

76-19-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward R. and
I, or we, Mildred F. Bromwell, legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 409.2b(3) to permit 22 parking spaces
in lieu of 47 parking spaces

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

Existing building has entrances facing Belair Road and the proposed addition
will provide entrances from each side and increase public safety.
Existing lot is too small to accommodate the required amount of parking and
the existing parking has been adequate for years.

See attached description

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to 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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

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 through-

out 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 21st day of July, 1975, at 10:00 o'clock

By _____

Zoning Commissioner of Baltimore County.

(over)

Property Description

Beginning at a point formed by the intersection of the centerline of
Belair Road and the centerline of Fullerton Avenue and thence running
the following courses and distances:

N47°-05'-00"E, 175.06 feet; S44°-10'-23"E, 130.87 feet;

S46°-22'-00"W, 162.61 feet and N49°-30'-00"W, 133.75 feet

to the place of beginning.

Property known as 7503 Belair Road and containing 0.51 acres.

RE: PETITION FOR VARIANCE
NE/corner of Belair Road and Fullerton
Avenue - 14th Election District
Edward Bromwell, et ux - Petitioners
NO. 76-19-A (Item No. 209)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a parking Variance that would per-
mit two small additions to be added to an existing two story brick and frame
restaurant and bar that exist at the above location.

Testimony and evidence presented during the course of the hearing estab-
lished that the subject property was at one time part and parcel of a larger
tract that has since been subdivided into two parcels. The rear portion of the
original tract is improved with a sign and upholstery shop, and the front portion
is improved with the restaurant. Both businesses share their parking areas.
However, this Variance request is based on the number of spaces (22) that are
located on the restaurant parcel. The additions planned by the Petitioners
would basically fill in two "L" shaped areas on the west side of the existing
building, the dimensions of which are approximately 14 feet by 10 feet and
14 feet by 16 feet. These areas are to be used as an entrance and storage
area and as an expansion to the existing kitchen. Neither of the areas will be
utilized to serve the public.

The existing dwelling and bar facilities are not being expanded in any way.
Revised plans have been submitted complete with the corrections and additional
information requested by two members of the Zoning Plans Advisory Com-
mittee, the Maryland State Highway Administration and the Baltimore County
Planning Office.

Based on the above testimony and a personal on-site field inspection of
the subject property, it is the opinion of the Deputy Zoning Commissioner that

the Petitioners are faced with a practical difficulty in that the areas to be
filled in serve no useful purpose, particularly for parking, and when completed
should provide a more aesthetically pleasing appearance for the community at
large. For these reasons, the Variance should, with certain restrictions, be
granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County this 28th day of July, 1975, that the herein Petition
for a Variance to permit 22 parking spaces in lieu of the 47 spaces should be
and the same is hereby GRANTED. Said granting is subject to the following:

1. Other than the entrance way, the two additions shall not
be used by customers.
2. Approval of a site plan by the Department of Public Works,
State Highway Administration, and the Office of Planning
and Zoning.

James E. Dyer
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCE
for Off-Street Parking
Northeast corner of Belair Road
and Fullerton Avenue
14th District
EDWARD R. BROMWELL
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-19-A
Item No. 209

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, we hereby enter our appearance in this proceeding. You are requested
to notify us 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
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 17th day
of July, 1975 to Edward R. Bromwell and Mildred Bromwell, 7503 Belair Road,
Baltimore, Maryland, 21236, Legal Owners.

John W. Hession, III



I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELSER DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 209 - ZAC - May 20, 1975
Property Owner: Edward R. & Mildred F. Bromwell
Location: NE/C of Belair Rd. & Fullerton Ave.
Existing Zoning: B. R.
Proposed Zoning: Variance from Sec. 409.2B (3) to permit 22
parking spaces in lieu of 47 parking spaces.
No. of Acres: 175 x 130
District: 14th

Dear Mr. DiNenna:

Since the site is existing major increase in traffic problems
are expected.

Very truly yours,

Michael S. Planigan
Traffic Engineering Associate

MSF/bza

July 28, 1975

Mr. & Mrs. Edward R. Bromwell
7503 Belair Road
Baltimore, Maryland 21236

RE: Petition for Variance
NE/corner of Belair Road and
Fullerton Avenue - 14th Election
District
Edward Bromwell, et ux -
Petitioners
NO. 76-19-A (Item No. 209)

Dear Mr. & Mrs. Bromwell:

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

John W. Hession, III

Dear Mr. DiNenna
I would appreciate if your office
will process my building permit
for the proposed additions that were
granted a variance as a result of
Case # 76-19-A, July 20, 1975. I
realize that this is a busy day
day appeal period to the final order.
I will take full responsibility for any
financial damages that might occur
if any appeal is filed.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1975

Mr. Edward R. Bromwell
7503 Belair Road
Baltimore, Maryland 21236

RE: Variance Petition
Item 209
Edward R. & Mildred F. Bromwell -
Petitioners

Dear Mr. Bromwell:

The enclosed comments are to be included with
the Zoning Plans Advisory Committee comments sent
you June 12, 1975 under the above
referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

Form 200
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 17th day of June 1975

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioners: Edward R. & Mildred F. Bromwell

Petitioner's Attorney _____ Reviewed by *Franklin T. Hogans Jr.*
Franklin T. Hogans, Jr.,
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 25, 1975

Mr. Edward R. Bromwell
7503 Belair Road
Baltimore, Md. 21236

RE: Variance Petition
Item 209
Edward R. & Mildred F. Bromwell -
Petitioners

Dear Mr. Bromwell:

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

FTH:JD

Enclosure

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 12, 1975

Franklin T. Hogans,
Chairman

Mr. Edward R. Bromwell
7503 Belair Road
Baltimore, Maryland 21236

RE: Variance Petition
Item 209
Edward R. & Mildred F. Bromwell -
Petitioner

Dear Mr. Bromwell:

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 at the
northeast corner of Belair Road and Fullerton
Avenue, and is improved with a two-story tavern
and residence. The petitioner is requesting a
Variance to the required number of parking spaces
in order that two additions may be constructed.

The site plan must be revised to indicate
the provided parking, if any, of those adjacent
commercial uses to the south and east. This
revised plan must clearly indicate the relationship
of said uses and parking required to the subject
property.

Mr. Edward R. Bromwell
Re: Item 209
June 12, 1975

Please note with particular interest the comments
of the State Highway Administration and those of
the Project and Development Planning Division.

This petition is being withheld from a hearing
date until such time as revised plans are received
that reflect the comments above, and any comments
from other departments as requested.

Very truly yours,

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

FTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Delitz
Chief



Towson, Maryland 21204
812-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Edward R. & Mildred F. Bromwell

Location: NE/C of Belair Road & Fullerton Avenue

Item No. 209

Zoning Agenda May 20, 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 _____

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.
(ix) 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 by: *J. Kelly* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 16, 1975

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

ITEM: 209

Re: Zoning Advisory Committee
Meeting May 20, 1975
Owner: Edw. R. & Mildred F.
Bromwell

Location: NE/C of Belair Rd. & Fullerton
Ave. (Route 1)
Existing Zoning: B.R.
Proposed Zoning: variance from
Sec. 409.28 (3) to permit 22
parking spaces in lieu of 47
parking spaces.
No. of Acres: 175 x 130
District: 14th

Dear Mr. DiNenna:

The subject plan indicates an 18' wide entrance from Belair Road.
The entrance at present is 30' in width, therefore, it is assumed that the
petitioner proposes to reduce the width. This will not be permitted since
the standard minimum width for a commercial entrance from a State Highway
is 25 ft.

At present vehicles park against the north property line and
still remain clear of the entrance; therefore, we can see no need for any
reduction in entrance width.

The subject site appears to be a part of the adjacent site, to the
east, which is improved with a Sign Shop and Upholstery Shop. Both sites
use the same entrances, and to some degree, the same parking areas. There
are two additional buildings on the adjacent site that are not indicated
on the plan. These buildings should be indicated along with the property
outline and parking break-down.

Considering the number of businesses on the two sites and the
common use of entrances and parking, it is our opinion that the petitioned
parking variance could be detrimental to the safe and efficient movement
of traffic to and from the sites.

The 1974 average daily traffic on this section of Belair Road
is ... 25,000 vehicles.

Very truly yours,

Charles Loy, Chief
Bureau of Engineering Access Permits
by: J. E. Meyers

CLJEM:bk

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

SEP 22 1975



June 3, 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 #209, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Edward R. and Mildred F. Bromwell
Location: NE/C of Belair Road and Fullerton Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 409.2B(3) to permit 22 parking spaces in lieu of 47 parking spaces
No. of Acres: 175 x 130
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 does not reflect the existing conditions on the property or the adjacent properties. The site plan must be revised to reflect the existing field conditions.

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 301 PLANNING 494-3811 ZONING 494-3351

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

June 13, 1975

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

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

Re: Item #209 (1974-1975)
Property Owner: Edward R. & Mildred R. Bromwell
N/E cor. of Belair Rd. & Fullerton Ave.
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 409.2B (3) to permit 22 parking spaces in lieu of 47 parking spaces.
No. of Acres: 175 x 130 District: 14th

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

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.

Fullerton Avenue, an existing public street is proposed to be realigned and improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening including a fillet area for sight 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 must 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 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.

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: May 20, 1975

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

Z.A.C. Meeting of: May 20, 1975

Re: Item 209
Property Owner: Edward R. & Mildred F. Bromwell
Location: NE/C of Belair Road & Fullerton Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Sec. 409.2B (3) to permit 22 parking spaces in lieu of 47 parking spaces.

District: 14th
No. Acres: 175 x 130

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORRECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

Item #209 (1974-1975)
Property Owner: Edward R. & Mildred R. Bromwell
Page 2
June 13, 1975

Storm Drains:

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellisworth N. Diver
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:JAM:PMR:as

cc: J. Trenner
W. Munchel

N-SE Key Sheet
24 NE 13 Pos. Sheet
NE 6 E Topo
61 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 13, 1975

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 #209, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Edward R. & Mildred F. Bromwell
Location: NE/C of Belair Rd. & Fullerton Ave.
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 409.2B (3) to permit 22 parking spaces in lieu of 47 parking spaces.
No. of Acres: 175 x 130
District: 14th

Metropolitan water and sewer are available to the 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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EHVB/cag

CC--Mr. L. A. Schuppert

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., July 8, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 21st day of July 1975, the publication appearing on the 3rd day of July 1975.

THE OBSERVER,
Robert A. Lankford
Advertising Mgr.

Cost of Advertisement, \$19.20

PETITION FOR A VARIANCE
ZONING DISTRICT
ZONING: Petition for Variance for Off-Street Parking.
LOCATION: Northeast corner of Belair Road and Fullerton Avenue.
DATE & TIME: MONDAY, JULY 21, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 144, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act, and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit 22 parking spaces in lieu of 47 parking spaces.
The Zoning Regulations to be exempted as follows:
Section 409.2B(3) - Off-Street Parking - 1 for each 40 square feet of total floor area.
All that parcel of land in the Fourteenth District of Baltimore County, beginning at a point formed by the intersection of the corner of Belair Road and the corner of Fullerton Avenue, and thence running the following courses and distances:
N 47° 00' 00" E, 175.00 feet to 24° 10' 00" E, 130.00 feet to 24° 00' 00" W, 130.00 feet to 24° 00' 00" W, 130.00 feet to the place of beginning.
Property known as 175 x 130 Belair Road and containing 4.31 acres.
Being the property of Edward R. Bromwell and Mildred F. Bromwell as shown on plat filed with the Zoning Department.
Hearing Date: Monday, July 21, 1975 at 10:00 A.M.
Public Hearing: Room 144, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 18, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-19-A, Petition for Variance for Off-Street Parking.
Northeast corner of Belair Road and Fullerton Avenue.
Petitioner - Edward R. Bromwell and Mildred F. Bromwell

14th District

HEARING: Monday, July 21, 1975 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

JUL 21 1975 AM



CERTIFICATE OF PUBLICATION

TOWSON, MD., July 13, 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 in each of one time successive weeks before the 21st day of July 1975, the ANN publication appearing on the 3rd day of July 1975.

THE JEFFERSONIAN,
L. Frank Smith
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
ZONING DISTRICT
ZONING: Petition for Variance for Off-Street Parking.
LOCATION: Northeast corner of Belair Road and Fullerton Avenue.
DATE & TIME: MONDAY, JULY 21, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 144, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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The Zoning Regulations to be exempted as follows:
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N 47° 00' 00" E, 175.00 feet to 24° 10' 00" E, 130.00 feet to 24° 00' 00" W, 130.00 feet to 24° 00' 00" W, 130.00 feet to the place of beginning.
Property known as 175 x 130 Belair Road and containing 4.31 acres.
Being the property of Edward R. Bromwell and Mildred F. Bromwell as shown on plat filed with the Zoning Department.
Hearing Date: Monday, July 21, 1975 at 10:00 A.M.
Public Hearing: Room 144, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

SEP 22 1975

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, RA, CC, CA										
Reviewed by: <u>W.B.C.</u> Revised Plans: Change in outline or description Yes ☐ No ☐ Previous case: _____ Map # _____										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

76-19-27

District: 14th Date of Posting: July 2-75
Posted for: Planning Monday July 21st 1975 @ 10:00 A.M.
Petitioner: Edward Bromwell
Location of property: NE corner of Belair Rd & Fullerton Ave
Location of Sign: 1 sign posted on the East corner of Belair Rd facing Belair Rd
Remarks: _____
Posted by: Paul H. Nuss Date of return: July 10-75
Signature

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

Your Petition has been received * this 7 day of MAY 1975. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Bromwell Submitted by MA Bromwell
Petitioner's Attorney _____ Reviewed by WBL

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

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

No. 23305

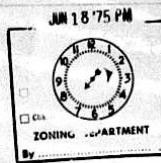
DATE July 28, 1975 ACCOUNT 01-662
AMOUNT \$50.20
RECEIVED Bromwell Inc, 7503 Belair Road, Baltimore, Md. 212
FROM _____
FOR Advertising and posting of property - 7/6-19-A
AUG 14 5 22 AM '75 5020 NEX
VALIDATION OR SIGNATURE OF CASHIER

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

No. 20265

DATE May 7, 1975 ACCOUNT 01-662
AMOUNT \$25.00
WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Petition for Variance for Edward R. Bromwell
(Cash)
AUG 02 2 28 PM '75 2500 NEX

SEP 22 1975



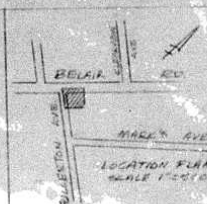
REVISED PLANS
#209
Bromwell

VACANT JOHN C. SIPLE

ZONED: BL-C-S-2

30' BELAIR AVE

RADIO SHOP
ZONED: BL-C-S-2



BELAIR ROAD

N 47° 50' 00" E 175.06'

REVISION NOTE: 6-17-75
EXISTING DISTANCE SHOWN (30')
EXISTING PARKING SHOWN (25 SPACES)
EXISTING CONDITIONS ON ADJACENT
PROPERTY SHOWN (CONCRETE)
TOURIST HOME - NON-CONFORMING

ZONED: BE-C-S-2

NOTES:

- EXIST. ZONING - BE-C-S-2
- EXIST. USE - BAR, REST. RESIDENCE
- WATER AND SEWER FACILITIES ARE EXISTING
- PARKING NOTES:
 - 1ST FLOOR - 14 SPACES - 25 SPACES REQUIRED
 - 2ND FLOOR - RESIDENCE - 4 SPACES
 - TOTAL REQUIRED - 47
 - TOTAL PROVIDED - 22
- ALL SPACES 10' x 20'
- PARKING AREA PAVED - TACKLE
- SCALE - 1" = 30'
- 1/4" ELECTRIC DISTRICT

BROMWELL INN
7503 BELAIR RD

VACANT JOHN C. SIPLE

ZONED: BL-C-S-2

30' BELAIR AVE

RADIO SHOP
ZONED: BL-C-S-2



BELAIR ROAD

N 47° 50' 00" E 175.06'

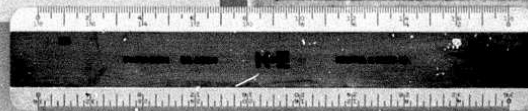
Beginning point

ZONED: BE-C-S-2

NOTES:

- EXIST. ZONING - BE-C-S-2
- EXIST. USE - BAR, REST. RESIDENCE
- WATER AND SEWER FACILITIES ARE EXISTING
- PARKING NOTES:
 - 1ST FLOOR - 14 SPACES - 25 SPACES REQUIRED
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- ALL SPACES 10' x 20'
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BROMWELL INN
7503 BELAIR RD



VACANT - JOHN G. SIPP

ZONED: B.L.:C.S.-2

RADIO SHOP

ZONE: BL-4-S-2

BELAIR ROAD

N 47° 05' 00" E 17506'

(EVIDENCE - 6-17-75)

EXISTING ENTRANCE SHOWN (30')

EXISTING PARKING SPACES (22 SPACES)

EXISTING CONDITIONS OF 4 ADJUNCT

PROPERTY SHOWING (GIVEN) - 1000

TOURIST HOME - NON-CONFORMING

ZONED: BE-622

NOTES:-

EXH. 20116 - B.E.-6572

• EXISTENCE OF A REST POINT

- WATER AND SEWER FACILITIES

ARE EXISTING

• FARRING NOTES:

1ST FLOOR - 346,184. - 2,900 SF

2nd FLOOR - RESIDENCE

TOTAL REQ'D. = 47

TOTAL REVENUE-22

• ALL SPACES 10'x20'

• FALING AREA PAIRED

• 5415 • 1330

- 14th ELECTION DISTRICT

BROMWELL INN

7503 BELAIR RD

AE. 5/85