# PETITION FOR ZONING VARIA ICE FROM AREA AND HEIGHT REGULATIONS 71-407-14

xk,xser we ... Moctin. & Iradio. Rasnick.....legal owner 3. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. and Section 255. 2 and Section 255.2 "Catering Establishment" within 3" of a Residential Zone Boundary Instead of the required 100' and a Parking Permit in a Residential Zone for 4.04 Acre of land.

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

Strict compliance with the Baltimore County Code would result in undue hardship. On the contract purchaser.

FOR FILING

RECEIVED F

ORDER F

≿

Martin Pearick
Mortin fainick
Thorio Rasnick
Legal Owner

Fred E. Woldrop etitioner's Attorney
202 Loyola Federal Bidg.
828-3288 Man land 21204

ORDERED B. The Zoning Com

. October use 70 that ine enhant matter of this netition he advertised as of uccessor . 186... What he subject matter of this petition be arrequired, bughte Zoning Law of Baltimore County, in two newspapers of general circulative County, that property be posted, and that the public hearing be had before Commissioner of Saltimore County in Room 106, County Office Building in Towson, the County of K.a.

ARIT Dogwood Road

Saltimore, Maryland 21207

MCA DOD CONSULTING

more, Md. 21204, Tel. 301 823-090

## DESCRIPTION

8.06 ACRE PARCEL, SOUTH SIDE OF DOGWOOD ROAD, WEST SIDE OF BELMONT AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

# This Description is for Use Variance

Beginning for the same at the northwest and of the gusset line connecting the south side of Dogwood Road. sixty feet wide, with the west side of Belmont sixty feet wide, as shown on Baltimore County Bureau of Land Acquisition Plans RW 69-018-1, 2 and 3, running thence binding on said south side of Dogwood Road, (1) N 76\* 24' 00" W 364, 98 feet to a point in the fifth line of the land conveyed to Julian Greenstreet and others by deed recorded among said Land Records in Liber T. B. S. 1894, page 330, thence binding on a part of said lifth line, (2) N 10° 01' 00" W 32.74 feet, more or less, to center line of Dogwood Road, as referred to in said thence binding on said center line, (3) N 80°38'40" W 175.98 feet, thence still binding on the outlines of said land four courses; (4) S 03\* 56' 40" W 284.08 feet, (5) N 86° 03' 20" W 22.51 feet, (6) S 10° 37' 20" E 442.56 feet, and (7) N 75° 37' 40" E 252.45 feet to a point in the sixth line of the land conveyed to Eudowood Gardens, Inc. by deed recorded among said Land Records in Liber C. T. G. 4955. e 552, thence binding reversely on the outlines of said land two courses; (8) S 10 01' 00" E 215 feet, more or less, and (9) N 74° 46' 00" E 139 feet, more or less, ewerage & Orainage > Highways # Structures @ Developments > Flanning # Reports

BALT'MORE COUNTY ZONING ADVISORY COMMITTEE

October 7, 1970

olbijki svtk

STATE READS FROM

DUREAU OF

STABLES DESCRIPTION

12

ASPH

Fred E. Waldron, Esc. 202 Loyola Federel Building Toward Maryland 2120k

RE: Type of Mearing: Veriance Location: SV/Cor. Int. of Belmont Ave. 6 Dogwood Md. Petitioner: Nartin 6 Thalla Reinick Committee Meeting of September 15 1970 2nd District Item 38

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

The subject property is presently an unimproved tract of land The subject property is presently an uninarround tract of land which burders the Nartin's West catering and restaurant establishment to the west. The procesty to the north is the Greaterstate that the narround the track of the second track because the subject of a cettion for a boiledy Innover, it is a subject of a cettion for a boiledy Innover. The property to the west is residential, and wecant farm fand, Dopwood (Bod it his location is not improved 2s for as concrete curb and guite are concerned, however, Delmont Ainnove is partially.

#### BUREAU OF ENGINEERING.

thence binding on the west side of said Belmont Avenue, (10) N 09\* 00' 00" E 660 feet.

more or less, thence binding on the aforementioned gusset line, (11) N 35° 30' 00" W

J. O. #68157

August 17, 1970

42.73 feet, more or less, to the place of beginning.

HGW:mpi

Containing 8.06 acres of land, more or less

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.

Belmont Avenue is proposed to be improved as a 40-foot closed roadway acction within: 50-foot right-of-way and has been previously inproved along the frontage of this site as indicated on the suffect plan. Therefore, no further highway improvements are required on Belmont Avenue at this \*\*me.

Dogwood Road is proposed to be improved as a 40-foot closed roadway section within a 60-foot right-of-way and has been improved accordingly along the original reason and the recorded accordingly along the research and improvements will be required along the frontage of the new accusiation in connection with any subsequent grading or building permits.

Fred E. Waldrop, Esq. Item 38 Page 2

October 7 1070

The entrance locations are subject to the approval of the Department of Traffic Enginee ing and the Office of Planning and Zoning.

## Storm Drains:

No provisions for accommodating storm we'er or drainage have been indicated on the subject plant however, add itensi storm drainage facilities will be required in connection the "subsequent grading or building permits and in conjunction with equired injuryal proceedants."

The patitioner was roughestern with recuired highway forcoments, or parameter for para

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment collusion 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 permits.

## Water and Sanitary Sewers

Public water supply and sewerage is available to surve this property.

## PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

- The main entrance on Dogwood Road should be relocated to the west to give a better flow of traffic.
- An elevation of the light standards must be indicated on the site plan.

Fred E. Waldrop, Esq. Item 38 Page 3

October 7, 1970

## DEPARTMENT OF TRAFFIC ENCINEERING:

0

The existing entrance to Depend Read must be noved to ensterly direction so as to provide better circulation into and out of existing site with the proposed addition. It should be lived us with one of the drives which go through the site.

## HEALTH DEPARTMENT

Since proposed zoning is for additional parking spaces, no health hazards are anticipated.

# BUILDING ENGINEER'S OFFICE:

Politioner to comply with all applicable requirements of the Beltimore County Juliding Code and legulations when plans are supplicated. Also, see Parking Lots, Section 409.10 h.

## BOARD OF EDUCATION:

No bearing on student na ulation

## FIRE DEPARTMENT:

OLM: JD

This .ffice has no comment on the proposed site.

## ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until suc time as revised plans are submitted indicating the changes requested by the Project Planning Division and Oppartment of Traffic Engineering as to the proposed entrance.

Very truly yours. March & Mine OLIVER L. MYERS, Chairman

MCAHOD CONSULTING

## DESCRIPTION

4.04 ACRE PARCEL, SOUTH SIDE OF DOGWOOD ROAD, WEST OF BELMONT AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

# This Description is for a Parking Permit in a Residential Zone.

Beginning for the same at a point on the south side of Dogwood Road, sixty feet wide, as shown on Baltimore County Bureau of Land Acquisition Plan RW69-018-1, at the distance of 210.00 feet, as measured along said south side ood Road fre the northwest end of the gusset line connecting said south side of Dogwood Road with the west side of Belmont Avenue, sixty feet wide, as shown on said plat, said beginning point being in the second line of the land conveyed to Eudowood Gardens, inc. by dead recorded among the Land Records of Baltimore County in Liber O.T.C. 4953, page 550, running thence, binding on said south side of Dogwood Road. (1) N 76" 24" 00" W 154, 98 feet to a point in urth line of said land and in the fifth line of the land conveyed to Julian Greenstreet and others by deed recorded among said Land Records in Liber T. B. S. 1894, page 330, thence binding on a part of said fifth line. (2) N 10  $^{\circ}$  01  $^{\circ}$  00  $^{\circ}$  W 32.74 feet, more on said center line. (3) N 80° 38' 40" W 175, 98 feet, thence st.ll binding on the outlines of said land five courses; (4) S 03° 56' 40" W 284, 08 feet, (5) N 86° 03' 20" W Sewerage & Dramage & Highways & Structures & Developme to & Planning & Henry

MCA

22. 51 feet. (6) S 10\* 37' 20" E 442. 56 feet. (7) N 75\* 37' 40" E 252. 45 feet and (8) N 10° 01' 00" W 455 feet, more or less, to the end of the third line of the land described in said first mentioned deed, theuce binding reversely on the outlines of said land two courses: (9) S 76\* 24' 00" E 95. 95 feet and (10) N 13\* 36' 00" E 135 feet, more or less, to the place of beginning.

. .

Containing 4.04 acres of land, more or less.

J.O. #68157

8/17/70



01-20-71

and it appearing that by reason of the following finding of facts that stri. J compliance. With
the Baltimore County Zonin, Degulations would result in practical difficulty and
unreasonable, bartship, upon, the Pattitioners and the Variance requireded would,
grant retief without substantial injury to the public health, safety and general
section of the hocality involved, a Variance to permit a cate time, espablishment
within three (3) feet of a residential zone boundary instead of the required one
hundred, (1007, feet should be ratated; and Alforphet, appring high by reason, of
the following finding of facts that the public health, safety and general welfar
at the Josettiy Involved, no being adviragely, affected, by Special Hearing to per
nit off-street parsing in a residential zone in accordance with the plat dated mit off-street parking in a residential zone in accordance with the plat dated the plat states of the plat state of the

# Astronop Grant Struck
TT IS ORDERED by the/Zoning Commissioner of Baltimore County this 3.4
day ofDecember, 196 .Zd, that the herein Pelition for a Variance should be and the
GRANTED to permit a catering establishment within three [3] feet of a same is greated from any life, the fair of this order and any company and any company and any company and the residential zone boundary instead of the required one hundred [30] feet, and that the herein Petition for a
Special Hearing should be and DEPCTY Zoning Commissioner of Baltimore County
mit off-street parking in a residential zone, from and after the date of this Or-
der, subject to the approval of the site plan by the Bureau of Public Services
and the Ottles of Manual area Sound
1   1
\
·
INTERPORT AND
CHE SHOWER THE MAKEN SHEETH TO NATIONAL PROPERTY OF THE PROPER
- Courte Min

G30+R R

SW cor.

TELEPHONE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE COURT HOUSE 25,00 esc

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeaks Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Fetitioner Mortin & Thelia Res

2 51600

CERTIFICATE OF POSTING

Posted for LARIANCE & A STREAM HEARING Petitioner: MARTIN RESNIEK Location of property Skifton CF BELLOW TALE DOGWOOD Rd Location of Signs: 14 2 \$15. of Decreed 21 3500 17 t. W.C.E. Religion Alexander Wilson Deliver Alexander Son To S. OF TOGORDOL P.S. Posted by ( Herba M. Picel Date of return 200. 6-1970

TELEPHONE 494-2413	BALTIMORE COUNTY, MARYLAND	5399
	OFFICE OF FINANCE	17, 1970
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	
To:	Martin's Inc. Implied Dayl, of Shitimore Co. Sity Supered Dayl Saltimore, No. 21207	mty
DEPOSIT TO	ACCOUNT NO. M-422 RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
NOT 17	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  Advertibling and pracing of property  771-161-4874	113,00 _
1130000		
ğ	4	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

CERTIFICATE OF PUBLICATION

TOWSON MD. October 29 appearing on the 29th day of October

THE JEFFERSONIAN,

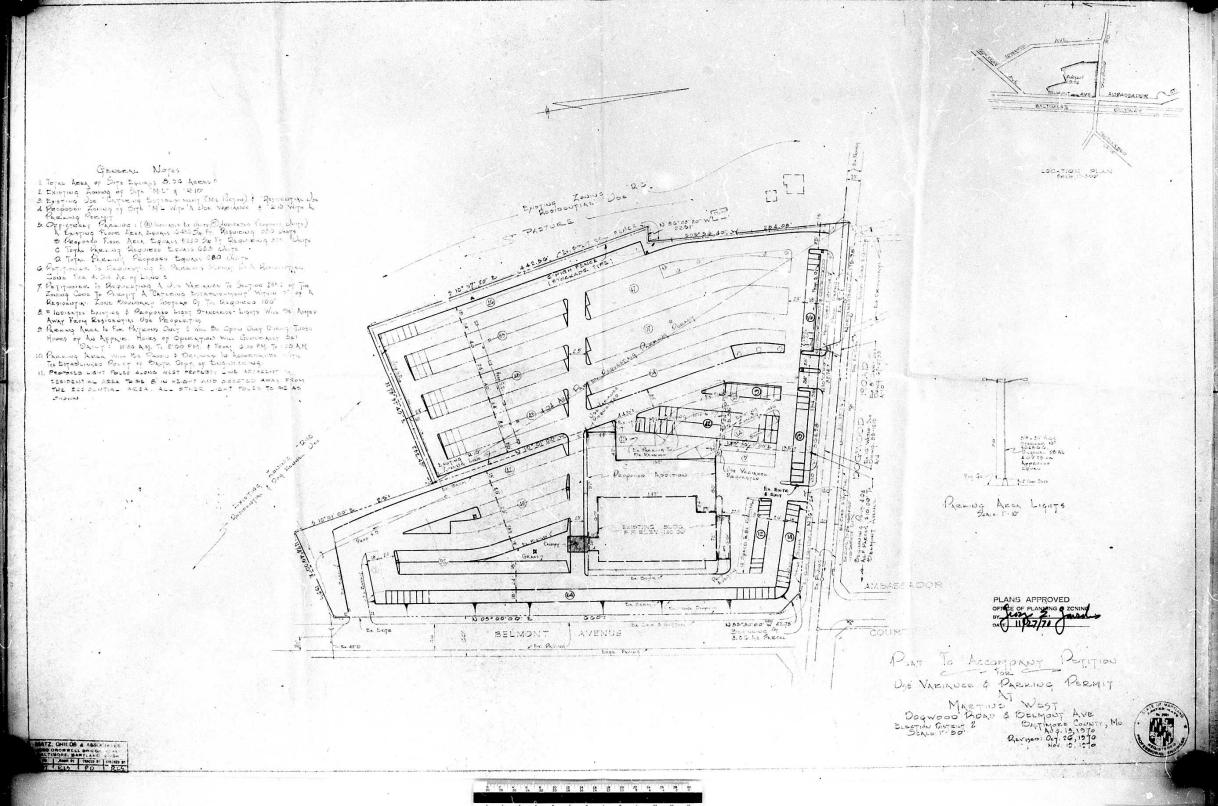
OFFICE OF CATONSVILLE [1 CATONSVILLE, MD. 21228 Nov. ... THIS IS TO CERTIFY, that the unnexed advertisement of

advard D. Aurdesty -coing Commissioner of Pultimore County was inserted in THE CATONSVILLE TIMES, a weeks newspaper put lished in Baltimore Counts. Maryland, once a work for Cne XXXxXXX weeks before the 2nd day of heve, 1970, that is to say.

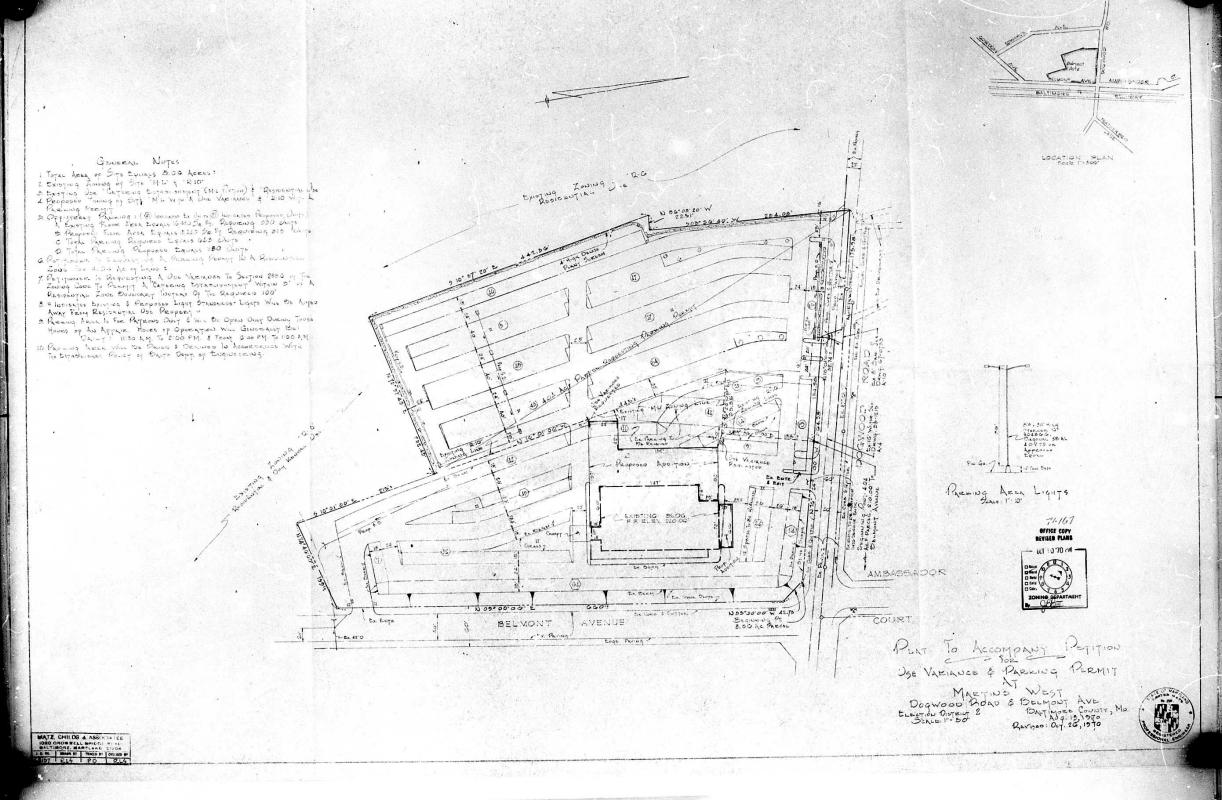
ame was inserted in the issued of Cot. 29, 1970.

STROMPERG PUBLICATIONS, Inc.

B, But Morgan



01-20-71



01-20-71

