

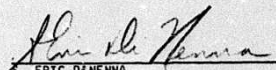
Mr. William M. Cameron
1065 Maiden Choice Lane
Baltimore, Maryland 21229

Item 85

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.


S. ERIC DINENNA,
Zoning Commissioner

Owners Name: R. J. C. Land Co., Inc.

Reviewed by: Oliver L. Myers

December 21, 1971

Mr. William M. Cameron
1065 Maiden Choice Lane
Baltimore, Maryland 21229

RE: Type of Hearing: Variance
Location: NE/S Maiden Choice Lane,
250' NE of Highview Avenue
Petitioner: R.J.C. Land Co., Inc.
Committee Meeting of November 30, 1971
13th District
Item 85

Dear Sirs:

This office has received revised drawings and we are
scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

J10Jr:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 21, 1971

Mr. William M. Cameron
1065 Maiden Choice Lane
Baltimore, Maryland 21229

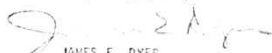
RE: Type of Hearing: Variance
Location: NE/S Maiden Choice Lane,
250' NE of Highview Avenue
Petitioner: R.J.C. Land Co., Inc.
Committee Meeting of November 30, 1971
13th District
Item 85

Dear Sirs:

The above referenced petition is accepted for filing
as of the date on the enclosed filing certificate. Notice of
the hearing date and time, which will be held not less than
30 days, nor more than 90 days after the date on the filing
certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter,
please do not hesitate to contact me at 494-3351.

Very truly yours,


JAMES E. DYER,
Zoning Supervisor

JED:JD

Enclosure

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, R.J.C. Land Co., 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 409.2b (3) & (6) to permit 61 off street parking spaces instead of the required 140 spaces.

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

The existing property was improved in 1963, at which time the existing parking lot was built. The Owner now wishes to use a portion of the existing First Floor to enlarge the present bar and restaurant business. This area (18' x 90') was formerly used as a retail store.

The existing lot is completely paved and therefore, there is no way to physically increase the existing lot.

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.

BY: R.J.C. Land Co., Inc. 747-8712
Contract purchaser: Robert C. Blakey Legal Owner/President
Address: _____

Petitioner's Attorney: _____
Protestant's Attorney: _____

Address: _____

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RE: PETITION FOR A VARIANCE : BEFORE THE
N/S of Maiden Choice Lane, 250' : DEPUTY ZONING
W of Westland Boulevard - 13th :
District :
Robert C. Blakey, R.J.C. Land : COMMISSIONER
Company, Incorporated - :
Petitioner : OF
NO. 72-161-A (Item No. 85) : BALTIMORE COUNTY

The Petitioners have withdrawn their Petition, and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County this 300 day of February, 1972, that the said Petition be and the same is hereby DISMISSED without prejudice.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: 2/3/72

BY: J. C. Harris clerk
ADMINISTRATIVE ASSISTANT

FRANK J. NORWICZ AIA
ARCHITECT
ROOM 401
130 WEST HAMILTON STREET
BALTIMORE MD 21201
727-5332

7120

10 November 1971

Re: Extension to
Shooks Lounge

This description being for the property located at 1065 Maiden Choice Lane in the 13th Election District in Baltimore County for the purpose of obtaining a variance to off street parking requirements only.

Beginning for the same at a point set in the North side of Maiden Choice Lane, said point being 250'-0" measured in a Westerly direction along the North side of Maiden Choice Lane from the intersection of Maiden Choice Lane and Westland Blvd. Thence the four following distances: 100.0' along the North side of Maiden Choice Lane. Thence 321.39' Northerly along existing alley. Thence Easterly 100.0', thence Southerly 320.92' to the place of beginning.

MSF:nr

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
FROM: Attn: Oliver L. Myers
SUBJECT: Michael S. Flanagan
Item 85 - Revised Plans

Date: January 5, 1972

The petitioner is requesting a variance from the required parking of 216 parking spaces to 51 parking spaces. Parking problems already have been noted at this site and any decrease in the parking requirement is not desirable.

Michael S. Flanagan
Traffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 14, 1971

Mr. William H. Dameron
1065 Maiden Choice Lane
Baltimore, Maryland 21202

RE: Type of Hearing: Variance
Location: NE/S of Maiden Choice Lane,
250' NE of Highview Avenue
Petitioner: R.J.C. Land Co., Inc.
Committee Meeting of November 30, 1971
13th District
Item 85

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 located on the NE side of Maiden Choice Lane, 250 feet NE of Highview Avenue. It is currently improved with a two-story brick and block building that contains several stores and a restaurant. To the south of the subject site is the Ardmore Shopping Plaza, to the west are the existing Rendle Apartments, and on the east of the subject site is an automotive service station. There is existing curb and gutter at this location.

BUREAU OF ENGINEERING:

Comments: Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

DEPT. OF TRAFFIC ENGINEERING:

This site should be held until revised plans are submitted showing the required parking and the number of parking spaces the variance is being asked for.

PUBLISHED ENGINEERING OFFICE:

No comment from this office at this time.

Mr. William H. Dameron
Item 85
December 14, 1971

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No Hearing.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

ZONING ADMINISTRATION DIVISION:

We are withholding approval of the subject petition until such time as the petitioner's engineer submits revised plans indicating the correct parking requirements. A field investigation has revealed that a lounge is also located on the lower level of this building (the construction details that are combined with this plot indicate this area as storage). This will increase the parking requirement considerably. Therefore, before we process this petition any further it is recommended that this matter be resolved. Also, it is required that a screen fence be installed where parking is adjacent to residential properties. There are residential apartments to the immediate west of this site. There is a fence but it is not a screen and fence. This must be taken care of immediately.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: December 3, 1971

SUBJECT: Item 85 (1971-1972)
Property Owner: R.J.C. Land Company, Inc.
N/S Maiden Choice Lane, 250' N/E of Highview Avenue
Present Zoning: R.L.
Proposed Zoning: Variance from 409.2 (b) 3 and 6 - parking
District: 13th
No. Acres: .74

General:

Baltimore County utilities and highway improvements are not involved.

This office has no further comment in regard to the plan submitted for

Zoning Advisory Committee review in connection with this item.

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FW:ms

0-2W Key Sheet
13 & 14 SW 15 & 16 Partition Sheets
SW 4 N Topo
101 Tax Map

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
FROM: Attn: Oliver L. Myers
SUBJECT: Michael S. Flanagan
Item 85 - ZAC - November 30, 1971
Property Owner: R.J.C. Land Company, Inc.
Maiden Choice Lane NE of Highview Avenue
Variance from 409.2(b) 3 and 6 - parking

Date: December 7, 1971

This site should be held until revised plans are submitted showing the required parking and the number of parking spaces the variance is being asked for.

Michael S. Flanagan
Traffic Engineer Associate

MSF:nr

INTER-OFFICE CORRESPONDENCE

SUBJECT #85 R. J. C. Land ~~RESEARCH~~ Company, Inc.

N.E.S. Maiden Choice Lake
250' N.E. of Highview Avenue
District: 13

No comment from the office of the Buildings Engineer, at this time;

Location: N/E/S Maiden Choice Lane, 250' N/E of Highview Avenue
ITEM # 85 Zoning Agenda: November 30, 1971

- Imo Wiggan*
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

Petitioner: R.J.C. LAND Co.
Location:
District:
Present Zoning:
Proposed Zoning:
No. of Acres:

Comments: NO BEARING

INTER-OFFICE CORRESPONDENCE

85. Property Owner: R.J.C. Land Company, Inc.
Location: N/E S Maiden Choice Lane, 250' N/E
of Highview Avenue
District: 13th
Present Zoning: B.L.
Proposed Zoning: Variance from 409.2(b) 3 and
6 - parking
No. Acres: .74

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.



Hayt V Banner
Sanitarian II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HYB: 00

LEWISTON 2-22-60

ROBERT J. CALLANAN
JOHN W. GOFF
JOHN L. MORINO, JR.
MICHAEL V. CALLANAN
O. RAYMOND VALLE

Mr. John J. Dillon
Baltimore County Office
of Planning and Zoning
County Office Building
Towson, Maryland 21204

February 1, 1972

Re: Petition for a Parking
Variance
61 spaces instead of the
required 141 spaces
Petitioner: Robert C. Blakey
R.J.C. Land Co.
Item No. 85
No. 72-161-A
Cur file: 5353-C

Dear Mr. Dillon:

In accordance with my personal conference on Monday and telephone conversation with you of the same date, this will act as an authorization to enter my appearance on behalf of the Petitioner, and at the same time to formally request that the Petition be withdrawn at this time without any decision on the part of the Commission.

The costs of advertising and posting have previously been paid on behalf of my client.

Very truly yours,

 JOHN L. MORING, JR.

RJC/JLM/pac

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNanno, Zoning Commissioner Date January 17, 1972
FROM George E. Govellis, Director of Planning
SUBJECT #72-161-A. North side of Mo:ten Choice Lane 250 feet west of Westland Blvd.
Petition for Variance for Off-Street Parking.
R.J.C. Land Company, Inc. - Petitioner

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance for off-street parking. The petitioner should show conclusively that the 61 parking spaces will serve his needs and that the unsupplied deficit will not be seeking to park elsewhere.

GEG:msh

BALTIMORE COUNTY, MD., Jan. 12, 1972

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 17th day of January, 1972, the first publication appearing on the 30th day of December, 1971.

THE TIMES.

John M. Martin
Manager.
John M. Martin

Cost of Advertisement, \$21.00
 PO J 6315
 Reg. No. A 9703

TOWSON, MD., ~~December~~ 30 19 71

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 a week~~ one time ~~annually~~ once before the 17th day of January, 1972, the ~~first~~ publication appearing on the 30th day of December 1971.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

[illegible]

District 13TH Date of Posting JAN-1-1922
 Posted for KARAGE
 Petitioner R.W.C. LAND Co. INC.
 Location of property N/5. OF MAISON CHAPEL LANE 280 FT. W
OF WESTLAND BLVD.
 Location of Signs N/5. OF MAISON CHAPEL LANE 285 FT. W
OF WESTLAND BLVD.
 Remarks _____
 Posted by Charles H. Huff Date of return JAN-7-1922

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Tracing		GDD Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JR</u>						Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: <u>24-118</u>						Map # _____				

BALTIMORE COUNTY, MARYLAND
OFFICE OF JAMES R. REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 31, 1972 ACCOUNT 01-632

AMOUNT \$44.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
John A. Hering, Jr.
605 Stonetown Rd.
Baltimore, Md. 21213

Advertising and posting of property for R.J.C. Land Co.
#72-161-A 44.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL SERVICES DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1459

DATE Dec. 7, 1971 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CANNON
W. A. Cannon Co., Inc.
Shook's Lounge
1 065 Hadden Choice Lane
Baltimore, Md. 21229
Petition for Variation of B.C. Land Co., Inc. vs. PMA
872-161-A

DISTRIBUTION
FINA - AGENCY

YELLOW - CUSTOMER

Mr. William M. Samson
1865 Reiden Cholen Lane
Baltimore, Maryland 21229

Item 29

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 20th day of December 1971

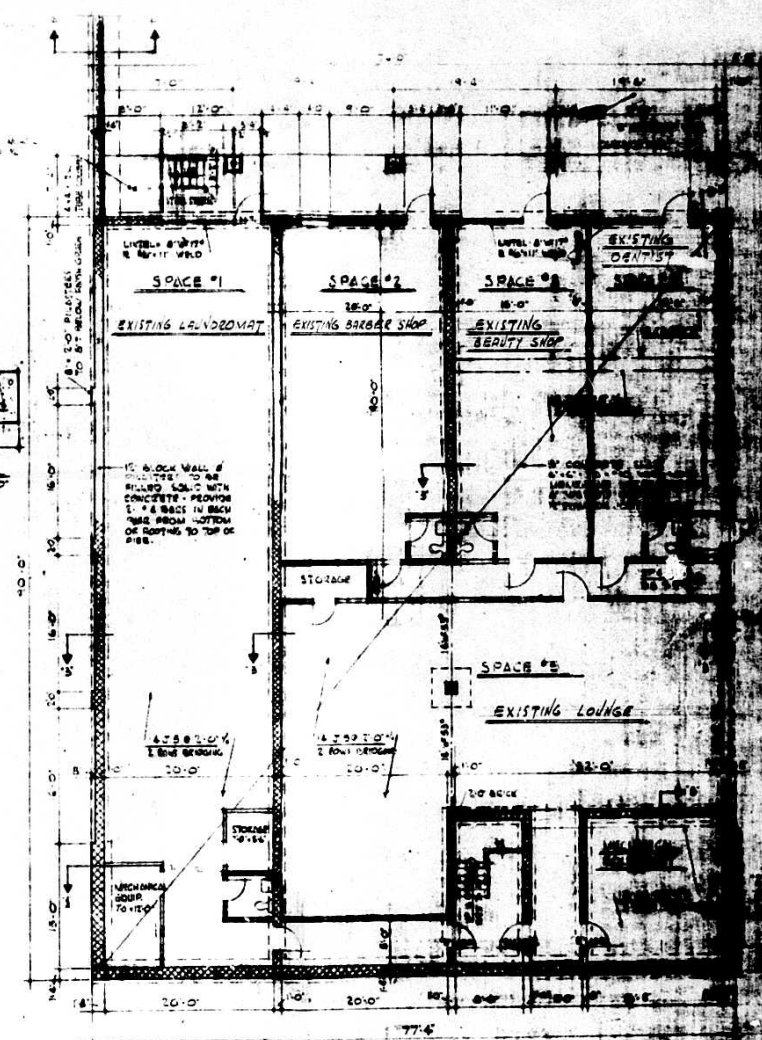
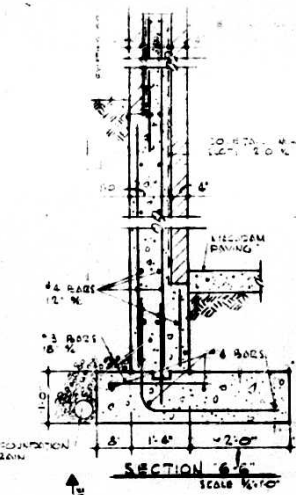
S. Eric Dineen
S. ERIC DINEEN,
Zoning Commissioner

Petitioners: RedCo Land Co., Inc.

Petitioner's Attorney

Reviewed by

Advisory Committee

A photograph of a clock face. The clock has numbers 1 through 12. The hands are positioned to show approximately 10:10. To the left of the clock, the text "A.J.C. Land Co." is handwritten vertically. Below that, the number "#85" is handwritten. To the right of the clock, the text "FEB 20 71 AM" is stamped vertically. The clock is mounted on a wall, and the background is slightly blurred.

BASEMENT FLOOR PLAN

PLOT PLAN - BASEMENT FLOOR PLAN - DETAILS

THE E. SHOOK BUILDING
1005 MAIDEN CREEK LANE
BALTIMORE MARYLAND



