

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the 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 238.2 permitting a 10 foot side yard in lieu of a 30 foot side yard and a 15 foot side yard in lieu of a 30 foot side yard.

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

Extreme hardship and practical difficulty.

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 John J. Gormenko Legal Owner
Address 217 Hawthorne Road
Ellicott City, Md. 21042

W. Lee Harrison, Esq., Protestant's Attorney
Address 22 W. Pennsylvania Ave. Towson, Md.
21204-823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of February, 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 3rd day of April, 1968, at 11:00 o'clock

of the day of April, 1968, at 11:00 o'clock
Zoning Commissioner of Baltimore County.

(Seal)

TELEPHONE
823-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53082

DATE April 4, 1968

To: John J. Gormenko
217 Hawthorne Road
Ellicott City, Md. 21043

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Advertising and posting of proper- #63-227-A			\$59.75

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should be had; and it further appearing that the proposed Variance is in the public interest, it is ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of April, 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a 10' side yard and a 15' side yard instead of the required 30 feet, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1968, that the above Variance be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1968, that the above Variance be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

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the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1968, that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
W. Lee Harrison, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
SUBJECT: Side yard variance for John J. Gormenko, located W/1 of York Road, North of Texas Lane
8th District
(Item 89, February 6th, 1968)

Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
- Existing 12" sanitary sewer in Texas Lane.
- Adequacy of existing utilities to be determined by developer or his engineer.
- Existing 8" water in Texas Lane, existing 12" water in York Road.
- Texas Lane is to be developed as a minimum 40' road on a 60' R/W.

HEALTH DEPARTMENT:
Prior to construction, renovation, and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

STATE ROADS COMMISSION:
The frontage of the site must be curbed with 8" x 22" concrete curb. The roadside face of curb is to be 30' from and parallel to the existing center line of York Road. It appears that it is proposed to relocate the northern road service station entrance to serve as an entrance in common between the service station and the proposed restaurant; therefore, an agreement must be made between the developers and the owners of the service station. What is indicated on the plan as existing 35' entrance must be eliminated. The entrance will be subject to State Roads approval and permit.

PROJECT PLANNING:
The future R/W width of York Road must be indicated on the revised plan.

ZONING ADMINISTRATION DIVISION:
The following items must be indicated on revised plans prior to the hearing date being assigned.

1. The existing house to the north of subject site.
2. The future R/W width of York Road.
3. Curbing as required by the State Roads Commission.

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:
Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,
James S. Allen
JAMES S. ALLEN, Zoning Supervisor
Roads, Albert V. Quimby-Project Planning Division

Carlyle S. Owen-Bur. of Engr.; William Greenleaf-Health Dept.; John Mayers-State Roads; Albert V. Quimby-Project Planning Division

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Roads, Albert V. Quimby-Project Planning Division

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. John S. Rose, Zoning Commissioner Date: March 21, 1968
FROM: Leslie H. Grief, Deputy Director of Planning
SUBJECT: Petition #68-227-A. Variance to permit a 10 foot side yard and a 15 foot side yard instead of the required 30 feet. West side of York Road 146.41 feet North of Church Lane. Being the property of John J. Gormenko.

8th District
HEARING: Wednesday, April 3, 1968 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan.

Very truly yours,
James S. Allen
JAMES S. ALLEN, Zoning Supervisor
Roads, Albert V. Quimby-Project Planning Division

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 1968

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 in each of one time before the 3rd day of April, 1968, the first publication appearing on the 11th day of March, 1968.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Harrison, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of February, 1968.

John J. Gormenko
John J. Gormenko
Zoning Commissioner

Petitioner John J. Gormenko
Petitioner's Attorney W. Lee Harrison, Esq.
Reviewed by James S. Allen
Advisory Committee

Petitioner John J. Gormenko
Petitioner's Attorney W. Lee Harrison, Esq.
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Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: W. Lee Harrison, Esq.,
Loyola Building
Towson, Md. 21204
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of proper-
#68-227-A

RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT \$25.00

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TOTAL AMOUNT \$25.00

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TOTAL AMOUNT \$25.00

RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT \$25.00

True meridian referenced to
Baltimore County Metropolitan District
Coordinate System.

NOTES:

1. Existing elev. shown.
2. Proposed elev. shown.
3. Elev. datum: B.M. Mean Low Tide.
4. On site contours with exception of 10' and 15' shown shall be 5' intervals.
5. Paving to be 2" (4" for turn lanes) bit and seal on asphalt sub base.
6. Refer to MD State Standard Landscape Plan & for details of plantings.
7. Parking spaces shall be 9' x 18' (compact). Striping shall be 10' x 12'.
8. Elec. power & parking lighting to be designed & installed thru application to Baltimore County.
9. Gas to be installed thru application to Baltimore County.
10. Water to be supplied to provide water thru application to Baltimore County.
11. Sanitary sewer service to be supplied thru plumbers' application to Baltimore County.
12. Ex. Zoned B.R. Use Restaurant / 0.7 Ac.
Building 35550' Parking 61 (9x20)
Car Spaces

SITE PLAN 7-ELEVEN STORE 8TH EL DIST BALTIMORE CO. MARYLAND

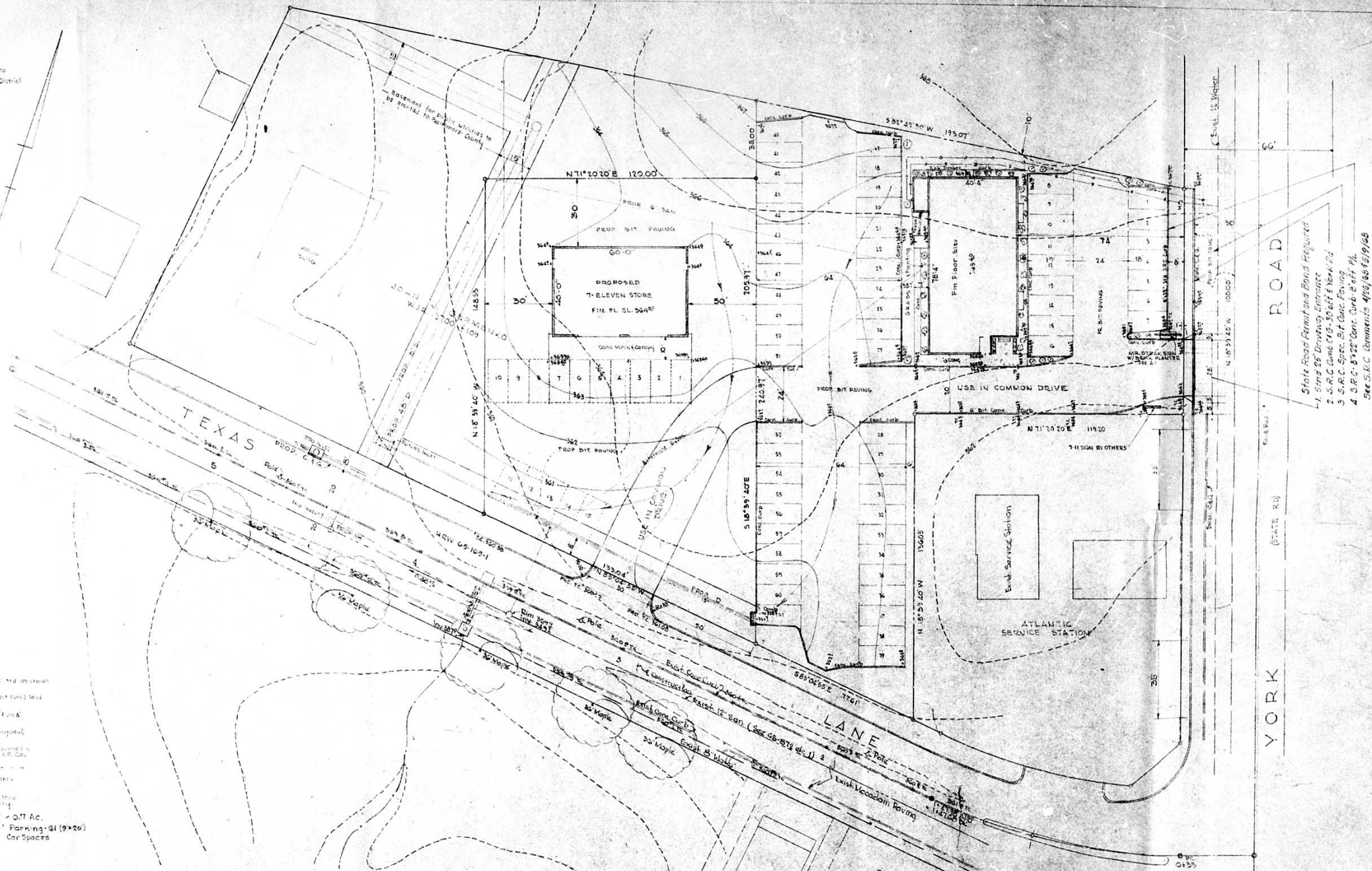
SCALE: 1"=20' JUNE 21, 1968

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7/20/68

File No. 68-227

MICROFILMED

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204



State Road Permit and Bond Required
1. 5' x 10' 6" Driveway Entrance
2. S.R.C. Grade 11.5% to 11.6% E. York Rd
3. S.R.C. Spec. Bit Conc. Paving
4. S.R.C. 8" x 12" Conc. Curb & Gutter
See S.R.C. Comments 4/15/68 1519/68

PETITION FOR
VARIANCE
8th DISTRICT

ZONING: Petition for Variance for Side Yards.

LOCATION: West side of York Road 146.41 feet North of Church Lane.

DATE & TIME: WEDNESDAY, APRIL 3, 1968 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a 10 foot side yard and a 15 foot side yard instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 235.2 - Side and Rear Yards - 30 feet.

All that parcel of land in the Eighth District of Baltimore County.

BEGINNING for the same at a point on the southwest side of York Road (86 feet wide) at the distance of 146.41 feet northwesterly, measured along said southwest side of York Road from the northmost side of Church Lane as shown on Baltimore County Bureau of Land Acquisition Plan LBR 65-145-1, being the northmost property line of land conveyed to Artime Corporation and recorded among the Land Records of Baltimore County in Liber B.R.G. No. 4415, folio 479, and running thence binding on the southwest side of York Road, (1) North 18 degrees 39' 40" West 100.00 feet to the northmost property line of the parcel of land conveyed to John J. Gernienko and recorded among the aforesaid land records in Liber W.F.R. No. 3706, folio 109, thence binding on a part of said northmost property line, (2) South 82 degrees 32' 20" West 192.87 feet, (3) thence southeasterly, parallel to and 180.20 feet southeasterly, measured at a right angle from the southwest side of York Road, South 18 degrees 39' 40" East 220.98 feet to the aforesaid northmost side of Church Lane, thence binding thereon, (4) South 82 degrees 04' 53" East 77.61 feet to the westmost property line of Artime Corporation, thence binding on said westmost and northmost property lines, (5) North 18 degrees 39' 40" West 138.03 feet and (6) North 71 degrees 29' 29" East 119.20 feet to the place of beginning.

CONTAINING 0.707 Acres of land more or less.

Being the property of John J. Gernienko, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, April 3, 1968 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
March 14,

ORIGINAL

OFFICE

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roslertown, Md

THE COMMUNITY NEWS
PAPERBACK

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 18, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ week before the 18th day of March, 1968, that is to say the same was inserted in the issue of

March 14, 1968.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.
P.N.

True north is indicated to
Baltimore County Metropolitan District
Coordinate System.

NOTES:

1. Existing structures shown in red.
2. Proposed structures shown in blue.
3. Elevation shown in feet above mean low tide.
4. On site contours shown in brown and shown shall be 4' with 10' to 12'.
5. Paving to be 4' 6" (12' for curbs) laid on subgrade.
6. Refer to 1962 Official Standard Landscape Plan A for details in plan map.
7. Parking spaces shall be 8' x 18' (longitudinal) or 10' x 12' (crossing).
8. Blue power & parking signs to be assumed as required thru Department of Public Works.
9. See town drainage application to the town.
10. Water to be supplied to all water metering application to the town.
11. Sanitary sewer service to be supplied thru plumbers application to the town.
12. Ex Zoned B.R.-Use Restaurant & 0.7 Ac. Building 30550' Parking 21 (9x20) Car Spaces.

SITE PLAN
7-ELEVEN STORE
6TH EL DIST BALTIMORE CO.
MARYLAND
SCALE: 1/4" = 1' JUNE 21, 1968

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7/26/68

File No. 68-227



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

YORK ROAD

1. State of Maryland and Baltimore County
2. State of Maryland and Baltimore County
3. State of Maryland and Baltimore County
4. State of Maryland and Baltimore County

See S.R.C. Certificate 4/14/68 1519128