STATE OF THE STATE OF THE STATE OF

I, or we. Edmond Is Moushabek legal owner. of the property situate in Baltimore anty and which is described in the description and plat attached hereto and made a part her.of.

hereby polition for . Variance from Section. 409-2 b (6) to permit 0 parking spaces

instead of the required nine (9) parking spaces.

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

1.) The existing structure was built about 1948. At that time offstreet parking was not required and no parking is possible on this site.

2.) The property has been used as a bank since that time.

3.) The property is zoned 3.L. and the only other type of use permitted and anti-cipated is commercial retail, which requires nine (9) parking spaces that I cannot provide.

117.46

GLEN BURNIE, Yd 21061

MIG 3 72 FM -

11.8

9 2

He: Item #19 (1972-1973)
Property Owner: Edmond I. Moushabek
5126 Cer 11b Avenue
Present Zoring: B.L.
Proposed Soling: Variance from Section 109.2b(6)
to permit O parking spaces instead of required 9

parking spaces District: 13th No. Acres: 3800 sq. ft.

766-9216

No.) There is existing metered parking on both Sulphur Spring Road and Carville Avenue, as well as a public metered parking lot 420 feet away.

5.) For these reasons I am requesting a Variance to allow me he continued use of This but if the posted and advertised as prescribed by Zoning Regulations.

This but if the posted and advertised as prescribed by Zoning Regulations.

If or we agree to py expenses of above Variance advertising, posting, etc. upon filing of this tide, and further agree to and are to be bound by the noing regulations and restrictions of the County -topied pursuant to the Zoning Law For Baltimore County.

Idonal Wonshill
Legal Owner
Address 510 MARLEY STATION ROAD

SLAVIR SPRINGED

レルレフ ORDERED By The Zoning Commissioner of Baltimore County, this 30th.

of ingust. 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two nesspapers of general circulation through the County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore at 11:15 clock

Linesa

Mariassioner of Baltimore County.

Baron of Engineering

Mr. S. Eric DiNenna Zoning Convissioner County Office Building Towson, Maryland 21204

Dear Mr. DiMenna

Salttmore County, Maruland

Bennetment Of Zuhlte Marke

COUNTY OFFICE BUILDING

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

No further highway improvements are proposed for Carville Avenue and Sulphur Spring Road. Sulphur Spring Road along one frontage of this property was relocated and improved under a State Highway Administration contract as a closed type roadway cross-section on a right-of-way of varying width.

The Petitioner must provide necessary drainage Parillities (terporary or parmanent) to prevent creating any muisances or danages to edjacout properties, especially by the concentration of surprise waters. Derruction of any rough, the to improper graving or improper installation of drainage featilities, wealth but the full responsibility of the Petitiorer.

Public water and sanitary sewer are available to serve this property.

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

Very truly yours, Sommer of shier 12.07 ETANE EX A

ARNOLD R SHURGER ATTORNEY AT LAW SELBIORE BUILDING 1356 SULPHUR SPRING RO

June 16, 1972

Espectment of Traffic & Engineering dafferson Building Towson, Maryland 21204

Act acton: Mr. Chifford, Director

Gear hr. Clifford:

word of verticons

of the property locates at 132-35 Sulphur
vertical Rose. Arbeits, Noryleid, where I conduct by her business and toose
rever's differest and businesses. Arbeits of business for the second of the

This letter is being written to inform you that I on strongly against any special parking privileges being given to any one business of office along hits street. An informal consensus has been taken of all the business and offices along the street, with the exception of Autropo Function likes, Led they join in with py oposition.

Please contact me in the event any changer are necessary as I ke to attend any meeting or nearing on the matter.

Very truly yours.

Arnold R. Silbicor

BALTIMORE COUNTY, MARYLAND



April 17, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Mr. Oliver L. Hyers, Chairman Zoning 'dvisory Committee

DEPARTMENT OF TRAFFIC ENGINEERING ELGENE J. CLIFFORD. P.E. WM. T. MELZER

August 3, 1972

Mr. S. Eric DiNenna

Re: I:em 19 - /AC - July 25, 1972 Property Owner: Edwond I. Moushabek 5/26 Carville Avenue Variance from Section 1:29, 2b (6) to permit 0 parking spaces Instead of required 9 parking spaces - District 13

A field inspection of this site reveals the following.

There seems to be some question whether this site is to be a retail store requiring 9 parking spaces or a restaurant requiring 36 parking spaces.

2. There are 2 public bay parking lots in this area that the Revenue Authority reports are not heavily used. Noither public parking lot is conveniently located for use by the customer and to use the other parking lot, pedestrians must cross two major streets to reach this store.

There is no parking available along the entire frontage of this site. Patrons coming to this site will probably park in front of other stores in the area.

This department has received numerous complaints from the merchants in the area about parking problems. A parking variance car only aggravate an already strained situation.

DESCRIPTION FOR ZONING PURPOSES OF PROFERTY KNOWN AS 5426 CARVILLE AVENUE.

Beginning for the same on the northwest corner of Sulphur Spring Road and Carville Avenue in the Thirteenth Election District of Estitutes County and recovered among the plat records of Baltiances County in the County of the C

- (1) binding along the north side of Sulphur Spring Road by a curve to the right having a 25-foot radius for a distance of 36.95'
- (2) westerly along the north side of Sulphur Spring Road 17.80
- (3) northerly 95't to the south side of an alley 15' wide
- (4) binding along the south side of said alley in an easterly direction 43.1' to the west side of Carville Avenue (formerly Poplar Avenue)
- (5) binding along the west side of Carville Avenue in a southerly direction 70.5 to the point of beginning.

Containing 3800) square feet more or less.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

BUNKAL OF

E. ROADS COM

THEFTER

OTECT PLANNING

Mr. Edmond I. Moushabek 510 Marley Station Road Glen Burnie, Maryland 21061 J. 0111 00 JR

RE: Variance Petition Item 19 Edmond I. Moushoek - Petitioner

Dear Hr. Houshabek:

The Zoning Advisory Countitee has reviewed the plans submitted win the above referenced petition and has made an on site field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the norrhwest corner of Sulphur Spring Road and Carville Avenue, in the 1sth District of Bultimore County, This 0.1. property is improved with an extractive one story brick builting that for many years was used for a bank. It is adjacent to other commercial builtings on Midphur Spring Road. The property on the pouthost corner is a toxi stand and IT repair business and was the subject of an earlier potition this year, Case No. 72-180. The property on the southests and norrhost corners are formed with a formed with the subject of an earlier potition this year, Case No. 72-180. The property on the southests and norrhost corners are formed with a resturent and a formiture story.

The day the Zoning Advisory Committee move its field investigation of this property we found various types of converted kitchee equipment being placed in this unitident. The matificeners site plan and pertition indicates that the property day is for a restrict it rade on the range and the large restriction and revise Missister and the restriction and revise his patient to menuals a variance for the relation and revise his patient to menuals a variance for the relation and revise his patient or menuals a variance for the relation and revise his patient and required 30.

This petition is being withheld from a mearing until the above mentioned information is properly indicated.

John & Dillon fr

JJD:JD

Enclosure

COMN J. DILLON, JR.,

Chairman, Zoning Advisory Committee

-BALTIMO. COUNTY, MARY AND



July 27, 1972

DONALD J. ROOP, M.D., M.P.H.

N:. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 19, Zoning Advisory Committee Meeting, July 25, 1972, are as follows:

Property Owner: Edmond I. Moushabet Lecation: 3426 Carville Avenue From Conting: Variance from Section 409.2b(f) to permit 0 parking spaces insread of required 9 parking spaces. District: 13 Vo. Acres: 1380 sq.ft.

DEPARTMENT OF HEALTH-

Metropolitan water and sewer are available.

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

atr Polluring Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollurion and Industrial Hygiene. Paltimore County Department of Health.

Very truly yours.

Thomas A. Devlin ton Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

avs:mn-

END:EAM:ELA:s:

G-SW Key Sheet 19 SW 15 Position in the SW 5 D Topo 198 Tax Map

Location: N/M/S Eastern Avenue, 668° S/W of Ebeneser Read

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are conlicable and required to be corrected or incorporated into the final plans for the property.

A second means of vehicle access is required for the site. The vehicle dead-end condition shown at EXCEEDS the maximum (lowed by the Fire Department.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of ___feet alone an approved road in accordance with Ratifance County Standards as published by the Department of Public Works.

Zoning Agenda April 4, 1972

EXCEES the maximum 'llowed by the Fire Department.

() 4. The this shall be made to comply with all applicable marts of the Fire Prevention Code prior to occupancy or beaining of operations.

(x) 5. The buildings and structures existing or promosed on the site shall comply with all applicable rendirements of the further structure and the structure of the further struct

Reviewer: H Hally Grown Oscial Innection Division Sire Travantion Oscial Space Oscial Space Division Sire Travantion Oscial

DEC - 5 1972

Edmond I. Moushabek 510 Marley Station Ed. Glen Burmie, Hd. 21061 Tel: 766-9216

Mr. John J. Dillon, Jr. Chairman, Zoning Advisory Committee 111 W. Chesapeake Ave. Towson, Harrland 21204

Re: Variance Petition Item 19

Dear Mr. Millon, Jr.:

Thank you very much for your letter dated August 9,

I wish to advise the Zoning Advisory Committee with suphasts that under no circumstances will the property located on morthwest corner of Sulphur Spring Read and Carville Ave, in Arbutus be used as a restaurant, It is very unfortunate that the presence of some sequipment was very misleading. If he should be a superior of the sequipment of the contract of the sequipment of this fact for some time.

The legal description of the equipment and the absence of tables and chairs on the presises will prove to you the sole intention of the use as a retail more.

Edmind / Houshalek

KI K . an.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimers County Office Building owson, Maryland 21204

Comments on Item 19, Zoning Advisory Committee Meeting, July 25, 1972,

Property Owner: Edmand I. Moushabek Location: 5426 Carville Avenue Present Zaning: 8. L. Proposed Zoning: Variance from Section 409.2b(6) to mermit 0 parking spaces instead of required 9 parking spaces.

District: 13 No. Acres: 3800 square feet

The type of retail use should be indicated.

Very truly yours, whend B. William Project Planning Division Office of Planning and Zoning

August 7, 1972

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Be: Item #9: ZAC mosting of July 25, 1972
Property Comma: Edward I. Koushabek
Lossen Contral
Los

District: 13 No. Acres: 3800 square feet

Dear Mr. DiNenna

No bearing on student population.

Very truly yours, W. Wich Letroud W. Nick Petrovich

T. BAYARD WILLIAMS OR, PROBREM MAS JOHN M. EFOCKER, PROPRESH MOS ROBERT L BERNEY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date October 17, 1972

FROM Norman E. Gerber, Office of Planning

SUBJECT Petition #73-67-A. Northwest corner of Carville Avenue and Sulphur Spring Road.

Petition for Variance for Off-Street Parking. Edmond I. Moushabek - Petitioner

13th District

HEARING: Thursday, October 19, 1972 (11:15 A.M.)

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

In view of the existing parking problem in this center, the staff recommends the denial of this request until such time as additional off-street parking

NFG. cr



CERTIFICATE OF PUBLICATION

0

BALTIMORE COUNTY, MD., Oct. 12, 192 suc . .ve weeks before the 19th

day of October. . 1972 , the first publication

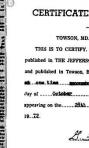
appearing on the 28th day of September, 1972.

THE TIMES.

John m Martin John M. Martin

Cost of Ad-ertisement, \$ PO K 4491 Req. No C 2531

Previous case:



CERTIFICATE OF PUBLICATION TOWSON, MD., September 28

THIS IS TO CERTIFY, that the annexed advertisement wa appearing on the _____28tt _day of _____September

COUNTY OFFICE OF PLANNING AND ZON

County Office Suilding 111 W. Chesapaska Avanu Touson, Maryland 21204

Cost of Advertisement. 3.

Petitioner_ Mr. Edward I. roushabek

251605

CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE CO

	10. apr. (2. apr.) (4. apr.) (4. apr.) (4. apr.)
	(A. C.
District. 13 =	Date of Posting CET. 3-1973
Posted for VARIARCE	
Petitioner: EDMOND T. MOUSA	HABEK
Location of property: NW/COR, BF.	SARVINE AND AND SUPHUR SPRING RO

Location of Signa O. N/S SCHEPHAR SPRING Rd. 20 FT+ NO OF F+5 DRIVE (2) W/S OF EAST DRIVE 20 FT. + - N OF SULPHUR SPRING RU

Posted by Chicken 11 11 10 Date of return Cell. 9-1972

BALTIMORE COUNTY, MARYLAND

Oct. 16, 1972.cours 01-662

PINK - AGENCY

BALTIMORE COUNTY MARYLAND

Petition for Variance

25.00 KK

Ma. 5082

