

72-233-4 23 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Mercantile Safe Deposit and Trust Company, Trustee, and Union
Trust Company of Maryland - agent for Mrs. Neva Moore Lazarus
1. or who is the owner of the property situated 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.(1) to permit seventy-eight
(18) parking spaces instead of the required one hundred and eighty-
seven (187) spaces.

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

See attached description

DESCRIPTION FOR VARIANCE TO PARKING

Beginning at a point on the northeast side of
Reisterstown Road, approximately 1997' northwest of Slade
Avenue and thence running the nine (9) following courses
and distances: N 27°45' W 68'±; N 42°44' E 100'±; N 27°45'
W 100'±; N 42°44' E 117'±; S 27°45' E 300'±; S 42°44' W
117'±; N 27°45' W 84'±; S 62°15' W 55'±; and S 31°46' W
40'±; to the place of beginning.

FOR ZONING PURPOSES ONLY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric D. Kenna, Zoning Commissioner Date: April 10, 1972
FROM: Leslie H. Grief, Deputy Director of Planning
SUBJECT: Petition #72-233-A. Northeast side of Reisterstown Road 1997 feet Northwest
of Slade Avenue.
Petition for Variance for off-street parking
Mrs. Neva Moore Lazarus, et al - Petitioner

3rd District

HEARING: Monday, April 10, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
and offers the following comments:

In view of the existing traffic problems on Reisterstown Road and
parking deficit in the Pikesville business district we concur with
the concern of the County's and State's traffic technicians; therefore,
we recommend that this variance not be granted.

LHG-NEG:cm

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Kenna
ATTN: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 118 - ZAC - January 25, 1972
Property Owner: Charles H. Seiler, Inc.
SW/S Central Ave. & NW/S Bond Ave.
S.E. for cemetery

Date: January 26, 1972

The subject petition is not expected to create any traffic
problems.

Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

ORDER RECEIVED FOR FILING

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

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.

MERCANTILE SAFE DEPOSIT AND TRUST COMPANY-
TRUSTEES

STANLEY GORDON, 732-2100, Contract purchaser

Address 246 S. MONTFORD AVENUE, BALTIMORE, MD. 21224

EDWARD AZRAEL, Petitioner's Attorney

Address 10 LIGHT ST., BALTO., MD.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of March 1972, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation, through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore

County, on the 10th day of April, 1972, at 10:00 o'clock

10:00 A.M. 4/10/72

1049

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 9, 1972

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

OLIVER L. MYERS
Chairman

MEMBERS

BALTIMORE COUNTY

ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF

ROAD DESIGN

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Edward Azrael, Esq.,
10 Light Street
Baltimore, Maryland 21202

RE: Type of Hearings: Parking Variance
Location: NE/S Reisterstown Road,
1997' NW of Slade Avenue
Petitioners: Mercantile Safe Deposit
and Trust, et al
3rd District
Item 132

Dear Sirs:

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 northeast side
of Reisterstown Road 1997 feet northwest of Slade Avenue. It is
presently improved with a vacated ASP store which is now being
remodeled for partial use as a restaurant. To the north is an
existing automotive service station and the State Police barracks.
To the rear of the site there is a lightly wooded area. To the
south of the site is an existing automotive service station
and adjoining parking areas for retail stores. Across Reisterstown
Road, and opposite from the site is a funeral home. There is existing
curb and gutter at this location.

BUREAU OF ENGINEERING:

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

Highways:

Reisterstown Road (U.S. 140) is a State road; therefore,
all improvements, alterations and encroachments on this road will
be subject to State Highway Administration requirements.

Storm Drainage:

Provisions for accommodating storm water or drainage have
not been indicated on the submitted plan.

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Re: Mercantile Safe Deposit
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Reisterstown Road (U.S. 140) is a State road; therefore, drainage
requirements as they affect the road come under the jurisdiction of the
State Highway Administration.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving
this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the
following comments:

1. The comments of the State Highway Administration
must be complied with.
2. The owners have obtained a building permit to utilize
a portion of the building for a restaurant. Further
expansion will only overtax the poor access and
circulation that exists on the site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

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 Protection,
Baltimore County Department of Health, for review and approval.

DEPT. OF TRAFFIC ENGINEERING:

The petitioner is requesting a parking variance from the required
167 parking spaces to 75, for a total loss of 100 parking spaces. This
area is already experiencing severe parking problems and any decrease in

Edward Azrael, Esq.,
Re: Mercantile Safe Deposit
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the required parking will only intensify these problems.

The plan must be revised prior to the hearing to show the canopy
being built on the side of the building within the proposed parking area.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates the proposal for parking spaces between
the building and the sidewalk along Reisterstown Road. Therefore, the plan
must be revised to indicate a permanent barrier between the spaces and the
Right of Way line. It is our opinion that the plan should be revised prior
to a hearing date being assigned.

The Pikesville area of Reisterstown Road is extremely congested.
There is a great lack of parking in the area. If the subject business is
allowed to operate without sufficient parking, problems could be experienced
on Reisterstown Road.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing; however, revised plans reflecting
the comments of both the State Highway Administration and the Dept. of
Traffic Engineering should be submitted prior to the hearing date.

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

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JBB:JD
Enclosure

Zoning Commissioner of Baltimore County

Cost of Advertisement, \$.....

[illegible]By Ruth Morgan

Reviewed by Oliver F. Mearns
Chairman of
Advisory Committee

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Azaael and Gann
1154 Maryland National Bank Building
Baltimore, Md. 21202
Petition for Variance for Mrs. Nevah Moor Lazarus
872-233-A

18451 INVA 20 2500 HSC

ZONED DR-2

MAP 20
NO. 7-E
SUBMIT 5
DATE 4/1/72
TYPE
APPROVED BY
DATE
BY

DATA

AREA OF BUILDING TO BE REMODELED FOR USE AS RESTAURANT FACILITY

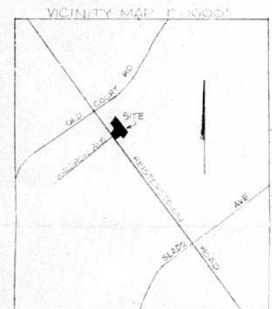
9827 S

PARKING SPACES REQUIRED

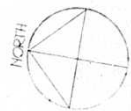
1875

PARKING SPACES PROVIDED

7515



OWNER: BALTIC CO. MD.
SUB. REF. 504/701
ZONED - PUBLIC



REISTERSTOWN ROAD

SITE PLAN 1/8" = 1'-0"

GORDON'S OF ORLEANS STREET

1017 REISTERSTOWN ROAD

3RD ELECTION DISTRICT

