February 15, 1966

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we Dorothea A. Oross, Et al legal owner. Sof 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 Rear 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 some for a parking area.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the foll wing reasons: (indicate hardship or practical difficulty)

now wang reasons unnexte narrange or practica dimensity.

Corners are anxious to construct a restaurant upon the existing somed B-L
portion of this site and artend the purking into the existing somed residential
portion. The proposed RE Area Zoning Map above this entire property as proposed
B-L Zoning when the new map is adopted. The proposed parking area will be approx.

100 'from existing lot lines(exar) of residential processing.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I. or we, agree to pay expr. see of above Variance advertising posting, etc., upon filing of this pet*...a and fur her agree to and are to be bound by the zoning regulation; and restrictions of Ballimore County adopted pursuant to the Zoning Law For Baltimore County.

Charles A. Rus Norother a grace Contract purchaser Address Charles Geocs

Thekats MOTEL

Ecos Pulaski dy Bartony 27206
Protestant's Attorney Petitioner's Attorney Address

ORDERED By The Z ning Commissioner of Paltimore County, this 8th day

A. M 17 Zoning Commissioner of Baltimore County. Winter to transa & cours

CHARLES CROSS S/S Pulaski Highway Ave.

ebruary 15, 1966

BEFORE

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

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

Regulations would result in practical difficulty and unreasonable Bardship upon toe patitioner and the variance requested would give deficie ut thous substantial injury to the mable 'math', and against against a substantial injury to the mable 'math', and against a substantial injury to the mable 'math', and the substantial injury to the mable 'math'.

Tit is this 2 odd ay of April, 1966, by the Zoning Commissioner of Maltinore County, ONDERD that the herein position for a variance should be and the same is granted from and elter the date of this Order, which pormits a rear yard methack of A fent 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 purking in a residential zone, subject to compliance with revised plan approved by A. V. Guildey on Arril 21, 1966.

The vite plan for the development of said property is subject to approva o the State Roads Consission, Bureau of Public Services and the Iffice of Planning and Confine Consissions of Confine Confine

No. 66-206-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE MULLIFING TOUSON, MARYLAND 21204

RE: PETITION FOR VARIANCE TO Sec. 232.3 of Zoning Regula-tions - Special Hearing for parking in Residential Zone 5/5 Pulatki Highwa, 470 f E. Chesaco Ave., 15th District Dorottee A. Gross, et i.

BUMMET: Rear Yard Variance and Special Hoaring Yarking in Residential Zone for Dorothea A. Groen stal Located 5/5 Fulanki Highway F. of Chesaco Krume, 15th Pist. (Item 1, February S, 1966)

RECEIVED FOR FILING

ORDER

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

STATE MOADS COMMISSION: The entrances will be subject to State Roads Commission.approval.

CANAS ASCENDINGATION DVISION: The use permit for residential parking will be subject to testion 10%-1 of the Waltimore County Homing Segulations. A Letter should be embadited prior to the heaving indicating ours of operation, the type of lighting, and type of serves planting.

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

The following members had no comment to offer:

Fire Dureau-Plans Review Health Department Industrial Development Commission Buildings Department Bureau of Traffic Engineering Sureau of Orgineering

TIMORE COUNTY OFFICE OF PLANNING AND ZONING

JOHN G. ROSE

Mrs. Dorothea A. Gross, etal o/o Filots Notel 8005 Puluski Highway Haltimore, Maryland 21206

FE: Bear Yard Variance and Special Bearing Parking in Fesicential Jone for Dorothea A. Cruss etal Located S/S Pulaski Highway S of Chosaco Avenue, 1stn Dist. (Item h, February 5, 1966)

Sebruary 15, 1966

2.

J.Divlb

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

If you have any questions concerning this matter, please do not hesitate to contact so at VA 3-3000, Extension 353.

Very truly yours

James & Wyor

REVISED APRIL 11, 1966 ZONING DESCRIPTION ZONING DESCRIPTION
PROPERTY OF DOROTHEA A. GROSS, ETAL
R-6 PORTION - SPECIAL HEARTING FOR PARKING IN RES

BEJIMBING for the case at a point distant 150.2% feet routh 27 degrees 50 minutes east from the conthermoust side of Fulanki Highway, said point being distant 170 feet more or less measured castely from the golds formed by the intersection of said Fulanki Highway with the center of Chosmos Avenualing on said the confirming being the division lime between B-L and B-G Zening, these being on said the confirming being the division lime between B-L resaured at right angles in a contheasterly directly the partial to and distant 150 feet resourced at right angles in a contheasterly directly on the partial of the distance of the following said souting division line and remning for a line of division south 30 degrees 150 feet of the said that of the birth parel of that treat of land smin said 150.30 feet to intersect the last line of the birth parel of that treat of land smin said the said that the said the of the birth parel of the treat of land smin said like 150.30 feet to intersect the last line of the birth parel of the last line of Lorothea Allerson, Mall, there running with and birthing on a part of said line south 53 degrees 27 with and birthing on a last to the unrecorded lease line of the Filtes Buckl, theme running with and birthing on a last of the winds are said and the to be understood to be such that the said line south 53 degrees 50 sinutes seat 170.56 feet to the

David W. Dallas, Jr.

Civil Engineer

8713 OLD HARFORD ROAD

BEING part of the third and fourth parcels of that tract of land which by deed dated Hoves-ber 1, 1963 and recorded among the Land Records of Baltimore County in Liber RES No. 1227 folio 31 etc. was conveyed by Poderick J. Herrann and wife to Dorothes A. Gross, Etal.

RESTRICTION Parking within this 3-6 portion to be confined to a 10 foot wide strip adjacent to the first line and extending from the second to the last lines of the above descrip-

- AFR 2 . "his ! -Gand G F 2

Registered Professional Engineer and Land Surveyor

BALTIMORE COUNTY, MARYLAND 11 26

INTER-OFFICE CORRESPONDENCE

Petition 66-206-ASPH. "5/5 Pulaski Highway 470_fitte East of Chessos Avenue. Feitifion for Variance to permit a rear yard of 4 feet instead of the required 20 Teet. Petition for Special Hearing to permit Off-Street Parking in a residential zone." Charles Gross - Petitioners

TO. Mr. John G. Rose, Zoning Commissioner Date March 11, 1966

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

plan under Paragraphs e and g of that subsection

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments: If the R-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 raildential zone does 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

FROM Mr. George E. Gavrelis, Director of Planning

15th District

11.

ZONING DEPARTMENT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

SCORGE P. GAY JOHN G. ROSE

Mrs. Derothea A. Gross, etal c/o Pilots Hotel 8005 Pulaski Highway Baltimore, Maryland 21206

Hearing Parking in New Services Hearing Parking in New Services Zone for Borothes A. 6 m 20 et al. Located S/L Pulaski Majnay B of Chesaco Aven. 15th Dist. (Item h, 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 or sore than 90 days after the date on the filing certificate will be forwarded to you in the near future.

Very truly yours.

anus & War Soning Technician

- um 1 / 166 / m -

JiDrylb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date Morch 17, 1988

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition 66-206-AS PH

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

TO:	BALLI ORD COCKE	No.37631
TO EN-EX	The state of the s	
DEPOSIT VO ACCOU	T NO. 01-602	10.0
QUARTITY A	DEFACE UPPLY SCITION AND RETURN WITH YOUR RENITANCE DEFACE UPPLY SCITION AND RETURN	
	PM-1- marcont m1-084	allies on 1
	5-0100 (65)	5440 8440
	AKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND ISION OF COLLECTION & RECEIPTS, COURT HOLISE, TOWSON RIN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE, INVOICE	4, MARYLAND
TO:EY-EY	BALTIMORE COUNTY, MAYLAND OFFICE OF FINANCE Division of Colletions and Randys COURT HOUSE TOWSON, MARYLAND 21264	No. 35791 DATE 2/25/66
Politic	Corporation MULES Zaming Dapts of Da visati signary ora, NA, 21206	
DEPOSIT TO ACCO	DETACH UPPER SECTION AND RETURN WITH YOUR RENITTANCE	\$25.00 COST
	atition for Variance & Special Houring for Charles Grees 266-205-A	35,00 -
	PMO-amountaine-ed	or all Frequency
	2-2866 6522 • 35791 T2P-	25.00
4		
MAIL TO DIV	AKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLANI SIGION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSO JEN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. 1. Derothes A. Gross, etal. 1. Tillestel. 1	
	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	
	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h	
	Your petition has been received and accepted for filing this ### day of February , 1968. #### JAN GA JAN GA JOHN G. ROSS ZOLING COMMISSIONER	
	or Rev. Dorothes . Gross, stell Reviewed by Chairman of Advisory Committee Advisory Committee Co	
J	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland	6 - 206 ASH
Posted Petitio	tor Maring Wed March 23669 nor Charles Gloss March 23669	711.00 17.2
Locati	on of signs & fillow on green field me on of signs & fellow on green field me total and copyrigh & from the discussions	to gun file

Posted by Robert Lee Belle Date of return 3-10-66

The Limit of States and Accessible of States a

CERTIFICATE OF PUBLICATION

and Regulations of Bal- nay, will hold a public	TOWSON, MD
for Variance from the egulations of Baltimore permit a rear yard set- a feet instead of the	THIS IS TO CERTIFY, that the annexed advertisement was
To feet. for Special Hearing to off-street parking in a	published in THE JEFFERSONIAN, a weekly newspaper printed
of Regulations to be ex-	and published in Towson, Baltimore County, Md., asses in cases
parcel of land in the Fif- rict of Baltimore County.	at 1 Time
for the same on the	day ofMurch, 19.66_, the first publication
a point distant 470 feet a measured exterly from armed by the intersection	appearing on the 3rd day of March
Chesaco Avenue, said	19.66
en outh is degrees it was read to be in the control west from the of the fifth line of the of the text of land deed dated November 1, recorded among the Land of Ballimere County in No. 1217 folio 11 etc., ved by Frederick J. Her. to Dorothen A. Gross.	THE JEFFERSONIAN, L. Leank Structure, Manager.

CERTIFICATION PUBLICATION

DUNDALK, MD., March 2,

OFFICE OF

The Community Press

THIS IS TO CERTIFY, that the annexed advertisement of "Charles R. Gross" was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 1st. day of March

the same was inserted in the issues of

encept d as follows:
Section 223. Jean Yard 20
Section 223. Jean Yard 20
All that parcel of land in the
Fiftnessth District of Ballioner
Fiftnessth District of Ballioner
Ref PORTION SPECIAL
REALING ONE PARKING 13.
BEGINNING for the same at a point distant 10.021 feet south
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3-2-66

Stromberg Publications, Inc.

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By Mrs. Palmer Price

