

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Toddle House, 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 303.2 to permit a setback from the front property line of 33' 2" and a setback from the street center line of 64' 10" instead of the required average setback of 38' 5" and 70' 4 1/2" respectively. Also, from Section 409.2b(3) to permit 15 parking spaces instead of the required 21. The reason for the petition is the following reason: (Indicate hardship or practical difficulty)

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.

Contract purchaser _____ Legal Owner _____
Address _____ Address 208 Reisterstown Road
Baltimore, Maryland 21208
Protestant's Attorney _____
Robert J. Ronacka _____
Address 808 Eastern Blvd., 21221

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at 1:00 o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 29, 1970

Robert J. Ronacka, Esq.
808 Eastern Blvd.
Baltimore, Maryland 21221

RE: Type of Hearings: Variance for front setback
Location: 208 Reisterstown Road
Petitioner: Toddle House
Committee Meeting of June 30th, 1970
3rd District
Item 369

Dear Sir:

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 improved with an existing Toddle House restaurant, with the properties to the west, north, and east improved with commercial uses from a gas station to several stores. The property to the south or the rear portion of the parking area for the Toddle House is zoned R6 and is improved with dwellings. Reisterstown Road in this location is improved with far as concrete curb, gutter, and sidewalks are concerned.

BUREAU 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.

Highways

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

Storm Drains

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

Robert J. Ronacka, Esq.
Item 369
Page 2

July 29, 1970

Storm Drains (Continued)

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sanitary Sewer and Water

The subject property is served with public sanitary sewerage and water supply.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on traffic.

BUILDING ENGINEER'S OFFICE

No comment from this office at this time.

FIRE DEPARTMENT

This office has no comment on the proposed site.

DEPARTMENT OF HEALTH

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 Health, for review and approval.

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

STATE ROADS COMMISSION

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

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, September 3, 1970

FROM: Mr. George E. Gaviolis, Director of Planning

SUBJECT: Petition #71-82-A. Southwest side of Reisterstown Road 86 feet northwest of Milford Mill Road.
Petition for Variance to permit front property line setback of 33 feet 2 inches and 64 feet 10 inches from the center line of the street instead of the required 38 feet 5 inches and 70 feet 4 1/2 inches; and to permit 15 parking spaces instead of the required 21 spaces.
Toddle House - Petitioner

3rd District

HEARING: Thursday, September 3, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances.

It is our understanding that the building for which the front yard and parking variances are being requested does exist on the site. From a planning viewpoint, we would say that the adequacy of parking can be determined on the basis of actual experience and we have no objection to the parking variance if the petitioner can show that he has had sufficient parking to accommodate his patrons.

Similarly, we would not question the variance on front yard.

GE:gmh



BALTIMORE COUNTY, MARYLAND

Item 369

Robert J. Ronacka, Esq.
808 Eastern Blvd.
Baltimore, Maryland 21221

County Office Building
131 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Toddle House

Petitioner's Attorney Robert J. Ronacka, Esq.

Reviewed by *Oliver L. Myers*
OLIVER L. MYERS
Chairman of the
Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 73765

DATE: Aug. 18, 1970

County Office Building
TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore County

To:

Robert J. Ronacka, Esq.
808 Eastern Blvd.
Baltimore, Md. 21221

Subject to account no. 64-602

Quantity

Unit

Rate

Amount

Total

Balance

Check

Receipt

Signature

Date

Initials

Comments

Remarks

Notes

Attachments

Enclosures

Other

File

Index

Search

Retrieve

Update

Delete

Insert

Move

Copy

Paste

Print

Exit

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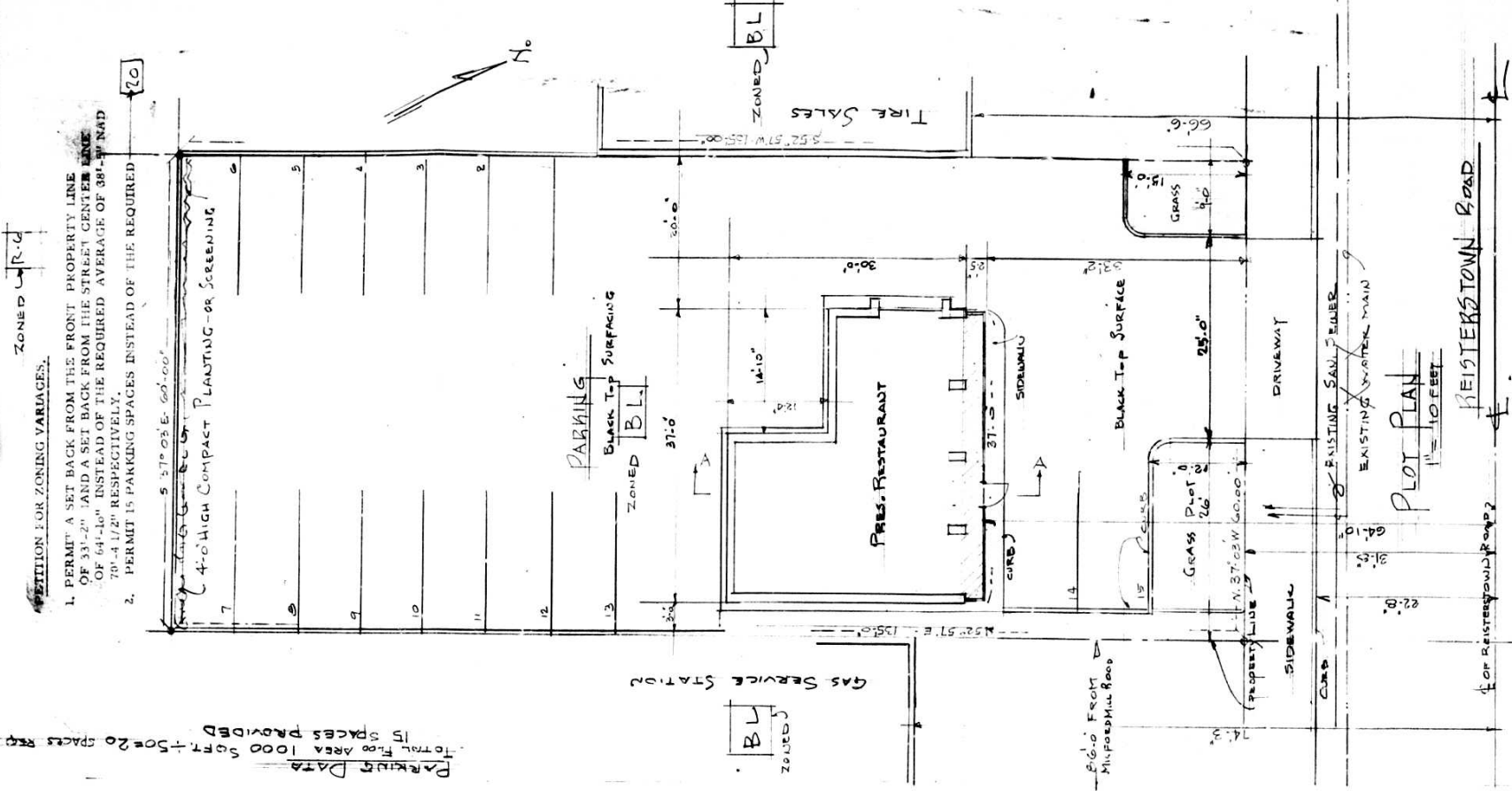
Advanced

Expert

Beginner

VARIANCE TO PERMIT FRONT PROPERTY LINE SET BACK OF 31 FT.
2 IN. AND 64 FT. 10 IN. FROM THE CENTER LINE OF THE STREET INSTEAD
OF THE REQ. 38 FT. 5 IN. AND 70 FT. 4 1/2 IN. AND TO PERMIT 15
PARKING SPACES INSTEAD OF THE REQ. 21 SPACES

Parking Data
Total Floor Area 1000 SQ FT + 50 = 20 SPACES REQ
15 SPACES PROVIDED



- PETITION FOR ZONING VARIANCES.**
1. PERMIT A SET BACK FROM THE FRONT PROPERTY LINE OF 3'-2" AND A SET BACK FROM THE STREET CENTER LINE OF 6'-4"-6" INSTEAD OF THE REQUIRED AVERAGE OF 38'-1" NAD 70'-4 1/2" RESPECTIVELY.
 2. PERMIT 15 PARKING SPACES INSTEAD OF THE REQUIRED 20

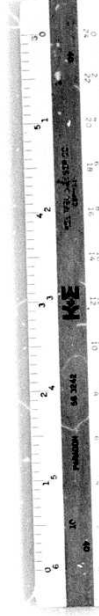
PROPERTY ZONED BUSINESS DISTRICT
3 RD ELECTION DISTRICT
PROPERTY 8, 100 SQ FEET.
SCALE 1" equals 10'

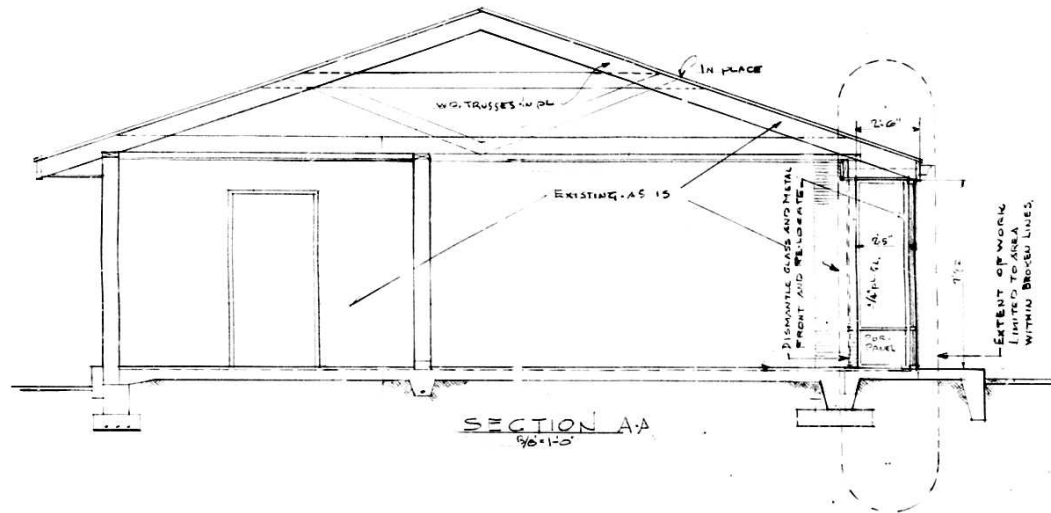
CODE COMPLIANCE CERTIFICATION
THIS IS TO CERTIFY THAT THE BUILDING AND SITE DESIGN IS IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE.
ARCHITECT AND REG. NO. 154-B



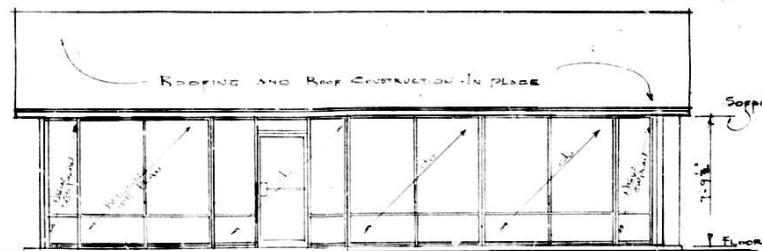
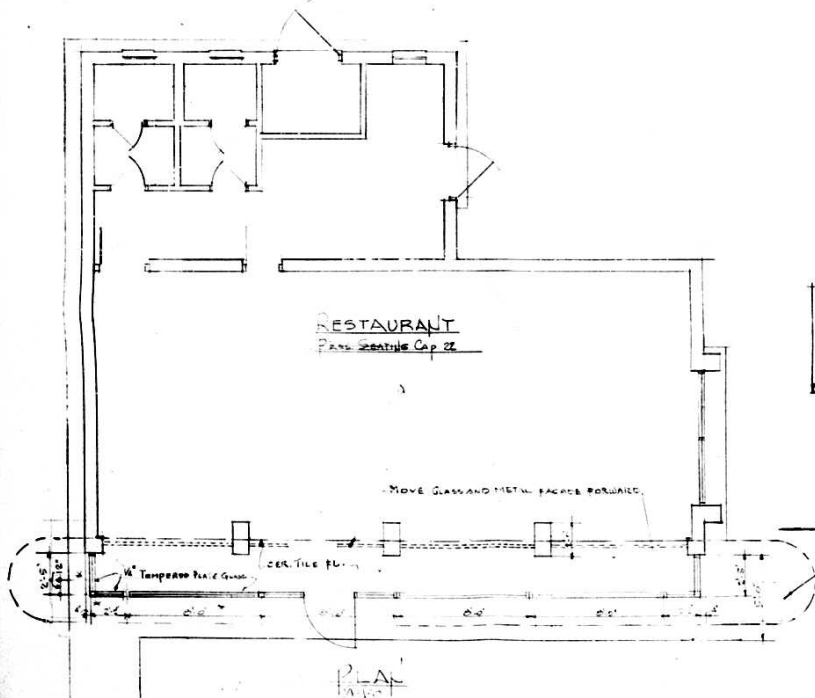
ALTERATIONS TODDLER HOUSE 288 REISTERSTOWN ROAD BALTIMORE COUNTY MD.	
HARRISON & CRAIN ARCHITECTS BALTIMORE	PROJECT 60-69 DWG NO 1/1

CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE.





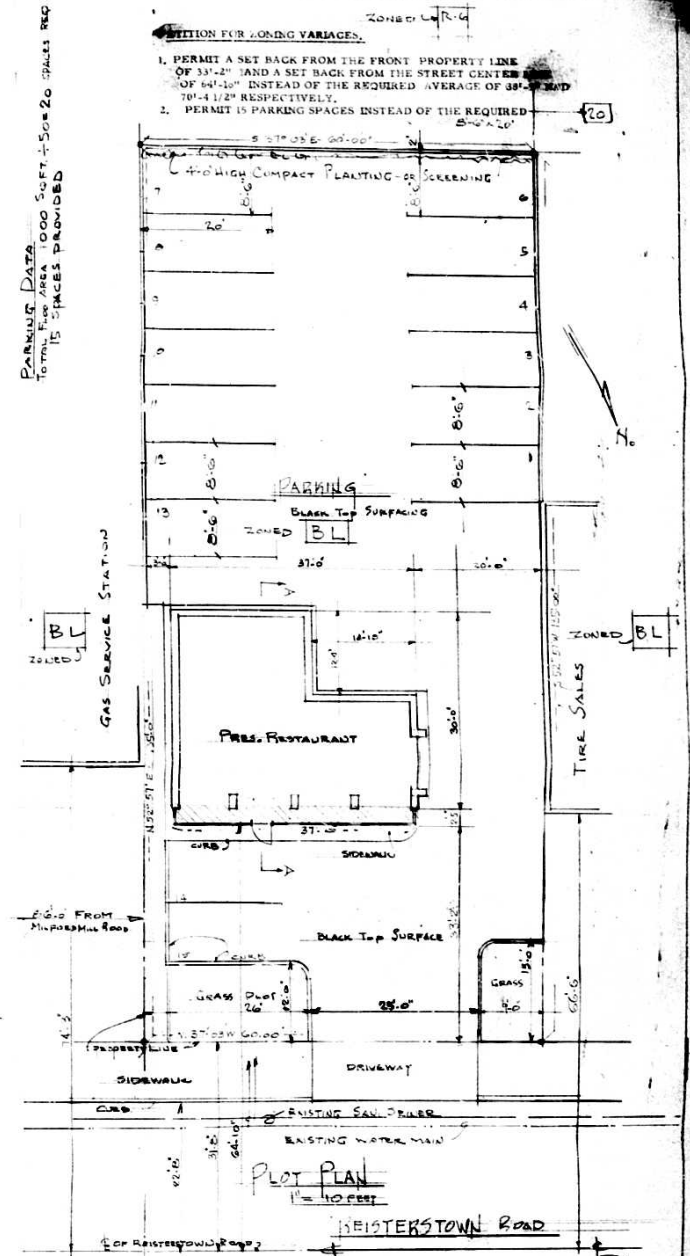
SECTION AA
90'-1'-0"



FRONT ELEVATION
90'-1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7/1/23
ZONING COMMISSIONER

PARKING DATA
TOTAL FLOOR AREA 1000 SQ. FT. ± 50 ± 20 SPACES PROVIDED
15 SPACES PROVIDED



PROPERTY ZONED BUSINESS
1ST ELECTION DISTRICT
PROPERTY 6,100 SQ. FEET
SCALE 1"=10'

CODE COMPLIANCE CERTIFICATION

THIS IS TO CERTIFY THAT THE
BUILDING WORK IS DESIGNED
IN ACCORDANCE WITH THE
BALTIMORE COUNTY BUILDING
CODE.

ARCHITECT M.D. REG. NO. 154 B

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
BALTIMORE COUNTY BUILDING CODE.

ALTERATIONS TODDLE HOUSE 208 REISTERSTOWN ROAD BALTIMORE COUNTY MD.	
HARRISON & GRAIN ARCHITECTS	
PROJECT 60-69	MARYLAND REG. NO. 154 B
Rev. 10-9-10	