

Mr. James E. Durkin, President
Page 2
October 27, 1975

cc: Mr. James E. Dyer
Zoning Supervisor

Mr. Nicholas B. Commodari
Zoning Technician II

Case No. 75-8-X

October 27, 1975

Mr. James E. Durkin, President
Linover Improvement Association, Inc.
18 Sipple Avenue
Baltimore, Maryland 21236

RE: Beltway-Belair Mall and
Fullerton Manor Bingo Hall
W/S of Belair Road, S of the
Baltimore Beltway - 9th
Election District

Dear Mr. Durkin:

I am in receipt of your letter of September 29, 1975, in which you request information on the proposed Beltway-Belair Mall and the existing Fullerton Manor Bingo Hall property, the latter which is owned by Mr. Eugene Trief.

A clearing and grading permit, for the proposed mall, was filed with Baltimore County on September 24, 1975. However, this permit will not be issued until a more detailed site plan is submitted for review and comments by the appropriate approving agencies. Due to the absence of the aforementioned plan, I am unable, at this time, to offer any accurate information on the proposed site development.

Concerning Mr. Trief's property, there has been no additional requests for any zoning hearings nor any pending zoning violations at this time.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,


S. ERIC DI NENNA
Zoning Commissioner

SED/NBC/scw

75-8-114 4-16-74 4-16-74 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Eugene Trief, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

AND VARIANCE: from Section 409.2b.1 to permit 307 off street parking spaces in lieu of the required 300.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Building with parking variance Per Sec. 409.2b.3 (see attached memorandum).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 of Baltimore County.

Contract purchaser
Eugene Trief
Legal Owner
Address: 7542 Belair Road Baltimore, Maryland 21236

Paul Mark Sandler
Petitioner's Attorney
Address: 2 Hopkins Plaza, Baltimore, Maryland 21201

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1974, at 10:00 o'clock.

Eric D. Dinenna
Zoning Commissioner of Baltimore County

(over)

ULMAN AND COHAN
300 N. MORTIMER STREET
BALTIMORE, MD 21201

November 6, 1974

S. Eric Dinenna
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Exception and Variance
for Eugene Trief

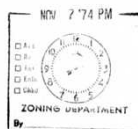
Dear Mr. Dinenna:

This is to advise that my client, Eugene Trief does not wish to pursue his Petition for Special Exception and Variance. Please cancel the scheduled hearing for November 18, 1974, if you have not already done so.

Very truly yours,

Paul Mark Sandler
Paul Mark Sandler

PMS:spi



May 8, 1974

MEMORANDUM:

In Re: Petition for Special Exception and Zoning Variance by
Eugene Trief

The property known as 7560 Belair Road, which is owned by Eugene Trief, is zoned BL-CNS and DR 5.5, and in accordance with this zoning, Mr. Trief leases the premises to various charitable and non-profit corporations for use as a bingo facility.

Mr. Trief desires to lease the premises to organizations to conduct bull roasts and flea markets on the premises, but said events apparently are not permissible under the present zoning classification of the premises. Therefore, Mr. Trief is requesting a Special Exception for a Community Building in order to utilize the premises for bull roasts and flea markets.

In addition to the request for a Special Exception for a Community Building, Mr. Trief is also requesting a Zoning Variance for parking. Under existing statutory requirements, 409.2b.3 of the Baltimore County Code, Mr. Trief would be required to provide one space per 50 square feet of a building which is classified as a Community Building. If Mr. Trief's petition for Special Exception is granted, he would be required to provide 300 parking spaces. However, he can provide only 134 spaces at the premises. He is, therefore, requesting a Zoning Variance. The Variance if granted, would apparently be a temporary one, because Mr. Trief is presently negotiating to obtain sufficient parking spaces from Crane and Crane, owners of the unimproved land contiguous to 7560 Belair Road.

In addition, Mr. Trief has now available within 300 ft. of the subject premises the parking lot of Fullerton Pharmacy, which can accommodate at least 35 automobiles, and the parking lot of Fullerton Permanent Loan Association which can accommodate 25 additional automobiles on evenings, weekends and holidays.

Although on two prior occasions, certain incidents occurred at or near 7560 Belair Road which caused community dissatisfaction with social events conducted by persons who leased the premises from Mr. Trief, Mr. Trief's future intentions are strictly to limit the affairs conducted at the premises to bingo, public and private meetings, and flea markets. Concerning the events on the premises which caused inconvenience to the community, namely two youth oriented musical concerts, Mr. Trief did not perceive or anticipate the adverse consequences precipitated by those two events; and, consequently, he has discontinued all such events.

The intended events scheduled by Mr. Trief, that is, the bull roasts, public and private meetings and flea markets, will not impose upon the community or cause any hardship or inconvenience to the citizens thereof. Moreover, the granting of Mr. Trief's petition for Special Exception and Zoning Variance will greatly benefit the community. On many occasions Mr. Trief has allowed civic and religious organizations to use the premises for meetings, free of charge; eg. condolence reception for police officers following the funeral of Officer Whitney; scheduled testimonial for Father Grillon of St. Joseph's Church.

Mr. Trief desires to use the premises in such a fashion as previously set forth so as to provide a worthwhile facility available as a Community Building for the citizens of Fullerton and other residents of Baltimore County.

David R. Cohen
David R. Cohen

Paul Mark Sandler
Paul Mark Sandler

Ulman and Cohan
Ulman and Cohan
1506 Mercantile Bank & Trust
Building
2 Hopkins Plaza
Baltimore, Maryland 21201

Attorneys for Eugene Trief

Paul Mark Sandler, Esquire
Page 2
November 12, 1974

cc: The Honorable Charles McC. Mathias, Jr.
United States Senator
United States Senate
Committee on Appropriations
Washington, D.C. 20510

The Honorable Clarence D. Long
United States Congressman
200 Post Office Building
Towson, Maryland 21204

Mr. Raymond Schumeyer, President
The Linover Improvement Association,
Incorporated
215 Lyndale Avenue
Baltimore, Maryland 21236

Mr. Paul W. Faye, Committee Chairman
The Linover Improvement Association,
Incorporated
8 Glade Avenue
Baltimore, Maryland 21236

Mr. Norman J. Loodan
8 Glade Avenue
Baltimore, Maryland 21236

Mrs. Charles L. Hendricks, Sr.
10 Bethaven Drive
Baltimore, Maryland 21236

Mr. R. D. Huntington, President
Overlea Community Association,
Incorporated
6819 Highview Avenue
Baltimore, Maryland 21206

Mr. Ted Kraft
Civic-Community Chairman
Cardinal Gibbons Council
7100 Belair Road
Baltimore, Maryland 21206

November 12, 1974

Paul Mark Sandler, Esquire
Suite 1506, Mercantile Bank &
Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Re-classification and
Variance
NA/corner of Belair Road and
Glade Avenue - 14th Election
District
Eugene Trief - Petitioner
NO. 75-8-114 (Item No. 192)

Dear Mr. Sandler:

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

Very truly yours,

Eric D. Dinenna
S. ERIC DINENNA
Zoning Commissioner

DED:apl

Attachments

cc: Joseph C. La Verghe, Esquire
607 Bosley Avenue
Towson, Maryland 21204



MAY 3, 1974

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
FOR COMMUNITY BUILDING IN BL-CNS AND DR 5.5 ZONE AND PARKING
VARIANCE

BEGINNING FOR THE SAME at the corner formed by the intersection of the northwesternmost side of Belair Road (80 feet wide) and the north eastern most side of Glade Avenue (40 feet wide) thence leaving said place of beginning and running and binding on the northeastern most side of Glade Avenue (1) North 43 degrees 23 minutes 00 seconds West 280.00 feet thence leaving the said northeasternmost side of Glade Avenue and running for lines of division the four following courses and distance, viz: (2) North 46 degrees 44 minutes 00 seconds East 181.62 feet thence (3) North 43 degrees 23 minutes 00 seconds West 44.98 feet thence (4) North 48 degrees 44 minutes 00 seconds East 154.71 feet thence (5) South 48 degrees 28 minutes 00 seconds East 265.00 feet to the northwestern most side of Belair Road thence running and binding on said northwestern most side of Belair Road (8) South 48 degrees 44 minutes 00 seconds West 311.98 feet to the place of beginning.

Containing 1.744 Acres of land, more or less

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

L. Alan Evans



L. ALAN EVANS, P.E., L.S.
17 CARROLL ROAD, L.L.
GEORGE W. HOLDEFER, P.E.
CAMBRIDGE AND EASTON
1616 W. HURLEY
ROCKFORD, MD 21113

RE: PETITION FOR RECLASSIFICATION :
AND VARIANCE :
NE/corner of Belair Road and Glade : ZONING COMMISSIONER
Avenue - 14th Election District :
Eugene Trief - Petitioner : OF
NO. 75-8-XA (Item No. 192) :
BALTIMORE COUNTY

!!! !!! !!! !!! !!! !!!

The Petitioner has withdrawn this Petition, therefore, IT IS ORDERED
by the Zoning Commissioner of Baltimore County, this 12th day of
November, 1974, that the said Petition be and the same is hereby DISMISSED
without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WIL T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 13, 1974

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

Re: Item 192 - ZAC - May 21, 1974
Property Owner: Eugene Trief
NW/4 Belair Road and NE/4 Glade Avenue
Variance from Section 409.2b.3 to permit 134 offstreet parking
spaces in lieu of the required 300. Special Exception for
Community Building with parking variance per section 409.2b.3.
District 14

Dear Mr. DiNenna:

The subject petition is for a special exception for a
community building and a variance to the parking requirement from
300 parking spaces to 134 parking spaces. Glade Avenue has been a
source of complaints about parking since 1963 and as recently as
January, 1974. To reduce the parking requirement at this time can
only aggravate parking problems in this area.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

HENRY W. KLEMKOWSKI
JOSEPH C. LA VERGHETTA

LAW OFFICES
HENRY W. KLEMKOWSKI, P.A.
605 BELAIR AVENUE
TOWSON, MARYLAND 21204
ENR 206-7263

May 15, 1974

Eric Di Nenna, Esquire
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Applicant: Fullerton Pharmacy
(Manor)
Complainant: Linover Improvement Assoc.

Dear Commissioner:

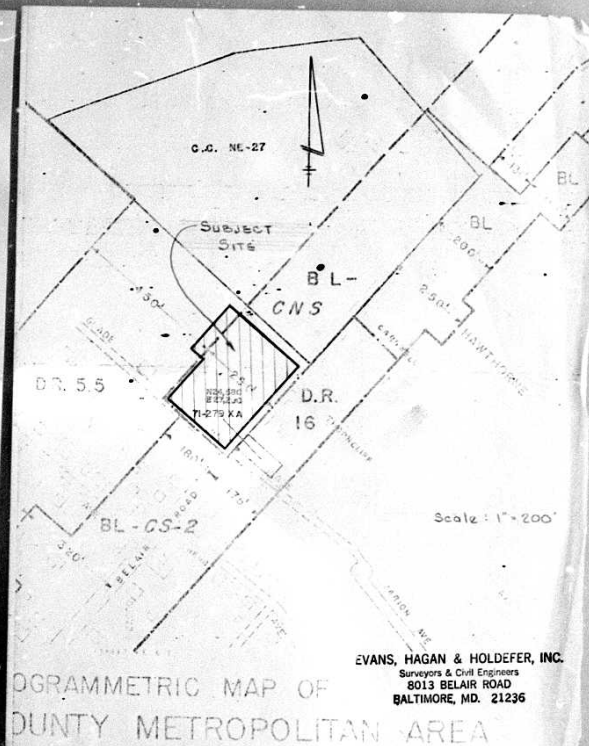
Please be advised that I represent the above Com-
plainant concerning the application of Fullerton Pharmacy,
Inc. to have a special exception granted from BL to BM
for the location known as Fullerton Manor on Belair Road.

I would appreciate being advised of the hearing date
as soon as one is scheduled.

Very truly yours,

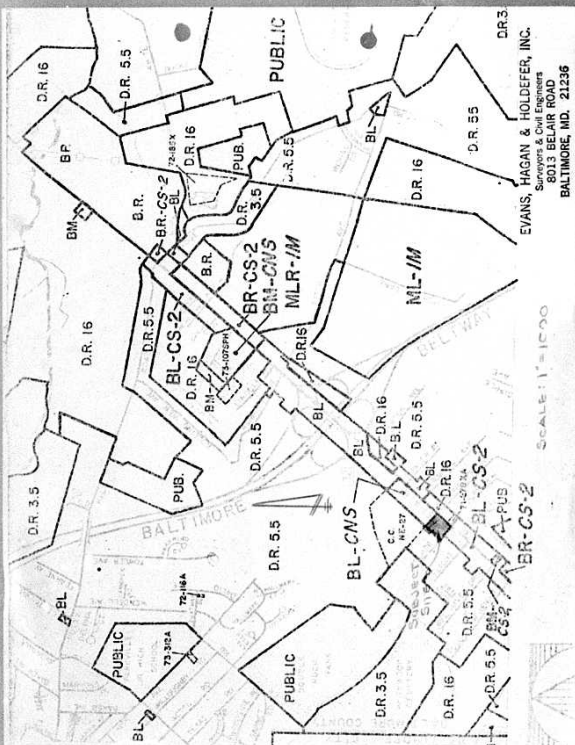
[Signature]
Joseph C. La Verghetta

JCL:sd



EVANS, HAGAN & HOLDEFER, INC.
Surveyors & Civil Engineers
8013 BELAIR ROAD
BALTIMORE, MD. 21236

DIAGRAMMATIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



EVANS, HAGAN & HOLDEFER, INC.
Surveyors & Civil Engineers
8013 BELAIR ROAD
BALTIMORE, MD. 21236

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 30, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

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 Plan-
ning may file a written report with the Zoning
Commissioner with recommendations as to the appro-
priateness of the requested zoning.

The subject property is located on the northwest
side of Belair Road at its intersection with the
northeast side of Glade Avenue, in the 14th Election
District of Baltimore County. It is presently
improved by an existing one-story bungalow hall that
was previously utilized by an A&P food store.

Various one and two-story residences exist
to the rear of the site along Glade Avenue, and the
properties opposite the site on Belair Road are
similarly improved. Residences exist both to the
southwest and northeast along Belair Road.

Paul Mark Sandler, Esq.
Item 192
May 30, 1974

Page 2

The petitioner is requesting a Special Exception
for a Community Building in order to utilize the
existing structure for various social functions,
including roasts, dances, and popular music performances.
Additionally, a Variance has been requested to permit
134 parking spaces instead of the required 300 parking
spaces.

This office is withholding approval of the subject
petition until such time as the site plans are revised
to reflect the comments of the Project and Development
Plan Division of the Office of Planning. It should
also be noted that the existing identification sign
appears to extend into the right-of-way of Belair Road.

Very truly yours,

[Signature]
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Rd
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birney Court
Baltimore, Md. 21236

Item 192
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 14th day of May 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Eugene Trif
Petitioner's Attorney: Paul Mark Sandler, Esq.
Reviewed by: James A. Byrnes, III
Chairman, Zoning Advisory Committee
Mr. Oliver L. Myers
9 Birney Court (21236)

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Eugene Trif

Location: NW/3 Belair Road & NE/S of Glade Avenue
Item No. 192 Zoning Agenda May 21, 1974

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 _____ 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", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 5. The Fire Prevention Bureau has no comments at this time.

Reviewer: *A. Roy Finch* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/16/73

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

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

June 3, 1974

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

Re: Item #192 (1973-1974)
Property Owner: Eugene Trif
W/S Belair Rd. & N/S of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 off street parking spaces in lieu of the required 300.
Special Exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744 District: 14th

Dear Mr. DiNenna:

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

Highways:

Belair Road (U.S. 1) 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. It is noted that some sidewalk and curb and gutter is failing (sawing in) and must be repaired along the Belair Road frontage.

Glade Avenue, an existing County street is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements including highway right-of-way widening, a fillet area for site distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan should be revised accordingly.

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

Sediment Controls:

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

Item #192 (1973-1974)
Property Owner: Eugene Trif
Page 2
June 3, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this site (formerly an A & P Supermarket). It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:ENM:WHS

cc: G. Reiter
J. Trenner

M-SR Key Sheet
25 & 26 NE 18 Pos. Sheets
NE 7 & 8 Top
61 Tax Map



State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 23, 1974

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

Attention: Mr. James Byrnes

ITEM:192
Re: T.A.C. Meeting,
May 21, 1974
Property Owner: Eugene Trif
Location: NW/3 Belair Rd. (Route 1)
& NE/S of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300.
Special exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th.

Dear Mr. DiNenna:

It is the opinion of the State Highway Administration that a parking variance of 134 spaces in lieu of the required 300 spaces would cause on-site problems that could be extended out onto Belair Road. This would be especially serious considering the high volume of traffic on Belair Road the 1973 average daily traffic count on this section of highway is 25,500 vehicles.

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

CLJ:EM:jn

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 20, 1974

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 192, Zoning Advisory Committee Meeting
May 14, 1974, are as follows:

Property Owner: Eugene Trif
Location: NW/3 Belair Rd. & NE/S of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300. Special Exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14

Metropolitan water and sewer are available.

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.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

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

NVB/cay

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 20, 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 #192, Zoning Advisory Committee Meeting, May 21, 1974, are as follows:

Property Owner: Eugene Trif
Location: NW/3 Belair Road and NE/S of Glade Avenue
Existing Zoning: S.L.-C.N.S. and D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 off street parking spaces in lieu of the required 300. Special Exception for community building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan as submitted does not indicate the parking spaces as they exist in the field, on the north side and the east side of the property. All exterior lighting must be shown on the site plan and in conformance with Section 409 of the Zoning Regulations.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3321

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 21, 1974

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

Re: Item 192

Property Owner: Eugene Trif
Location: NW/3 Belair Rd. & NE/S of Glade Ave.
Present Zoning: S.L.-C.N.S. & D.R. 5.5

Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300. Special Exception for Community Building with parking variance per section 409.2b.3

District: 14th
No. Acres: 1.744

Dear Mr. DiNenna:

No bearing on student population.

NBP/ml

Very truly yours,
W. Nick Petersch
W. Nick Petersch
Field Representative

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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

JBB:JD

Enclosure

cc: Evans, Hagen & Holdrege, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birney Court
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under date of May 30, 1974 under the above referenced subject.

Very truly yours,

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

JBB:JD

Enclosure(s)

cc: Evans, Hagen & Holdrege, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birney Court
Baltimore, Md. 21236

See

OFFICE OF
SPECIAL EXCEPTIONS
AND VARIANCES
BALTIMORE COUNTY, MARYLAND
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

THE BOARD OF ZONING COMMISSIONERS OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Special Exception Petition for Variance from the Zoning Ordinance of Baltimore County for all 6000 Block Tieding Road to be used as a required 300 ft. front setback.

The Board of Zoning Commissioners will hold a public hearing on the above-named subject on the 1st day of July, 1974, at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA,
Zoning Commissioner of Baltimore County
June 19, 1974

ORIGINAL

OFFICE OF

THE
ESSEX TIMES

ESSEX, MD. 21221

July 1 - 1974

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 Baltimore County, Maryland, once a week for one ~~month~~ week before the 1st day of July 1974 that is to say, the same was inserted in the issue of June 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: *David Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ ~~for one month~~ ~~before the 1st day of July~~ ~~1974~~ ~~that is to say, the same was inserted in the issue of June 27 - 1974.~~

THE JEFFERSONIAN,
John L. Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: June 22, 1974

Posted for: Planning, July 12, 1974, C-16, ex. 101

Petitioner: Eugene Trief

Location of property: 111 W. Chesapeake Avenue, Towson, Md.

Location of Sign: 2 Signs, 1 on 111 W. Chesapeake Avenue, 1 on 111 W. Chesapeake Avenue

Remarks: Paul H. Myers

Posted by: Paul H. Myers Date of return: July 5, 1974

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, CG, CA										
Reviewed by: <u>FTH</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9th day of May 1974. Item #

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner TRIEF Submitted by Sandler

Petitioner's Attorney Sandler Reviewed by F. Myers

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Md. 21201

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

Your Petition has been received and accepted for filing this 10th day of May 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Eugene Trief

Petitioner's Attorney Paul Mark Sandler Reviewed by James B. Byrnes, III

8013 Belair Road (21236) Chairman, Zoning Advisory Committee

Mr. Oliver L. Myers
9 Birney Court (21236)

BALTIMORE COUNTY, MARYLAND No. 16994

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE Nov. 12, 1974 ACCOUNT 01-662

AMOUNT \$52.50

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Larry P. Wheatley Box 204

White Hall, Md. 21161

Advertising and posting of property - #75-102-1

BALTIMORE COUNTY, MARYLAND No. 15115

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE July 29, 1974 ACCOUNT 01-662

AMOUNT \$78.00

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore Manor 7560 Belair Road

Baltimore, Md. 21236

Advertising and posting of property for Eugene Trief #75-8-28

BALTIMORE COUNTY, MARYLAND No. 15075

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE June 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

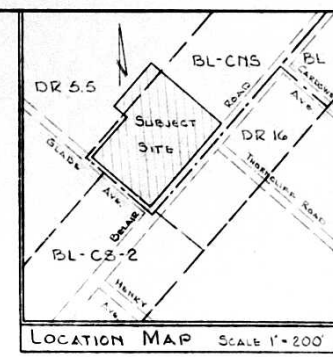
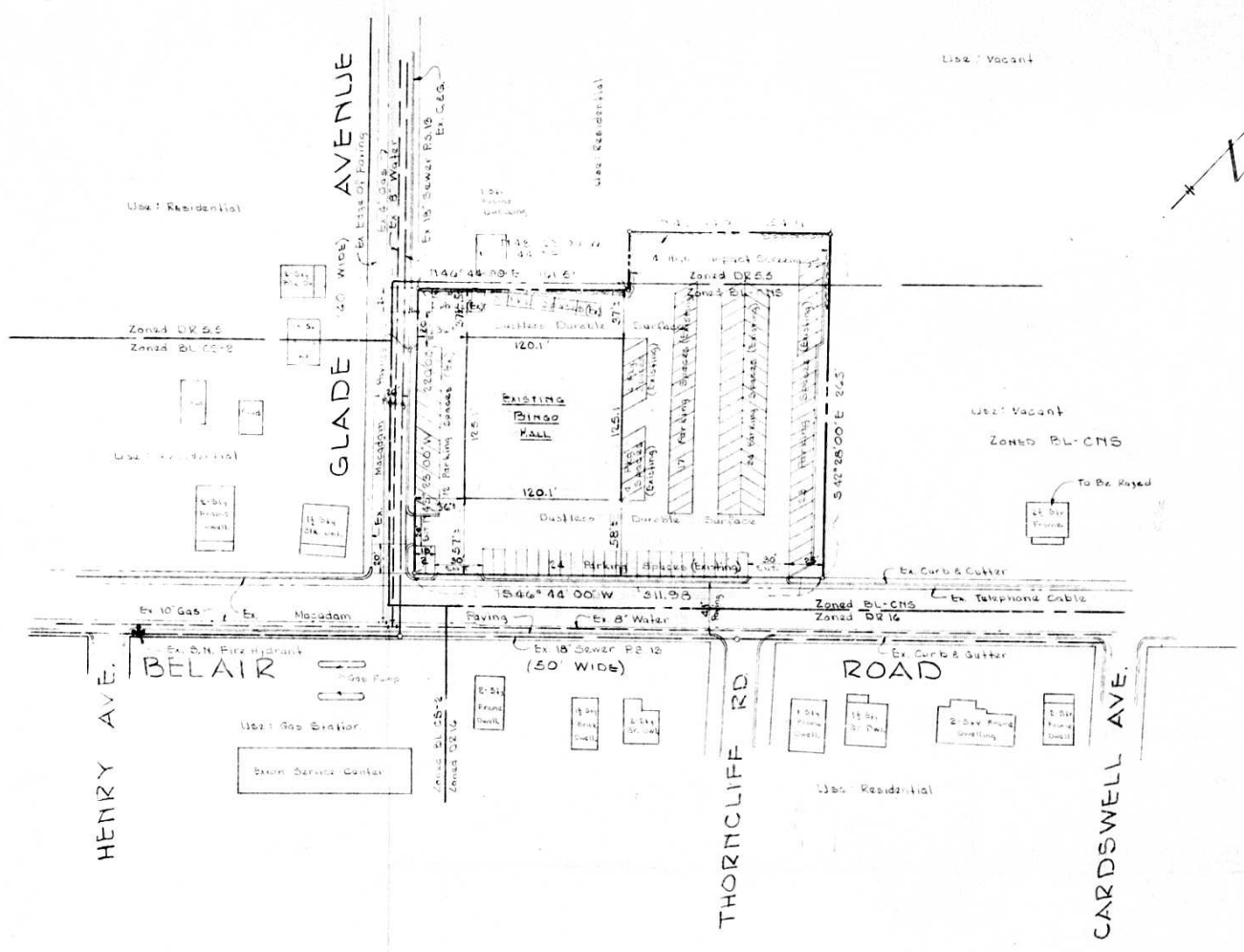
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Paul M. Sandler 5 E. 3rd St., Apt. 41

Baltimore, Md. 21218

Petition for Special Exception and Variance for Eugene Trief #75-8-28

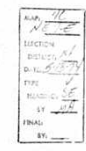




GENERAL NOTES

1. Area Of Property
2. Existing Use
3. Proposed Use
4. Existing Zone
5. Proposed Zone

1744 A6:
 Bingo Hall
 Community Bldg.
 BL-CMS & DR 5.5
 BL-CMS & DR 5.5 WITH SPECIAL
 Exception For Community
 Bldg. Also Parking Variance
 To Allow 124 Spaces Instead
 Of Required 300 Spaces
 Per Sec. 402.2 b.3



PARKING NOTES

1. Parking Req'd. One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total N^o Spaces Req'd. 15,000 ÷ 50 = 300 Spaces
4. Total N^o Spaces Provided 124 Spaces (Existing)

PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE
 OF

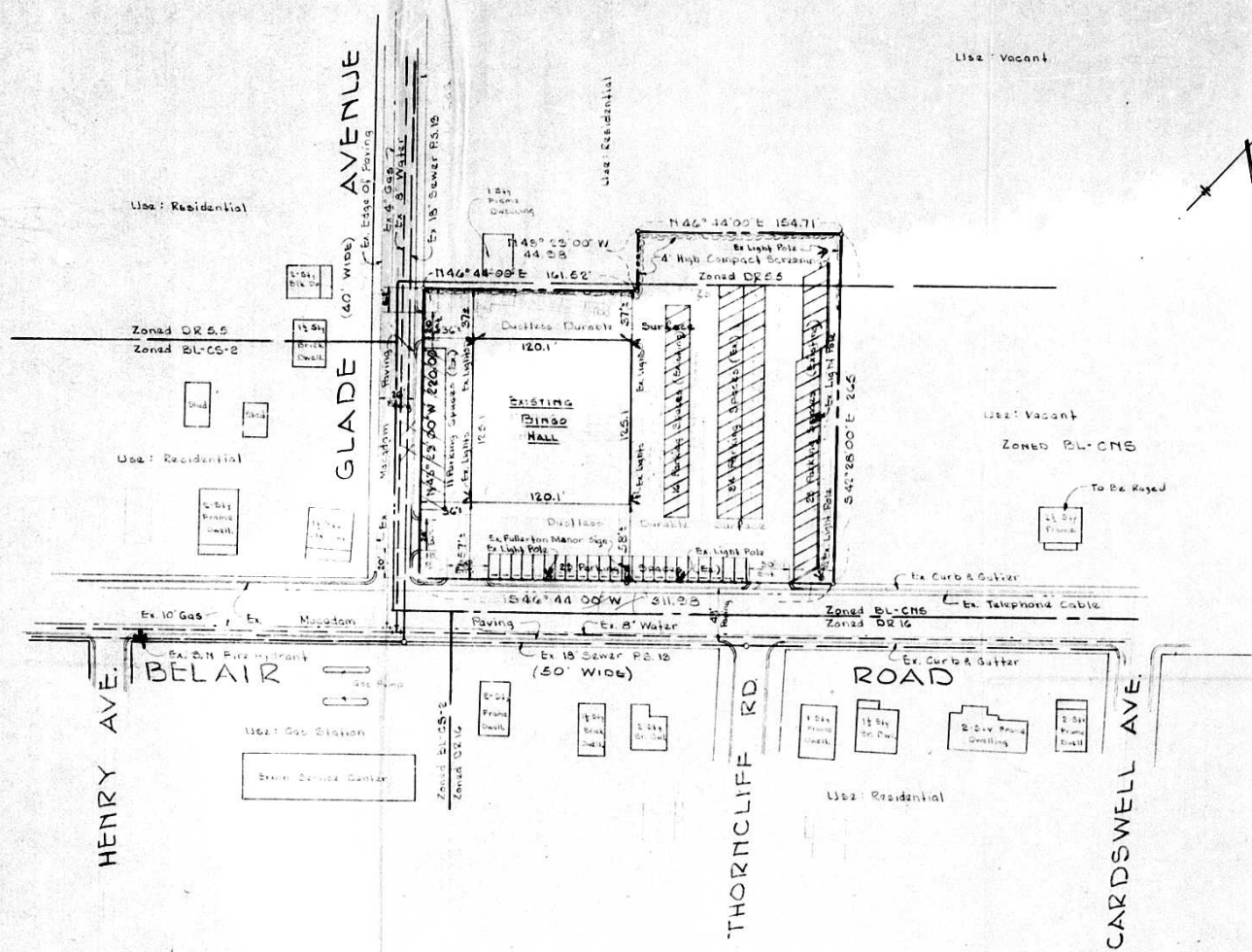
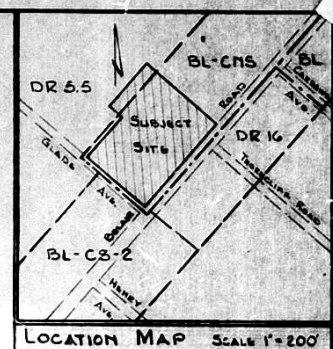
7560 BELAIR ROAD

5720111111
 TULLERTON FARM TRACT
 7560 BELAIR ROAD
 BALTO., MARYLAND 21236

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD / BALTIMORE, MD. 21236
 (301) 648-1501

DATE: MAY 2, 1974 SCALE: 1"=50'





GENERAL NOTES

1. Area Of Property
2. Existing Use
3. Proposed Use
4. Existing Zone
5. Proposed Zone

1.744 A±:
 Bingo Hall
 Community Bldg.
 BL-CNS & DR 5.5
 BL-CNS & DR 5.5 With Special
 Exception For Community
 Bldg. Also Parking Variance
 To Allow 107 Spaces Instead
 Of Required 500 Spaces
 Per Sec. 409.2 b.8

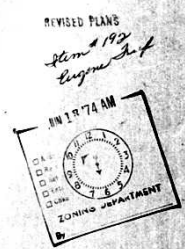
PARKING NOTES

1. Parking Road One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total No. Spaces Road 15,000 ÷ 50 = 300 Spaces
4. Total No. Spaces Provided 107 Spaces (Existing)

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE
OF

7560 BELAIR ROAD
 BALTO. MARYLAND 21206

ESSENT TRIF
70 FULLERTON PHARMACY
7542 BELAIR ROAD
BALTO. MARYLAND 21206



Rev. 6-11-74 Parking Spaces & Add Ex. Lights

EVANS, HAGAN & HOLDER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 3011 BELAIR ROAD / BALTIMORE, MD. 21206
 (410) 646-1301

L. M. Evans
 DATE: MAY 2, 1974 SCALE: 1"=50'

