PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

20

70-149-ASPH 90-15' U

8/22

TO THE ZONING COMMISSIONER OF BALTHORE COUNTY:
Suburbia Healty Investorrs, Inc., Pietro Calabrese
Lor we, and Rosine Calabrese legal owner. of the property situate in Baltimore
County and which is described in the describtion and plut stucked where and made a part beword,
[1294-13]
hereby petition for a variance from Section. 237 A DR ZONEN (or DISPRITE) on the "est Side of the Building to permit a building height of 100 rt.
instead of the required to fir., and on the North Side of the Building 100 ft. instead of the required 75 ft., From Section 236.2 to permit side for the Section 236.2 to permit side of the Section 236.2 to permit

- With the present restrictions it is economically unfeasible to erect the office building which can be self-sustained in the present
- econosic setup.

 The rental of the office floor area is adversely affected by the limitation in which, length and height of the uniding.

We also petition for the Special Hearing for the Offstreet Parking Permit in the R-6 ZONE.

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 adw 'king, posting, etc., upon filing of this tion, and further agree to and are to be bound by the bounding regulations and restrictions of more County adopted pursuant to the Zoning Law For Baltimore County.

Pietro Calabrese

Rosina Calabrese Legal Owner

Baltimore, Maryland 21229

Address 425 Wickham Road

Contract purchase x Leasee & Owner

Baltimore, Maryland 21228 Lugar W. Carry

Petitioner's Attorney

of December 1962, that the subject nutter of this petition be adversaring the Boundary of Baltimore County, in two newspapers of general circulation out Baltimore, Counts-what property be posted, and that the public bearing be had before County in the Baltimore County in Room 108, County O.Ree Faulding in Towson,

DD ASSOCIATION

PATITION OF SUBURBIA REALTY INVESTORS, INC.

DESCRIPTION OF PROPERTY AT HALTHORS NATIONAL PIESCRE 40) AND JOHANCCARE HOAD TO ACCORDANY PERFOTION FOR HELGHT SIDS AND HEAR YARD VARIANCE AND PARFING USE PERMIT IN HE FORDEL

BEGINNING FOR THE SAME at point on the forthwest side of Baltimore National Pike (150 feet wide) at the distance of 80.15 feet measured westerly along said Forthwest side of Baltimore Rational Fike from the south end of the gusset line connecting said Northwest ad; thence running with and binding along said Northwest side of Baltimore Bational Fike South 72 degrees 18 minutes 10 seconds West 114.88 feet to a point of beginning of a parcel of land which by a Lease Agreement dated November 30,1965 and recorded among the Land Records of Baltimore County in Liber C.T.G. No.4700, page 493 was leased by Suburbia Realty Investors to Catomaville Properties, 50 seconds West 181.47 feet to the Southwest side of a 20 foot wide roadway.(2) North 79 degrees 43 minutes 20 second. West 79 feet more or less along said Southwest side of 20 foot roadway to a point Calabrese and wife ; thence binding slong the outlines of said land

DESCRIPTION OF PROPERTY AT BALTIEORE LATICHAI FINE(ETE SO) AND JURINIFORMS ROAD TO ACCOMMENT PETTTION FOR MAIGHT AND SIDE YARD VARIANCE AND FARMING TOWN PERMIT IN A-6 ACCES.

the Northeast side of the beforementloned 20 foot readway: thence binding along said Sortheast side of the 20 fact rocaway South 7: degrees 43 minutes 20 records West 19 feet more o. less and thence outh 17 decrees 50 degrees 23 minutes 40 seconds West 27.55 feet und (3) North 79 degrees BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Eugene K. Carczza 873 Frederick Rd. Baltimore, Md. 21228

Re: Approved plan for zoning case #70-1h9-ASPH at NW/ccr of Balto, Nat. Pike & Johnson he bd

October 27, 1970

Dear Mr. Carozzai

The enclosed site plan approved by this office is for parking only.

This plan indicates the permitted uses, screening, landscaping and parking requirements.

The site must be mintained in accordance with this plan at all times.

Yery traly yours

PR ASSOCIATES

PETITION OF SUBURBIA REALTY INVESTORS, INC.
JOHNNOAKE ROAD, FIRST SLECTION DISTRICT BALTIMORE COUNTY, MARYLAND
PARCEL C-3.

BEGINNING FOR THE SAME at a point on the Southwest side of Johnnycake Road, as widened to a width of 60 feet and shown on the Baltimore County, Bureau of Land Aquisition Plan to Accompany hight of Way tion along said Southwest side of Johnnycake Road from the north end of a gusset line connecting said Southwest sice of Johnnycake Hoad there laid out; thence binding along said Hoadway North 79 de grees 43 minutes 20 seconds West100.26 feet to the division line side of Johnnycake Hoad; thence binding along said Johnnycake Hoad South 67 degrees 57 minutes CO seconds East 100feet more or less to the point of beginning; containing 0.39 acres where or less.

Manuel Till

PR ASSOCIATES LAND SURVEYORS

PRINTICO OF SUBURBLA REALTY INVESTORS, INC.
PROPERTY OF FIRTHE CALABRESE AND WIFE
JOHNSTRANS ROAD, PRINT ELECTIO. DISTRICT,
BASTRONE COUNTY, ARTHAND PARCEL C-2, FACKING USE PERMIT IN H-6 ZONE.

0

MEGINAING FOR THE SAME at a point formed by the intersection of the Southwest side of Johnnycake Road, as widened to a width of 60 feet susset line connecting said Southwest side of Johnnycake Pond with the Northwest side of Baltimore National Pike, thence leaving said right having a radius of 18.00 feet for an arc distance of 31.33

Pres 2

FETITION OF SUBURBLA REALTY INVESTORS, INC. PROPERTY OF PIETRO CALANNESS ALD MIPS JOURNOUS AGAD, PIEST ELEGIDO. DISHRECT, BALTIROSE COURTY, FARTIAND PARCEL C-2, PARKING USE FERRIT IN N-6 ZODE.

of South 60 degrees 03 ainutes 00 seconds East 116.04 feet to the point of beginning; containing 0.3457 acres more or less.

11/26/1969



ion 736,2 - Sido and Poor Yords - 30 feet

BY CROSE OF ESLAND S. MARGESTY

10-29-70

Re: Petition for Variances to Sec. 237: and 238-A-5 of the Balto. Co., Zoning and 238-A-5 of the Batto, to, 20m 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

Zoning Commissioner of

No. 70-149

ASPH

The petitioners requested numerous variances as well as permission to use a residental 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 oil street parking in a residential tract should be granted.

For the aforegoing reasons, it is this /O day of April. 1970, by the Zoning Commissioner of Baldimore County, ORDERED that the variances should be granted as follows

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

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.

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, 1469 and approved by George E. Gavrelis, Director of the Office of Planning and Zoning on March 17, 1970, should be and the same is hereby granted

BURNALL OF ENGINEERING

Zoning Flat - Commonus

122. Property Camer: Suburbia Sealty Investors, Inc., et al [1969-1970] Location: M.W. cor. of Baltimore National Pike and Johnnycake Mond

District: 1st BR Present Zoning: Mar. from Sec. 237 (bright); SRM for Off street parking in residential zone

Johnsymake Road's an existing road which will be improved in the future as a L2-foot closed section with flexible pareent on a 60-foot right-of-way. Michary right-of-way widening and improvements will be required in connection with any subsequent grading or building permutapplications.

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

Baltimore National Pikw (U.S. hO West) is a State Read; therefore, this site will be subject to State Reads Comitation review and all street improvements and entrance locations on this read will be subject to State Reads Comitation requirements.

Sediment Control:

Development of this procesty through stripping, grading, and stabili-nation could result in a sediment pollution problem, descrip private and public holdings domatican of the preparty. A grading permit is, them-form, necessary for all grading, including the stripping of top soil.

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

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

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

The aforegoing are subject to approval of the State Roads

Commission, Bureau of Public Services and the Office of Planning and

11.6

1/a

Cheard D. Lorde by Zoning Commissioner of Baltimore County

122. Property Owe : Suburbia Realty Investors, Po., et al (1959-1970) Page 2

Storm Drains: (Cont'd)

The Developer must provide necessary drainage facilities (temporary reterrise) to prevent creating any missances or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water:

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

FWR: SW

H-NE Key Sheet 3 SW 21 and 22 Position Sheets SW 1F Topo 95 Tax

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

60a OLIVER L. MYERS

witness and

BUPEAU OF DEPARTMENT OF TE ROADS COMME

BUREAU OF PEALTH DEPARTMEN PROJECT PLANNING

*UILDING DEPARTMEN TOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

January B. 1970

Eugene M. Carozza, Esq., 823 Frederick Road Baltimore, Maryland 21228

RE: Type of Hearing: Height and Side Yard Setback Vari nce Location: N.W. Cor. of Baltimore Mational Pike & Johnnycake Rd. Patitioner: Suburble Realty Investors, Inc., et al Committee Meating of December 30th, 1969 1st District Item 122

Dear Sire

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

Tollowing Communia were reason to presently second and lies between the International House of Pancakes and Not Supports. It is not seen that International House of Pancakes and Not Supports to the north are vacant with the exception of the residence which will separate the two proposed parking lots for the office building. The southermost side of Baltimore Pational Pikes is improved with very rous conserved a less from a filling lies from a filling that is the proposed parking lots for the other work of the side of the proposed as far as concrete curb and gutter of Pikes is improved as far as concrete curb and gutter 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,"

Eugene M. Carozza, Esq., 823 Frederick Road Baltimore, Maryland 21228 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 169,4 of the Baltimore County Loning Regulations. This section deals with off street parking in a residendial zone and with various restrictions which must be indicated on the revised plans. This revised plan must be submitted prior to the hearing.

'his 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 fiture.

Very truly yours.

Oliver L. MYERS, Chairman

OLHIJO Enc.

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Attn: Oliver L. Myers C. Richard Moore

Date January 9, 1970

FROM: SUBJECT:

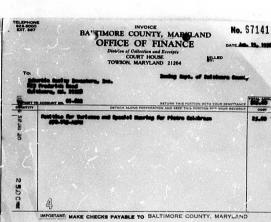
TO:

Item 122 - ZA' - December 30, 1969 Property Owner: Suburbla Realty Investors, inc., et al NM Corner of Baltimore National Pike & Johnnycake Road Var, from Sec. 237 (height): SPH 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 whicles using the eastermost 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 tenents and customers parking in the wrong spaces.





MAIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON, MARYL'ND 21204

351825

CENTIFICATE OF POSTING STREET OF SALTWORE COURTS

	5-45-36-36-4-36-4-36-4-4-36-4-4-4-4-4-4-4-4-
District. / 37	Date of Posting Jeta 24 18
Posted for: SEE MIDASHEY SLA	<u> </u>
Petitioner: CALABRESE	
Location of property: A. L. L. S. L. Bell Live!	- A1501 DU SC 15 1 CF
JO 444 16 +KE RJ	
Location of Signa / N. N. S. S. Mark S. S. H. C.	RULLES FT A. A. M. BALTURE MUTE
Tok - 2-3 1 3 of Barrene dellers	THE REST NOT KNOWERE ROAD
(7/71 di	

Posted by Stanie 27. 12 Lia

70-149- HSPH

Date of return . 1714 . 28 - 1970

CAFICE OF C. FICE OF

The Desire of the Control of the Contro

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 22, 19.79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed February 19.70., the first publication THE JEFFERSONIAN,

Cost of Advertisement, \$_____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, County Zoning Date February 5, 1970

FROM Mr. George E. Govrelis, Director of

Planning
SCAIECT. Pelition 770-149-ASPH., Special, tearing to permit off-street parking in a
Reidential Zone. Variances to permit a building height on the west side of
101 feet instead of the required 56 feet, and on the rarsh side of the building
10; feet instead of the required 57 feet; and to permit side pard without on the
west of the building 1500 instead of the required 30 feet and to permit side
yard of the east side of 24 feet instead of the required 30 feet and on the north
side of the building a reary rard of 10 feet instead of the required 30 feet.
Northwest side of 80titimore National Pile 80, 15 fect west of Johnnycoke Road. Pietro Calabrese, Petitioner.

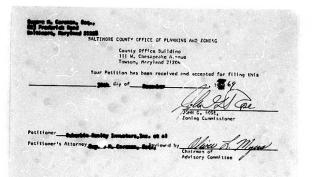
1st District

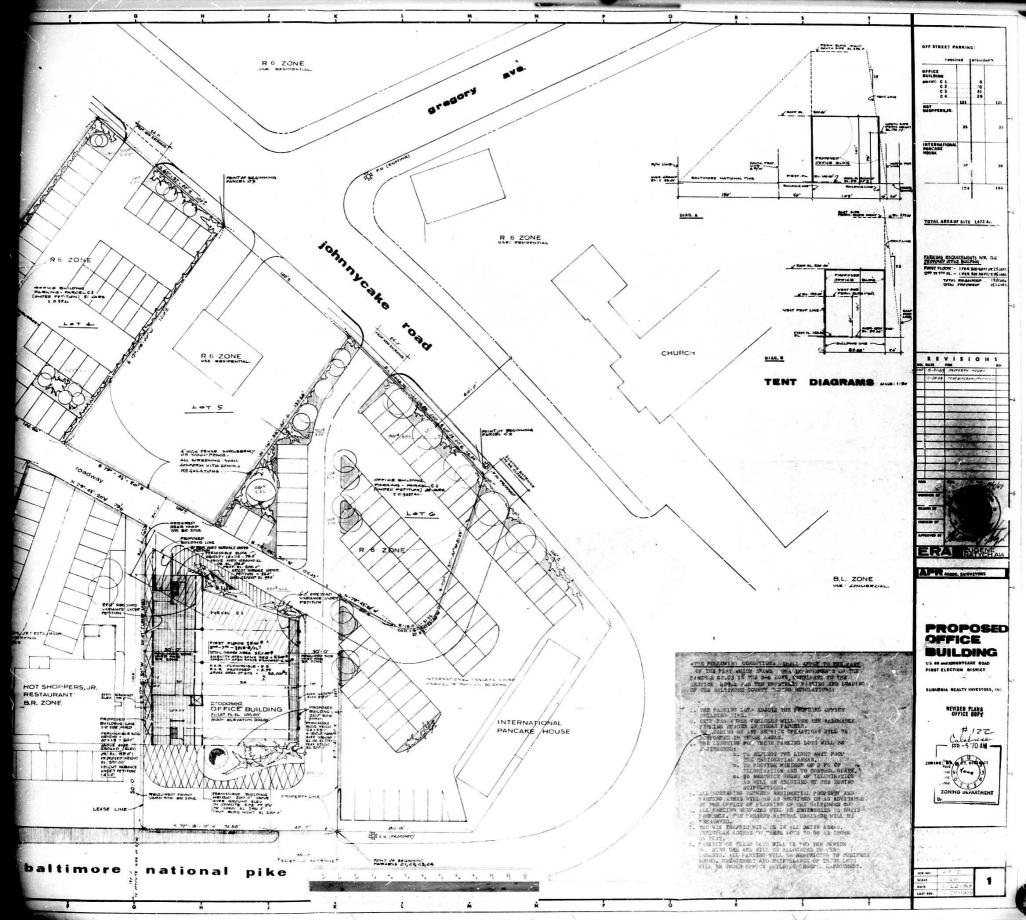
HEARING: Wednesday, February 11, 1970 (10:0a 0 A.M.)

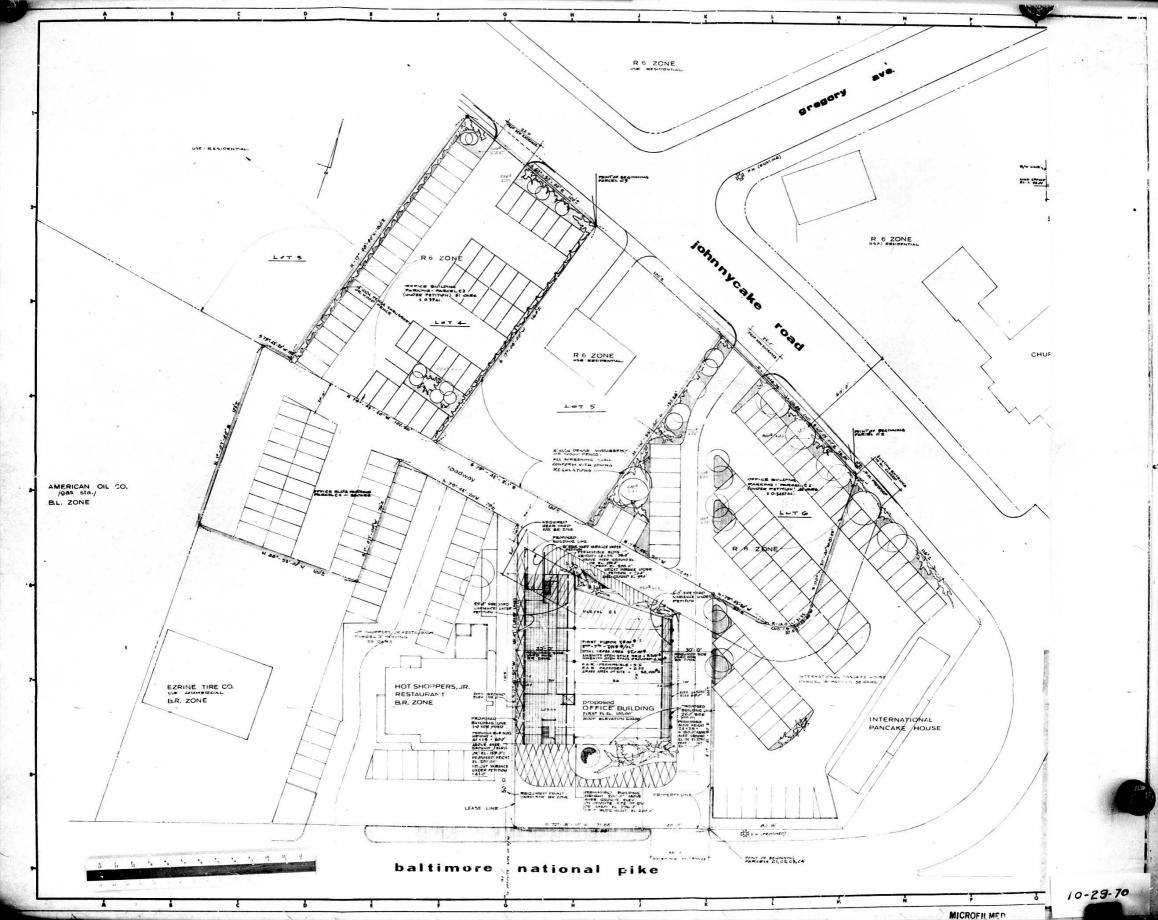
The staff of the Office of Planning and Zoring has reviewed the subject petition for a whole series of variances and a use permit for parking. We confess great conducts retailive to the variance for height and erer yard setback. We note that the "roadway" is included in the description of ownership and that it appears to the trouwer is included in the description of ownership and that it appears to be simply a parking asile for a complex which at one time was under common owner ship or control. We question then whether or not the height and tear yard variances are required. We also do not favor at this time the use of Lot 4 for parking, feeling that such use at this time is an intrusion into a otherwise residential area.

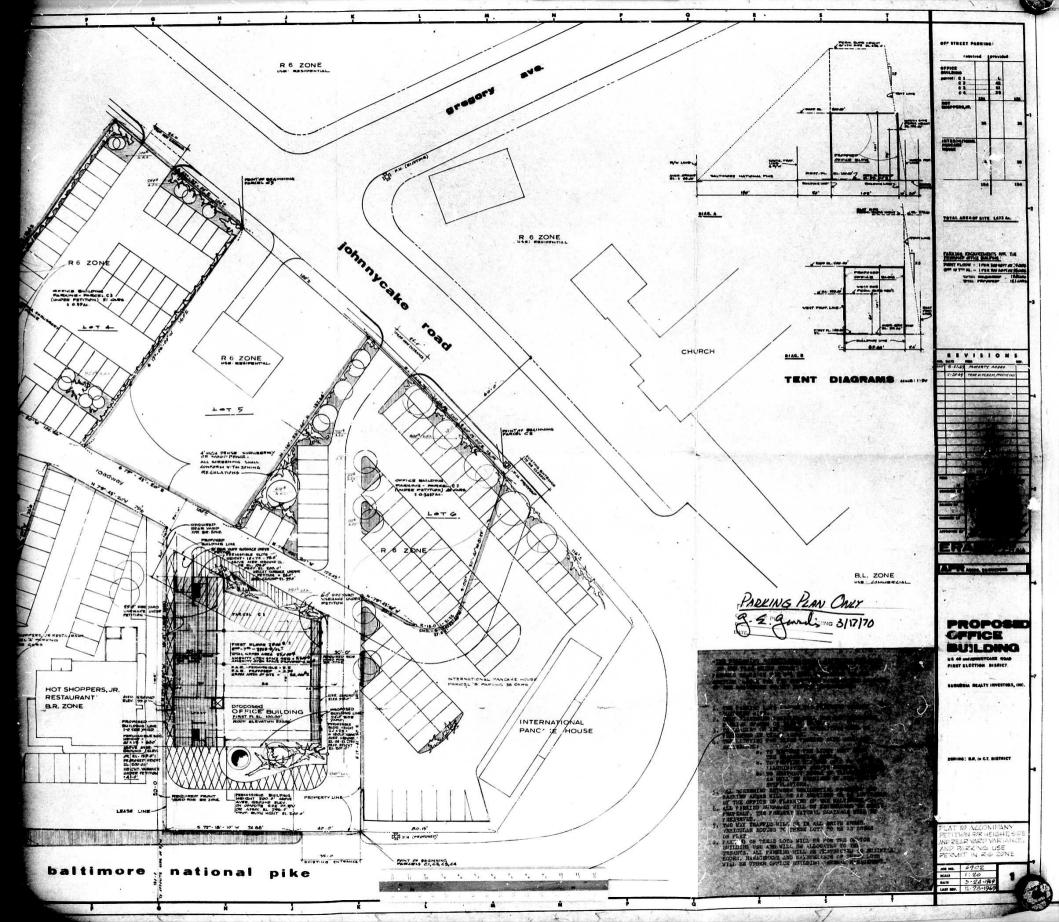
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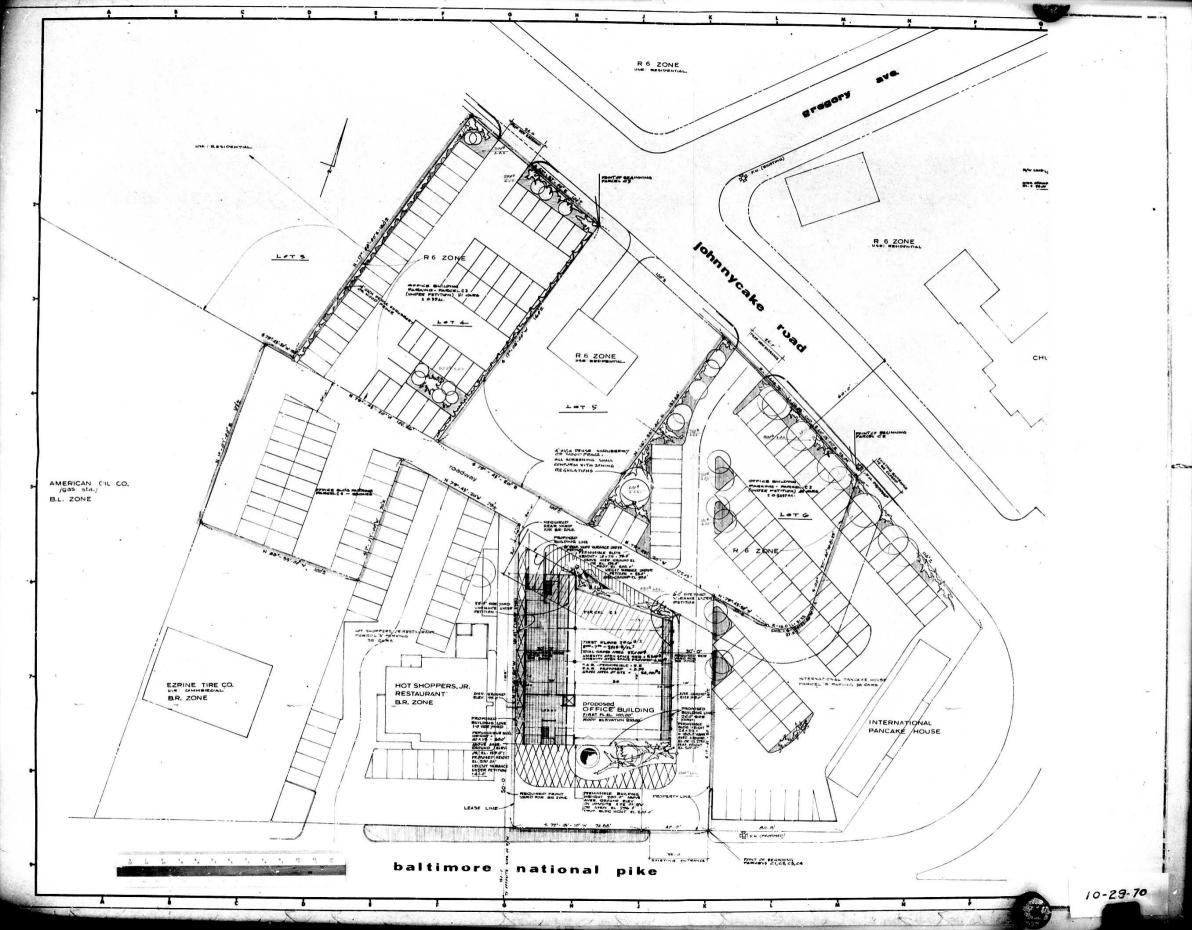












c. v. HELFRICH co.

8370 COURT AVENUE ELLICOTT 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: Stageo 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.hi

Campbell V. Helfrich

CVH/Mlf CC: As above