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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
SAMUEL I. BUGATCH and  
EMMA M. HAMILTON, legal owner. 5 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an B-L zone to an ARCA zone; for the following reasons:

Department store and warehousing.  
(1) For variance from Section 409.2, Sub-paragraphs 5 and 7 to permit "O" parking spaces instead of the required fifty-eight (58); for reasons that part of the property is already improved with a building.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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  
Samuel I. Bugatch  
Emma M. Hamilton  
Legal Owners  
Address: 508 1/2 Eastern Blvd.  
Baltimore, Maryland 21221

Robert J. Roradka  
809 Eastern Blvd. 21221  
President's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1970, 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 16th day of February, 1970, at 11:00 o'clock.

Edward D. Hardesty  
Zoning Commissioner of Baltimore County.  
(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 13, 1970  
FROM: Mr. George E. Gavrellis, Director of Planning  
SUBJECT: Petition #70-153-RA, Northwest side of Eastern Avenue 450 feet West of Woodward Drive. Petition for Reclassification from B.L. to B.R., Petition for Variance to permit Zero parking spaces instead of the required 58 spaces. Samuel Bugatch - Petitioner

15th District  
HEARING: Monday, February 16, 1970 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for re-classification from B.L. to B.R. zoning together with a variance for parking. The Planning Board is recommending B.R. zoning here in connection with its proposals for comprehensive rezoning of this portion of the County. We understand that the variance would provide for an addition to an existing department store - warehouse. Is there sufficient parking in the area to accommodate parkers? Is not a variance to the 30 foot side yard requirement of a B.R. zone also required here?



## EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS  
4300 ALBEMARLE AVENUE / BALTIMORE, MD. 21214 (301) 426-2141  
539 POPPASH STREET / CAMBRIDGE, MD. 21613 (301) 226-2345  
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1700  
115 S. WASHINGTON STREET / EASTON, M.D. 21601 (301) 822-5433

December 10 1969.  
Description of No. 508 - 512 Eastern Avenue for Zoning Reclassification from BL to BR Zone

Beginning for the same on the northwest side of Eastern Avenue, distant 150 feet measured southeasterly along said side of Eastern Avenue from its intersection with the west side of Woodward Drive, thence leaving said place of beginning and running and binding on the northwest side of Eastern Avenue South 68 degrees 49 minutes 30 seconds West 150 feet, thence leaving Eastern Avenue North 21 degrees 10 minutes 30 seconds West 150 feet to the center of a 10 foot macadam alley; thence thence, thence running and binding along the center of said alley North 68 degrees 49 minutes 30 seconds East 150 feet, thence leaving said 10 foot alley South 21 degrees 10 minutes 30 seconds East 150 feet to the place of beginning. Containing 22,500 square feet of land

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. Carroll Hagan

## BALTIMORE COUNTY BOARD OF EDUCATION

### ZONING ADVISORY COMMITTEE MEETING

OF Jan 13, 1970

Petitioner: Samuel I. Bugatch  
Location: NW/4 Eastern Ave. 450' SW of Woodward Dr.  
District: 15  
Present Zoning: BL  
Proposed Zoning: BR  
No. of Acres: 23,500 sq. ft.  
Comments: NO BEARING ON STUDENT POPULATION

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 14, 1970  
FROM: Ian Forrest  
SUBJECT: Item 136 - Zoning Advisory Committee Meeting, January 13, 1970

Health Department Comments:  
136. Property Owner: Samuel I. Bugatch  
Location: NW/4 Eastern Ave., 450' SW of Woodward Dr.  
District: 15th  
Present Zoning: BL  
Proposed Zoning: BR  
No. Acres: 22,500 sq. ft.

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

TF/ca

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Zoning Attention: Mr. O. L. Myers Date: January 13, 1970  
FROM: Everett Reed, Plans Review  
SUBJECT: #136 Samuel I. Bugatch  
N/W/4 Eastern Avenue  
450' S/W of Woodward Drive  
District 15

PETITIONER TO MEET ALL REQUIREMENTS OF BALTIMORE COUNTY BUILDING CODE REGULATIONS.

Everett Reed, Plans Review

ET:met

COMMISSIONER OF HIGHWAYS  
DAVID H. FISHER  
CHIEF OF CONSTRUCTION  
AND DIRECTOR OF HIGHWAYS  
B. WALTER BOULET, JR.  
HARLEY P. BRIDGEMAN  
WALTER BOULET  
LESLIE H. FISHER  
JOHN J. MCDONALD  
ARTHUR B. PRICE, JR.  
FRANK THORP

STATE OF MARYLAND  
STATE ROADS COMMISSION  
300 WEST PAVEN STREET  
BALTIMORE, MD. 21201  
(TELEPHONE 212-2101)  
January 14, 1970

WALTER E. WOODFORD, JR.  
CHIEF ENGINEER  
DEPUTY CHIEF ENGINEER  
WALTER J. ANDERSON  
PLANNING & SAFETY  
HARRY E. DENNIS  
ENGINEERING DEVELOPMENT  
LESLIE E. HIGDON  
OPERATIONS

Mr. Edward D. Hardesty  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Committee Meeting 1/13/70  
Property Owner: Samuel I. Bugatch  
Location: NW/4 Eastern Ave.,  
Route 150 - 450' SW of Woodward Drive - Present Zoning: BL  
Proposed Zoning: BR  
15th District

Dear Mr. Hardesty:

The subject plan indicates a narrow drive along the proposed addition (12' wide). Considering this, it is our opinion that the proposed entrance and drive should be one-way and the plan should be revised accordingly.

If the petition is granted, the plan must be revised to indicate the existing residential entrance to the dwelling, as being closed with standard curb and sidewalk sections.

The entrance will be subject to State Roads Commission approval and permit.

Very truly yours,  
Charles Lee, Chief  
Development Engineering  
Section  
by: John E. Meyers  
Asst. Development Engineer

CLJ:EHK

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 15, 1970  
FROM: Inspector John Lilley  
Fire Department  
SUBJECT: Property Owner Samuel I. Bugatch

Location: NW/4 of Eastern Avenue 450 feet SW of Woodward Drive  
Item #136 Zoning Agenda January 13, 1970

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

(Building Addition)

Inspector John Lilley

cc: Mr. Jay Hanna

11-2-70

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map, the above Reclassification should be had; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, A Variance to permit zero parking spaces instead of the required fifty-eight spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February, 1967, that the herein described property or area should be and the same is hereby reclassified from a BL zone to a BM zone. A Variance to permit zero parking spaces instead of the required fifty-eight spaces should be granted. The above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a BL zone; and or the Special Exception for. 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 error in the original zoning map, the above Reclassification should be had; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, A Variance to permit zero parking spaces instead of the required fifty-eight spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February, 1967, that the herein described property or area should be and the same is hereby reclassified from a BL zone to a BM zone. A Variance to permit zero parking spaces instead of the required fifty-eight spaces should be granted. The above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a BL zone; and or the Special Exception for. be and the same is hereby DENIED.

MICROFILMED

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 29, 1970

COUNTY OFFICE BLDG.  
111 W. Calverton Ave.  
Towson, Maryland 21204

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

REVIEW OF THE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Type of Hearing: Reclassification, BL to BM and Variance  
Locations: 809 Eastern Avenue, 450' SW of Woodward Drive  
Petitioner: Samuel I. Bugatch  
Committee Meeting: January 23, 1970  
Item 136

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above reclassified 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 improved with a two story frame dwelling, with the property to the west improved with a parking lot that is owned and run by the Baltimore County Revenue Authority. The property to the east is improved with the Fire and Police Station. The property to the south improved with several stores, with the property to the north improved with dwellings. Eastern Avenue at this location is improved as far as concrete curbing is concerned.

## BUREAU OF ENGINEERING

### Highways:

Eastern Boulevard 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.

Since the existing 10-foot wide alley is inadequate to serve as a commercial type alley, it is proposed that the existing alley ultimately be widened to permit construction of a 20-foot wide roadway. No alley improvements are required at this time; however, a 5-foot widening must be established along the rear of this property in connection with any subsequent grading or building permit applications.

### Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage

Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Baltimore, Maryland 21221  
Item 136 Page 2

January 29, 1970

Facilities, would be the full responsibility of the Applicant.

### Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging 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 permit.

### Water and Sewers:

Public water supply and sanitary sewerage are available to serve this property.

### PROJECT PLANNING DIVISION:

1. This proposal conforms to the existing and proposed master plans, and has been given a favorable staff recommendation on the comprehensive rezoning map.
2. Since the alley in the rear is used commercially a five (5) foot widening will be required.
3. The 12 foot driveway is insufficient for parking, loading and unloading.

### DEPT. OF TRAFFIC ENGINEERING:

The requested zoning is a change from BL to BM. This should create no increased trip density.

It should be pointed out, however, that the proposed 12 foot driveway for loading and unloading and parking is not sufficient for the uses listed. Also the petition is requesting a variance from 58 parking spaces to 0 parking spaces. This is completely undesirable due to the existing parking problem in the Essex area. The situation is so critical that the County has recently constructed a parking lot next to the subject site and has one under construction several blocks west of the site.

### BOARD OF EDUCATION:

No bearing on student population.

### FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

## BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING  
JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty  
FROM: Mr. Oliver L. Myers  
SUBJECT: Item 136 - ZAC - January 13, 1970  
Property Owner: Samuel I. Bugatch  
Eastern Ave. SW of Woodward Drive  
From BL to BM

Date: January 22, 1970

The requested zoning is a change from BL to BM. This should create no increased trip density.

It should be pointed out, however, that the proposed 12 foot driveway for loading and unloading and parking is not sufficient for the uses listed. Also the petition is requesting a variance from 58 parking spaces to 0 parking spaces. This is completely undesirable due to the existing parking problem in the Essex area. The situation is so critical that the County has recently constructed a parking lot next to the subject site and has one under construction several blocks west of the site.

C. Richard Moore  
Assistant Traffic Engineer

CRM:mr

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. Edward Hardesty  
TO: Deputy Zoning Commissioner  
FROM: John L. Wimbley  
SUBJECT: Office of Planning and Zoning  
Zoning Advisory Item # 136

Date: January 20, 1970

January 12, 1970  
Samuel I. Bugatch  
NW/S Eastern Ave., 450' SW of Woodward Drive

1. This proposal conforms to the existing and proposed master plans, and has been given a favorable staff recommendation on the comprehensive rezoning map.
2. Since the alley in the rear is used commercially a five (5) foot widening will be required.
3. The 12 foot driveway is insufficient for parking, loading and unloading.

13/ Property Owner: Samuel I. Bugatch  
Location: NW/S Eastern Ave., 450' SW of Woodward Dr.  
(1/69-1970)  
District: 15th  
Present Zoning: BL  
Proposed Zoning: BM  
No. Acres: 24,500 sq. ft.

### Highways:

Eastern Boulevard 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.

Since the existing 10-foot wide alley is inadequate to serve as a commercial type alley, it is proposed that the existing alley ultimately be widened to permit construction of a 20-foot wide roadway. No alley improvements are required at this time; however, a 5-foot widening must be established along the rear of this property in connection with any subsequent grading or building permit applications.

### Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

### Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging 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 permit.

### Water and Sewers:

Public water supply and sanitary sewerage are available to serve this property.

### REMARKS:

\*1" S.W. Key Sheet  
5 N.E. 27 Section Sheet  
N.E. 2 G 200' Scale Type

|                                                                                                                                                |                                                                                                                                            |                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| TELEPHONE<br>823-9000<br>EXT. 367                                                                                                              | INVOICE<br>BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Division of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204 | No. 67149<br>DATE 1/29/70<br>FILED BY<br>Selling Dept. of Baltimore County |
| To: Robert J. Romadka, Esq.<br>809 Eastern Blvd.<br>Baltimore, Md. 21221                                                                       |                                                                                                                                            |                                                                            |
| REPORT TO ACCOUNT NO. 67-002                                                                                                                   | DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS                                                                           | RETURN THIS PORTION WITH YOUR REMITTANCE                                   |
| QUANTITY                                                                                                                                       |                                                                                                                                            | TOTAL AMOUNT                                                               |
| 9.45 PM '67                                                                                                                                    | 5.00 PM '67                                                                                                                                | 90.00                                                                      |
| 4                                                                                                                                              |                                                                                                                                            |                                                                            |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                                                                                            |                                                                            |

|                                                                                                                                                |                                                                                                                                            |                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| TELEPHONE<br>823-9000<br>EXT. 367                                                                                                              | INVOICE<br>BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Division of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204 | No. 69291<br>DATE 2/10/70<br>FILED BY<br>Selling Dept. of Baltimore County |
| To: Robert J. Romadka, Esq.<br>809 Eastern Blvd.<br>Baltimore, Md. 21221                                                                       |                                                                                                                                            |                                                                            |
| REPORT TO ACCOUNT NO. 69-002                                                                                                                   | DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS                                                                           | RETURN THIS PORTION WITH YOUR REMITTANCE                                   |
| QUANTITY                                                                                                                                       |                                                                                                                                            | TOTAL AMOUNT                                                               |
| 9.45 PM '67                                                                                                                                    | 5.00 PM '67                                                                                                                                | 90.00                                                                      |
| 4                                                                                                                                              |                                                                                                                                            |                                                                            |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                                                                                            |                                                                            |

11-2-70

**PETITION FOR RECLASSIFICATION AND VARIANCE**  
10th DISTRICT

ZONING: From B.L. to B.S. Zone.  
LOCATION: Northeast corner of Eastern Avenue and Woodward Drive, Block 10, Lot 5, 11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).

# CERTIFICATE OF PUBLICATION

TOWSON, MD. January 29, 1970

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 consecutive weeks before the 16th day of February, 1970, the first publication appearing on the 29th day of January, 1970.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$.....

All that parcel of land in the 10th District of Baltimore County, Maryland, known as the Eastern Avenue and Woodward Drive, Block 10, Lot 5, 11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: Jan. 29, 1970

Posted for: Hearing Monday, Feb. 16th 1970, 9:15 AM.

Petitioner: SUGATCH'S STORES, INC.

Location of property: 508-512 Eastern Avenue, Baltimore County, Md.

Location of Signs: (A) 2 Posted in front of No. 508. A wired to pole in front of store at No. 510 and 512.

Remarks:

Posted by: M. J. H. Date of return: Feb. 5th 1970

## THE ESSEX TIMES

ESSEX, MD. 21221 February 2, 1970

THIS IS TO CERTIFY that the annexed advertisement was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of Feb. 1970 that is to say, the same was inserted in the issue of January 29, 1970.

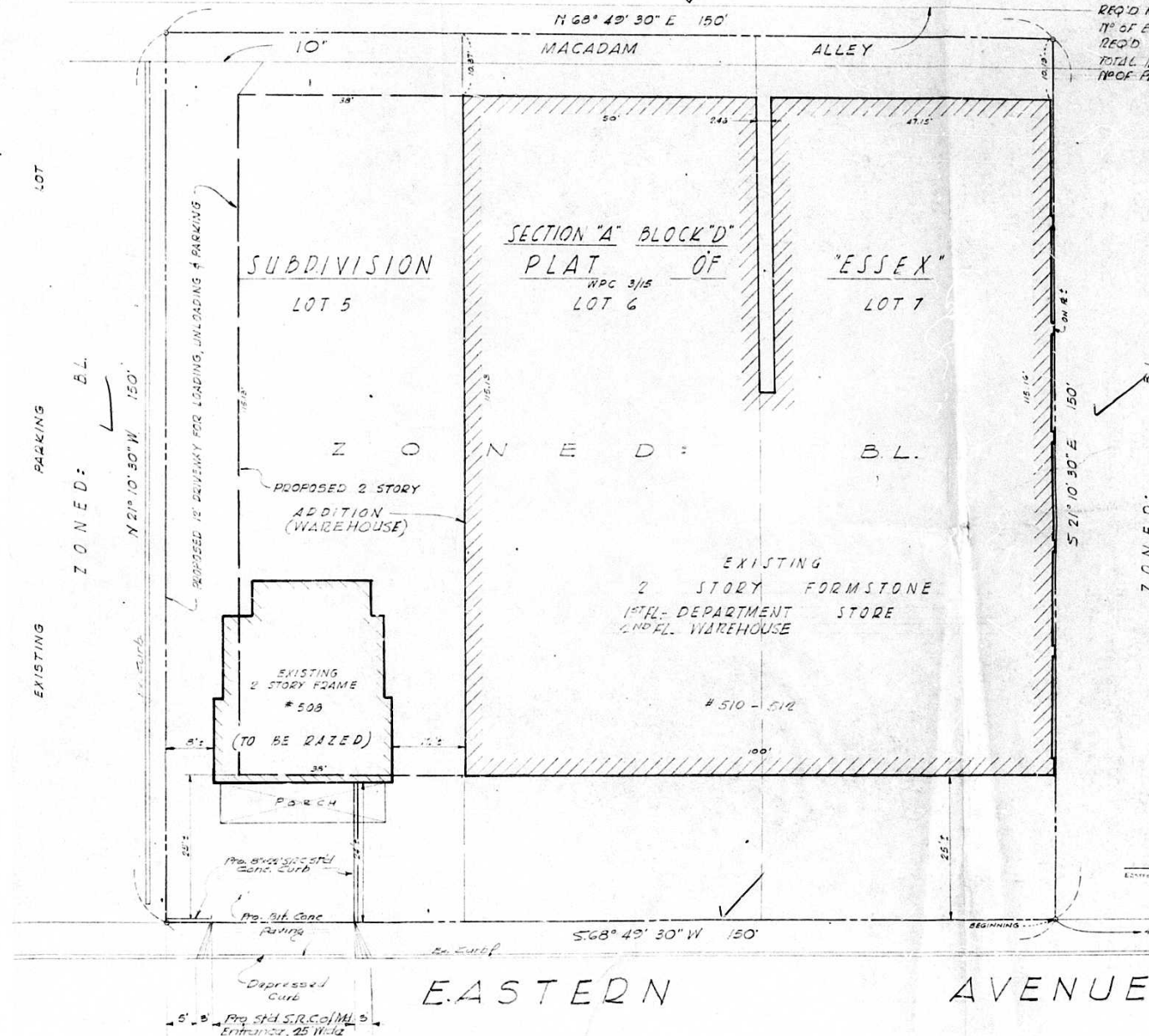
STROMBERG PUBLICATIONS, Inc.

By: Beth Morgan

**PETITION FOR RECLASSIFICATION AND VARIANCE**  
10th DISTRICT

ZONING: From B.L. to B.S. Zone.  
LOCATION: Northeast corner of Eastern Avenue and Woodward Drive, Block 10, Lot 5, 11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).  
11.175 sq. ft. (DEPT. STORE FLOOR AREA).

ZONED: D.G.



NOTES:  
ELECTION DISTRICT #18 BALTIMORE CO., MD  
ZONED (EXISTING) B.L.  
PRESENT USE: DEPARTMENT STORE & WAREHOUSE  
PROPOSED ZONING: B.S. & VARIANCE FOR OFFSTREET PARKING  
PROPOSED USE: WAREHOUSE & DEPARTMENT STORE  
AREA: 11,375 SQ. FT. (DEPT. STORE FLOOR AREA)  
REQ'D NO. OF PARKING SPACES: 11375 / 57  
NO. OF EMPLOYEES FOR WAREHOUSE: 3  
REQ'D NO. OF PARKING SPACES FOR WAREHOUSE: 1  
TOTAL NO. OF REQ'D PARKING SPACES: 59  
NO. OF PROPOSED PARKING SPACES: 0

EASTERN AVENUE

ZONING PLAT  
508-512 EASTERN AVENUE

FOR  
SUGATCH'S STORES, INC.  
512 EASTERN AVENUE  
BALTIMORE, MD. 21221

REVISED: 12/29/69 J.M.

EVANS, HAGAN & MOJDEFER  
SURVEYORS AND CIVIL ENGINEERS  
4200 ELMOORE AVENUE BALTIMORE, MD. 21214  
(301) 426-2141  
DATE: 12/17/69 SCALE: 1" = 10'

11-2-70