

Re: Petition for Variances to Sec. 237 and 238-A-5 of the Balto. Co. Zoning Regulations - Special Hearing for: Off-street parking in R-6 Zone - N/W Side Balto. National Pike 80, 15' W. Johnnycake Road, 1st Dist., Pietro Calabrese and Rosina Calabrese, Petitioners - Suburbia Realty Investors, Contract Lessee & owner

Before Zoning Commissioner of Baltimore County No. 70-149 ASPH

The petitioners requested numerous variances as well as permission to use a residential tract for off-street parking.

Practical difficulty and undue hardship having been shown, the variances should be granted. The health, safety and general welfare not being adversely affected, the special permit for off-street parking on a residential tract should be granted.

For the foregoing reasons, it is this 10 day of April, 1970, by the Zoning Commissioner of Baltimore County, ORDERED that the variances should be granted as follows:

To permit the west side of the building 101 ft. in height instead of the required 60 ft.

To permit the north side of the building 101 ft. in height instead of the required 75 ft.

A side yard on the west side of the building of 1 ft. instead of the required 30 ft.

A side yard setback on the east side of the building of 24 ft. instead of the required 30 ft.

A rear yard setback on the north side of the building of 10 ft. instead of the required 30 ft.

A special hearing for off-street parking in an R-6 Zone in accordance with the plat dated March 24, 1969, revised on November 28, 1969 and approved by George E. Gavrellis, Director of the Office of Planning and Zoning on March 17, 1970, should be and the same is hereby granted.

BUREAU OF ENGINEERING
Zoning Plat - Comm.

122. Property Owner: Suburbia Realty Investors, Inc., et al (1969-1970)
Location: N/W cor. of Baltimore National Pike and Johnnycake Road
District: 1st
Present Zoning: RR
Proposed Zoning: Var. from Sec. 237 (height); SPM for off-street parking in residential zone
No. Acres: 1.173

Highways

Johnnycake Road is an existing road which will be improved in the future as a 1/2-mile closed section with flexible pavement on a 50-foot right-of-way. Highway right-of-way widening and improvements will be required in connection with any subsequent grading or building permit applications.

Entrance locations along Johnnycake Road are subject to approval by the Department of Traffic Engineering.

Baltimore National Pike (U.S. 40 West) is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Sediment Control

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, endangering private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the submitted plans; however, storm drainage facilities will be required in connection with any subsequent grading or building permit applications.

Baltimore National Pike (U.S. 40 West) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The foregoing are subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
115 E. CALVERT ST.
BALTIMORE, MARYLAND 21204

CHIEF CLERK
OLIVER L. MYERS

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

January 8, 1970

Eugene M. Carozzo, Esq.,
823 Frederick Road
Baltimore, Maryland 21220

Re: Type of Hearing: Height and Side Yard Setback Variance
Location: N.W. Cor. of Baltimore National Pike & Johnnycake Rd.
Petitioner: Suburbia Realty Investors, Inc., et al
Committee Meeting of December 30th, 1969
1st District
Item 122

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently vacant and lies between the International House of Pancakes and Hot Shoppers, Jr. Restaurant on the Baltimore National Pike. The properties to the north are vacant with the exception of the residence which will separate the two proposed parking lots for the office building. The southernmost side of Baltimore National Pike is improved with various commercial uses from a filling station to a carry out shop. Baltimore National Pike is improved as far as concrete curb and gutter are concerned; however, Johnnycake Road is not but will be with the construction of the proposed parking lots.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUILDING ENGINEERS' OFFICE:

This office has no comment at this time.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 13, "Office Occupancies."

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWNSHIP, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

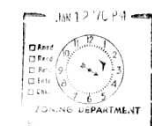
TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
Date: January 9, 1970
FROM: C. Richard Moore
SUBJECT: Item 122 - 2A - December 30, 1969
Property Owner: Suburbia Realty Investors, Inc., et al
NW Corner of Baltimore National Pike & Johnnycake Road
Var. from Sec. 237 (height): SPM for off-st. pkg. in residential zone

The 20 foot drive along the east side of the proposed office building does not provide the proper alignment with the 35 foot existing entrance. Some re-alignment is recommended so that vehicles using the easternmost exit to Baltimore National Pike will be on the proper side of the entrance.

Although the developer meets our zoning requirements as to parking, due to the nature of the parking layout and the number of uses involved, he can develop some problem with tenants and customers parking in the wrong spaces.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr



Eugene M. Carozzo, Esq.,
823 Frederick Road
Baltimore, Maryland 21220
Item 122 Page 2

January 8, 1970

HEALTH DEPARTMENT:

There is public water and sewer available to this site. Since the proposed zoning is for parking, no health problems are anticipated.

STATE ROADS COMMISSION:

The existing entrance to the subject site is in conformance with State Roads Commission policy and standards; therefore, there will be no further requirements.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in conformance with Section 109.4 of the Baltimore County Zoning Regulations. This section deals with off-street parking in a residential zone and with various restrictions which must be indicated on the revised plans. This revised plan must be submitted prior to the hearing.

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

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

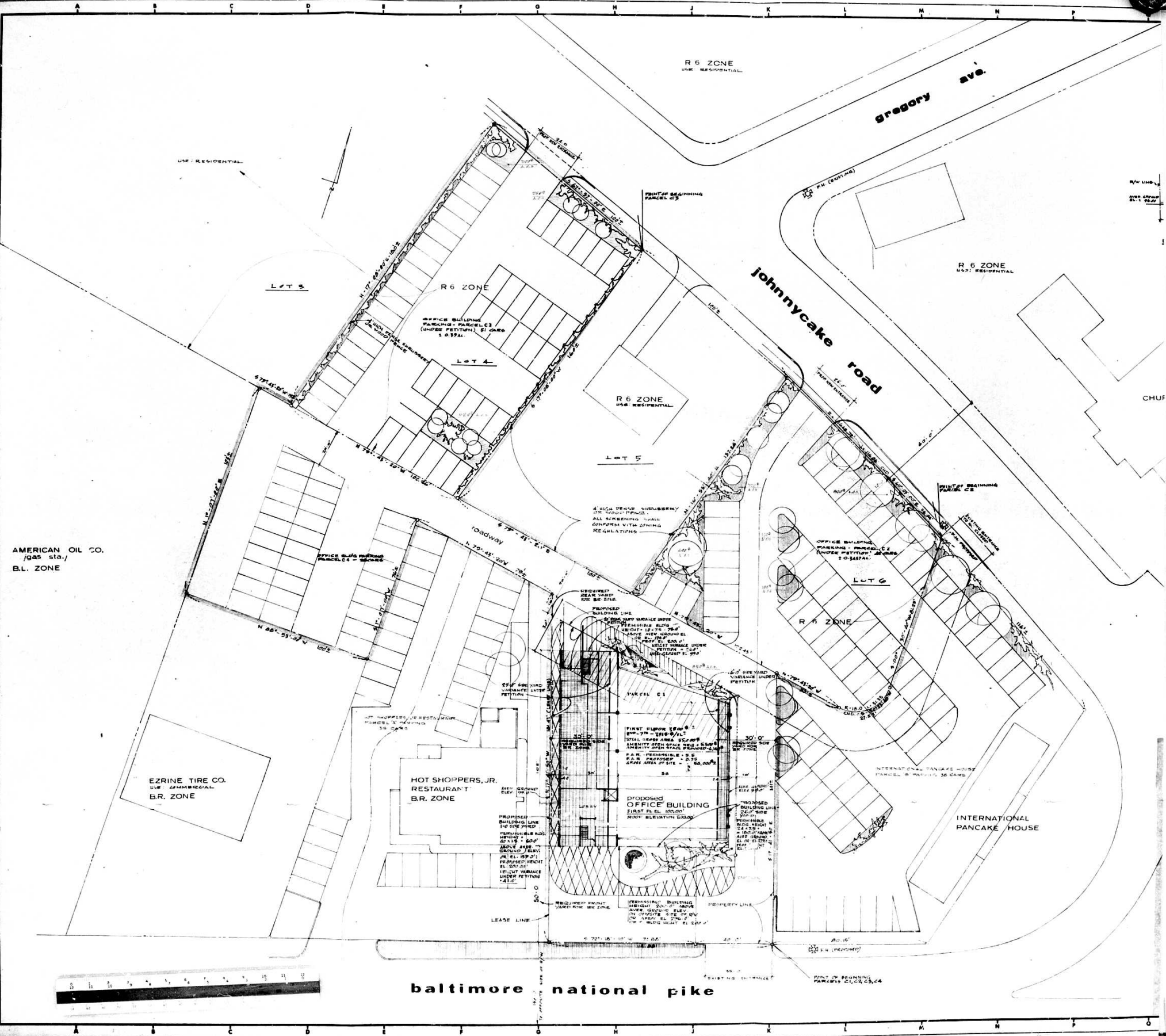
OLM:JD
Enc.

TELEPHONE 333-8000 EXT. 287	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWNSHIP, MARYLAND 21204	No. 57141 DATE: Jan 10, 1970
TO: Suburbia Realty Investors, Inc., 823 Frederick Road Baltimore, MD 21220		By: [Signature] Billing Dept. of Baltimore County
DEBIT TO ACCOUNT NO. 00-002		RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COPY
Payable for Services and Special Hearing for Pietro Calabrese 823-740-0070		\$5.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNSHIP, MARYLAND 21204		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

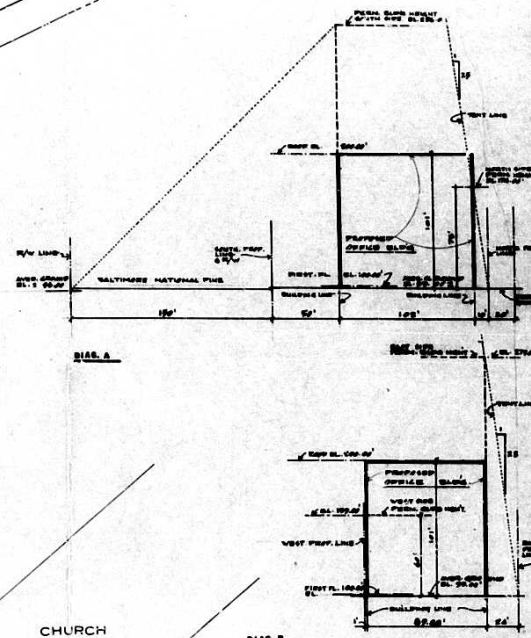
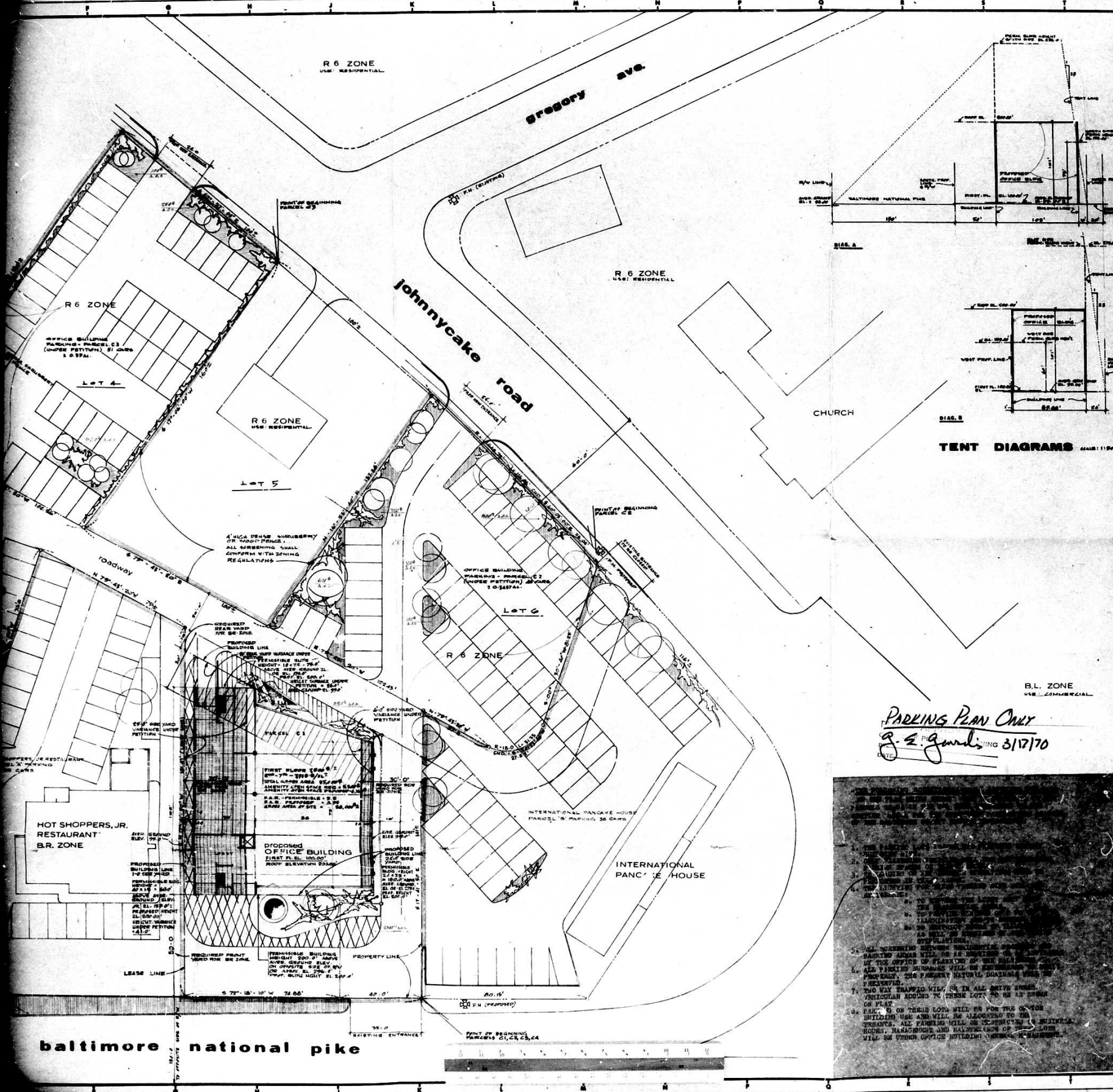
District: 1st Date of Posting: Jan 14, 1970
Posted for: SEE ATTACHED PLAN
Petitioner: CALABRESE
Location of property: N.W. Cor. of Baltimore National Pike & Johnnycake Rd.
Location of Signs: SEE ATTACHED PLAN
Remarks: 2-A-2-A-1-Baltimore National Pike - SETBACK VARIANCE ROAD
Posted by: [Signature] Date of return: Jan 14, 1970

70-149-ASPH



10-29-70

MICROFILMED



OFF STREET PARKING:

	required	provided
OFFICE BUILDING		
Parcel 1	1	1
Parcel 2	1	1
Parcel 3	1	1
Parcel 4	1	1
TOTAL	4	4

INTERNATIONAL PANCAKE HOUSE

	required	provided
Parcel 1	1	1
Parcel 2	1	1
Parcel 3	1	1
Parcel 4	1	1
TOTAL	4	4

TOTAL AREA OF SITE 1.473 AC.

PARKING REQUIREMENTS FOR THE PROPOSED OFFICE BUILDING

FIRST FLOOR - 1,000 SQ. FT. AT 1,000 SQ. FT. PER 1,000 SQ. FT. OF FLOOR SPACE

TOTAL REQUIREMENT 10,000 SQ. FT.

TOTAL PROVIDED 10,000 SQ. FT.

REVISIONS

NO.	DATE	REVISION
1	5-11-68	PROPERTY ADDED
2	5-22-68	PLAN REVISIONS

APR 1968

ERA

PARKING PLAN ONLY
R. E. Gaudin 3/17/70

PROPOSED OFFICE BUILDING

100 AND JOHNNYCAKE ROAD
FIRST ELECTION DISTRICT

SUBURBAN REALTY INVESTORS, INC.

1. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JOHNNYCAKE ROAD AND BALTIMORE NATIONAL PIKE.

2. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JOHNNYCAKE ROAD AND BALTIMORE NATIONAL PIKE.

3. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JOHNNYCAKE ROAD AND BALTIMORE NATIONAL PIKE.

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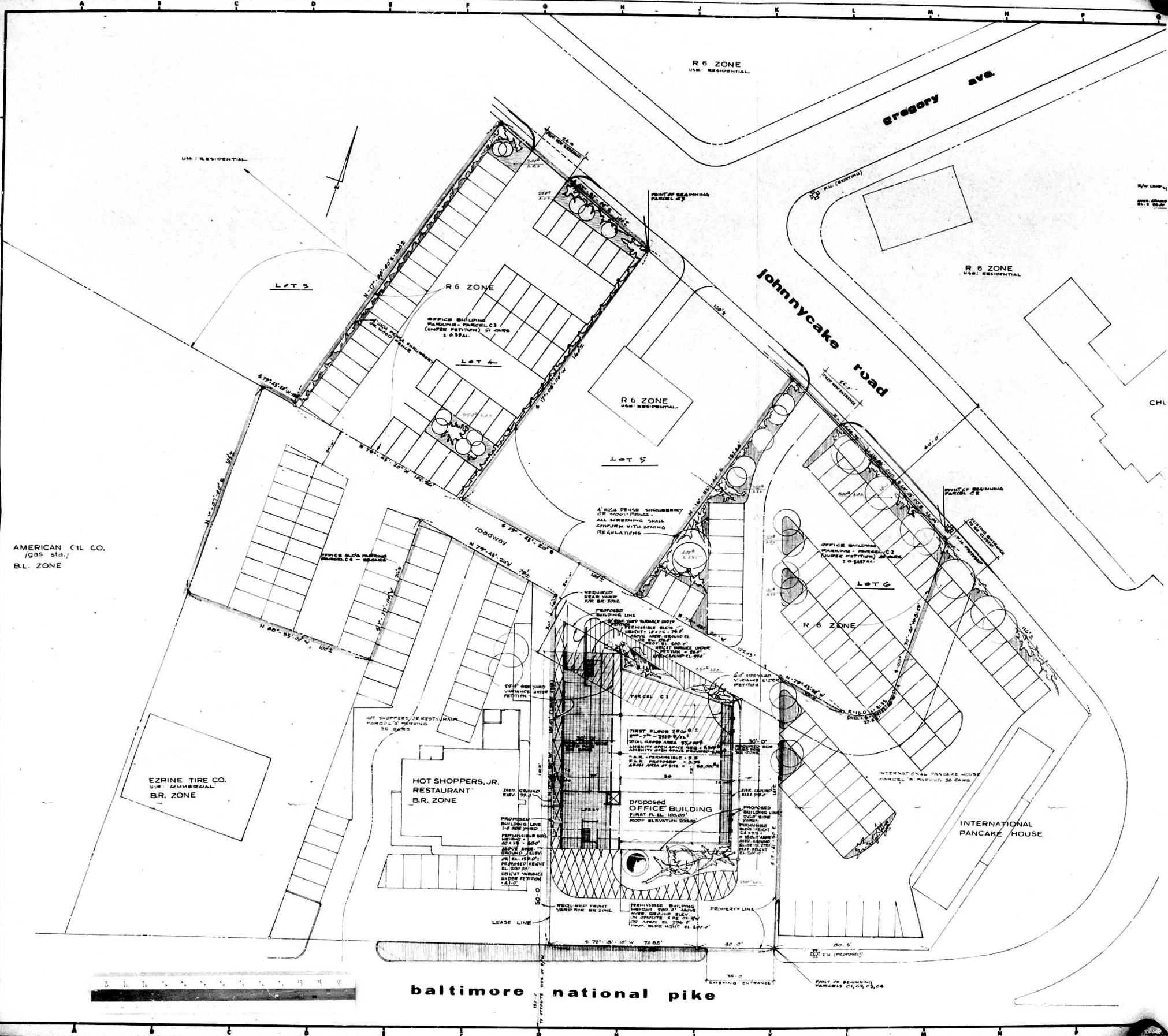
8. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JOHNNYCAKE ROAD AND BALTIMORE NATIONAL PIKE.

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10. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JOHNNYCAKE ROAD AND BALTIMORE NATIONAL PIKE.

PLAT TO ACCOMPANY PETITION FOR VARIANCE, SIDE AND REAR YARD VARIANCE, AND PARKING USE PERMIT IN R 6 ZONE

JOB NO.	1402
DATE	5-22-68
LAST REV.	11-28-1968



70-149-2

C. V. HELFRICH CO.

8370 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
463-7553



REALTORS

APPRAISERS AND CONSULTANTS

November 18, 1970

Mr. Samuel F. Kenney, Atty. At Law
31 Allegheny Avenue
Towson, Maryland 21204

Re: Stagco Corp. - Zoning Application

Dear Sam:

Thank you for your letter of November 13th, enclosing a plat of the proposed Special Permit for the use of the Jennings Property as a community building for the Knights of Columbus. As I stated at the hearing before the Zoning Commissioner, I have no objections to the Special Permit, but did then and do now, feel that the proposed parking lot is poorly located.

The only change that I can see between the original submission and the present plat, is that "No existing trees or growth to be removed between R/W Frederick Road & Parking Lot". This in reality, leaves 10' of natural growth separating a large parking lot from the side of the road.

Approximately 1/2 of the proposed parking lot is opposite R-6 zoned land, with the remaining 1/2 opposite BL zoned land. It is further noted, that the proposed location is at an elevation ranging from 350' to an elevation of slightly over 375', which would automatically require extensive land preparation. Immediately in back of the existing building, off Balfred Ave., is an area ranging from 360' to 375' above sea level, which would certainly require less land preparation for the same purpose and place the parking lot in the rear of the existing improvements.

It is still my personal opinion that the parking lot should be in the rear and not 10' removed from Frederick Road, with half of it opposite improved residential properties. A copy of this letter is being sent to the Zoning Commissioner and also to Werner Schoeler, Esquire, representing the Bishop Cummins Memorial Church, immediately adjacent to the East. With kindest personal regards, I remain

Very truly yours,

C.V. HELFRICH CO.

M. H.

Campbell V. Helfrich

CVH/MLF
CC: As above