORE COUNTY, MARYLAND  
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT



Date: 10/25/2017  
Scale: 1"=40'

PLAN TO ACCOMPANY PHOTOGRAPHS  
PHOTOS B-K

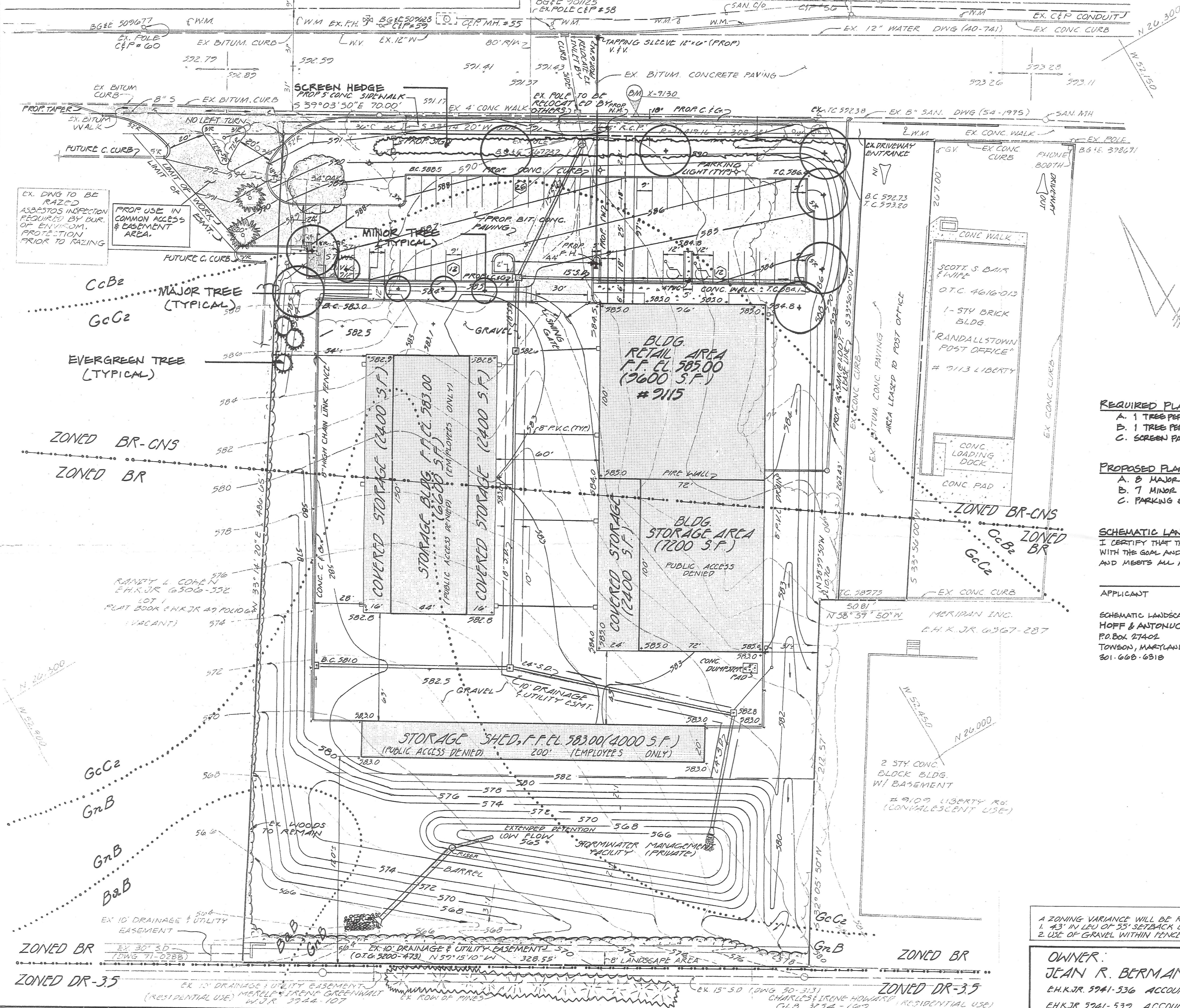


PETITIONER'S CASE #2018-0119-XA

EXHIBIT NO. 5  
PHOTOS B-K



LIBERTY ROAD (MD. RTE. 26)  
FUTURE R/W LINE

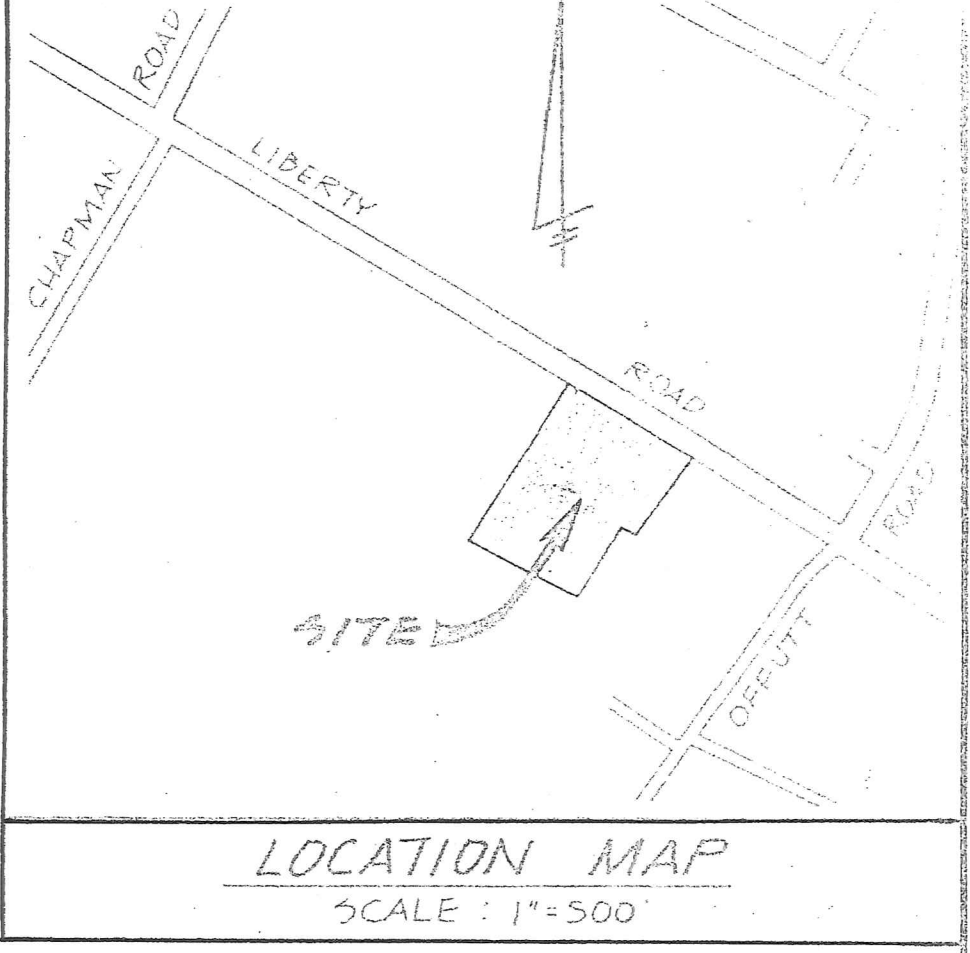


BENCH MARK

BALTO. CO. X-9130 ELEV. 590.74  
N 26.410.01 W 52.415.05  
7/8" IRON BAR ON NORTH EDGE OF  
CONCRETE WALK ON SOUTH SIDE  
OF LIBERTY ROAD

RECOMMENDED SEVERE SOIL CONDITION MITIGATIVE MEASURES

SEVERE SLOPES: PROPOSED MASS GRADING  
WILL REDUCE SLOPES TO NON-ERODIBLE LEVELS.  
SEVERE HIGH WATER TABLE: ANY GROUNDWATER  
CONDITION ENCOUNTERED WILL BE INTERCEPTED  
BY UNDERDRAIN SYSTEM CONNECTED TO PROP.  
CLOSED STORM DRAIN SYSTEM.  
\* B&B SOILS ENVIRONMENTAL REPORT INDICATES NO  
WETLANDS WITHIN AREA OF MAPPED HYDRIC  
SOILS.



SOIL TYPES & LIMITATIONS

(BALTIMORE COUNTY SOIL SURVEY MAP NO. 32)

| AREA (AC) | SOIL TYPE | SOIL TYPE            | HYDRO SOIL GROUP | BLDG. WITH NO BASEMENT    | STREETS & PARKING LOTS  |
|-----------|-----------|----------------------|------------------|---------------------------|-------------------------|
| 0.51      | CcBz      | CHESTER SILT LOAM    | B                | SLIGHT                    | MODERATE SLOPES         |
| 2.40      | GcCz      | GLENNVILLE LOAM      | B                | MODERATE SLOPES           | SEVERE SLOPES           |
| 0.87      | GnB       | GLENNVILLE SILT LOAM | C                | MODERATE-HIGH WATER TABLE | SEVERE-HIGH WATER TABLE |
| 0.13      | B&B*      | BALTIMORE SILT LOAM  | D                | SEVERE-HIGH WATER TABLE   | POOR NATURAL DRAINAGE   |

REQUIRED PLANTING:

- A. 1 TREE PER 40 LF ADJACENT ROAD
  - B. 1 TREE PER 12 PARKING SPACES
  - C. SCREEN PARKING FROM PUBLIC STREET
- 378/40 = 9.45 ± 10  
50/12 = 4.17 ± 5  
TOTAL TREES: 15

PROPOSED PLANTING:

- A. 8 MAJOR TREES
- B. 7 MINOR & EVERGREEN TREES
- C. PARKING SHALL BE SCREENED

SCHEMATIC LANDSCAPE PLAN CERTIFICATION:

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREIN IS CONSISTANT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1986, AND MEETS ALL APPLICABLE POLICY, GUIDELINES, & ORDINANCES.

APPLICANT

DATE

SCHEMATIC LANDSCAPE PLAN PREPARED BY:  
HOFF & ANTONUCCI, INC.  
P.O. BOX 27402  
TOWSON, MARYLAND 21208-7402  
301-668-6318

PRINT DATE

APR 11 1988

KCW CONSULTANTS, INC.

A ZONING VARIANCE WILL BE REQUESTED FOR:  
1. 43' IN LEU OF 55' SETBACK BETWEEN BUILDING & SHED.  
2. USE OF GRAVEL WITHIN FENCED AREA IN LEU OF BIT CONC. OR TAR & CHIP SURFACE.

OWNER:

JEAN R. BERMAN  
E.H.K. JR. 5941-536 ACCOUNT NO. 02-02-203810  
E.H.K. JR. 5941-539 ACCOUNT NO. 02-06-540010

REVISIONS

| DATE    | DESCRIPTION       |
|---------|-------------------|
| 4-4-88  | REVISE ENTRANCE   |
| 3-02-88 | REVISE PER C.R.G. |
| 2-22-88 | REVISE PER PRE    |

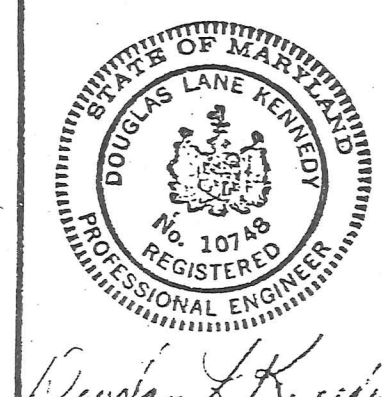
PETITIONER'S

EXHIBIT NO. 12

C.R.G. DEVELOPMENT PLAN

84 LUMBER COMPANY  
9115 LIBERTY ROAD (MD RTE. 26)  
ELECTION DISTRICT BALTIMORE COUNTY, MD  
PUBLIC SERVICES C.R.G. NO. 88020 PLANNING NO.  
SCALE 1" = 30' JANUARY 11, 1988 DWG-NP-CRG-1

KCW CONSULTANTS, INC.  
CIVIL ENGINEERS—LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCE, SUITE 175  
BALTIMORE, MARYLAND 21208  
(301) 484-0963



ARCHITECT:  
CRAIG MERRIL JOHNSON  
8325 OHIO RIVER BLVD.  
PITTSBURGH, PA. 15202  
TEL: (412) 734-9000

DEVELOPER:  
84 LUMBER COMPANY  
200 ROUTE 512  
EIGHTY FOUR, PA. 15384  
TEL: (412) 223-8400  
ATTN: RAY BARLEY



