

66-206-ASPH

66-206-A

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we Dorothea A. Gross, et al, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 232.3 Near Yard Setback from 20' to 4' and a Special Hearing under Section 500.7 for Use Permit to allow use of land in a residential zone for a parking area.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):
Owners are anxious to construct a restaurant upon the existing zoned B-1 portion of this site and extend the parking into the existing zoned residential portion. The proposed NE Area Zoning Map shows this entire property as proposed B-1 zoning when the new map is adopted. The proposed parking area will be approx. 100' from existing lot lines (rear) of residential property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising posting, etc. upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Charles A. Gross
Address 8005 Pulaski Highway
L. & J. Owner

Petitioner's Attorney James E. Dyer
Address 1000 N. Broadway
Protestant's Attorney James E. Dyer

ORDERED BY THE Zoning Commissioner of Baltimore County, this 8th day

of February, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1966, at 11:00 o'clock

A.M. 11:00 day of March, 1966, at 11:00 o'clock
Zoning Commissioner of Baltimore County.

(over)

David W. Dallas, Jr.

Civil Engineer

AREA CODE 301-665-7422

BALTIMORE, MD. 21234

8713 OLD HANFORD ROAD

REVISED APRIL 11, 1966

PROPERTY OF DOROTHEA A. GROSS, ETAL

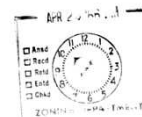
B-6 PORTION - SPECIAL HEARING FOR PARKING IN RESIDENTIAL ZONE

BEGINNING for the same at a point distant 150.21 feet south 27 degrees 50 minutes east from the southernmost side of Pulaski Highway, said point being distant 170 feet more or less measured easterly from the point formed by the intersection of said Pulaski Highway with the center of Chesaco Avenue, said point of beginning being the division line between B-1 and B-6 zoning, thence blinding on said division line being parallel to and distant 150 feet measured at right angles in a southeasterly direction from the southernmost side of Pulaski Highway north 28 degrees 57 minutes 13 seconds east 206.36 feet, thence leaving said zoning division line and running for a line of division south 30 degrees 15 minutes 27 seconds east 153.39 feet to intersect the last line of the third parcel of that tract of land which by Liber 242 No. 1427 folio 31 etc. was conveyed by Frederick J. Herrman and wife to Dorothea A. Gross, et al, thence running with and blinding on a part of said line south 53 degrees 27 minutes west 215.00 feet to the unrecorded lease line of the Fillets Motel, thence running with and blinding on said lease line north 27 degrees 50 minutes west 174.36 feet to the place of beginning.

CONTAINING 0.788 acres of land more or less

BEING part of the third and fourth parcels of that tract of land which by deed dated November 1, 1963 and recorded among the Land Records of Baltimore County in Liber 242 No. 1427 folio 31 etc. was conveyed by Frederick J. Herrman and wife to Dorothea A. Gross, et al.

RESTRICTION: Parking within this B-6 portion to be confined to a 40 foot wide strip adjacent to the first line and extending from the second to the last line of the above description.



Registered Professional Engineer and Land Surveyor

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 15, 1966

COUNTY OFFICE BUILDING
111 W. CONNORSVILLE AVE.
TOWSON, MD. 21204
TEL. 3300

George F. Gavrelis
Director
John G. Rose
Zoning Commissioner

Mrs. Dorothea A. Gross, et al
c/o Fillets Motel
8005 Pulaski Highway
Baltimore, Maryland 21206

RE: Near Yard Variance and Special Hearing for parking in residential zone for Dorothea A. Gross et al located 8713 Pulaski Highway S. of Chesaco Avenue, 15th Dist. (Item 1, February 8, 1966)

Dear Mrs. Gross:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 303.

Very truly yours,

James E. Dyer
Principal Zoning Technician

JED:ylb

ORDER RECEIVED FOR FILING

DATE

BY

RE: PETITION FOR VARIANCE TO Sec. 232.3 of Zoning Regulations - Special Hearing for parking in residential zone - 8005 Pulaski Highway, 15th Dist. Dorothea A. Gross, et al, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-206-A

The petitioners have requested a variance to Section 232.3 of the Baltimore County Zoning Regulations to permit a rear yard setback of 4 feet instead of the required 20 feet.

The petitioners requested a special hearing to permit parking in a residential zone.

No strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved, the variance should be granted.

The petition for special hearing to permit off-street parking in a residential zone should also be granted.

It is this 21st day of April, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance should be and the same is granted from and after the date of this Order, which permits a rear yard setback of 4 feet instead of the required 20 feet.

It is further ORDERED that the petition for the special hearing, should be and the same is granted which permits parking in a residential zone, subject to compliance with revised plan approved by A. V. Dumbay on April 21, 1966.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

James E. Dyer
Principal Zoning Technician

February 15, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mrs. Dorothea A. Gross
c/o Fillets Motel
8005 Pulaski Highway
Baltimore, Maryland 21206

SUBJECT: Near Yard Variance and Special Hearing for parking in residential zone for Dorothea A. Gross et al located 8713 Pulaski Highway S. of Chesaco Avenue, 15th Dist. (Item 1, February 8, 1966)

Dear Mrs. Gross:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

ENTRANCE CONCERN: The entrances will be subject to State Roads Commission approval.

LANDSCAPE CONCERN: The use permit for residential parking will be subject to Section 409.4 of the Baltimore County Zoning Regulations. A letter should be submitted prior to the hearing indicating care of operations, the type of lighting, and type of screen planting.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau - Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Traffic Engineering
Bureau of Engineering

Very truly yours,

James E. Dyer
Principal Zoning Technician

JED:ylb

cc: Mr. John Payers - State Roads Commission
Mr. James E. Dyer - Zoning Administration Division.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 15, 1966

George F. Gavrelis
Director
John G. Rose
Zoning Commissioner

Mrs. Dorothea A. Gross, et al
c/o Fillets Motel
8005 Pulaski Highway
Baltimore, Maryland 21206

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If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 303.

Very truly yours,

James E. Dyer
Principal Zoning Technician

JED:ylb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: March 11, 1966

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition 66-206-ASPH. "S/S Pulaski Highway 470' East of Chesaco Avenue. Petition for Variance to permit a rear yard of 4 feet instead of the required 20 feet. Petition for Special Hearing to permit Off-Street Parking in a residential zone." Charles Gross - Petitioner.

15th District

HEARING: Wednesday, March 23, 1966 (11:00)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- If the B-6 portion of the petitioner's property is actually a part of the lot facing on Pulaski Highway, we question that any variance is required.
- Although we agree in concept with the petitioner's plan for off-street parking in a residential zone, we do not show all of the details required to be specified under Subsection 409.4 of the Zoning Regulations. It will be necessary for these details to be provided before we can approve the plan under Paragraphs e and g of that subsection.

GEG:cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: March 17, 1966

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition 66-206-ASPH

Mr. Dyer has brought to our attention the fact that comment No. 1 in our memorandum of March 11, 1966 on the subject petition was based on an erroneous assumption. Comment No. 1, accordingly, is rescinded.

George E. Gavrelis
Director

**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

Cost of Advertisement, \$.....

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3-2-66

Publisher.

