

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William Eberhart, 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 238.2 to permit sidewalk setback to within zero (0) feet of a street right-of-way instead of the 30' required setback.

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

The building in question was erected with the small rear porch which we wish to close in building precisely on the property line. The expansion and growth of the pizza carry-out business and for eat-in business meet nearby demands that we revise the interior layout and enclose the rear porch in order that we may meet the demands of our growing trade.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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: William Eberhart, Legal Owner. Address: 5205 Nuth Ave., Balto., Md. Petitioner's Attorney: Charles E. Brooks, Esquire, 610 Bosley Ave., Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of December, 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 8th day of January, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William Eberhart, 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 109.2b.3 & 6 to permit twelve (12) offstreet parking spaces instead of the required twenty-two (22) spaces

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

The property and building in question were in use with a paved surface over the entire property with no curbs to obstruct entrance at any point thus allowing a considerable amount of parking that is illegal in accordance with today's new laws. In consideration of the proposed widening of Dogwood Road we will be forced to lose the present parking and we are attempting to justify this by constructing a parking lot on the property owned by the carry-out shop owner and located immediately across the street. We would request permission to remove the existing sidewalk between the new Ingleside Avenue bridge and the rear wall of the existing carry-out shop as an offstreet parking area not now usable by law because it is a portion of the bridge right-of-way.

Property is to be posted and advertised as prescribed by Zoning Regulations. 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: William Eberhart, Legal Owner. Address: 5205 Nuth Ave., Balto., Md. Petitioner's Attorney: Charles E. Brooks, Esquire, 610 Bosley Ave., Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of December, 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 8th day of January, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

MEETS AND BOUND DESCRIPTION

Variance application applied for pertaining to property belonging to Mr. William Eberhart and leased to Mr. Vinicio V. Mathe T/A Mario's Carry Out, for property beginning at a point measured 83' 0" N of the intersecting center lines of Old Ingleside Avenue and Dogwood Road and 35' 0" W of the centerline of Dogwood Road running parallel to Dogwood Road N 13' 16' W for 90', N 76' 21' 10" E 34.16' to a point S 11' 30' 16" W 62.63' to a point S 35' 24' 17" W 38.56' and thence N 80' 50' W for 90' to the point of closing. The property adjacent to the aforementioned property for proposed use as a parking area is located at a point measured 159' North from the intersecting center lines of Old Ingleside Avenue and Dogwood Road and measured from the right-away line NS of Dogwood Road S 75' 14' 30" W 110' to a point forming a radius 91.19' equaling 350' 0" to a point forming a radius 36.72' equaling 24' 0" to a point and measured N 61' 19' 58" E 77.96' and thence N 11' 25' 30" W 87.17' at the right-away line of Dogwood Road and running parallel to the right-away line to the point of closing.

Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204

RE: Petition for Variances NW corner of Dogwood Road and Old Ingleside Avenue and SE corner of Ingleside Avenue and Dogwood Road 1st District William Eberhart - Petitioner NO. 75-140-A (Item No. 57)

Dear Mr. Brooks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER, Deputy Zoning Commissioner

JED/mc

Attachments

LANDLORD AND TENANT'S AGREEMENT FORM 10

RENOUVEN STATIONERS - PARKVILLE

THIS AGREEMENT, Made this 5th (5th) day of August, 1974, between Mr. Vinicio V. Mathe, 1650 Ingleside Avenue, Landlord, and Mr. William Eberhart, 5205 Nuth Avenue, Tenant.

WITNESSETH, That the said Landlord hereby rents to the said Tenant 5205 Nuth Avenue Road

for the term of Continued yearly use (see Note) beginning on the 1st (1st) day of August, 1974, and ending on the 31st (31st) day of August, 1975, or the day of termination (see Note) 1975, at the rate of one (1) dollar a week payable weekly.

And the said Tenant hereby covenants with the said Landlord to pay the rent as aforesaid, keep the premises in good order, and to surrender the peaceful and quiet possession of the same at the end of the said term, in as good condition as when received (the natural wear and decay of the property and unavoidable accidents excepted), and further, that the said Tenant will not do, suffer or permit anything to be done in or about the premises which will contravene the policy of insurance against loss by fire; nor use, nor permit their use for the purposes other than those of a parking lot.

and will... at any time assign this agreement, or sublet the property thus let or any portion thereof, without the consent in writing of the said Landlord or Landlady's representative; and further, that whatever alterations or repairs the said Tenant shall be permitted to make shall be done at Landlord's own expense.

IT IS FURTHER AGREED, That if the rent shall be 30 days in arrears the Landlord shall have the right to distrain for the same, and to re-enter and take possession; and if the Tenant shall violate any of the foregoing covenants on his part herein made, the Landlord shall have the right without formal notice to re-enter and take possession; and if the property shall be destroyed or rendered untenable by fire or unavoidable accident, the tenancy hereby created shall be thereby terminated, and all liability for rent hereunder shall cease upon payment proportionately to the day of fire or unavoidable accident.

AND IT IS ALSO FURTHER AGREED, That this agreement, with all its provisions and covenants, shall continue in force from term to term after the expiration of the term above mentioned, provided, however, that the parties hereto, or either of them, can terminate the same at the end of the term above mentioned, or of any time thereafter, by giving at least thirty (30) days' previous notice thereof in writing.

NOT: The terms of this agreement for the rental of property to be used as additional parking for the carry-out shop and restaurant adjacent to the said property shall remain in effect for the duration of the term of the carry-out business by Mr. Vinicio V. Mathe. In the event of the termination of the carry-out business by Mr. Mathe, the terms of this agreement shall be null and void, and the property shall be returned to the Landlord at that time. By the above named parties and their heirs and/or assigns.

IN TESTIMONY WHEREOF, the said parties hereunto subscribed their names and affixed their seals the day and year first above written.

TEST: Vinicio V. Mathe (SEAL), William Eberhart (SEAL)

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 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 in each of one time successive weeks before the 8th day of January, 1975, the first publication appearing on the 12th day of December, 1974.

THE JEFFERSONIAN, Manager. Cost of Advertisement, \$

PETITION FOR VARIANCE TO VARIANCE FROM ZONING REGULATIONS FOR SIDE YARD AND OFF-STREET PARKING. LOCATION: Northwest corner of Dogwood Road and Old Ingleside Avenue. DATE & TIME: Wednesday, January 8, 1975 at 10:00 o'clock A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

PETITION FOR VARIANCE TO VARIANCE FROM ZONING REGULATIONS FOR SIDE YARD AND OFF-STREET PARKING. LOCATION: Northwest corner of Dogwood Road and Old Ingleside Avenue. DATE & TIME: Wednesday, January 8, 1975 at 10:00 o'clock A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner. Date: January 6, 1975. FROM: William D. From, Director of Planning. SUBJECT: Petition #75-140-A. Petition for Variance for Side Yard and Off-Street Parking. Northwest corner of Dogwood Road and Old Ingleside Ave. Southeast corner of Ingleside Ave & Dogwood Road. Petitioner - William Eberhart.

1st District. Hearing: Wednesday, January 8, 1975 (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 would not be inconsistent with the 1980 Guideplan, the County's official Master Plan.

William D. From, Director, Office of Planning and Zoning

WDF:REG:rvr

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 December 19 1974

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - NORTHWEST CORNER OF DOGWOOD ROAD was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one issue, before the 8th day of Jan, 1975, that is to say, the same was inserted in the issues of December 19, 1974.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

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

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a side yard setback of zero feet of the street right-of-way instead of the required 30 feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of January, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to compliance with and approval of the site plan submitted with the Petition by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit 12 off-street parking spaces instead of the required 22 spaces should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of January, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to compliance with and approval of the site plan submitted with the Petition by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21284



DEPARTMENT OF TRAFFIC ENGINEERING

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

October 15, 1974

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

Re: Item 57 - ZAC - September 10, 1974
Property Owner: William Eberhart
Location: NW/C of Dogwood Rd. and Old Ingleside Ave.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.2 to permit sideyard setback within zero (0) ft. of a street right of way instead of the 30'0" required setback. Variance from Sec. 409.2B3 and 6 to permit twelve (12) offstreet parking spaces instead of the required twenty-two (22).

No. of Acres: 90 X 34
100 90
District: 1st

Dear Mr. DiNenna

The requested variances to sideyard and street right of way setbacks are not expected to cause any traffic problems. The requested variance to the parking requirement may cause some problems.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Asso.

NSF/lb

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1974

Mr. William Eberhart
5205 Nuth Avenue
Baltimore, Maryland 21207

RE: Variance Petition
Item 57
William Eberhart - Petitioner

Dear Mr. Eberhart:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosures (s)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

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

October 31, 1974

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

Re: Item #57 (1974-1975)
Property Owner: William Eberhart
N/W cor. of Dogwood Rd. & Old Ingleside Ave.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.2 to permit sideyard setback to within 0' of a street right-of-way instead of the 30' 0" required setback. Variance from Sec. 409.2B3 and 6 to permit 12 offstreet parking spaces instead of the required 22.
No. of Acres: 90 X 34
100 90
District: 1st

Dear Mr. DiNenna:

The comments dated September 27, 1974, are revised in regard to Old Ingleside Avenue only, as follows:

Old Ingleside Avenue is proposed to be improved in the future as a 30-foot closed section roadway on a 140-foot right-of-way.

The remainder of those comments remain valid and applicable to this Item #57 (1974-1975).

Very truly yours,

Ellsworth V. Diver
Chief, Bureau of Engineering

END:EMH:TW:ris

cc: J. Tremmer
J. Somers

K-24 Key Sheet
3 NW 19 Pos. Sheet
M1 1 8 Topo
95 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1974

Mr. William Eberhart
5205 Nuth Avenue
Baltimore, Maryland 21207

RE: Variance Petition
Item 57
William Eberhart - Petitioner

Dear Mr. Eberhart:

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

Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans Advisory Committee

PTH:JD
Enclosure

Item 57

Mr. William Eberhart
5205 Nuth Avenue
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: William Eberhart

Reviewed by:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 17, 1974

Mr. William Eberhart
5205 Nuth Avenue
Baltimore, Maryland 21207

RE: Variance Petition
Item 57
William Eberhart - Petitioner

Dear Mr. Eberhart:

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 on the east and west sides of Dogwood Road. The former being 76 feet north of Old Ingleside Avenue, and the latter being at the intersection with Old Ingleside Avenue, both being within the First Election District of Baltimore County.

The property located at the northwest intersection of the aforementioned streets is presently improved with a carryout restaurant, and the second parcel being an existing house and garage.

The Mill Race Inn exists opposite the first site on Ingleside Avenue, and the Frankintown Inn exists approximately 150 feet south of the 2nd side on the east side of Dogwood Road.

The petitioner is requesting variances for both side yard setbacks and off street parking.

Mr. William Eberhart
Re: Item 57
October 17, 1974

Page 2

Off street parking is proposed for twelve vehicles instead of the required 22.

This Committee is withholding approval of the subject application until such time as the plans are revised to reflect the comments of the Bureau of Engineering.

Very truly yours,

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

JBB:JD

Enclosure

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

September 27, 1974

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

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

Re: Item #57 (1974-1975)
Property Owner: William Eberhart
N/W corner of Dogwood Rd. & Old Ingleside Ave.
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 238.2 to permit sideyard setback to within 0' of a street right-of-way instead of the 30' 0" required setback. Variance from Sec. 409.2B3 & 6 to permit 12 offstreet parking spaces instead of the required 22.
No. of Acres: 90 x 34 District: 1st
100 x 90

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:

Dogwood Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Old Ingleside Avenue is also proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including a fillet area for sight distance at the intersection 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 plan must be revised accordingly. It is the responsibility of the Petitioner to ascertain and clarify utility easements, reservations and rights-of-way within or contiguous to these properties, and to initiate such action as may be necessary to abandon, relocate, widen, extend, etc. such rights-of-way (particularly in regard to the indicated "Nuth Lane", 65 feet wide). He is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements or reservations.

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

Item #57 (1974-1975)
Property Owner: William Eberhart
Page 2
September 27, 1974

Sediment Control:

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.

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 improper grading or drainage. Correction of any problem which may result, due to responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist at this location. The Petitioner is responsible for the cost of capping any water main connection and plugging any sanitary sewer house connection to be removed from service at this site.

Very truly yours,

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

END:EM:PMH:as

cc: J. Somers

K-58 Key Sheet
3 NW 19 Pce. Sheet
NW 1 & 2 Topo
95 Tax Map

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

423-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William Eberhart

Location: NW/C of Dogwood Rd. & Old Ingleside Ave.

Item No. 57 Zoning Agenda September 10, 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 _____ 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.
- () 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H.S. Kelly* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

September 11, 1974

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

Dear Mr. DiNenna:

Comments on Item 57, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Property Owner: William Eberhart
Location: NW/C of Dogwood Rd. & Old Ingleside Ave.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.2 to permit sideyard setback to within zero (0) ft. of a street right of way instead of the 30' 0" required setback. Variance from Sec. 409.2B3 & 6 to permit twelve (12) offstreet parking spaces instead of the required twenty-two (22).
No. of Acres: 90/100 x 34/90
District: 1st

Metropolitan water and sewer are available.

Since this is a parking variance, no health hazard is anticipated.

Very truly yours,

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

(HVB/nc)

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



October 7, 1974

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

Dear Mr. DiNenna:

Comments on Item #57, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Property Owner: William Eberhart
Location: NW/c of Dogwood Road and Old Ingleside Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit sideyard setback to within zero (0) ft. of a street right of way instead of the 30' 0" required setback. Variance from Section 409.2B3 and 6 to permit twelve (12) offstreet parking spaces instead of the required twenty-two (22).
No. of Acres: 90 x 34
100 x 90
District: 1

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning requested, 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.

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 501 PLANNING 484-2111 ZONING 484-2621

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 11, 1974

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

Z.A.C. Meeting of: September 10, 1974

Re: Item 57

Property Owner: William Eberhart

Location: NW/C of Dogwood Road and Old Ingleside Avenue

Present Zoning: B.R.

Proposed Zoning: Variance from Section 238.2 to permit sideyard setback to within zero (0) ft. of a street right of way instead of the 30' 0" required setback. Variance from Section 409.2B3 & 6 to permit twelve (12) offstreet parking spaces instead of the required twenty-two (22).

District: 1st

No. Acres: 90 x 34
100 x 90

Dear Mr. DiNenna:

No bearing on student population.

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

W. EMBLEY PARKS, Chairman
EUGENE C. HESS, Vice-Chairman
MRS. ROBERT L. BERLEY
MANUEL M. HODGKINS
JOSEPH M. MCGEEHAN
ALVIN LOEBCK
JUDITH R. WHEELER, Vice-Chairman
T. HAROLD WILLIAMS, JR.
ROBERT W. FRANKS, Vice-Chairman
MRS. RICHARD G. BUCKLEY

2-S.C.65

75-140-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 1st Date of Posting: Dec 21, 1974
 Posted for: PETITIONS FOR VARIANCE
 Petitioner: WILLIAM EBERHART
 Location of property: C. NW/Cor. of Deacons Rd. and Chd. IngleSide Ave.
@ SE/Cor. of IngleSide Ave. and Deacons Rd.
 Location of Sign: @ NW/Cor. of Deacons Rd. and Chd. IngleSide Ave.
@ SE/Cor. of IngleSide Ave. and Deacons Rd.
 Remarks:
 Posted by: Theresa B. Doland Date of return: Dec 21, 1974
 Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JTH</u>	Revised Plans:				Change in outline or description <u>Yes</u> 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 28th day of

August 1974. Item # _____

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Eberhart Submitted by J. S. Smith
 Petitioner's Attorney _____ Reviewed by JTH

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

Item 57

Mr. William Eberhart
 5205 Nuth Avenue
 Baltimore, Md. 21207

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

Your Petition has been received and accepted for
 filing this 6th day of December 1974

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner William Eberhart

Petitioner's Attorney _____ Reviewed by Franklin S. Lucas, Jr.
 Chairman,
 Zoning Advisory
 Committee

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

No. 17187

DATE December 11, 1974 ACCOUNT 01-662AMOUNT \$25.00

DISTRIBUTION

WHITE CASHIER FINE AGENCY YELLOW CUSTOMER

H. Griswold Contractors
 7804 Hillcrest Ave.
 Baltimore, Md. 21234

Petition for Variance for William Eberhart
 #75-140-A

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

No. 17437

DATE January 13, 1975 ACCOUNT 01-662AMOUNT \$77.00

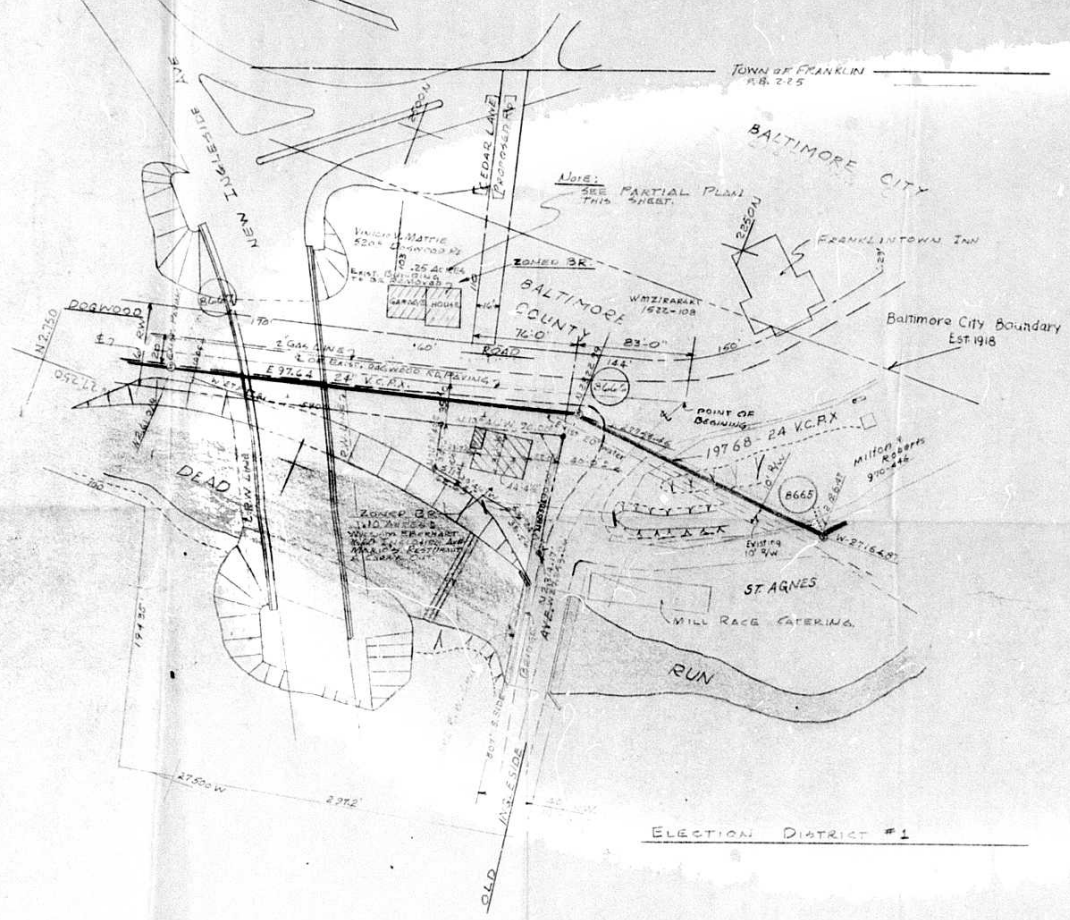
DISTRIBUTION

WHITE CASHIER FINE AGENCY YELLOW CUSTOMER

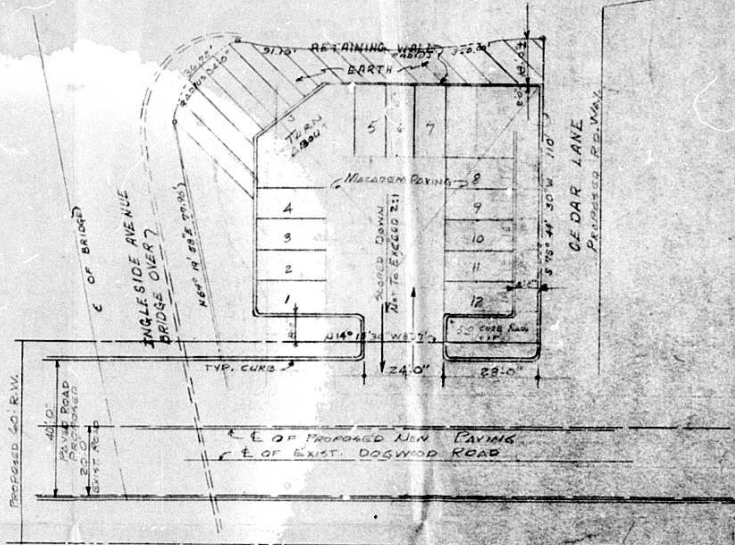
Marlo's Carry Out
 1660 IngleSide Ave.
 Baltimore, Md. 21207

Advertising and posting of property for William
 Eberhart-----#75-140-A





PLOT PLAN
 SCALE: 1"=50'-0"



PARTIAL PLAN
 SCALE: 1"=20'

PARKING DATA
 RESTAURANT & DINING AREA REQUIRING
 1 SPACE FOR EACH 50 SQ. FT. OF BUILDING.
 CARRY-OUT SHOP AREA REQUIRES 1 SPACE
 FOR EACH 200 SQ. FT. OF BUILDING.
 22 SPACES REQUIRED IN ALL.
 12 SPACES AVAILABLE.

NO. 23
AW-112
SECTION 1
DISTRICT 1
DATE 12-5-74
TITLE V.A.P.
REVISION BY G.W.
DATE
NO.

REVISED PLANS
 Dec 3-74 PM
 CHECKED
 OFFICE OF PLANNING & ZONING

NO. 23
 1660 INGLETSIDE AVE.
 BALTIMORE, MARYLAND
 REVISED 12-2-74

MARIO'S CARRY OUT
 1660 INGLETSIDE AVE.
 BALTIMORE, MARYLAND
 ALTERATION AND ADDITION
 HOWARD GRISWOLD GENERAL CONT.
 2804 HILLCREST AVE.

