TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

h, or we. Migans Cafe, Inc. 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 238.1 to permit a front yard setback of ten (10) feet instead of the required twenty-five (25) feet; and

from Section 238.7 to permit a side yard setback of three (3) feet

instead of the required thirty(30) feet.

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

A. Existing building is only ten (10) feet from the front line.

Side yard variance is required to allow construction of another building on the lot and to maintain sixty (60) feet between buildings.

Both variances are required to allow practical use of the property in its B-R classification.

See attached description

FANCY DONUTS OF AMERICA

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or laz agree to pay expenses of above Variance advertising, posting, etc., upon filing of this little, and further agree to and are to be bound by the zoning regulations and restrictions of immore (Spinnty adopted pursuant to the Zoning Law For Baltimore County.

MIGAN'S CAPE, INC

Address P. O. Box 5157 21208

Flower & Thered g

"lsworth H. Steinberg

Legal Owner

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ORDI.R I

1220 East-West Highway Silver Spring, Haryland

William F. 'losner Petitioner's Attorney Address 21 N. Susquehanna Avenue 21204 10 South Street 21202

., 1970..., ap 0:00..o'elcak Edward D. Hardesty

June 11, 1970

RE: Type of H-ering: Front and side yard Variance side of Liberty Rd., 97,'-NA' of Old Coret Rd. Petitioner: Migan's Cafe Committee Meeting of May 5, 1970 2nd District tree 289

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

William F. Mosner, Esq., 21 W. Susquehanna Avenue Towson, Maryland 21204

OLIVER L MYERS

MEMBERS BURLAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMME

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROTECT PLANNING

BUILDING DEPARTMENT BOARD OF THE CATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans mitted with the above referenced petition and has made or site field inspection of the property. The following ments are a result of this review and inspection.

The subject property is presently improved with a towern restaurant combination. The properties to the mortheast and mest are improved with a shopping center, two service stations, and two service garages. The property to the south is improved with garant type aparteents. Liberty Road in this location is improved with concrete curb and outter and is chammalized.

SUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Liberty Road is a State Road; therafore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The petitions must provide moreovery craining facilities (tempore) or parametal) to even moreover in a many moreover damages to adjacent properties, exactly an adjacent properties, exactly the moreover moreover in the moreover moreover moreover in the moreover mor

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DESCRIPTION

1.2 ACRE PARCEL, MORE OR LESS, PROPERTY OF MIGAN'S CAFE, INC., SOUTH-WEST SIDE OF LIBERTY ROAD, 975 FEET, MORE OR LESS, NORTHWEST OF OLD COURT ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for B-R With Yard Variances

Beginning for the same at a point on the southwest Right of Way Line of ...iberty 30 feet wide as shown on State Roads Commission of Maryland Plat No. 25144, at the distance of 975 feet, more or less, as measured northwesterly along the southwest side of Liberty Road from the northwest side of Old Court Road, said point being on the southeast outline of the property of Migan's Cafe, Inc., running thence binding on said outline. (1) S 42° 30' W - 196 feet, more or less, to a point on the first line of courses: (3) N 36° 30' E - 25 feet, mark or less, (4) N 57° 38' W - 87 feet, more or less, and (5) N 36" 38' E - 165 feet, more or less, to the southwest side of said Liberty Road, thence binding on the said southwest side of Liberty Road. (6) S 58* 23' E - 270 feet, more or less, to the place of beginning.

Containing 1. 2 acres of land, more or less.

rage & Drainage > Highways # Structures & Development

no ■ Reports January 28, 1970

William F. Mosner, Esq., 21 W. Susquehanna Avenue Towson, Haryland 21204 Item 289

June 11, 1970

Storm Drains: (Continued)

Liberty Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

- 2 -

A study will be required at the time this site develops to determine the drainage reservations and structures necessary.

Sediment Control:

Development of this property through stripping, 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.

Water and Sewer:

Public water and sanitary sewer is available to serve this site. PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and there are no site planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance which should create no increase in trip density.

It is requested, however, to provide better circulation on site the center entrance should be eliminated.

BUILDING ENGINEER'S OFFICE:

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BALTIMORE COUNTY, MARYLAND

TO Mr. Edward D. Harde Ly, Zoning Commissioner Date June 30, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SURJECT Polition [7]-1-A. Southwest side of Liberty Road 975 feet Northwest of Old Court Rd.
Patition for Variance to permit a Sont year serback of 10 feet instead of the required
25 feet year to permit a side yard of 3 feet instead of the required 30 feet.
Migna's Cofe, Inc. - Petitioners.

William F. Mosner, Esq.,

BOARD OF EDUCATION:

HEALTH DEPARTMENT:

STATE ROADS COMMISSION:

OLM:JD

ZONING ADMINISTRATION DIVISION:

No bearing on student population.

Public water and sewers are available.

Food Service Comments: 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 Heelth, for review and

may be subject to registration and compliance with the Paryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

The existing entrance channelization at the subject site is acceptable to the State Roads Lommission.

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 ance than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

More & Tile.

OLIVER L. MYERS, Chairman

- 3 -

HEARING: Monday, July 6, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition fo



No. 71316 BALTIMORE COUNTY, MARYLAND July 6, 1970 OFFICE OF FINANCE COURT HOUSE TOWSON, MA RYLAND 21204 ... IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & FECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ZCNING: Feetban for Variance for Front and Side Vard.

1 of Side Vard.

1 of Side Vard.

2 of Side Vard.

3 of Side Vard.

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LEGALS

ning Commissioner of Baltimore by authority of the Zoning Act by authority of the Zoning Act and the Commission of Baltimore County, will

236.1 - From Yale - 25 tore 236.2 - Side and Bear Yards -

The Management of the Control of the

PETITION FOR VARIANCE

CERTIFICATE OF PUBLICATION

June 18 Pikesville, Hi.

ment was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikes

the first publication appearing on the June

THE NORTHWEST STAR

18th

Cost of Adrertisement, S

CERTIFICATE OF POSTING ENT OF BALTIMORE CO

	75	5)		
District		Date of	Posting . 19:	S = 4 . 4
Posted for			.2	
Petitioner Cl. 30				
Location of property:		4		
Location of Signs:				
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Remarks				
Ported by	21	Date of return		9

11-13-70

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 facts that the request for the Vari-
ance to permit a front yard setback of ten (10) feet instead of the required twenty
live (25) feet was withdrawn by the Petitioner; that strict compliance with the
Baltimore County Zoning Regulations would result in practical difficulty and un- reasonable 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,
the above Variance should be hrd; and to durable compounts to the control of the
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
a Variance to permit a side yard aetback of three. (3) feet instrud. should be granted. of the required thirty (30) feet
IT IS ORDERED by se Zoning Commissioner of Baltimore County this
day ofluly, 197 .0., 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 side yard setback of
three (3) feet instead of the required thirty (30) feet, and because of the sfore-
instead of the required twenty-five (25) feet is DISMISSED without prejudice.
is DISMISSED without prejudice.
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It is further ORDERED that the site plan be subject to approval by the State
Roads Commission, the Bureau of Public Services and the Office of Planning
and Zioning.
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Deputy Zoning Commissioner of
Baltimore County
the above Variance should NOT BE GRANTED.

Windericker,

DESIGNATION OF CONTRACTOR OF C

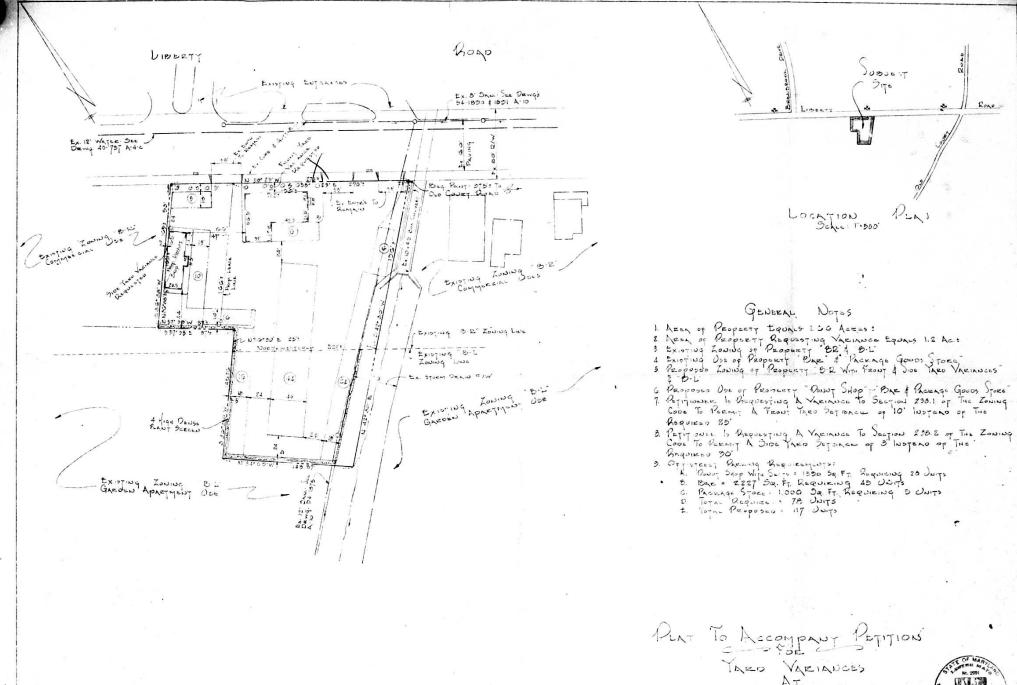
CERTIFICATE OF PUBLICATION

TOWSON, MD June 13, 19.70.
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson. Baltimere County, Md., once in each
of one time successive weeks before the
day of
appearing on the 134, day of June
197Q.
THE JEFFERSONIAN.
THE JEFFERSONIAN, Alexander Securition Manager.
Cost of Advertisement, \$

Illam F. Manner, Eng., W. Sangushanna Arenna men, Maryland 21284		ST INCRE COUNTY OFFICE OF PLANNINGS ZOHING COUNTY OFFICE BY INITIAL TO THE TOTAL OFFICE OF THE TOTAL OFFICE OF THE TOTAL OFFICE			
		Your Petition has	been receive	d and accepted for filing	
this	Stah	day of	Hay	1970	
			EDWA	Hardisty Hardisty	
Petitioners_ Petitioner's	Migon's Co	fa Ham F. Hasner, Ea	<u>ge_Re</u> vlewed	Theirsen of Advisory Countities	

ELEPHO (E 823-3000 EXT. 387	BALTIMORE COUNTY, MARYL IND	71281 • 15, :570
To:	Nations, Four and Hasser 21 is, Salesthama Ann. Treass, Mr. 21956 ———————————————————————————————————	County
GEPOSIT TO	ACCOUNT NO. RETU: "N THIS POSTION WITH YOUT BEWITTANC DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$25.00
44 13	Potition for Springs for Higgs's Cufe, Jun.	25.00
350 O 050		

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



MATZ, CHILDS & ASSOLIATES

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