TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, MAE L. and JOSEPH F. BRIEKERlegal owner. of the property situate in Ba County and which is described in the description and plat attached hereto and made a part hereof ion for a Variance from Section 238.2 Area requirements permitting a rear yard setback of 23 feet instead of the stated 30 feet.

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

Patitioner desires to erect an addition to an existing building because of an expansion in the business and the present building of approximately 30 feet by 40 feet being too small. The addition of 25 feet to the rear is needed to alleviate the present difficulty.

JOSEPH F. BRIEKER Legal Owner Address 8021 Caradoc Drive

Beltimore, Maryland 21237

Protestant's Attorney

104

11-20-2

9/8 of

Veni Va Henra

COUNTY OFFICE OF PLANNING & ZONEN

County Office Building 111 W. Chestpeaks Avenu Tousen, Maryland 21204

egry L. De

Atem \$104

1277 NEIGHBORS AVENUE BALTIMONE, MARYLAND 21237

November 1, 1975

Nos. 7609 - 11 Philadelphia Road South side of Philadelphia Road 1750 feet more or less northeast of Pulaski Hey 15th District Baltimore County, Maryland

Beginning for the same on the mouth side of Philadelphia Road at the distance of 1750 feet more or less measured northeasterly along the south side of Philadelphia Road from the intersection of Philadelphia Read and Pulaski Highway, and thence runding and binding on the south side of Philadelphia Road North 49 degrees 18 minutes 20 seconds East 101.43 feet, thence leaving Philadelphia Road for three lines of division as follows:- South 31 degrees 03 minutes 40 seconds Ras 155,43 feet, South 58 degrees 56 minutes 20 seconds West 100 feet and North 31 degrees 03 and tes 40 seconds West 138.46 feet to the place of beginning.

Containing 0.74 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 9, 1974

Perry E. Darby, Esq., 8057 Philadelphia Road Baltimore, Maryland 21237

RE: Variance Petition Item 104 Mae L. & Joseph F.Brieker -

Dear Mr. Darby:

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 on the development plans that may have a bearing the result of the property of the process of planning may file a written commendations with the Yoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Philadelphis Road, 1100 feet northeast of Pulaski Highway, in the 15th District of Baltieroc County. This property, which is zoned Business Roadside, is currently improved with a one-story block building which contains two existing businesses.

The petitioner is requesting a Variance to allow a 23 foot rear yard instead of the required 30 feet for a proposed 25x40 foot addition.

In raviewing the comments of the State Highway Administration and the Department of Traffic Engineering, I am requiring that revised

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Perry E. Darby, Esq., Re: Item 104 Page 2 January 9, 1974

site plans be submitted that reflect these comments, and recomment that should this Variance receive a favorable comments, it would be made subject to State Highway, at it would be the plantment of Traffic Engineering's sepreval of a site plan.

This petition is accepted for filing on the date of the molosed liling certificate. Notice of the hearing one of the moless than 30, nor more than 10 as after the date on the filing certificate, will be forwarded to you in the near future.

John & Killon JOHN J DILLON, JR. Chairman, Zoning Advisory Committee

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JJDJr.:JD

Enclosure

cc: Frank S. Lee 1277 Neighbors Avenue Baltisore, Md. 21237

(6) Baltimore County, Maryland Bepartment Of Public Works COUNTY OFFICE BUILDING

Barees of Engineering

January 4, 1974

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

Pe: Item #10/ (1973-197/) Ties Sim (1973-1978)
Proporty Owner: Mae L. & Joseph F. Brieker
S/S of Philadelphia Road, 1,100' N/E of Puls ki Hwy.
Existing Zoning: B.R.
Proposed Zoning: Variance to allow a 23' rear yard
setback instead of the required 30'
No. of Acres: 0.3% District: 15th

Dear Mr. DiNenna:

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

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Karyland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Ballimore County.

Provisions for accommodating storm water or drainage have not been indicated on the substitted plan. Comments regarding drainage have been supplied the Petitioner for this site by the Bureau of Public Services, in connection with Commercia. Assisting Permit Application \$265-72, April 6, 1972 and subsequent thereto. Those comments are referred to for your consideration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missaces or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improve installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #10h (1973-197h) Mae L. & Joseph F. Brieker January 4, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage apparently are serving the existing building. The plan should be revised to show the means of connection to the public sewerage in Philadelphia Road.

Very truly yours.

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

END: FAM: FWR: SS cc: G. Reier

J-SE Key Sheet 7 NH 18 Pos. Sheet NE 2 E Topo 96 Tax Map

Maryland Department of Transportation Highway Administration

@

Bernard M. Evans

December 6, 1973

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

Re: Z.A.C. Heeting December 4, 1973 ITEM 100: ITM 100:

Property Umer! Hae L. 5

Jos. F. Bricker
Location 3/5 of fihiladelphia
Location 3/5 of fihiladelphia
Location 3/5 of fihiladelphia
Final Clauser 7) 1,100°- N.E.

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Froposed Londings Mariance to
allow a 3/3 fc. rear yard sethack instead of the recuired
Mirty (30) feet.

Not of Acres 10,34

Districts 15th

63

The subject clan indicates a Parkin of harrier curb along the right of way line.

An inspection at the site revealed that the curb does not exist, although it was to have been constructed in conjunction with the existing building.

It is our opinion that the netition should not be scheduled for a hearing until such time as the matter is resolved.

The 1972 average daily traffic count for this section of Philadelphia Road is . . . 10,500 vehicles.

Very truly yours.

Charles Lee, Grief Bureau of Engineering Access Permits by: John E. Heyers

CL:JF4:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21703



Pursuant to the a	advertisement, posting of	property, and public I	earing on the	above petition
and it appearing that	by reason of the following	ng finding of facts tha	t atrict con	pliance with
the Baltimore Co	ounty Zoning Regula	tions would result	in practical	difficulty
and unreasonable	e hardship upon the	Petitioner,		
			150 1 100	
the above Variance si	hould be had; and it furt	ther appearing that by	reason of the	grapting of
the Variance rec	quested not adversel	y affecting the hea	lth, safety	and general
welfare of the co	ommunity,			
AE.				
to perm	it a rear yard of 23	feet instead of the		
a Vallance requires				ould be granted.
1 12	Deputy by the/Zoning Commission	oner of Baltimore Cou	nty this ٿ	10 rd
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BALTIMORE COUNTY, MARYLAND

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DEPARTMENT OF TRAFFIC ENGINEERING WM. T. MELZER

Vecember 21, 1973

EUGENE J. CLIFFORD P.E.

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Mr. S. Eric D:Nenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 104 - ZAC - December 4, 1973 Property Owner: Mae L. & Joseph F. Brieker Philadalphia Road N.E. of Pulaski Highway Variance to allow rear yard setback District 15

The plan must be revised to show the ditch in the rear portion of the property and all loading areas. The proposed parking arrangement is very tight and may, at times, become unworkable or the property of t

Neicheefs Haniga Michael S. Flanigan Traffic Engineer Associate

MSF:nlc

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

December 6 1973

DONALD & ROOP, M.D., MP.H.

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

Pear Mr. DiNenna:

Comments on Item 100, Zoning Advisory Committee Meeting December 4, 1973, are as follows

Property Owner: Mae & Joseph Brieker Location: 5/5 Phila. Rd.,1100' MF of Pulaski Hwy Present Zoning: B.R. Proposed Zoning: Warlance to allow a rear yard setback of 29' instead of required 30' No. Acres: 0,34 District: 15

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 27, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of: December 4, 1973

Re: Item 100 i Rem 100
Property Omner: Mae L. & Joseph F. Brirker
Location: 375 of Fhiladelia Rd, one thousand and one hundred ft. (1100) N.E. of
Present Jointgs B.H. Planet Highway
Proposed Zening: Writance to allow a twenty-three (2) ft. rear yard sotback instead of the required thirty (30) ft.

District:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, W luck feterial Field Representative

H. EMSLIE PARKS, PRINCIPLE EUGENE C. HESS.

ON LETLOS, P

Charman

TUS BOADS COMMON

FUREAU OF

TOTAL PLANTING

CONTR- ADMINISTRATE PARAMETRIAL DEVELOPMENT

MARCUS M. BUTSANIS ALVIN LOPECK

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE PLDG. 111 W. Chestresis Ave. Terror, Maryland 71204 January 11, 1974

Perry E. Darby, Esq., 8057 Philadelphia Road Baltimore, Maryland 21237

RE: Variance Petition
RE: Mas L. 4 Joseph F. Brieker Item 104 Petitioners STATE ROAD, COMMEN

Dear Mr. Darby:

BLAITH DEPARTULY

SULDING DEPARTMEN

SUARD OF EDUCATION

DEVELOPMENT

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to personal to those previously sent to you. Should revised it to those previously sent to you. Should revised site plans be required as a result of these comments, please endeaver to have them filed prior to the hearing.

Very truly yours, John J. Dillon A. John J. Dillon, JR., Chairman Zoning Advisory Committee

(Enclosure(s)

cg: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237

WILLIAM D. FROMM DIRECTOR

S. ERIC DINENNA



January 11, 1974

0

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

(

Comments on Item #104, Zoning Advisory Committee Meeting, December 4, 1973, are as follows:

Property Owner: Mae L. & Joseph F. Brieker
Locations 5/5 of Philodelphia Rood, one thousand and one hundred feet (1100) N.E. of
Pulcaki Highway
Existing Zoning: B.R.
Propped Zoning: Variance to allow a twenty-three (23) feet rear yard serback instead of the
required thirty (30) feet.

District: 1514

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

Very truly yours. John I Wimble

John L. Wimbley Planning Specialist II Project & Developmen

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BASTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date January 28, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition #74-158-A. South side of Philadelphia Road 1750 feet, more or less, northeast of Pulaski Highway Petition for Variance for a Rear Yard Petitioner - Joseph F. Brieker and Mae L. Brieker

15th District

HEARING: Mednesday, January 30, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

William D. Front Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 11, 1974

Perry E. Darby, Esq., 8057 Philadelphia Road Baltimore, Maryland 21237

(1)

RE: Mae L. & Joseph F. Brieker -Item 104 Patitioners

Dear Mr. Darby:

I am in receipt of additional or revised a damin recorpt of additional or revired comments from the enclosed Zoning Advisory Committee member(s) with regard to your pertition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of those comments please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon A.

John J. Dillon, JR., Chairman
Zoning advisory Committee

JJDJr.:JD

(Enclosure(s)

cc: Frank S. Lee 1277 Heighbors Avenue Baltimore, Maryland 21237



January 11, 1974

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

Deg: Mr. DiNenna:

Comments on Item #104, Zoning Advisory Committee Meeting, December 4, 1973, are as follows:

Property Owner: Mae L. & Joseph F. Brieker Location: S/S of Philadelphia Road, one thousand and one hundred feet (1100) N.E. of Pulaski Highway

Existing Zoning: B. R.
Propperd Zoning: Verinace to allow a twenty-three (23) feet rear yard selback instead of the required thirty (30) feet.

No. of Acres: 0.34

District: 1514

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

Very truly yours,

John I Winter

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING 105 WEST CHESAPEARE AVENUE AREA CODE 301 PLANNING 494-3211 20MinG

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ORIGINAL

@ESSEXTIMES ESSEX, MD. 21221

OFFICE OF

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in week before the 14th day of Jan. 1974 that is to say the same was inserted in the issue of January 10, 1974.

STROMBERG PUBLICATIONS. Inc.

By Ruth Morgan



CERTIFICATE OF PUBLICATION

19.74

13066

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Original date by		Duplicate date by		Tracing date by		200 Sheet	
Descriptions checked and outline plotted on map		БУ	odie	- 64	- GI4	Бү	oave	by	date	ь
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: FT-H		_			ed Pla		or des	c ripti		
Previous case:			1	Мар (,				-	No

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BALTIMORE COUNTY OFFICE OF BLANKING	AND DESCRIPTION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND No. 13038 OFFICE OF FINA . REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jan. 4, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY

CERTIFICATE OF POSTIMO

Posted for Neoscory Mid Jan 30, 1994 C 10, as A.M.
Petitioner Janes F. Bucker

Location of property: 5/5 of Phila Rd 1254' NE, & Rulesh Hickory

Location of Signe I Soje Postel to Brook of Bristers Stone @ 76091 9001

District 15 V.

Posted by Meel It Hess

PARTMENT OF BALTIMORE COUNTY

#74-158-A

Date of Posting 1-10-74

Date of return: 1-17-74

Perry R. Darty, Reg. 3057 Philadelphia Bd. Baltimore, Mt. 21237 Petition for Variance for Joseph F. Brickur 2 5.0 CMSC #74-158-A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANC REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATS Jan. 23, 1974 ACCOUNT 01-662

AMOUNT \$19.50 PINK - AGENCY

Perry R. Parby, Esq. 8057 Philadelphia Road nations, Ma. 2237 Abstracts, Ma. 2237 Abstraction, Ph. 2237 Abstraction, Philader Philips.