PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 73-94 A)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

hereby petition for a Variance from Section 409 2b (3) + (6) to permit 61 off

street parking spaces instead of the required 206 spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: undicate hardship or practical difficulty. The existing procenty 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.

or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this
mbd, and further agree to and are to be bound by the zoning regulations and restrictions of
mbde County adopted pursuant to the Zoning Law For Baltimore County. De C. Color

bert C. Blakey, President

John L. Moring, Sr./.
Petitioner's Attorney ξ Address 210 N. Calvert St. #21202

ORDER RECEIVED FOR FILING

10

ORDERED By The Zoning Commissioner of Baltimore County, this.....13th.

of July 197 .2 that the subject matter of this petition be selection, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-self Baltimore County, that property be posted, and that the public hearing be hab defore the Zoning Law Commissioner of Baltimore County in Room 106, County Office Building in Townon, Baltimore day of October , 1972 at 10:00 clock 1/31

FRANK J NORWICZ ALA

BALTIMORE MD 21201

1 1914 1914

(Demolo

2/2

800 200

7120 10 November 1971 Re: Extension to Shooks Lounge

This description being for the property located at 1065 Maiden Choice Lane in the 13th Electrica 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.



INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric Dillenno, Zoning Commissioner Date October 24, 1972

FROM Norman E. Gerber, Office of Planning

SUBJECT. Petition #73-94-A. North tide of Maiden Choice Lane 250 feet west of Westland Soulevard.
Petition for Variance for Off-Street Parking.
R.J.C. Land Co., Inc. - Petitioner

13th District

HEARING: Tuesday, October 24, 1972 (10:00 A.M.)

The Office of Planning and Zoning will offer no comment on this petiti

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

HN J. DILLON, J

BUREAU OF

John L. Moring, Jr., Esq. 210 North Calvert Street Baltimore, Maryland 21202

RE: Variance Petition Item 191 R.J.C. Land Company - Petitioner

Dear Str:

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 attached comments are a result of this review and inspection.

The subject property is located on the NE side of Meldon Choice Lane, 250 feet NE of Highwise Acanue. It is currently improved with a two-storp brick and lock building that contains site is the Arbutus Shopping Plaze; to the west are the existing Rendale Apartments, and on the exist of the subject site is an automotive service station. There is existing curb and gutter at this location.

I have had two meetings with representatives of this property, The most recent was August 2, 1972 with the Architect, Fre. Frank, J. Nordez. I reviewed with him the changes that must be made in order for this office to approve the petition for a hearing. The changes were as follows:

- Revise parking calculations.
 Show parking breakdown.
 Stabilish a parking pattern that provides the most number of narking sances.
 Determine whether or not self-lower's plans to variance the B foot huffer strip and the A foot night screen face. If so, the position
- must be revised.

 5. Indicate a vicinity sketch to show other business uses and parking in the area.

 6. Indicate storage area for trash containers.

John 9. Dillon A. Chairman, Zening Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date June 1, 1972 TO S. Eric DiNenna ATTN: Oliver L. Myers

FROM Ellsworth N. Diver, P.E.

SURJECT Item #191 (1971-1972)
Property Owner: R. J. C. Land Company
N/ES Maider Choice Lane, N/W of Highwiew Avenue Present Coning: B.L.
Proposed Zoning: Variance from Section h09.28(3) +6 - off street parking District: 13th
No. Jores: .74 Acres

General:

As stated in confunction with Item #85 (1971-1972) for this same property, 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 #191 (1971-1972).

> Does To. Diver ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

G-SW Key Sheet 13 & 11 SW 15 & 15 Position Sheets SW 1 D Topo 101 Tax Map

BALTIMORE COUNTY, MARYLAND

6



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WM. T. MELIER

June 8, 1972

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

Re: Item 191 - ZAC - Nay 16, 1972 Property Owner: R. J. C. Land Company Maiden Choice Lane NM of Highview Ave Variance from Section 409.28(3) 46 -Off street parking - District 13

Parking problems have been noted in this area on weekends and the parking variance would only increase these parking problems.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate

MSF:nr

Baltimon County Fire Department



Towson, Maryland 21204 121-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman Zoning Advisory Committee

Re: Property Owner: R. J. C. Land Company

Location: N/E/S Maiden Choice Lane, N/W of Highview Avenue

Zoning Agenda May 16, 1972

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "%" are applicable and required to be corrected or incorporated into the final lans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road 'n accordance with Baltimore County Standards as published by the Department of Public Works.
- A second means of vehicle access is required for the site. The vehicle dead-end condition shown at
- () 3. The vehicle dead-end condition shown at

 EXCEEDS the maximum allowed by the Fire Department.

 () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101

 "The Life Safety Code", 1970 Edition prior to occupancy.

 () 6. Site plans are approved as drawn.

 (x) 7. The Fire Prevention Bureau has no comments at this time.

Noted and Paul H. Reinsche

Planning Group Planning Group Special Inspection Division

Deputy Chief Pire Prevention Bureau



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

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning County Office Building Towson, Maryland 21204

Comments on Item 191, Zoning Advirory Committee Meeting May 16, 1972, are as follows:

Property Owner: R.J.C. Land Company Location: N/E/S Maiden Choice Lane, N/W of Highview Avenue Present Zoning: B.L. Proposed Zoning: Variance from Section 409.2B(3) + 6 -off street parking

Since this is a parking variance, no health hazard is

Very truly yours, Thomas H. Devlin, Director BURFAU OF ENVIRONMENTAL SERVICES

HVB:mn

mls 4/25/72

......



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 19, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item 191, Zoning Advisory Committee Meeting, May 16, 1972, are as follows:

Property Owner: R.J.C. Land Company Location: N/E/S Maiden Choice Lane, N/W of Highview Avenue Present Zoning: 8.L.
Proposed Zoning: Variance from Section 409.2b(3) +6 - off street parking
District: 13 No. Acres: .74 ocres

This plan has been reviewed and there are no site-plan ling factors requiring comment.

Richard B Villiams Project Planning Divisio Office of Planning and Zoning BOARD OF EDUCATION OF BALTIMORE COUNTY

Proposed Zoning VAR OFF STREET PARKING

NA BEARING ON STUDENT POPULATION

Property Owner R.J. C. LAND Co.

District /3

No. Acres . 74

Present Zoning 34

TTEM # /9/ May 16,1972

TOWSON, MARYLAND - 21204

outline

FUNCTION

Descriptions checked and

Petition number added to

Granted by ZC, BA, CC, CA

Revised Plans

Woll Map Original Duplicate Tracing 30 Sheet date by date by date by date by

Previous case: 1-72-161 Change in outline or description Ves Man #

Tten 101

PETITION MAPPING PROGRESS SHEET

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

Your Petition has been received and accepted for filing

M EMBLIE PAGES EUGENE G. HEGS, VIZ PARENTY MES 1011 H DESERVES

73-94-A

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Oct. 20, 1972 THIS IS TO CERTIFY. That the annexed advertisement was ished in THE TIMES, a weekly rewspaper printed and published successive weeks before the 24th day of October, . 19 72, the first publication appearing on the 5th day of October, 1972

John M. Martin

THE TIMES

Zoning Commissioner of Baltimore County

Cost of Advertisement, \$ 21.00 PO K 4748 Req. No. C 2536



CERTIFICATE OF PUBLICATION

TOWSON ND October 5 THIS IS TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed day of ____Qctober_______, 19_72, the first publication appearing on the 5th day of October 19.72

Cost of Advertisement, \$_

CERTIFICATE OF POSTING

15160

District 1378 Date of Porting . OCT: 7-1972 Posted for: _//ARIANCE Petitioner R. J. E. LAND Co. Location of property: N/S OF MAISEN CHOICE LINE 250 FT. W OF WESTLAND BIND. Location of Signs: N/S OF MAIDEN PHOISE LANE 350 FT. + - W OF WESTLAND BUY IN PARKING LOT.

Posted by Charles M. March Bate of return CET. 23 1972

BALTIM HE COUNTY, MARYLAND No. 3800 August Argustust 23, 1972 DISTRIBUTION

Mesers. Callanan, Goff, Horing à Callanan 210 H. Calvert Street Baltiance, Md. 2202 Netition for Wastenge, for J. S. Land Co., Inc.

No. 5705 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

DATE Oct. 24. 1972 ACCOUNT 01-662

ohn L. Moring, Jr., Req. 605 Stoneleigh Rd. Fultimore, Md. 21212 Advertising and posting of property for R.J.C. Land Co.

