

PETITION FOR ZONING VARIANCE AND SPECIAL HEARING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Joseph M. Schatz, 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 409.2 b (3) To permit parking spaces instead of the required 27 parking spaces

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

1. If counter space and storage areas were removed from calculation, the net square footage would meet parking requirements.
2. The Special Hearing is requested to permit offstreet parking in a residential zone (R-6) for only a portion of the actual depth of the lot creating and maintaining a foot buffer area.

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.

Dunkin' Foods, Inc.
by Joseph M. Schatz
Contract purchaser Legal Owner
Address 26-06 Broadway Address 610 Frederick Avenue
Fairlawn, New Jersey Catonville, Maryland
Irwin M. Susman, Esquire
Petitioner's Attorney
Address 506 Tower Building
Baltimore, Maryland, 21202
ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 22nd day of May, 1968, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

RE: Petition for Variance and Special Hearing for Off-Street Parking - N/S, Frederick Road 165' E. St. Timothy's Lane, 1st District -
Jos. M. Schatz, Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 68-276-A-SPH

The petitioner requested a variance to Section 409.2-b(3) of the Baltimore County Zoning Regulations to permit 21 parking spaces instead of the required 27 parking spaces and a special hearing to permit off-street parking in a residential zone (R-6).

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, a variance should be granted.

Also since the health, safety or general welfare of the locality would not be adversely affected it would be in order to grant permission for parking in a residential zone.

For the above reasons it is this 16th day of June, 1968, 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 to permit 21 parking spaces instead of the required 27 parking spaces; also that off-street parking in an R-6 Zone for only a portion of the actual depth of the lot creating and maintaining a 20 foot buffer zone, is hereby granted, subject to compliance with plan approved May 31, 1968 by the Office of Planning and Zoning attached hereto and made a part hereof, marked Exhibit "A".

The site plan is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of planning and Zoning.

John G. Rose
Zoning Commissioner of Baltimore County

Description of twenty-foot strip for Rezoning: Dunkin Donuts
Beginning for the same at a point 165 feet Easterly from the intersection formed by the East side of St. Timothy Lane and the Northerly side of Frederick Road and North 9 degrees 00 minutes West 140.00 ft. to the beginning point thence continuing the same course North 9 degrees 00 minutes West 20.00 ft thence North 74 degrees 32 minutes 48 seconds East 65.0 ft thence South 9 degrees 00 minutes East 20.0 ft thence South 79 degrees 11 minutes West 55 ft to the place of beginning.
Being a 20 foot strip adjacent to the present zoning line parallel to Frederick Road.



Legal Description of Entire Property

BEGINNING at the end of the first line of a deed from George Winship Taylor and Virginia B. Taylor, his wife, to Howard S. Milnor and wife, dated August 21, 1921 and recorded among the land records of Baltimore County in Liber MPC No. 578, folio 240, which place of beginning is designed to be at the beginning point of a parcel of ground described in a deed from Fannie M. Taylor and husband, to George Winship Taylor and wife, dated January 27, 1916 and recorded among the land records of Baltimore County in Liber MPC No. 458, folio 77 the aforesaid deed from George Winship Taylor and wife, to Howard S. Milnor and wife, 1907; thence easterly by a new division line and parallel with the North line of Frederick Road 65'; thence southerly by a new division line and parallel with the first line of this description 190' more or less, to the North side of Frederick Road; thence westerly and binding on the North side of Frederick Road 65' to the place of BEGINNING. Being a part of the lot of ground described in the aforesaid deed from George Winship Taylor and wife, to Howard S. Milnor and wife, dated August 21, 1921 and recorded among the land records of Baltimore County in Liber MPC No. 578 folio 240 etc.

Beginning for the same at a point 165 feet Easterly from the intersection formed by the East side of St. Timothy Lane and the Northerly side of Frederick Road.

Being also known and referred to as no. 580 Frederick Road, Catonsville, Maryland.

ORDER RECEIVED FOR FILING

DATE 4/16/68

BY John G. Rose

68-276-A-SPH

JOSEPH M. SCHATZ
N/S Frederick Rd. 165' E of

68-276-A-SPH

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 54332
DATE April 30, 1968

TO: Irvin M. Susman, Esq., 506 Tower Building Baltimore, Md. 21202	RE: Petition for Special Hearing for Joseph M. Schatz 68-276-SPH	TOTAL AMOUNT \$25.00
DEBIT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
1		25.00

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

BALTIMORE COUNTY, OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
16th day of April, 1968.

John G. Rose
Zoning Commissioner

Petitioner Joseph M. Schatz

Petitioner's Attorney Irvin M. Susman, Esq.

Reviewed James E. Allen
Chairman of Advisory Committee

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

Irvin M. Susman, Esq.,
506 Tower Building
Baltimore, Maryland 21202
SUBJECT: Parking variances for Joseph M. Schatz,
located on N/S Frederick Road 165' E
of St. Timothy Lane - 2nd District
(Item 156, April 16, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 10" and 12" water in Frederick Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Frederick Road

STATE ROADS COMMISSION:
All entrances will be subject to approval and permit of the State Roads Commission.

HEALTH DEPARTMENT:
The revised plans indicating the location of the existing utilities should be submitted to this office prior to the hearing.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 numbers have no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Allen
Zoning Supervisor

JB:jd
cc: Carolyn Brown-Bar, of Engrs; John Mayers-State Roads Comm.; William Greenblatt-Health Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 10, 1968
FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 68-276-ASPH. Variance to permit 21 parking spaces instead of the required 27 parking spaces. Special Hearing to permit off-street parking in a residential zone. North side of Frederick Road 165 feet East of St. Timothy Lane. Being the property of Joseph M. Schatz.

1st District

HEARING: Wednesday, May 22, 1968 (1:00 P.M.)

1. The petitioner's plan shows a parking arrangement which is satisfactory to us. The screening shown, however, desirably should be at least 8 feet high, rather than 4 feet, and the plans should indicate with greater specificity the type of screening to be provided.

Although the "general notes" on the petitioner's plan contained such statements as, "flood light shall be... shielded as per local requirements and as required" to prevent excessive lighting of streets in adjacent area, "the precise type and location of lighting does not appear to be shown, nor do we see any indication of hours of illumination, provision for maintenance, or proposed hours of use of the parking area."

2. We have no comment with respect to the requested variance per se.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 4/16/68
Posted for Catonsville Special Hearing
Petitioner Joseph M. Schatz
Location of proper N/S Frederick Rd. 165' E of St. Timothy Lane
Location of Sign 580 Frederick Rd.

Remarks See above
Posted by John G. Rose Date of return 5/16/68

TELEPHONE 823-3000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 54332
DATE May 23, 1968

TO: Irvin M. Susman, Esq.,
506 Tower Building
Baltimore, Md. 21202

RE: Advertising and posting of property for Joseph M. Schatz
68-276-ASPH

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$64.75
1		64.75

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

CATONSVILLE, MD., May 9, 1968

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TOWSON, MD.....19--

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 _____ day of _____ May _____ 19____, the first publication appearing on the _____ day of _____ May _____ 19____.

THE JEFFERSONIAN,
and Secretary
Manager

Cost of Advertisement, \$... ..

PETITION FOR SPECIAL HEARING
AND VARIANCE—1ST DISTRICT

ZONING. Petition for Variance for Parking.
Petition for Special Hearing for Off-Street Parking.

LOCATION: North side of Frederick Road 165 feet East of St. Timothy Lane.
DATE & TIME: Wednesday, May 22, 1968 at 1:40 P.M.
MUNICIPAL HEARING: Room 105, Court

The Zoning Commissioner of Baltimore County, by authority of the

Zoning Art and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 21 parking spaces

Petition for Special Hearing to permit Off-Street Parking in a Residential Zone

The Zoning Regulation to be accepted as follows:
Section 409.2 b (3)—Parking—1 for each 10 square feet of total floor area.
All that parcel of land in the First

Beginning at the end of the first line of a deed from George Winick Taylor and Virginia B. Taylor, his wife, to Howard S. Milner and wife

dated August 21, 1923 and records among the land records of Baltimore County in Liber WFC No. 374, fol. 24v, which place of beginning designed to be at the beginning point of record of ground described.

of a parcel of ground described
a deed from Fannie W Taylor at
husband, to George Winship Taylor
and wife, dated January 17, 1914 and
recorded among the land records
Baltimore County in Liber WFC 5

614, falls 77 and running then northerly bounding on the second lot of the aforesaid deed from Geo. Winship Taylor and wife, to Hiram S. Miller and wife, 1907, thence easterly to a new division line and

erly by a new division line and parallel with the North line of Frederic Road 67, thence southerly by a new division line and parallel with the first line of this description more or less, to the North side

Frederick Road, thence westerly to
binding on the North side of Fr
erick Road to the place of
grading. Being a part of the lot
ground described in the afore

des. from George Winkup, Jr. and wife, to Howard S. Milner wife, dated August 21, 1925 and recorded among the land records Baltimore County in Liber WPC 274 folio 24b etc.

Beginning for the same at a 1542. feet Easterly from the intersection formed by the East side of Timothy Lane and the North side of Frederick Road.

Description of twenty-foot
for Burning Dunkin' Donuts.
Beginning for the same at a

14.2 feet easterly from the intersection formed by the East side St. Timothy Lane and the North side of Frederick Road and 1/2 degree 00 minutes West 140 to the beginning point thence

to the beginning point, then
tising the same course Nor
degrees 00 minutes West 20.5
thence North 74 degrees 32 mi
4 seconds East 41.5 ft thence
N degrees 00 minutes East 20.

thence South 72 degrees 11 M.
West 45 ft. to the place of begin-
ning of a 75 foot strip adjoining
the present zoning line parallel
Frederick Road.
Being the property of Jones

Public Hearing Room 104, C
Office Building, 111 N. Chicago

Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

May 2000

GENERAL NOTES:

1. THIS SITE PLAN AND THE INFORMATION HEREIN IS CONFIDENTIAL TO THE ENGINEER WHO HAS PREPARED IT, THE LATEST EDITIONS OF THE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND SHALL BE A PART OF THE CONTRACT AND LEASE DOCUMENTS.
2. COPIES OF ALL PERMITS, BONDS, ETC. AS REQUIRED BY LOCAL AND STATE AUTHORITIES, AND AGENCIES HAVING JURISDICTION SHALL BE FILED WITH THE ARCHITECT.
3. THE CONTRACTOR (S) SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL CODES, ORDINANCES, AND REGULATIONS AFFECTING THE WORK.
4. CONTRACTOR SHALL REPORT ALL STRUCTURES AND/OR OBSTRUCTIONS AND FILL ALL GULDS TO PERMIT PROPER GRADING FOR PERMANENT PAVING.
5. THE CONTRACTOR SHALL OBTAIN PERMITS AND PAY FOR ALL PERMITS FOR OTHER WORK AND INSTALL ALL CURB OTS IN ACCORDANCE WITH STATE AND LOCAL CODES.
6. CONTRACTOR SHALL INSTALL ALL UTILITIES UNDERGROUND FROM THEIR LOCATION IN THE STREET TO THE BUILDING.
7. CONTRACTOR SHALL PROVIDE STAIRS AND FLOORS. IN ADDITION WILL INSTALL ALL UNDERGROUND ELECTRICAL CIRCUITS AND COMPLETE HOOK UP OF SAME, INCLUDING HOOK UP OF FUEL GAS LINE.
8. FLOORS SHALL BE COLOR COORDINATED TO MATCH PERMANENT FLOOR FINISHES OF SIZES AND ANTINAS AS INDICATED, SHEETED AS PER LOCAL REQUIREMENTS AND AS REQUIRED TO PREVENT EXCESSIVE LEAKING OF STREETS AND ADJACENT AREA.
9. ASPHALT PAVING AS INDICATED BY SHALLOU AREA SHALL BE DONE TO LATER PRICE OF IMPROVEMENTS AND OTHER PAVING AND SHALL PROVE IMPACT ONLY FROM THE PAVING TO THE STREET.
10. CONTRACTOR SHALL PROVIDE PLANTING AS FOLLOWS:
 - a. AT FRONT OF BUILDING
 - b. JENNIFER SANDGARTH
 - c. NORTON JONKER - 2' HIGH
 - d. THIS MATTERED - MATTERED 12" - 14" FLUM
 - e. ALL MORE SHOWN ON THIS PLANTING BY CONTRACTOR UNLESS OTHERWISE NOTED.

DUNKIN DONUTS BUILDING
560 FREDERICK ROAD
CATONSVILLE, BALTIMORE COUNTY, MD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY At. [Signature]
DATE 5/3/18
subject to 8' high screen
planting

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY At. [Signature]
DATE 5/3/18
subject to 8' high screen
planting

