

74-236-ASH **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOUSE OF DER, INC., 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)(3) to permit a total of eighty-one (81) spaces in lieu of the required one hundred forty-five (145) spaces, a variance of sixty-four (64) 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. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship.
2. That the requested variance is in spirit and harmony with the Regulations, and will in no way adversely affect the health, safety and general welfare of the area involved; but, rather, the requested variance and companion request for parking in a residential zone will improve the prevailing parking situation in the area, and will be of further benefit to the area.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

HOUSE OF DER, INC.
By: Derrell B. N.
Derrell B. N., Pres. Legal Owner
Address: 3504 Lynn Haven Drive
Baltimore, Maryland 21207
Contract purchaser
Richard H. N. N.
James D. Nolan, Petitioner's Attorney
Address: 204 W. Pennsylvania Ave.
Towson, Md. 21204 (823-7800)
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day

of... 1974, that the subject matter of this petition be advertised, 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, Baltimore County, on the... day of... 1974, at... o'clock.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOUSE OF DER, INC., 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve A USE PERMIT FOR THE USE OF LAND IN A RESIDENTIAL ZONE FOR A PARKING AREA TO MEET THE PARKING REQUIREMENTS OF SECTION 409.2(b)(3) OF THE ZONING REGULATIONS, all as shown on the zoning plat and descriptions filed herewith; the said use permit being in the interest of the public and in conformity with the letter and spirit of the Regulations.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

HOUSE OF DER, INC.
By: Derrell B. N.
Derrell B. N., Pres. Legal Owner
Address: 3504 Lynn Haven Drive
Baltimore, Md. 21207
Contract purchaser
Richard H. N. N.
James D. Nolan, Petitioner's Attorney
Address: 204 W. Pennsylvania Avenue
Towson, Md. 21204 (823-7800)
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1974, that the subject matter of this petition be advertised, 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, Baltimore County, on the... day of... 1974, at... o'clock.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE AND SPECIAL HEARING
SE/S of Millvale Road, 146' S of Liberty Road - 2nd Election District
House of Der, Inc. - Petitioner
NO. 74-236-ASPH (Item No. 147)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by House of Der, Inc., requesting a Variance from Section 409.2b (3), to permit a total of 81 parking spaces in lieu of the required 145 spaces, for a parcel of property containing 1.11 acres of land, more or less, and herein known as Parcel A, and a Special Hearing for a use permit for off-street parking in a residential zone, for a parcel of property containing 0.38 of an acre of land, more or less, and herein known as Parcel B.

Evidence, on behalf of the Petitioner, indicated that a Chinese cuisine restaurant is operated on Parcel A and that, over the last several years, business has been increasing and expansion is now necessary.

Under Case No. 65-373-A, the subject property was granted a Variance to permit 34 parking spaces in lieu of the required 88 spaces and, at the present time, an additional 10 space Variance is being requested.

Expert testimony indicated that adequate water and sewer facilities are available on the subject property. Further testimony indicated that the granting of said Petition would not create a detrimental affect upon the property value or be harmful to the welfare and safety of the community.

Several residents of the area, in protest of the subject Petition, indicated that they felt that the granting of this request would be detrimental to the health, safety, and general welfare of the community.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 10, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #74-236-ASPH, Southeast side of Millvale Road 146 feet, more or less, South of Liberty Road
Petition for Variance for Parking
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petitioner - House of Der, Inc.

2nd District

HEARING: Thursday, April 11, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.
The granting of this request does not adversely affect the 1980 Guideplan, the County's official master plan.

William D. From
William D. From
Director of Planning

WDF:NRG:rv



March 7, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Byrnes

Dear Sirs:

On November 26, 1972 we wrote comments relative to an earlier petition for parking variance for the subject site (Item 94). Our comments were as follows:

"The existing entrances to the subject site are acceptable to the State Highway Administration. However, it is our opinion that a parking variance could cause problems with the flow of traffic in the area."

Considering the volume of traffic on Liberty Road and the number of spaces involved in the variance, our opinion must remain the same.

The 1972 average daily traffic count for this section of Liberty Road is ... 35,700 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CLJ:EMB



1020 Cromwell Bridge Rd., Baltimore, Md. 21204 • Tel. (301) 823-0900

DESCRIPTION

0.38 ACRE PARCEL, MORE OR LESS, SOUTHEAST SIDE OF MILLVALE ROAD, SOUTH OF LIBERTY ROAD, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A "PARKING PERMIT" IN A RESIDENTIAL ZONE.

Beginning for the same on the southeast side of Millvale Road, 50 feet wide, said beginning point being distant S 39° 41' 15" W 146 feet more or less, from southwest end of the fillet curve between the southeast side of said Millvale Road and the south side of Liberty Road, 83 feet wide, running thence binding on the southeast side of said Millvale Road, (1) S 39° 41' 15" W 93.5 feet, more or less, thence leaving said Millvale Road and binding on the line of division between lot 35 and lot 36 as shown on the plat of Millvale, and recorded among the Land Records of Baltimore County in Plat Book T.B.S. 16 page 29, (2) S 50° 18' 45" E 145.0 feet, more or less, thence binding on the rear lines of lot 36, 37 and part of lot 38 of said plat of Millvale, (3) N 39° 41' 15" E 133.5 feet, more or less, thence binding on the existing DR 5.5 spring line, (4) N 65° 18' 45" W 152 feet, more or less, to the place of beginning.

Containing 0.38 of an acre of land, more or less.

MDreq J.O.# 73506 December 19, 1973

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1020 Cromwell Bridge Rd., Baltimore, Md. 21204 • Tel. (301) 823-0900

DESCRIPTION

1.11 ACRE PARCEL, MORE OR LESS, SOUTH SIDE OF LIBERTY ROAD AND EAST SIDE OF MILLVALE ROAD, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING VARIANCE.

Beginning for the same at the east end of the fillet curve between the south side of Liberty Road, 83 feet wide, and the southeast side of Millvale Road, 50 feet wide, running thence binding on the south side of said Liberty Road, (1) S 65° 33' 25" E 177.04 feet, thence two courses: (2) S 27° 56' 35" W 132.97 feet and (3) N 65° 33' 25" W 73.91 feet, thence binding on the rear lot lines of Lots 36 and 37 as shown on the plat of "Millvale", and recorded among the Land Records of Baltimore County in Plat Book T.B.S. 16 page 29, (4) S 39° 41' 15" W 160.52 feet, thence binding on the line dividing Lot 35 and Lot 36, (5) N 50° 18' 45" W 145.00 feet to the southeast side of said Millvale Road, thence binding on the southeast side of said Millvale Road, (6) N 39° 41' 15" E 239.5 feet, more or less to the southwest end of the aforesaid fillet curve, thence binding on said fillet curve (7) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 32.62 feet to the place of beginning.

Containing 1.11 acres of land, more or less.

MDreq J.O.# 173506 December 27, 1973

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 13, 1974

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 147
House of Der, Inc. - Petitioners

Dear Mr. Nolan:

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 plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the intersection of the southwest side of Liberty Road and the southeast side of Millvale Road. It is presently improved with a one-story restaurant and three (3) residences.

Various dwellings exist on adjacent properties to the south and southeast of the subject property. A commercial use exists to the west, opposite the site on Millvale Road and the Milford Mill Shopping Center exists to the northeast across Liberty Road. To the east of the site is an existing automotive service station.

This property was the subject of a Variance request for parking (Case No. 45-373-A) and was granted a fifty-four (54) space Variance on July 1, 1965.

James D. Nolan, Esq.
Item 147
March 13, 1974

Page 2

The petitioner is requesting a second parking Variance to permit eighty-one (81) instead of the required one hundred and forty-five (145) spaces. A request has also been made for a Special Hearing to allow off street parking in a residential zone.

A twenty-one hundred (2100) square foot addition to the existing structure is proposed and what necessitates the requested hearings.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBW:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: House of Der, Inc.

Location: SE/S of Millbrook Road, S of Liberty Road

Item No. 147 Zoning Agenda March 5, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 _____ 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 _____

EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- () 4. 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.
- () 5. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Chris Am. Brady* Noted and Approved: *Deitz*
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

als
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 8, 1974

DONALD J. ROOP, MD., 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 147, Zoning Advisory Committee Meeting
March 5, 1974, are as follows:

Property Owner: House of Der, Inc.
Location: SE/S Millbrook Rd., S of Liberty Rd.
Present Zoning: B.L. C.C.C. & D.R.5.5
Proposed Zoning: Special Hearing for parking in residential zone & Variance to permit 81 spaces instead of required 145 spaces.
No. Acres: 0.38
District: 2

Metropolitan water and sewer are available.

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

Air Pollution 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 Pollution and Industrial Hygiene, Baltimore County Department of Health.

A sanatorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB:mnp
cc: L.A. Schuppert
W.L. Phillips

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 19, 1974

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 147
House of Der, Inc. - Petitioners

Dear Mr. Nolan:

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

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDR:JD

(Enclosure(s))

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

March 18, 1974

Bureau of Engineering
ELLENWORTH H. DIVER, P.E., Chief

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

Re: Item #147 (1973-1974)
Property Owner: House of Der, Inc.
3/25 of Millbrook Rd., S. of Liberty Rd.
Existing Zoning: B.L. C.C.C. & D.R. 5.5
Proposed Zoning: Special Hearing for parking in a residential zone and Variance to permit a total of 81 spaces instead of the required 145 spaces
No. of Acres: 0.38 District: 2nd

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.

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland 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 Baltimore County.

Millvale Road is an improved County street, no further highway improvements are required at this time.

Construction or reconstruction of sidewalks, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through site plan, grading and stabilization could result in a sediment pollution problem, thereby private and public holdings downstream of the property. A grading permit is, therefore, necessary for all or any, including the stripping of top soil.

Storm Drains:

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

Item #147 (1973-1974)
Property Owner: House of Der, Inc.
Page 2
March 18, 1974

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving all structures within this site. The Petitioner will be responsible for the cost of capping any water main or sanitary sewer connections for any structure to be removed from this site.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellenworth H. Diver, P.E.
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

ENGINEERING PERMITS

P-SE Key Sheet
21 W 25 Top. Sheet
MW & S Topo
77 Tax Map

We, the undersigned property owners do hereby request that the residential properties of 3529, 3531, 3533 Millvale Road not be rezoned as a parking lot as this would be a deteriorating influence on an already maligned residential area.

Mr. & Mrs. Curtis Moulton
3508 Millvale Rd
Balt. Md. 21207

Mr. & Mrs. Stanley Gupp
3528 Millvale Rd
Balt. Md. 21202

Iwin M. Zilling
3521 Millvale Rd
Baltimore, Md. 21207

Rachel Barber
3504 Millvale Rd
Baltimore, Md. 21207

Mrs. Anna Helene Schuler
3544 Millvale Rd
Balt. Md. 21207
Mr. & Mrs. G. H. H. H.
3546 Millvale Rd
Balt. Md.

PROTESTANT'S
EXHIBIT B

August 13, 1974

Messrs. Richard H. Pairo and
James D. Nolan
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance and
Special Hearing
SE/S of Millvale Road, 146' S of
Liberty Road - 2nd Election District
House of Der, Inc. - Petitioner
NO. 74-236-ASPH (Item No. 147)

Dear Messrs. Pairo and Nolan:

I have this date placed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/ew

Attachments

cc: Mr. Eugene Stephens
3526 Millvale Road
Baltimore, Maryland 21207

We, the undersigned property owners do hereby request that the
residential properties of 3529, 3531, 3533 Millvale Road not be rezoned
as a parking lot as this would be a deteriorating influence on an already
marginal residential area.

PROTESTANTS
EXHIBIT #1

Mrs. Imogene Koch
3525 Millvale Rd.
Baltimore, Md. 21207
Mrs. Virginia Koch
3514 Millvale Rd.
Balt. Md. 21207
Mrs. Clayton Myall
3517 Millvale Rd.
Balt. Md. 21207
Mrs. Mary Muehler
3515 Millvale Rd. 21207
Wanda Rye
3509 Millvale Rd.
Balt. Md. 21207
Arthur Samuel
Luther Emanuel
3509 Millvale Rd.
Baltimore, Md.
H. Gornishman
3503 Millvale Rd.
21207
Mrs. Mrs. Bob O'Rourke
3520 Millvale Rd.
Baltimore, Md. 21207
Mrs. Mrs. John Martin
3510 Millvale Rd.
21207
Mrs. Mrs. E. Klein
3505 Millvale Rd. 21207
Mrs. Mrs. Eugene L. Stephens
3526 Millvale Rd.
Baltimore, Md. 21207
Mrs. Mrs. L. A. Jacobs
3523 Millvale Rd.
Baltimore, Md. 21207
Mrs. Mrs. George Pappas
3523 Millvale Rd.
Baltimore, Md. 21207
Mrs. Mrs. Robert R. Turner
3530 Millvale Rd. 21207
Robert Rye
3509 Millvale Rd.
Baltimore, Md. 21207

April 19, 1974
To whom it may concern
My name is Mrs. Frances M. Kippel
I reside at 3527 Millvale Rd.
I do not have any objections to the proposed
parking facilities on lots 3531 and 3533
across Rd. I am though one of the people
in the neighborhood object to it, I believe
it might solve some of the problems of
cars being parked along Millvale Rd.

PROTESTANTS
EXHIBIT #1

Frances M. Kippel

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 10, 1974

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

Re: Item 147 - ZAC - March 5, 1974
Property Owner: House of Der, Inc.
SE/S Millvale Road, S of Liberty Road
Special Hearing for parking in a residential zone and
Variance to permit a total of 81 spaces instead of the required
145 spaces
District 2

Dear Mr. DiNenna:

The subject petition is requesting a special hearing for parking in
a residential zone by 4/10 of an acre which increases the amount of
commercial by that much. This 4/10 of an acre could increase the trip
density by 200 trips a day on Liberty Road. At the present time, there
is no more capacity for additional trips to Liberty Road. A variance
to parking will only create problems on Millvale Road by having the
parking there instead of on the site as set forth by the parking
regulations.

Very truly yours,

Richard Moore
Assistant Traffic Engineer

CRH/pk

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 1974

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 147, Zoning Advisory Committee Meeting, March 5, 1974, are as follows:

Property Owner: House of Der, Inc.
Location: SE/S of Millvale Road, S of Liberty Road
Existing Zoning: B.L.C.C.C. and D.R. 5.5
Proposed Zoning: Special Hearing for parking in a residential zone and Variance to permit
a total of eight-one (81) spaces instead of the required one hundred forty-five (145)
spaces
No. of Acres: 0.38
District: 2nd

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

Very truly yours,

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

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 17, 1974

Mr. Richard B. Williams
Office of Planning and Zoning
Office of Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Variance and
Special Hearing
SE/S of Millvale Road, 146' S of
Liberty Road - 2nd Election Dist.
House of Der, Inc. - Petitioner
NO. 74-236-ASPH (Item No. 147)

Dear Dick:

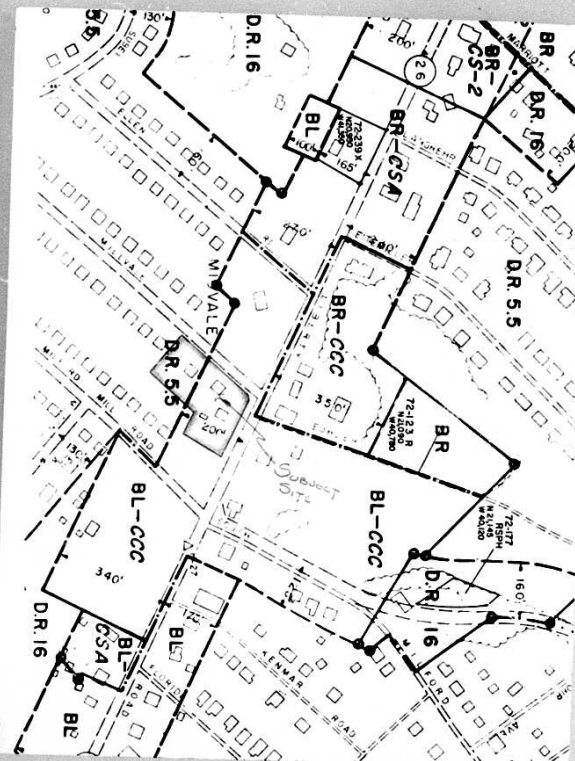
Pursuant to our telephone conversation of today, I
enclose four copies of a zoning plat in the above entitled
case which was originally prepared January 18 of this year
and subsequently revised on February 13, pursuant to Zoning
Advisory Committee Comments.

As I said on the telephone, the plat was prepared by
Mr. Dick Smith of MCA and represents his usual fine effort,
meeting all the requirements both for the parking in a resi-
dential zone and for the variance. Naturally, our client is
anxious to proceed with construction in the near future. Thank-
ing you for your attention to this site plan, I am

Sincerely,

Newton
Newton A. Williams

NAW/hl
cc: Der Tell Bin
Richard L. Smith



2-SIGUS 74-236-ASPH
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: G. PLUMHOFF FOR VARIANCE, G. PLUMHOFF FOR VARIANCE, G. PLUMHOFF FOR VARIANCE
Petitioner: ALBERT D. B. INC.
Location of property: SE/S of Millvale Rd. 146' S of Liberty Rd.
Location of Sign: Front 3533 Millvale Rd.
Remarks:
Posted by: J. Williams, Jr. Date of return: March 22, 1974

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall 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: <u> </u>					Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No				
Previous case: <u> </u>					Map # <u> </u>				

Cost of Advertisement, \$ 40⁰⁰

Cost of Advertisement, \$

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Item 147

Petitioner's Attorney James D. Nolan, Esq. Reviewed by James B. Byrne, III
CC: MCA
1020 Cromwell Bridge Road (21204)
Chairman,
Zoning Advisory Committee



Out X



PETITIONER'S EXHIBIT No. 3

Scale: 1" = 200'

8-15 SW



2 - To Old Court Road

LIBERTY

ROAD

12" Water Main: See Drwg. 40-782A-4-c

6" J.P. Gas

Ex. Conc. Curb

Existing Paving

6" Liberty Road

18" Storm Drain

Bag. Pt. 111 A Parcel

Existing Entrances to Remain

Ex. Conc. Curb

Ex. 5" San. See Drwg. 66-1866A-10

5' 6" 33' 20" E 177.04'

ONE WAY

ONE WAY

To Millford Mill Road

VICINITY MAP

Scale 1"=500'

GENERAL NOTES

1. Total Area of Property Equals 1.11 Acres.
2. Existing Zoning of Property "BL-CCC" - "DR-B-5".
3. Existing Use of Property "Restaurant" - "Offices" Within the "BL" Zone - "Residential" Within the "DR-B-5" Zone.
4. Proposed Zoning of Property "DR-B-5" With "Parking Permit" - "BL-CCC" With A "Parking Variance".
5. Proposed Use of Property "Restaurant", off-Street Parking In A Residential Zone - "Residential" Use.
6. Area of Property Requesting "Parking Permit" Equals 0.88 Acres.
7. Off-Street Parking Data:
 - A. Area of Existing Building Equals 4,295 Sq. Ft. Requiring 92.6 Spaces.
 - B. Existing Parking Equals 55 Spaces. (A Parking Variance of 54 Spaces was Granted July 1, 1965. See Petition 66-375 A.)
 - C. Area of Proposed Building Equals 2,490 Sq. Ft. Requiring 49.5 Spaces.
 - D. Total Building Area Equals 7,120 Sq. Ft. Requiring 142.5 Spaces. - 2 Spaces For "Residence" - 140.5 Total Required.
 - E. Total Spaces Proposed Equals 51.
 - F. Petitioner is Requesting A Variance To Section 4-022(b)(3) to permit a total of 51 Spaces instead of the Required 140.5. A Variance of 84 Spaces.
 - G. Parking In the Residential Area will be for Passenger Cars Only. 8 Spaces per 1,000 Sq. Ft. will be provided.
 - H. No Loading or Unloading or Parking of Service Vehicles will be Allowed In the Residential Area.
8. The Area will be Paved with Macadam - will be properly drained.
9. All lights within the Residential Area shall be As Shown by the Typical Detail or on the building. Lights shall be a non-glare type directed on the property - away from neighboring Residential Uses.
10. Hours of operation will correspond with those of the Restaurant - the Parking Area will be supervised by the Restaurant staff.
11. Existing House at 3500 Millvale Road, will be Retained By the Petitioner To House Employees of the Restaurant.
12. See location Plan for Fire Hydrant locations.

PLAT TO ACCOMPANY PETITION

FOR

PARKING PERMIT IN A RESIDENTIAL ZONE

AND

A PARKING VARIANCE

AT THE

GOLDEN DRAGON RESTAURANT

8100 LIBERTY ROAD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 4-30-74

MCA

CONSULTING
ENGINEERS

1020 Connecticut Bridge Rd. Baltimore, Md.

DETAIL PROPOSED PARKING
AREA LIGHT STANDARD
SCALE: 1/8"=1'-0"

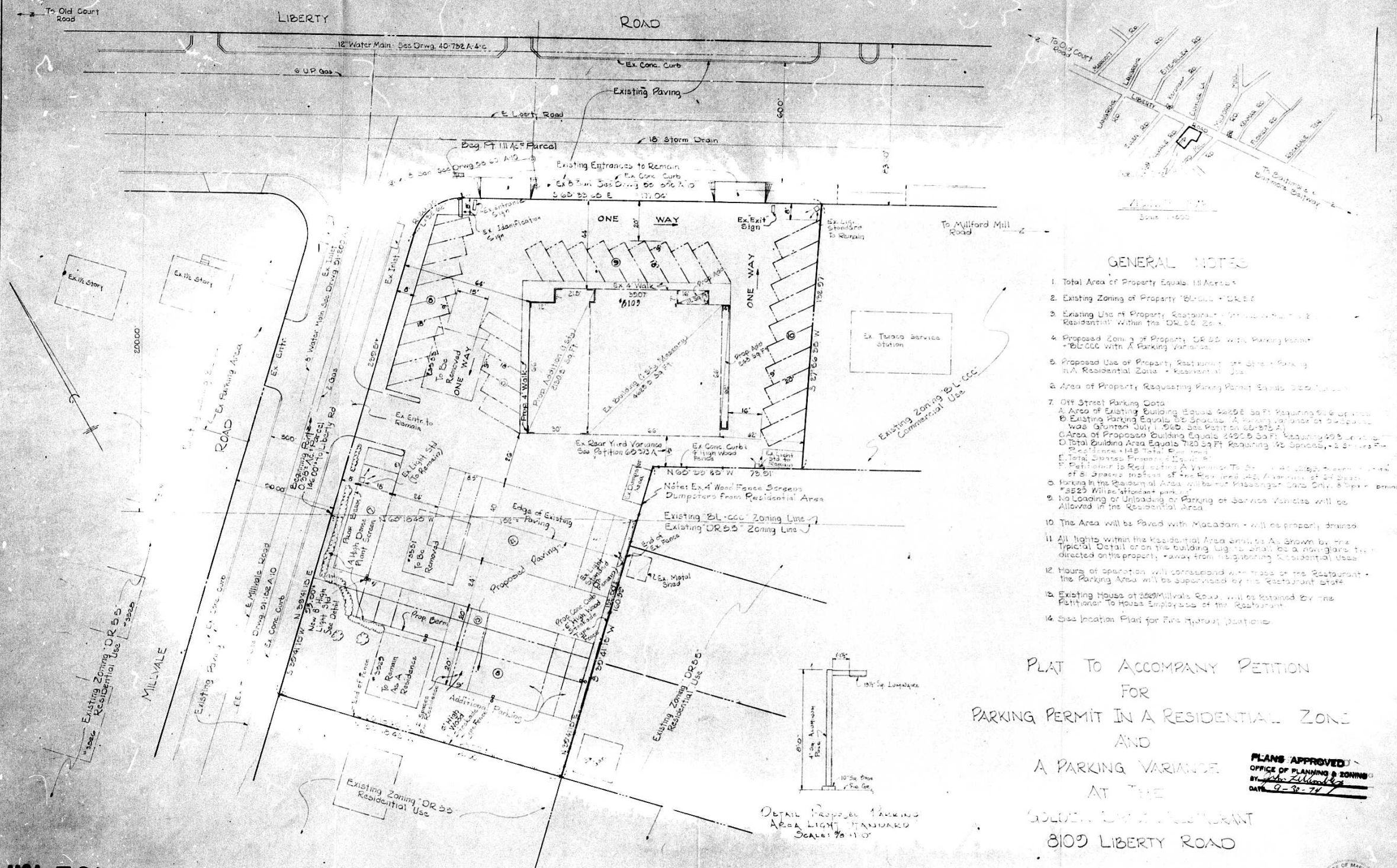
FILED IN DISTRICT 2

SCALE 1"=20'

BY JIMMYE COUNTY, MD

JANUARY 13, 1974
Revised Feb. 5, 1974





MCA □ ○ ▷
**CONSULTING
ENGINEERS**
1030 Cromwell Bridge Rd. Baltimore, Md.

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND
A PARKING VARIANCE
AT THE
GOLDEN LANE RESTAURANT
8100 LIBERTY ROAD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Lumbly
DATE 9-30-74

ELECTION DISTRICT - 2
SCALE: 1"=20'

BALTIMORE COUNTY, MD
JANUARY 18, 1974
Revised Feb. 13, 1974



To Old Court Road

LIBERTY ROAD

ROAD



VICINITY MAP
Scale 1"=200'

GENERAL NOTES

1. Total Area of Property Equals 1.8 Acres
2. Existing Zoning of Property - DR-55 - OR-55
3. Existing Use of Property - Restaurant - Varied within a 2.5 Acre Residential within the DR-55 Zone
4. Proposed Zoning of Property - OR-55 with Parking Permit - DR-55 with a Parking Variance
5. Proposed Use of Property - Restaurant with parking in a Residential Zone - Residential Use
6. Area of Property Requesting Parking Permit Equals 2.0 Acres
7. Off Street Parking Curb
A. Area of Existing Building Equals 4,555 sq. ft. Requiring 65 Spaces
B. Existing Parking Equals 15 Spaces A Parking Variance of 50 Spaces was Granted July 1, 1985, See Petition 85-275 A
C. Area of Proposed Building Equals 2,455 sq. ft. Requiring 40 Spaces
D. Total Building Area Equals 7,010 sq. ft. Requiring 105 Spaces
E. Total Spaces From 1985 Petition 85-275 A
F. Total Spaces From 1985 Petition 85-275 A
G. Petitioner is Requesting a Variance To 105 Spaces, 105 Spaces total of all spaces within the Property and 105 Spaces of all spaces
H. Parking in the Residential Area will be for long-term cars only, 3 Spaces behind 1985 will be "Handicapped" spaces
I. No Loading or Unloading or Parking of Service Vehicles will be Allowed in the Residential Area
J. The Area will be Paved with Macadam - will be properly drained
K. All lights within the Residential Area shall be as shown by the Typical Detail or on the building sign shall be a non-glare type, located on the property - away from a building - no glare
L. Hours of operation will correspond with hours of the Restaurant - the Parking Area will be supervised by the Restaurant staff
M. Existing House at 200 Millvale Road will be retained by the petitioner to house employees of the Restaurant
N. See location Plan for Fire Hydrant Locations

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND
A PARKING VARIANCE
AT THE
GOLDEN DRAGON RESTAURANT
809 LIBERTY ROAD

ELECTION DISTRICT #2

BALTIMORE COUNTY, MD

SCALE 1"=20'

JANUARY 13, 1974
Revised Feb. 15, 1974



MCA

CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd. Baltimore, Md

DETAIL PROPOSED PARKING
AREA LIGHT STANDARD
SCALE 1"=10'

