

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Porter Bros., 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 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Section 409.4, Business or Industrial Parking in Residence Zones.

See attached description

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 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 _____ Legal Owner _____

Address _____ **PORTER BROS., INC.**
140 BACK RIVER NECK RD.
BALTIMORE, MD. 21221

Petitioner's Attorney _____
Robert J. Romadka
809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of June, 1975, 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 2nd day of June, 1975 at 11:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE ZONING COMMISSIONER SHOULD APPROVE OFF-STREET PARKING IN A RESIDENTIAL ZONE. Beginning 122.78 feet Southwest of Back River Neck Road 283.57 feet Northwest of Williams Avenue. 15th District.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

PORTER BROTHERS, INC.
CASE No. 75-279-SPH, Item 202

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 3rd day of June, 1975 to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

I will not attend. JWH.

RE: PETITION FOR SPECIAL HEARING :
Beginning 122.78' SW of Back River :
Neck Road, 283.57' NW of Williams :
Avenue - 15th Election District :
Porter Brothers - Petitioner :
NO. 75-279-SPH (Item No. 202) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Hearing that would permit passenger automobile parking in a residential zone. The property in question is situated adjacent to and at the rear of a commercially zoned parcel of land owned by the Petitioner and fronting on the southwest side of Back River Neck Road.

Testimony and evidence established that the Petitioner plans to construct a family style restaurant on the commercially zoned portion of his property utilizing a part of the residentially zoned portion at the rear for parking. The overall parcel of land has approximately 124 feet of frontage on Back River Neck Road with a rectangular depth of approximately 300 feet. The front portion is bisected by a B.L.-D.R. 16 zone line at a point 150 feet from and parallel to the center line of Back River Neck Road. The parking area in question would extend back from this commercially zoned line to a point approximately 110 feet from the rear of the overall tract.

Properties on the south side of the tract are similarly zoned, however, the residential portion at the side and rear are improved with group homes. The adjoining property on the north is commercially zoned for the full depth of the Petitioner's property.

The Zoning Plans Advisory Committee felt that, with certain revisions, the proposed use would not create adverse problems. The revisions included the requirements that the proposed building be relocated to the north side of the tract, the elimination of one entrance, and the relocation of the remaining entrance.

ORDER RECEIVED FOR FILING
DATE June 12 1975
BY *John W. Hession, III*

ORDER RECEIVED FOR FILING
DATE June 12 1975
BY *John W. Hession, III*

After carefully reviewing the testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the use of the residential portion of the Petitioner's property for parking would permit a transitional use between residential and commercial properties and as such should eliminate any need for commercial zoning on the subject property. Said use will also provide needed off-street parking in such a manner that will not be detrimental to the traffic circulation in the area. For these reasons, the Petitioner's request should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of June, 1975, that the herein request for an off-street parking area in a residential zone should be and the same is hereby GRANTED. Said granting is subject to the following restrictions:

1. Strict compliance with Section 409.4, Items A through G.
2. The method and area of operation, provisions for maintenance and permitted hours of use shall be clearly specified on the Petitioner's revised site plan.
3. The revised site plan must be approved by the Department of Traffic Engineering, Department of Public Works and the Office of Planning and Zoning.

James S. Hession
Deputy Zoning Commissioner of Baltimore County

EVANS, HAGAN & HOLDEFER, INC.

SURVEYOR AND CIVIL ENGINEER
8013 BELAIR RD. - BALTIMORE, MD. 21236 (301) 486-1901

AP-11 13, 1975

June 12, 1975

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Beginning 122.78' SW of Back River
Neck Road, 283.57' NW of Williams
Avenue - 15th Election District
Porter Brothers - Petitioner
NO. 75-279-SPH (Item No. 202)

Dear Mr. Romadka:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Hession



L. Alan Evans

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. HOGANS, Jr.
Chairman

- ZONING ADMINISTRATION
- HEALTH DEPARTMENT
- BUREAU OF FIRE PREVENTION
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE HIGHWAY ADMINISTRATION
- BUREAU OF ENGINEERING
- PROJECT AND DEVELOPMENT PLANNING
- INDUSTRIAL DEVELOPMENT COMMISSION
- BOARD OF EDUCATION
- OFFICE OF THE BUILDINGS OFFICER

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 202
Porter Bros., Inc. - Petitioner

Dear Mr. Romadka:

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

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

June 4, 1975

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

Re: Item 202 - ZAC - May 6, 1975
Property Owner: Porter Bros., Inc.
Location: SW/S of Back River Neck Rd. 283.57' NE of Williams Ave.
Existing Zoning: BL
Proposed Zoning: SPECIAL HEARING to approve Sec. 409.4 Business or Industrial parking in residence zones
No. of Acres: 1.5
District: 15th

Dear Mr. DiNenna:

The requested parking lot in a residential zone will allow the construction of a high traffic generator.

The proposed use is not expected to cause major traffic problems but continued high traffic generator development in this area can be expected to cause problems.

Should this petition be granted this should have only one access point and should be located on the south end of the site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204*****
XXXXXXXXXXXXXXXXXXXX
Chairman
Franklin T. HOGANS, JR.
Hogans, Jr.MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEERRobert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221RE: Special Hearing Petition
Item 202
Porter Bros., Inc. - Petitioner

Dear Mr. Romadka:

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

Very truly yours,

Franklin T. HOGANS, JR.
Chairman
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

May 27, 1975

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 #202, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Porter Bros., Inc.
Location: SW/S of Back River Neck Road 283.57' NE of Williams Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to approve Sec. 409.4 business or industrial parking
in residence zones.
No. of Acres: 0.61
District: 15thThis 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 must be revised to show the following:

- the correct zone lines
- the type of proposed screening
- lighting directed away from the adjoining residential properties
- all existing trees and trees to remain
- use of adjacent properties.

It is suggested that as many trees as possible remain on site.
One driveway is sufficient to serve the property.

Very truly yours,

John L. Wimbley, Planning Specialist II
Project and Development PlanningBALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

June 12, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #202 (1974-1975)
Property Owner: Porter Bros., Inc.
S/W of Back River Neck Rd., 283.57' N/E of
Williams Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to approve Sec. 409.4
business or industrial parking in residence zones.
No. of Acres: 0.61 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.General:Formal comments were supplied the Petitioner October 11, 1973, by the Bureau
of Public Services in connection with the Preliminary Plan "Guernsey Restaurant".
A copy of these comments is attached for your consideration.It appears that additional fire hydrant protection may be required in this
vicinity.

Very truly yours,

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

END:ENG:PW:ice

cc: G. Reiter (File Guernsey Restaurant)
W. MarchelI-SE Key Sheet
A & S SS 32 x 33 Pos. Sheets
NE 2 H & I Topo
97 Tax Map

Attachment

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

October 11, 1973

Porter Bros., Inc.
140 Back River Neck Road
Baltimore, Maryland 21221Re: Preliminary Plan
Guernsey Restaurant
Back River Neck Road
Project No. 3112
District 15

Gentlemen:

The enclosed comments are provided by the Bureau of Engineer-
ing, Office of Planning, Department of Traffic Engineering; and the Fire
Prevention Bureau.In view of the attitudes set forth in these comments rela-
tive to the use of the existing alley and of Alston Road, it is
recommended that a conference be established with the Bureau of Engi-
neering, Office of Planning and the Department of Traffic Engineering.It is also recommended that contact be made with the Fire
Prevention Bureau to determine the actual fire hydrant requirements.
A Public Works agreement must be executed for any fire hydrant in-
stallations. If a Public Works agreement is required, further contact
shall be made with this office for direction in initiating same.

Very truly yours,

George A. Pryor, Jr.
Chief, Bureau of Public Services

GAP:JAM:shl

cc: George A. Pryor, Jr.
Edward A. McDonough
Walter Gross
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: October 2, 1973

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Guernsey Restaurant	PRELIMINARY PLAN	X
PROJECT NUMBER:	#3112	TENTATIVE PLAN	
LOCATION:	W/S Back River Neck Road, 2,000+ S. of Old Eastern Avenue	DEVELOPMENT PLAN	
DISTRICT:	15th	FINAL PLAN	

The site plan for the subject site, dated September 7, 1973, has been reviewed
by the Developers Design Approval Section of the Bureau of Engineering and the
following comments are furnished:GENERAL COMMENTS:Development of this site is subject to all zoning regulations. We understand
that the rear portion of the site is zoned R-16, as shown on the submitted plan.HIGHWAY COMMENTS:Access to this site shall be from Back River Neck Road, an improved existing
County road. No further road improvements will be required of this Developer at
this time.The Developer will be required to provide a means of preventing ingress or
egress from the existing residential alley or from existing Alston Road. He may
use concrete curb and gutter all around the rear of the site.The entrance locations are subject to approval by the Department of Traffic
Engineering.Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall
have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from
any property line, and shall be constructed in accordance with Baltimore County
Standards (Details R-33, R-33A and R-33B, 1973 Edition), as the Developer's total
responsibility.Prior to removal of any existing curb for entrances, the Developer shall obtain
a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.Project #3112
Guernsey Restaurant
Page 2
October 2, 1973HIGHWAY COMMENTS: (Cont'd)It shall be the responsibility of the Developer's engineer to clarify all
rights-of-way within the property and to initiate such action that may be necessary
to abandon, widen or extend said rights-of-way. The Developer shall be responsible
for the submission of all necessary plans and for all costs of acquisition and/or
abandonment of these rights-of-way.Concrete sidewalks exist along Back River Neck Road. Any sidewalks that are
disturbed during construction of this site must be replaced in kind at the Developer's
expense.This plat was referred to the State Highway Administration for their comments
and approval. An answer has been received and they have no comment.STORM DRAIN COMMENTS:In accordance with the current County drainage policy, the Developer is responsible
for the total actual cost of drainage facilities required to carry the storm water
run-off through the property to a suitable outfall. The Developer's
cost responsibilities include the acquiring of easements and rights-of-way - both
on-site and off-site - including the shading in line to the County of the rights-of-way.
Preparation of all construction, rights-of-way and easement drawings including
engineering and surveys, and payment of all actual construction costs including the
County overhead both within and outside the development, are also the responsibilities
of the Developer.On-site drainage facilities serving only areas within the site do not require
construction under a County contract. Such facilities are considered private.
Therefore, construction and maintenance shall be the Developer's responsibility.
However, a drainage area map, scale 1"=600', including all facilities and drainage
areas involved, shall be shown on a plan and submitted to Baltimore County for
review.Construction drawings indicating existing drainage facilities are on file in
Room 209 of the Baltimore County Office Building, Towson, Maryland 21204 and are
available for your information and guidance. (See Storm Drain Drawing #44-109 (4))The Developer 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 Developer.A grading plan is required for processing construction plans, or for a building
permit.The Developer is responsible for the cost of temporary structures and measures
required in the event of seasonal development.Project #3112
Guernsey Restaurant
Page 3
October 2, 1973SANITARY SEWER COMMENTS:Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings down-
stream of the property. A grading permit is, therefore, necessary for all grading,
including the stripping of top soil.Business studies and sediment control drawings will be necessary to be reviewed
and approved prior to the issuance of any grading or building permits.WATER COMMENTS:A preliminary print of this property has been referred to the Baltimore City,
Water Division, for review and comment in regard to adequacy of water pressure in
this development. If Baltimore City has any comment, it will be forwarded.Public water is available to serve this property. There are existing 8-inch
and 12-inch water mains in Alston Road and Back River Neck Road, as shown on
Drawings #55-1712 (3) and #55-0063 (3), respectively. There is an existing water
service to this site, which may be utilized if it has sufficient capacity for the
Developer's needs.Permission to obtain an additional watered connection from either of these
existing mains may be obtained from the Department of Permits and Licenses.There is also a 24-inch water transmission main in Back River Neck Road. No
service will be permitted from this main.The Developer is entirely responsible for the construction, and the cost of
the construction and maintenance of his on-site water service system. He is
responsible for all accompanying rights-of-way acquisition costs.The Developer is responsible for the cost of capping any existing water main
connection not used to serve the proposed site.This property is subject to a Water System Connection Charge based on the size
of water meter utilized. The total Water System Connection Charge is determined,
and payable, upon application for the Plumbing Permit. This Charge is in addition
to the normal front foot assessment and permit charges.A credit of one System Connection Charge will be given for each existing water
service serving this site.SANITARY SEWER COMMENTS:Public sanitary sewerage is available to serve this property. There is an
existing 15-inch sanitary sewer in Back River Neck Road, as shown on Drawing
#53-1092 (1).Project #3112
Guernsey Restaurant
Page 4
October 2, 1973SANITARY SEWER COMMENTS: (Cont'd)There is an existing house connection serving this site. If additional
service is needed, permission may be obtained from the Department of Permits
and Licenses, to install an additional service.The Developer is entirely responsible for the construction, and the cost of
the construction and maintenance, of his on-site private sanitary sewerage, which
must conform with the Baltimore County Plumbing Code. The Developer is also
responsible for all accompanying rights-of-way acquisition costs.The Developer is responsible for the cost of plugging any existing house
connection not used to serve the proposed structure.No approval is granted to include any food waste grinder among the sanitary
fixtures. This is subject to further review, upon application for permission to
the Department of Permits and Licenses.This property is subject to a Sanitary Sewer System Connection Charge based
on the size of water meter used. The total public Sanitary Sewer System Connection
Charge is determined, and payable, upon application for the Plumbing Permit. This
Charge is in addition to the normal front foot assessment and permit charges.A credit of one System Connection Charge will be given for any existing sewer
service to the site.The preliminary plat of this property has been forwarded for Maryland State
Department of Health approval. The Developer will be notified if, for any reason,
such approval is withheld.

Ellsworth N. Diver

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

END:SAN:MS:ice

cc: File

INTER-OFFICE CORRESPONDENCE

TO: Mr. George A. Reier, Chief
Bureau of Public Services
John L. Winkley
Project & Development Planning Division

FROM: Planning Division

SUBJECT: Gurnsey Restaurant
W.S. Back River Neck Road 2000' S. of Eastern Avenue

Date: October 1, 1973

This Office has reviewed the subject site plan and offers the following comments:

1. The property is not zoned commercial in its entirety; therefore, a special hearing will be required to permit parking on the residential portion of the property.
2. All notes pertaining to Section 409.4 must be shown on the site plan for a special hearing before the Zoning Commission.
3. This Office recommends that there be no vehicular access to the site from the residential street (Alston Road) at the rear of the site.
4. Screening must also be provided along the eastern portion of the site adjacent to the residential premises.

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. George Reier
FROM: C. Richard Moore
SUBJECT: Gurnsey Restaurant
Back River Neck Road

Date: October 1, 1973

The plan as shown appears to be satisfactory provided there is no access to the alley or Alston Road, which are residential streets.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRV/ph

TO: GEORGE A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES

DATE: 9-14-73

FROM: PLANNING DIVISION
BALTIMORE COUNTY FIRE PREVENTION

SUBJECT: Gurnsey Restaurant - W.S. Back River Neck Road - 2000' S. of Old Eastern Avenue District 15

1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
2. The hydrants shall be located at intervals of _____ feet along an approved road.
3. A second means of access is required for the site.
4. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
5. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
6. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
7. The Fire Department has no comment on the proposed site.
8. Site plans approved as shown.

NOTE: In accordance with the Baltimore County Standard Design Manual which requires fire hydrants to be located at intervals of 200' apart along an improved road.

St. Thomas Kelly
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

als

cc: Developers Design
Mrs. Sheesley
(Room # 270)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204Franklin T. Hoggans, Jr.
Chairman

May 28, 1975

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221RE: Special Hearing Petition
Item 202
Porter Bros., Inc. - Petitioner

Dear Mr. Romadka:

The Zoning Plans 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 southwest side of Back River Neck Road, 281.57 feet northeast of Williams Avenue, and is improved with two buildings: a shed and a dwelling. The petitioner is requesting a Special Hearing to permit off street parking in a residential zone. In order that a restaurant may be constructed.

Properties adjacent to the parcel under petition are improved to the southeast and southwest with row house dwelling units fronting on Alston Road and Nicolay Way. Fronting on Back River Neck Road and adjacent to this property are commercial uses zoned B.L.-C.6.-2.

Robert J. Romadka, Esq.
Re: Item 202
May 28, 1975
Page 2

The site plan must be revised to include a statement of requisite information, as per Section 409.4, and, further, revised to indicate the ownership of the parcel immediately to the rear of the subject tract.

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.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Evans, Hagan & Holdofer, Inc.
8013 Belair Road
Baltimore, Md. 21236Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

Item 202

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 May, 1975

S. Eric Silvenius
S. Eric Silvenius,
Zoning Commissioner

Petitioner: Porter Bros., Inc.

Petitioner's Attorney: Robert J. Romadka
cc: Evans, Hagan & Holdofer, Inc.
8013 Belair Road
Baltimore, Md. 21236Reviewed by: *Franklin T. Hoggans, Jr.*
Franklin T. Hoggans, Jr.
Chairman,
Zoning Advisory
Committee

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

878-7310

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

Re: Property Owners: Porter Bros.

Location: S.W. of Back River Neck Road 281.57' E.S. of Williams Avenue

Item No. 202 Zoning Agenda May 6, 1975

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 _____

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 shown.

7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *St. Thomas Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: _____
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #202, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Porter Bros., Inc.
Location: SW/S of Back River Neck Rd. 283.37' NE of Williams Ave.
Existing Zoning: BL
Proposed Zoning: SPECIAL HEARING to approve Sec. 409.4 business or industrial parking in residence zones.No. of Acres: 0.61
District: 15ch

Metropolitan water and sewer are available to this site.

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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cag

CC--Mr. Leo Schuppert

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 2, 1975

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

Z.A.C. Meeting of: May 6, 1975

Re: Item 202

Property Owner: Porter Bros., Inc.

Location: SW/S of Back River Neck Rd. 283.37' N.E. of Williams Ave.

Present Zoning: B.L.

Proposed Zoning: Special Hearing to approve Section 409.4 business or industrial parking in residence zones.

District: 15th
No. Acres: 0.61

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.
E. EMBLEY PARK, DESIGN
EUGENE C. HICKS, ARCHITECT
MRS. ROBERT L. BERRYMARQUE H. EDSBANE
JOSEPH H. MANNING
ALVIN LORECK
JOSHUA R. WHEELER, ARCHITECTT. BATHURST, ARCHITECT
RICHARD A. TRACY, V.M.E.
WILLIAM RICHARDSON, ARCHITECT

PETITION FOR SPECIAL HEARING
10th DISTRICT

FOR THE
Special Hearing for Off-Road
Parking in a residential zone
LOCATION: Beginning 122.78 feet
Southwest of Back River Neck
Road 283.37 feet
Northwest of Williams Avenue
DATE & TIME: MONDAY
JUNE 9, 1975 at 11:00 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing Under Section 106.7 of the Zoning Ordinance of Baltimore County, to determine whether or not the Zoning Commission should approve off-street parking in a residential zone.

All that parcel of land in the Fifthteenth District of Baltimore County.

BEGINNING FOR THE SAME, in the centerline of a 20-foot road there laid out, said centerline of the 20-foot road being situated 283.37 feet northwesterly from Williams Avenue, measured along the centerline of said 20-foot road from its intersection with the southwest side of Back River Neck Road (80 feet wide) thence leaving said place of beginning and running and bounding along the centerline of the 20-foot road referring all the courses of the description to the true meridian as established by the Baltimore County Metropolitan District (1) South 44 degrees 27 minutes 42 seconds West 123.45 feet, thence leaving the centerline of said 20-foot road and running the 3 following courses and distances: viz (1) North 40 degrees 38 minutes 18 seconds West 127.48 feet, thence (2) North 45 degrees 18 minutes 22 seconds East 236.54 feet, thence (3) South 12 degrees 13 minutes 45 seconds East 124.12 feet to the place of beginning.

Containing 0.61 acres of land, more or less.

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

Being the property of Porter Bros., Inc., as shown on plat plan "B" filed with the Zoning Department.

HEARING DATE: Monday, June 9, 1975 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER
OF BALTIMORE COUNTY
May 22, 1975

THE ESSEX TIMES

ESSEX, MD. 21221

May 22, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - BEGINNING 122.78 FEET SOUTHWEST OF BACK RIVER
NECK ROAD.

was inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for

week before the 9th day of June 1975 that is to say, the same

was inserted in the issues of May 22, 1975

STROMBERG PUBLICATIONS, Inc.

By

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 22, 1975

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 week before the 9th day of June 1975, the first publication appearing on the 22nd day of May 1975.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$



PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by:					
Previous case:					

Revised Plans:
Change in outline or description Yes
Map #

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 5-22-75

Posted for: Henry M. Porter, Jr. 9th 1975 11:00 A.M.

Petitioner: Porter Bros., Inc.

Location of property: Beg. 122.78 feet SW of Back River Neck Rd. 283.37' NE of Williams Ave.

Location of Sign: Sign on Back River Neck Rd. 122.78' SW of Williams Ave.

Remarks: None

Posted by:
Signature Date of return: 5-28-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of April 1975. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Porter Bros. Submitted by:

Petitioner's Attorney: Romaldo Reviewed by:

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

BALTIMORE COUNTY, MARYLAND No. 21615
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 9, 1975 ACCOUNT: 02-662

AMOUNT: \$68.00

DISTRIBUTION:
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

James C. Porter
110 Back River Neck Rd.
Baltimore, Md. 21221
Advertising and posting of property - \$75-279-SPH

BALTIMORE COUNTY, MARYLAND No. 20286
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 20, 1975 ACCOUNT: 02-662

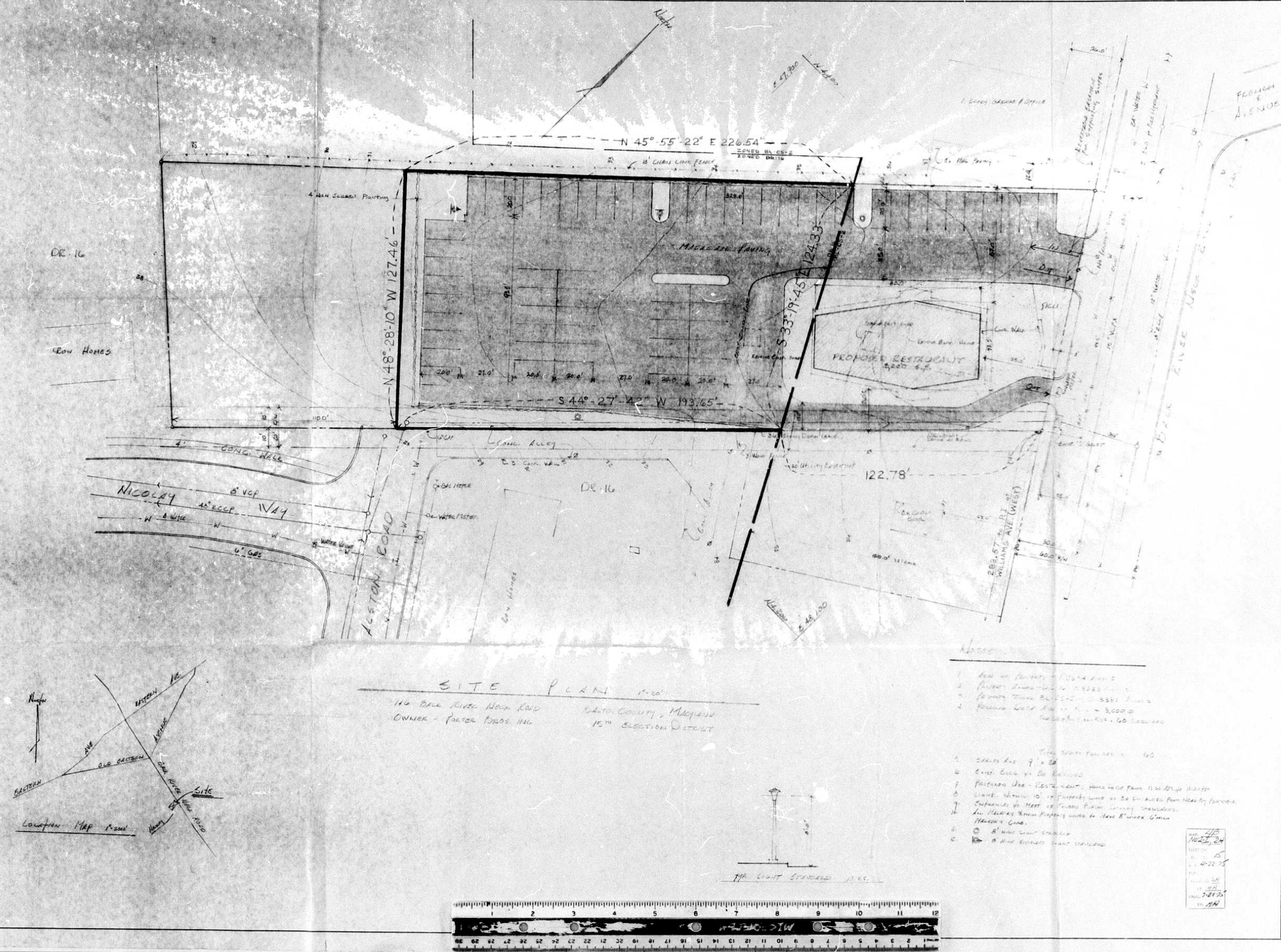
AMOUNT: \$25.00

DISTRIBUTION:
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

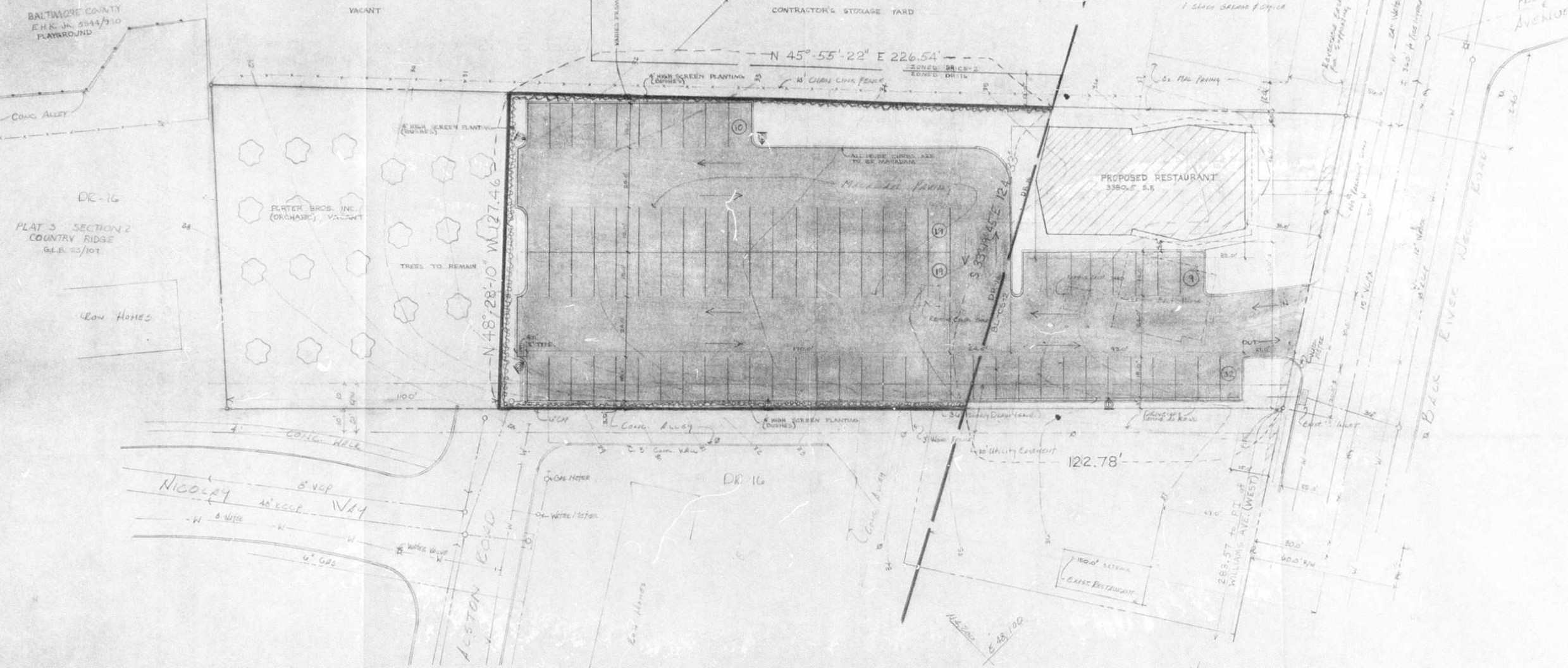
Robert J. Romaldo, Esq.
309 Eastern Blvd.
Baltimore, Md. 21221
Petition for Var Special Hearing for Porter Bros., Inc.
\$75-279-SPH

PROPOSED RESTAURANT

Sheet Title	SITE PLAN
Date	12-22-75
Scale	AS SHOWN
Revised	
Drawn	W. J. JENNISON
Job No.	
Drawing	
SP-1	
Sheet	1 of 1



PROPOSED RESTAURANT

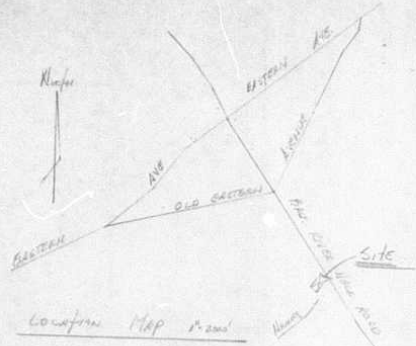


BALTIMORE COUNTY
E.H.K. JR. 5944/910
PLAYGROUND

DR-16

PLAT 3 SECTION 2
COUNTRY RIDGE
G.L.B. 12/107

LOW HOMES

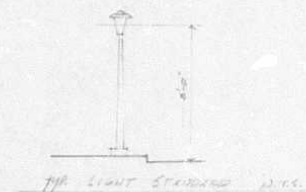


SITE PLAN 1"=20'

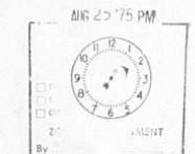
140 BACK RIVER NECK ROAD
OWNER - PORTER BROS. INC.

BALTIMORE COUNTY, MARYLAND
15TH SECTION DISTRICT

- Notes:
1. All of Property - 1.2024 Acres
 2. Property Zoned - DC-16 0.3255 Acres
 3. Property Zoned PL-C6-2 - 0.3351 Acres
 4. Property Zoned All of Plot - 3.3854 Acres
- Notes: 1. 1.2024 Acres
5. 1.2024 Acres
 6. 0.3255 Acres
 7. 0.3351 Acres
 8. 3.3854 Acres
 9. 1.2024 Acres
 10. 0.3255 Acres
 11. 0.3351 Acres
 12. 3.3854 Acres



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8/1/75
75-279



Sheet Title	SITE PLAN
Date	1-28-75
Scale	As Shown
Revised	1-28-75
Drawn	W. J. [Signature]
Job No.	
Drawing	
Sheet	1 OF 1

