

PETITION FOR ZONING VARIANCE FROM ~~EXISTING~~ REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Jack Luskin, t/a Burningwood Realty Company, 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 409.2(b) in a "B-1" Zone, requesting 206 parking spaces instead of the required 177 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (inicate hardship or practical difficulty)
Petitioner requests a variance pursuant to Section 409.2(b) to permit off street parking of 177 spaces instead of 194 spaces for a small retail complex. (A variance of 17 spaces.)
Petitioner believes, because of the size and shape of the lot, a hardship exists and that there is a real practical difficulty without the requested variance.

See attached description

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

Contract purchaser: Jack Luskin, t/a Burningwood Realty Company
Legal Owner: Jack Luskin, t/a Burningwood Realty Company
Address: 1125 Cromwell Bridge Road, Towson, Maryland 21204
Petitioner's Attorney: Joseph S. Kaufman, 10 Light Street, Suite 1215, Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 1973, that the subject matter of this petition be used, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Maryland, on the 25th day of June, 1973, at 10:30 o'clock.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 14, 1973
FROM: William D. Fromm, Director
SUBJECT: Petition #73-315-A, Petition for Variance for Off-Street Parking.
Southeast side of Brenbrook Road 248.37 feet Southwest of Liberty Rd.
Petitioner - Burningwood Realty Company

2nd District

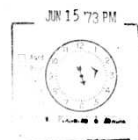
HEARING: Monday, June 25, 1973 (10:30 A.M.)

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

The granting of this request would not be in keeping with planning objectives for this area. The staff notes that the Department of Traffic Engineering's representative on the Zoning Advisory Committee indicates that the variance may not be needed if the parking plan were to be revised and suggest that this option be explored.

William D. Fromm, Director

WDF:NEG:rw



RE: PETITION FOR VARIANCE
SE/8 of Brenbrook Road, 248.37'
SW of Liberty Road - 2nd District
Burningwood Realty Company -
Petitioner
NO. 73-315-A (Item No. 219)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance to permit thirteen (13) less parking spaces than required by the Baltimore County Zoning Regulations.

The subject property is located on the southeast side of Brenbrook Road, 248.37 feet southwest of Liberty Road, in the Second Election District of Baltimore County.

Testimony indicated that the subject property is part and parcel of an overall tract of ground that has been split by the extension of Brenbrook Road in a southerly direction from Liberty Road. The westernmost parcel is improved with an existing one (1) story commercial building which houses an appliance store, restaurant, delicatessen, and cleaners. Also, the parcel is proposed to be further improved with a branch drive-in bank. The easternmost parcel, which is irregular in shape and difficult to utilize within the context of the Baltimore County Zoning Regulations, is improved with the shell of a commercial building that is in the process of being completed. This building will house a Chinese restaurant, finance office, and two (2) retail stores. A total of two hundred and six (206) parking spaces is provided on both sites. Past use of the commercial building on the westernmost parcel has demonstrated that more than enough parking exists on this site. In addition, the northernmost portion of this site will be improved with the branch drive-in bank, which will establish yet additional spaces that can be utilized by the businesses whose peak hours occur after the bank is closed.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has proven that a practical difficulty does exist and that the granting of the Variance, with certain restrictions, will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of June, 1973, that the herein requested Variance to permit two hundred and six (206) parking spaces in lieu of the required two hundred and nineteen (219) spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Since the parking Variance is based on the available parking on both parcels, said parcels must remain under common ownership or control at all future times.
2. The approval of a site plan by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning.

James E. DiNenna
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 27, 1973
BY [Signature]

ORDER RECEIVED FOR FILING
DATE June 27, 1973
BY [Signature]



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of June 1973.

Petitioner: Jack Luskin, t/a Burningwood Realty Co.
Petitioner's Attorney: Joseph S. Kaufman, 10 Light Street, Suite 1215, Baltimore, Maryland 21202
Reviewed by: [Signature]
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Joseph S. Kaufman, Esq.,
10 Light Street
Baltimore, Maryland 21202

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 2nd day of May 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Jack Luskin, t/a Burningwood Realty Co.
Reviewed by: [Signature]
Chairman, Zoning Advisory Committee

MCA
MAYZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301 823-0900

DESCRIPTION

0.7322 ACRE PARCEL, PART OF THE LAND OF BURNINGWOOD REALTY, INC., SOUTHEAST SIDE OF BRENBROOK ROAD, SOUTHWEST OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR PARKING VARIANCE.

Beginning for the same at a point on the southeast side of Brenbrook Road, seventy feet wide, at the distance of 248.37 feet, as measured S 25° 34' 46" W along said southeast side of Brenbrook Road from its intersection with the southeast side of Liberty Road, eighty feet wide, said beginning point being at the end of the second line of the land conveyed to Burningwood Realty, Inc., by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4953, page 74, running thence binding on said southeast side of Brenbrook Road, (1) S 25° 34' 46" W 340.89 feet to a point in the fifth line of the land herein referred to, thence binding reversely on a part of said fifth line and continuing to bind reversely on the outlines of said land three courses: (2) S 57° 09' 27" E 72.57 feet, (3) N 32° 07' 00" E 352.36 feet, and (4) N 64° 25' 14" W 112.11 feet to the place of beginning.

Containing 0.7322 of an acre of land.

HGW:ejq J.O. # 68236 January 25, 1973
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

BALTIMORE COUNTY, MARYLAND No. 10861
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 25, 1973 ACCOUNT 01-662
AMOUNT \$53.00
WHITE - CASHIER
DISTRIBUTION
FIVE - AGENT
YELLOW - CUSTOMER
Messrs. Melnicove, Greenberg & Kaufman
215 Maryland National Bank Bldg.
Baltimore, Md. 21202
Advertising and posting of property for
Burningwood Realty Co.
#73-315-A

BALTIMORE COUNTY, MARYLAND No. 10822
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 1, 1973 ACCOUNT 01-662
AMOUNT \$25.00
WHITE - CASHIER
DISTRIBUTION
FIVE - AGENT
YELLOW - CUSTOMER
Messrs. Melnicove, Greenberg & Kaufman
215 Maryland National Bank Building
Baltimore, Md. 21202
Petition for Variance for Burningwood Realty Co.
#73-315-A

Lester Maltz
John C. Childs
Associates
Robert W. Boyles
Robert W. Crasman
William E. Frankovich
Edmund F. Hais
Norman F. Harrison
Bernard B. Hyatt, Jr.
Paul Lee
Frederic P. Mirmiran
Paul S. Smetan



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Web Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>A. M. [Signature]</i>			Revised Plans: Change in outline or description				Yes		
Previous case:			Map #				No		

PETITION FOR A VARIANCE
2nd DISTRICT
ZONING: Petition for Variance to Off-Street Parking.
LOCATION: Southern side of Broadwood Road 248.37 feet North of Liberty Road, Section 11, 11th & 12th Aves. JUNE 25, 1973 at 10:30 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit 248 Off-Street Parking Spaces instead of the required 218 spaces.
The Zoning Regulations to be excepted are as follows:
Section 40-2-2.1 & 40-2-2.2: Street Parking: 1 for each 30 square feet of total floor area. 1 for each 300 square feet of total floor area.
All that parcel of land in the Second District of Baltimore County beginning the same at a point on the western side of Broadwood Road, seventy feet wide, at the distance of 248.37 feet as measured S 25° 34' 40" W along said western side of Broadwood Road from its intersection with the western side of Liberty Road, eighty feet wide, and beginning point being at the end of the second floor of the land covered by the plan filed with the Zoning Department, Realty, Inc., by deed recorded among the Land Records of Baltimore County as Liber O.T.G. 884, page 14, containing twenty-two (22) lots, more or less, and continuing to said lot 10th line and continuing to land seventy feet on the western side of said land thereon (21) 1/2 lots, 27' x 72.80 feet, (1) 1/2 lot, 27' x 72.80 feet, and (1) 1/2 lot, 27' x 72.80 feet to the place of beginning.
Containing 3.702 of an acre of land.
Being the property of Barrington Realty Company, as shown on plan filed with the Zoning Department.
Hearing Date: Monday, June 25, 1973 at 10:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENUS
ZONING COMMISSIONER OF BALTIMORE COUNTY
June 1

ORIGINAL
OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 June 11 - 1973
THIS IS TO CERTIFY, that the annex advertisement of
S. Eric Dinemus
Zoning Commissioner of Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one
xxxxxxx week before the 11 day of June 1973 that is to say,
the same was inserted in the issue of June 7, 1973.

STROBER PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR A VARIANCE
2nd DISTRICT
ZONING: Petition for Variance for Off-Street Parking.
LOCATION: Southern side of Liberty Road, 248.37 feet North of Broadwood Road, Section 11, 11th & 12th Aves. JUNE 25, 1973 at 10:30 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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All that parcel of land in the Second District of Baltimore County beginning the same at a point on the western side of Broadwood Road, seventy feet wide, at the distance of 248.37 feet as measured S 25° 34' 40" W along said western side of Broadwood Road from its intersection with the western side of Liberty Road, eighty feet wide, and beginning point being at the end of the second floor of the land covered by the plan filed with the Zoning Department, Realty, Inc., by deed recorded among the Land Records of Baltimore County as Liber O.T.G. 884, page 14, containing twenty-two (22) lots, more or less, and continuing to said lot 10th line and continuing to land seventy feet on the western side of said land thereon (21) 1/2 lots, 27' x 72.80 feet, (1) 1/2 lot, 27' x 72.80 feet, and (1) 1/2 lot, 27' x 72.80 feet to the place of beginning.
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Hearing Date: Monday, June 25, 1973 at 10:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENUS
ZONING COMMISSIONER OF BALTIMORE COUNTY
June 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 1973.
THIS IS TO CERTIFY, that the annex advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 11th day of June, 1973, the first publication appearing on the 7th day of June, 1973.
THE JEFFERSONIAN
L. L. [Signature]
Manager.
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *2nd* Date of Posting: *JUNE 9-73*
Posted for: *VARIANCE*
Petitioner: *BARRINGTON REALTY CO.*
Location of property: *S.E. of BROADWOOD RD. 248.37 S.W. OF LIBERTY RD.*
Location of Sign: *S.E. of BROADWOOD RD. 260 FT. E-W. OF LIBERTY RD.*
Remarks:
Posted by: *Charles H. Neal* Date of return: *JUNE 22-1973*
Signature

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 7, 1973

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF

ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

TRAFFIC ENGINEERING

HEALTH DEPARTMENT

PUBLIC HEALTH

SCHOOL DEPARTMENT

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Joseph S. Kaufman, Esq.,
10 Light Street
Baltimore, Maryland 21202RE: Variance Petition
Item 219
Jack Luskin, t/a
Burningwood Realty Co.,
Petitioner

Dear Mr. Kaufman:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject property is located on the northwest corner and the southeast side of Liberty Road and Brenbrook Road, in the 2nd District of Baltimore County. This property is zoned B1 and is improved with a Jack Luskin's discount store, restaurant, delicatessen and cleaners in a single structure. Also on this site is a bank with a drive-in facility which is currently under construction. The property on the southeast side of Brenbrook Road is improved with a block building that is proposed to be developed with retail stores and a restaurant.

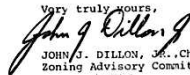
The petitioner is requesting a Variance to permit 206 parking spaces instead of the required 219 spaces and to permit the parking of automobiles

Joseph S. Kaufman, Esq.,
Item 219
Page 2
June 7, 1973

0' from the right of way line of Brenbrook Road instead of the required 8 feet. It should be noted that Sec. 409.2 states in part "...It is the intent of these regulations that adequate off street parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible." It is apparent that the proposed use of an additional restaurant is causing the deficiency in the parking requirements even though the parking plan has been revised.

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,


JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

(Enclosure)

cc: Matz, Chi da & Associates
1020 Cromwell Bridge Road
Towson, Md. 21204Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

June 1, 1973

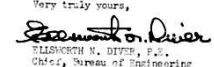
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #219 (1972-1973)
Property Owner: Jack Luskin (Burningwood Realty)
S/S of Brenbrook Rd., S/W of Liberty Rd.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b) in a B.L. zone requesting 177 parking spaces instead of the required 194.
District: 2nd No. Acres: 0.7322 acre

Dear Mr. DiNenna:

The comments provided for this site in conjunction with Item #144 (1972-1973) remain valid and applicable to this Item #219 (1972-1973). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with this Item #219 (1972-1973).

Very truly yours,


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

TND:ELN:PW:RIS

cc: Paul M. Koch

P-30 Key Sheet
24 in. 33 Pos. Sheet
C & G 7 5/8 61 Topo
77 Tax MapJ. Austin Deitz
Chief

Towson, Maryland 21204

823-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Jack Luskin (Burningwood Realty)

Location: SE/S of Brenbrook Road, S/W of Liberty Road

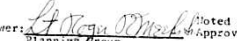
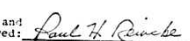
Item No. 219

Zoning Agenda Tuesday, May 8, 1973

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ SHALL BE 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 operations.
- () 5. The buildings and structures existing or 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.

Reviewed:  Noted and Approved: 
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureaumls
4/16/73BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELSER Deputy Traffic Engineer

May 30, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item 219 - ZAC - May 8, 1973
Property Owner: Jack Luskin (Burningwood Realty)
SE/S of Brenbrook Road, S/W of Liberty Road
Variance from Section 409.2 (b) in a B.L. zone requesting 177 parking spaces instead of required 194
District 2

Dear Mr. DiNenna:

This Department believes that a better parking arrangement could be provided and the site may not require a parking variance.

Very truly yours,


Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 11, 1973

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

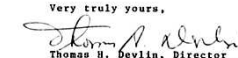
Dear Mr. DiNenna:

Comments on Item 219 (Previous Item 144), Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Jack Luskin (Burningwood Realty)
Location: SE/S of Brenbrook Road, S/W of Liberty Rd.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b) in a B.L. zone requesting 177 parking spaces instead of the required 194
District: 2
No. Acres: 0.7322

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

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:msc

WILLIAM O. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

May 15, 1973

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

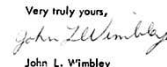
Dear Mr. DiNenna:

Comments on Item #219, Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Jack Luskin (Burningwood Realty) - (Previous Item #144)
Location: SE/S of Brenbrook Road, S/W of Liberty Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b) in a B.L. zone requesting 177 parking spaces instead of the required 194
District: 2
No. Acres: 0.7322 acres

Revised site plans must be submitted showing the required parking setback of 8 feet from the street property line.

Very truly yours,


John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning
BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 10, 1973

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

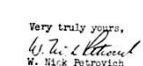
Z.A.C. Meeting of: Tuesday May 8, 1973

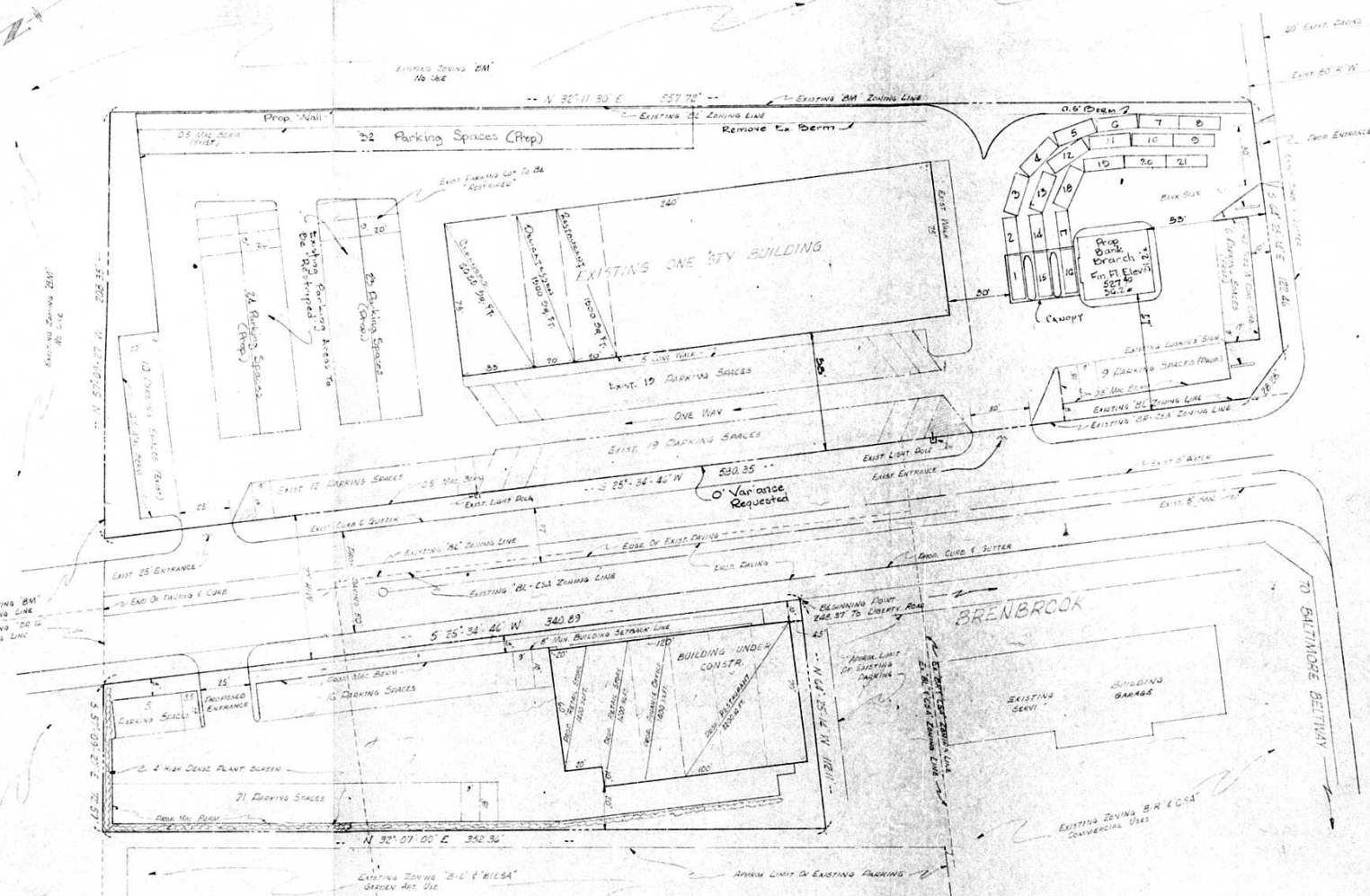
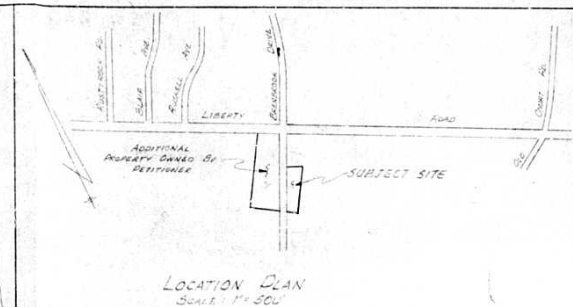
Re: Item 219 (Previous Item #144)
Property Owner: Jack Luskin (Burningwood Realty)
Location: SE/S of Brenbrook Road, S/W of Liberty Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b) in a B.L. zone requesting 177 parking spaces instead of the required 194District: 2
No. Acres: 0.7322 acres

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,

W. Nick Petrovich
Field RepresentativeBALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-2311 ZONING 486-2321W. ERIC PARKS, President
EUGENE J. CLIFFORD, Vice President
RALPH FLORENT, SecretaryMARCUS W. BROWN, President
JOSEPH N. MCDONNELL, Vice President
ALVIN L. DECK, SecretaryT. DAYNEE WILLIAMS, President
EDWARD W. PERCOTT, Vice President
MRS. MICHAEL J. ROBERTS, Secretary



GENERAL NOTES

1. TOTAL AREA OF TRACT = 0.7322 ACRES
2. EXISTING ZONING OF QUOTIENT = "B" -
3. DESIRED USE = RETAIL STORES & RESTAURANT
4. OFF STREET PARKING DATA
 - A. AREA OF PROPOSED RETAIL STORES = 1400 SQ. FT. REQUIRING 13 SPACES
 - B. AREA OF PROPOSED FINANCE OFFICE = 2000 SQ. FT. REQUIRING 5 SPACES
 - C. AREA OF RESTAURANT = 2000 SQ. FT. REQUIRING 24 SPACES
 - D. TOTAL REQUIRED = 107 SPACES
 - E. TOTAL PROVIDED "ON SITE" = 42 SPACES
 - F. SPACES AVAILABLE FROM PARKING AREA ON OPPOSITE SIDE OF STREET = 6 SPACES
 - G. TOTAL PARKING AVAILABLE = 48 SPACES
5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400.2 (B) (1) OF ZONING CODE TO PERMIT OFF-STREET PARKING FOR 202 VEHICLES, 1/2 END OF THE REQUIRED 210, A VARIANCE OF 10 SPACES.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400.2 (C) (1) TO PERMIT A "BACK-LOAD" OF THE TRUCK TRAILER OF THE REQUIRED 5 FROM THE R/W LINE OF GREENBROOK DRIVE.
7. EXISTING WATER & SEWER AVAILABLE ON SITE.

PARKING DATA - ADJACENT PROPERTY

1. Existing Retail Area = 16,500 Sq. Ft. Requiring 30 Spaces.
2. Proposed Bank = 1,127.42 Sq. Ft. Requiring 2 Spaces
3. Area of Existing Ice Cream Parlor = 1500 Sq. Ft. Requiring 30 Spaces
4. Total Required = 117
5. Total Proposed = 164
6. Excess of 47 Spaces.

PLA1 TO ACCOMPANY PETITION
FOR PARKING VARIANCE

VICINITY LIBERTY ROAD & PRENBROOK DRIVE
ELECTION DISTRICT 2 BALTIMORE CO., MD.

SCALE 1" = 30' JANUARY 24, 1973
REVISED: MAY 16, 1973

#219 Luckin



