

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a side yard setback of fifteen (15) feet and a rear yard of thirteen (13) feet, in should be granted instead of the required thirty (30) feet
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1973, that the herein Petition for a Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of April, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the Petitioner's plans meet the conditions set forth in Section 102.4 of the Baltimore County Zoning Regulations and that the health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated December 13, 1972, revised April 13, 1973, and approved April 16, 1973, by George H. Eger, Acting Chief, Project Planning Division, Office of Planning and Zoning for Baltimore County, this plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April, 1973, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this Order, subject to the entrance being secured with a chain when the restaurant is closed and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of April, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 3, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 121, Zoning Advisory Committee Meeting, January 2, 1973, are as follows:

Property Owner: Hunter/Macris
Location: Corner of Emge Road and Joppa Road
Present Zoning: D.R. 5.5 and B.L.
Proposed Zoning: Variance from Sect 238.2 to permit 15' side and rear yard instead of req 30' and Variance from parking to allow 25 spaces instead of req 41 spaces and Special Hearing for offstreet parking in a residential zone.
District: 9
No. Acres: 0.39

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
111 W. Chesaapeake
Towson, MD 21204
410-2211

January 19, 1973

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

Dear Mr. DiNenna:

Comments on Item #121, Zoning Advisory Committee Meeting, January 2, 1973, are as follows:

Property Owner: Hunter/Macris
Location: Corner of Emge Road and Joppa Road
Present Zoning: D.R. 5.5 and B.L.
Proposed Zoning: Variance from Sect 238.2 to permit 15' side and rear yard instead of req 30' and variance from parking to allow 25 spaces instead of req 41 spaces and Special Hearing for off street parking in a residential zone.

District: 9
No. Acres: 0.39 acres

Curbing must be provided to maintain the required 8 foot parking setback from the street property line.

Very truly yours,

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1973

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

Re: Item 121 ZAC Meeting of January 2, 1973
Property Owner: Hunter/Macris
Location: Corner of Emge Road and Joppa Road
Present Zoning: D.R. 5.5 and B.L.
Proposed Zoning: Variance from Sect 238.2 to permit 15' side and rear yard instead of req 30' and variance from parking to allow 25 spaces instead of req 41 spaces and Special Hearing for off street parking in a residential zone.

District: 9
No. Acres: 0.39 acres

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich
Field Representative

WNP/ml

JOSEPH D. THOMPSON, P.E., L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8830

DESCRIPTION FOR VARIANCE TO ZONING, JOPPA ROAD AND EMGE ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the North side of Joppa Road, as widened, at the cut-off connecting the North side of Joppa Road and the East side of Emge Road, as widened, and running thence and binding on said cut-off North 56 Degrees 10 Minutes 29 Seconds West 21.14 feet to the East side of Emge Road, as widened, and running thence and binding thereon North 11 Degrees 02 Minutes 06 Seconds West 119.95 feet thence leaving the East side of Emge Road and running North 82 Degrees 58 Minutes 54 Seconds East 39.98 feet and South 11 Degrees 02 Minutes 06 Seconds East 132.29 feet to the North side of Joppa Road herein referred to and running thence and binding thereon Westerly by a curve to the left with a radius of 1944.86 feet the distance of 24.79 feet to the place of beginning.

CONTAINING 0.11 acres of land, more or less.



December 20, 1972

JOSEPH D. THOMPSON, P.E., L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8830

DESCRIPTION FOR PARKING IN A RESIDENTIAL ZONE, EMGE ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the West side of Emge Road, 24 feet wide, at the distance of 160 feet, more or less, measured Northerly along Emge Road from the North side of Joppa Road, as widened, and running thence and binding on the West side of Emge Road North 11 Degrees 02 Minutes 06 Seconds West 50.47 feet thence leaving the West side of Emge Road and running South 72 Degrees 00 Minutes 54 Seconds West 254.46 feet, South 11 Degrees 29 Minutes 06 Seconds East 50.56 feet and North 72 Degrees 00 Minutes 54 Seconds East 254.00 feet to the place of beginning.

CONTAINING 0.29 acres of land, more or less.



December 20, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition #23-246-65PH, Northeast corner of Joppa and Emge Road
West side of Emge Road 160 feet North of Joppa Rd.
Petition for Variance for Side and Rear Yard
Petition for Off-Street Parking Variance
Petition for Special Hearing for Off-Street Parking in a Residential Zone
Petitioners - Sarandos A. Macris and Arden E. Hunter

9th District

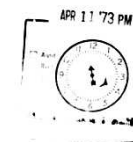
HEARING Thursday, April 12, 1973 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

The requested variances seem to represent a desire on the part of the petitioner to overutilize the land. The petitioner is requesting a permit to park cars on residential land which if granted will still not provide an adequate number of spaces. The Traffic Engineers Office points out that parking restriction are in the offering for both Emge and Joppa Roads.

It appears that the proposed expansion will put increased pressures on the neighborhood with or without the parking permit.

We suggest that the variances not be granted until such time as adequate parking can be found.



THE TOWSON TIMES

TOWSON, MD. 21204

March 26 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dineen
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 26 day of March 1973 that is to say, the same
was inserted in the issue of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By Rich Morgan

ORIGINAL

PETITION FOR A VARIANCE AND
SPECIAL HEARING
FOR DISTRICT

EDMOND: Petition for Variance for
Use and Use of
Petition for Official Parking
Petition for Special Hearing for
Official Parking - Residential
LOCATION: Northeast corner of Joppa
Road and 111 W. Chesapeake
Avenue, Towson, Md. 21204
DATE: March 22, 1973
FILED: March 22, 1973
BY: S. Eric Dineen, Zoning Commissioner
OF BALTIMORE COUNTY

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners, has received and considered the petition of S. Eric Dineen, Zoning Commissioner of Baltimore County, for a variance and special hearing for the use and use of Joppa Road and 111 W. Chesapeake Avenue, Towson, Md. 21204, and has determined that the petition is in compliance with the provisions of the Zoning Ordinance of Baltimore County, and that the variance and special hearing should be held on the 26th day of March, 1973, at 10:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

Notice is hereby given that the Board of Commissioners of Baltimore County, by authority of the Board of Commissioners, has received and considered the petition of S. Eric Dineen, Zoning Commissioner of Baltimore County, for a variance and special hearing for the use and use of Joppa Road and 111 W. Chesapeake Avenue, Towson, Md. 21204, and has determined that the petition is in compliance with the provisions of the Zoning Ordinance of Baltimore County, and that the variance and special hearing should be held on the 26th day of March, 1973, at 10:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on
of 1973 before the 26th day of March 1973, the same publication
appearing on the 22nd day of March 1973.

THE JEFFERSONIAN
S. Frank Smith
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JEH</u>			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#73-246-RSIV

District: 9A Date of Posting: 3-22-73
Posted for: Nessey, Thura, Inc. 12 P. 1973 C. 2. 6. 8. 10.
Petitioner: Sarander, R. Mearie
Location of property: N. E. of Joppa Rd. & Joppa Rd.
Location of Signs: 1 Sign on East side of Joppa Rd. 1 Sign on East side of Joppa Rd.
Remarks: Map # 11
Posted by: Thur, R. Mearie Date of return: 3/29/73

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 26th day of February 1973.

S. Eric Dineen
Zoning Commissioner

Petitioner: Sarander, R. Mearie
Petitioner's Attorney: Robert J. Mearie
Reviewed by: JEH
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

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Zoning Commissioner

Petitioner: Sarander, R. Mearie
Petitioner's Attorney: Robert J. Mearie
Reviewed by: JEH
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 10, 1973 ACCOUNT: 02-662

AMOUNT: 878.25

DISTRIBUTION:
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

878.25

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 22, 1973 ACCOUNT: 02-662

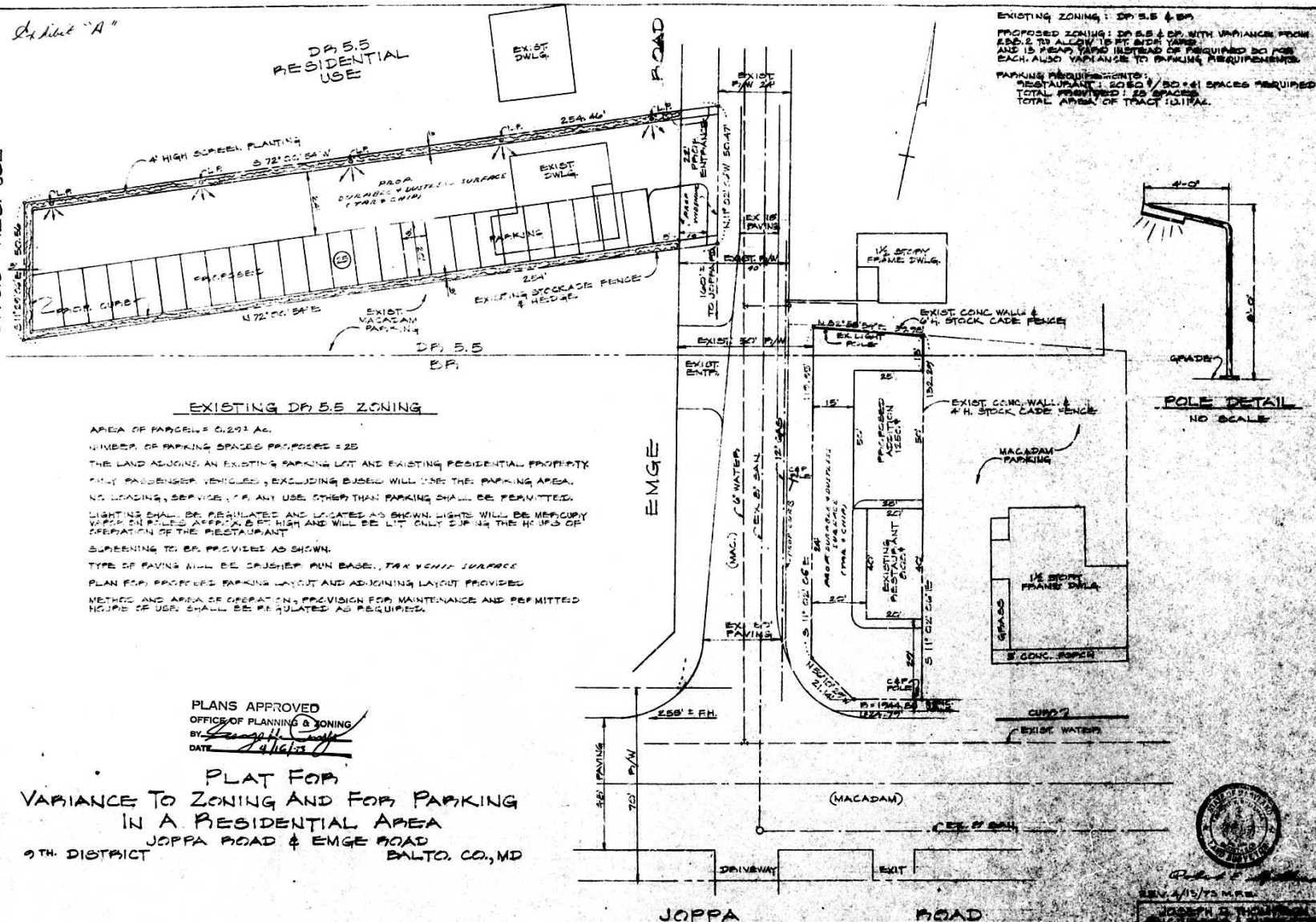
AMOUNT: 878.25

DISTRIBUTION:
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

878.25

DA 5.5
RESIDENTIAL
USE

DPK 5.5 - ME-S. USE



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: July 1, 1978

PLAT FOR
VARIANCE TO ZONING AND FOR PARKING
IN A RESIDENTIAL AREA
JOPPA ROAD & EMGE ROAD
9TH. DISTRICT BALTO. CO., MD



REV. 4/15/75 M.F.B.

DR 5.5 - RES. USE

DR 5.5
RESIDENTIAL
USE

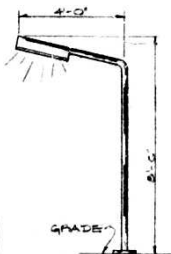
EXIST DWLG.

EMGE

JOPPA

ROAD

EXISTING ZONING: DP 5.5 & BR
PROPOSED ZONING: DR 5.5 & BR WITH VARIANCE FROM
25.5 TO ALLOW 15 FT SIDE YARD
AND 15 FEET YARD INSTEAD OF REQUIRED 20 FT FOR
EACH. ALSO VARIANCE TO PARKING REQUIREMENTS.
PARKING REQUIREMENTS:
RESTAURANT: 20, 50, 150 FT SPACES REQUIRED
TOTAL PROVIDED: 25 SPACES
TOTAL AREA OF TRACT 10.1 AC.



POLE DETAIL
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John J. Hensley*
DATE: 5-9-77
73-246



REV. 4/15/73 M.F.S.

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
101 SHELL BLDG. 200 E JOPPA
TOWSON, MD.
DEC. 15, 1972
SCALE: 1" = 20'

EXISTING DR 5.5 ZONING
AREA OF PARCEL = 0.29 AC.
NUMBER OF PARKING SPACES PROPOSED = 25
THE LAND ADJOINING AN EXISTING PARKING LOT AND EXISTING RESIDENTIAL PROPERTY
ONLY PASSENGER VEHICLES, EXCLUDING BUSES WILL USE THE PARKING AREA.
NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
LIGHTING SHALL BE REGULATED AND LOCATED AS SHOWN. LIGHTS WILL BE MERCURY
VAPOR ON POLES APPROX. 8 FT HIGH AND WILL BE LIT ONLY DURING THE HOURS OF
OPERATION OF THE RESTAURANT.
SCREENING TO BE PROVIDED AS SHOWN.
TYPE OF PAVING WILL BE CRUSHED RUN BASE, FOR VEHIC SURFACE
PLAN FOR PROPOSED PARKING LAYOUT AND ADJOINING LAYOUT PROVIDED
METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED
HOURS OF USE SHALL BE REGULATED AS REQUIRED.

PLAT FOR
VARIANCE TO ZONING AND FOR PARKING
IN A RESIDENTIAL AREA
JOPPA ROAD & EMGE ROAD
9TH DISTRICT BALTO. CO., MD

