

PEITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul Geresbeck, 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 403.2, Sub-paragraph b-6 to permit 21 parking spaces instead the required 47 spaces.

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

That the building would be constructed by way of an addition to the present building, and will be used primarily for storage and refrigeration; and therefore will not require the normal number of parking spaces usually required of building for retail trade.

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 Paul Geresbeck Legal Owner
Address 2201 Eastern Boulevard

Robert J. Romada, Esq. Attorney
Address 809 Eastern Boulevard
Baltimore, Maryland (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of March 1967, 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 19th day of April 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Registration No. 1577



William H. Maynard
County Surveyor
Professional Engineer and Land Surveyor
Court House
Towson, Md. 21204

FOR PURPOSE OF ZONING ONLY - All that piece or parcel of land situate lying and being in the Fifteenth Election District of Baltimore County State of Maryland and described as follows: VARIANCE FOR PARKING
Beginning for the same on the southeast side of Eastern Avenue and at the beginning point of the land conveyed by Henry D. Vols, widow, to Paul Geresbeck and Hedwig B. Geresbeck by a deed dated January 16th 1951 and recorded among the land records of Baltimore County in Liber G.L.B. No. 1920 folio 581 etc. said beginning point also being distant 390.00 feet more or less measured north 49 degrees 43 minutes 30 seconds east along the southeast side of Eastern Avenue from the centerline of Kingston Avenue running thence and binding on the first line in said deed and on the southeast side of Eastern Avenue south 49 degrees 43 minutes 30 seconds east 120.00 feet thence leaving the avenue and binding on the second and third lines in said deed the following two courses and distance viz, south 40 degrees 16 minutes 30 seconds east 140.00 feet and north 49 degrees 43 minutes 30 seconds east 120.00 feet to the southeast side of Vols Avenue thence binding on the southwest side of Vols Avenue and on the last line in said deed north 40 degrees 16 minutes 30 seconds west 140.00 feet to the place of beginning.
Containing 0.305 of an acre of land more or less.



William H. Maynard

TELEPHONE
823-3000
EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 44395

DATE April 19, 1967

To: Geresbeck's Super Market
2201 Eastern Blvd.
Baltimore, Md. 21221

BILLED
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-422 RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 1 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property
867-201-A

TOTAL AMOUNT
\$51.30

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 44360

DATE March 27, 1967

To: Robert J. Romada, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

BILLED
BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-422 RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 1 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for Paul Geresbeck
867-201-A

TOTAL AMOUNT
\$25.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 3-27-67
Posted for William H. Maynard at 11:00 A.M.
Petitioner Paul Geresbeck
Location of property 2201 Eastern Blvd. Bldg. Geresbeck's Super Market
Location of Signs Geresbeck's Super Market
Remarks Placed on front of building
Posted by Robert J. Romada Date of return 4-6-67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 5, 1967

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition 867-201-A, Southeast side of Eastern Avenue 390 feet East of Kingston Avenue. Petition for Variance to permit 21 parking spaces instead of the required 47 spaces.
Paul Geresbeck - Petitioner

15th District

HEARING: Wednesday, April 19, 1967. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning offers no comment on the variance requested under the subject petition. If it should be decided to grant the petition, however, we request that the grant be conditioned upon approval of the site plan by this office.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD. March 29, 1967

THIS IS TO CERTIFY, that the annexed advertisement of

"Paul Geresbeck" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 28th day of March 1967; that is to say, the same was inserted in the issues of March 29, 1967

Stronberg Publications, Inc.
Publisher.

By: Wm. Palmer Price

Wm. Palmer Price

RE: PETITION FOR VARIANCE
To Sec. 409.2 (b) 6 - S/E
Side of Eastern Ave. 390'
E. Kingston Road, 15th Dist.
Paul Geresbeck,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-231-A

The petitioner requested a Variance to Section 409.2 (b) 6 of the Baltimore County Zoning Regulations, to permit 21 parking spaces instead of the required 47 spaces, on property on the southeast side of Eastern Avenue 290 feet east of Kingston Road, in the Fifteenth District of Baltimore County.

The petitioner gave the following reasons why he should be granted the variance as set forth in his petition:

1. That with the enlarging of the petitioner's present grocery store, two present businesses now in existence would be removed. Needless to say these present businesses require parking spaces, and since we are eliminating these two businesses, I feel that we are not increasing the number of spaces required for parking.
2. The petitioner's business is that of a small independent grocery that has operated in the building for the past twenty-one years. The majority of his customers are pedestrians, who live in the immediate area and are able to walk to his store for purchases. His operation is in no way comparable to the larger chain stores in this area where their business relies on vehicular traffic.
3. I strongly feel that the granting of this variance will in no way be detrimental to the health, safety and general welfare of this neighborhood.

For the above reasons the variance should be granted.

It is this 24th day of April, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition should be and the same is granted, from and after the date of this Order, subject to approval of the State Roads Commission, Bureau of Public Service and the Office of Planning and Zoning.

William H. Maynard
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 30, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once to each of 1 successive week before the 14th day of April, 1967, the first publication appearing on the 29th day of March 1967.

THE JEFFERSONIAN,
Richard Smith
Manager.

Cost of Advertisement, \$.....

HARRISON BLVD

R-G

EASTERN AVENUE
(SEE 58' LOT #4894)

MICHIGAN PRIME

370'

270'

18' WIDE (94' WIDE)

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

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FOR THE PURPOSE OF ZONING ONLY
PROPERTY OF MR. PAUL GELSBICK
2801 EASTERN AVENUE
1ST ELECTION DISTRICT OF BALTIMORE COUNTY, MD
TITLE MAP 62-100-115-81

81E SUB-STATION
R-G

B-L

PRESENT ZONING - B-L
OFFICER'S 1425 SQFT
ONE STORY WAREHOUSE BLDG (PROP) 1411 SQFT
FIVE (5) STORY WAREHOUSE BLDG 1425 SQFT
MEAT STORAGE & REFRIGERATION 2216 SQFT
MEAT STORAGE & REFRIGERATION 2216 SQFT
PARKING SPACES REQUIRED 47
EXISTING 21

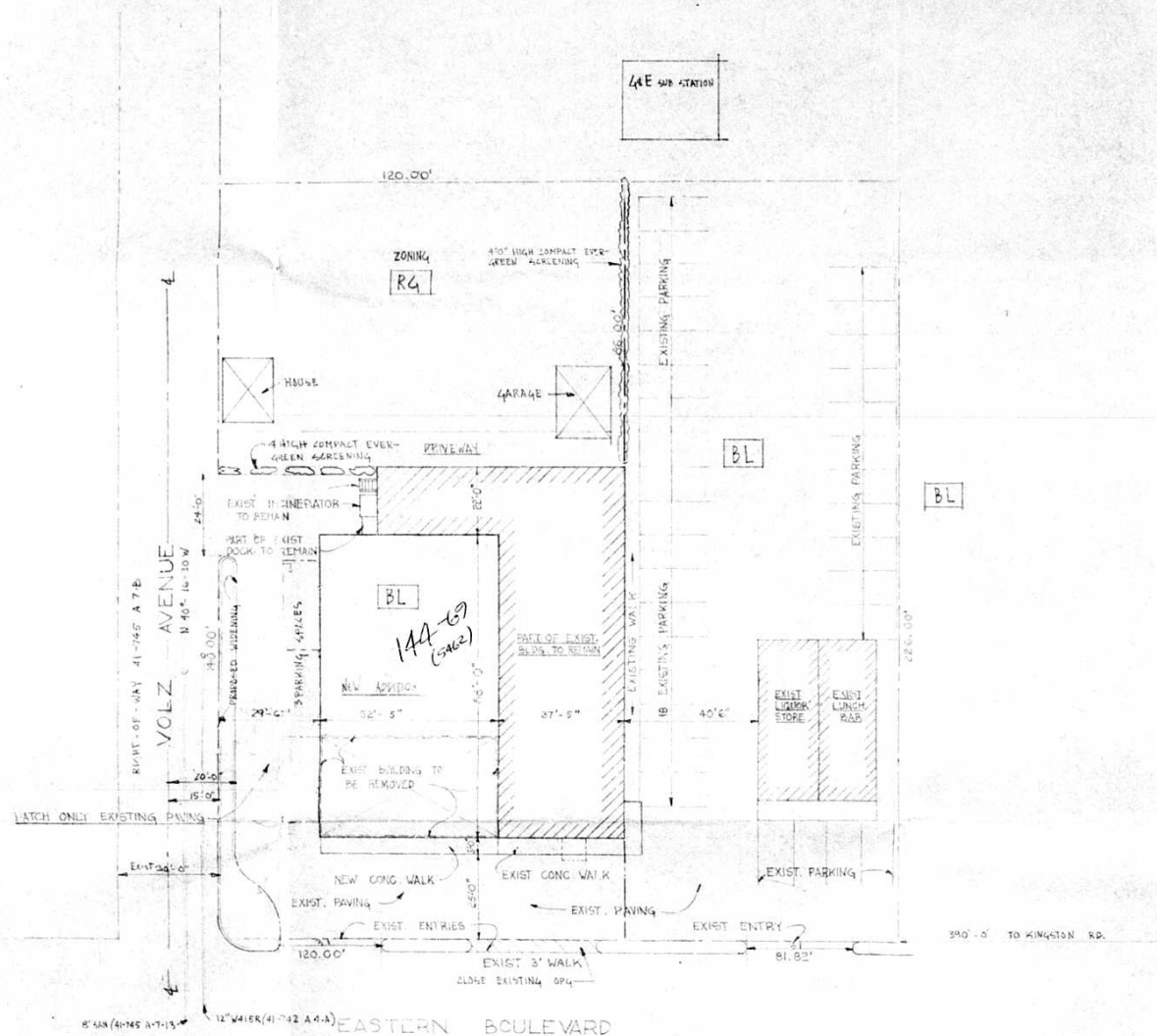
REQUESTED VARIANCE TO SECTION 409.2.6
(PART 5) TO PERMIT 21 PARKING SPACES
INSTEAD OF THE REQUIRED 47 PARKING SPACES



WILLIAM M. WYNADIZ
CIVIL ENGINEER
COURT HOUSE
THASCA 4 MO
SCALE 1" = 20'
DECEMBER 20, 1966

ZONING **BL**
 PRESENT ZONING - BL
 LOTTERY = 4125 SQ FT
 ONE STORY MANSION, YLD, PROP. = 1611 SQ FT.
 PROP. ONE STORY MEAT STORAGE & REFRIG. = 1481 SQ FT.
 MEAT STORAGE & REFRIG. (EX) = 2216 SQ FT.
 TOTAL FLOOR SPACE = 4434 SQ FT.
 PARKING SPACES REQUIRED = 47 SQ FT.
 40' MIN. = 21 SQ FT.

REQUESTED VARIANCE TO SECTION 404.2 D
 (PR C) TO PERMIT 21 PARKING SPACES
 INSTEAD OF THE REQUIRED 47 PARKING SPACES.
 VARIANCE GRANTED - 67-201



SITE PLAN

SCALE: 1" = 20'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE *03/26/69*

File No 67-201



DATE: DEC -11-68		ADDITIONS AND ALTERATIONS TO		PWN No.
DRAWN: J. JACURAN		GERESBECK'S FOODLAND STORE		A-1
CHECKED: R. S. J.		2201 EASTERN BLVD BALTIMORE CO., MD.		
APPROVED: <i>[Signature]</i>		INDUSTRIAL ENGINEERING CO. MICROFILMED		

REQUESTED VARIANCE TO SECTION 409.2 b
(PAR C) TO PERMIT 21 PARKING SPACES
INSTEAD OF THE REQUIRED 17 PARKING SPACES.
VARIANCE GRANTED * G7-201

SCALE: 1" = 20'

File No 67-201

		SITE PLAN		DWN N.
DATE: DEC-19-68		ADDITIONS	AND ALTERATIONS	
PLAN: J JAGURAN		TO		
CHECKED: <i>RS</i>		GERESBECK'S	FOULDA STORE	A-1
APPROVED: <i>D. J. ...</i>		2201 EAST 28 TH BLVD	BALTIMORE, MD.	
		INDUSTRIAL ENGINEERING CO.		