

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Irvin & Anita Borenstein 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 AD3-28 (5.6) to permit 0 parking spaces in lieu of the required 25 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) We are Interior Decorators and have been operating in a store at 1002 1/2 Reisterstown Road for about ten years. We have used the store as a showroom for the display of furniture, home furnishings, art objects, etc. A large part of the space is used for offices, drafting rooms, storage and preparation of material for placement in homes and offices we decorate. Although retail sales are conducted from the premises, they represent the smaller part of our business, the bulk of which is interior decorating. About eight years ago we rented additional space in the subject property, 1004 Reisterstown Road and is used for additional space for the same purposes. From time to time more additional space became available at 1004 and as it did, we rented it. In December of 1973 we purchased 1004 and immediately from the system of 1002 1/2 that he would not renew our lease (see attached Property is to be posted and advertised as prescribed by Zoning Regulations. (See) I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of 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.

See attached description

Contract purchaser: Irvin & Anita Borenstein
 Address: 1004 Reisterstown Rd. 21208

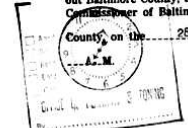
Legal Owner: Irvin & Anita Borenstein
 Address: 1004 Reisterstown Rd. 21208

Protestant's Attorney: John W. Hession, III
 Address: 10 Light Street, Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1975, at 10:00 o'clock (over)

S. Eric Di Nenna
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING



RE: PETITION FOR VARIANCE for Off-Street Parking, West side of Reisterstown Road 79.08 feet North of Sherwood Avenue, 3rd District.

IRVIN BORENSTEIN AND ANITA BORENSTEIN

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 76-25-A, Item # 236

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

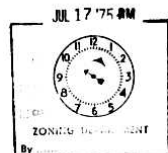
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us of any date or dates in connection therewith which may be now or hereafter designated, and of the passage of any preliminary or final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

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

Charles E. Kuntz, Jr.
 Charles E. Kuntz, 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 Azrael, Esquire, 10 Light Street, Baltimore, Maryland 21202, Attorney for Petitioner.

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



I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Di Nenna, Zoning Commissioner Date: July 22, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-25-A, West side of Reisterstown Road 79.08 feet North of Sherwood Avenue.
Petition for Variance for Off-Street Parking.
Petitioner - Irvin Borenstein and Anita Borenstein
3rd District

HEARING: Monday, July 28, 1975 at 10:00 A.M.

The staff of the Office of Planning has reviewed the subject petition and has the following comment to offer.

The Revenue Authority is opening a new parking lot at Reisterstown Road and Slade Ave, providing 66 spaces about one-half mile south of the subject site. Additionally, the Authority operates a 41 space lot about one-third of a mile north, which operates at about one-third of capacity.

Despite the existing 41 acre lot operating at only one-third capacity, there are still serious street parking-traffic flow problems on Reisterstown Road. The staff questions the wisdom of allowing any ordinances to the parking regulations in this area.

William D. Fromm
 William D. Fromm
 Director of Planning

WDF:NEG:mb

Pikesville Sunoco
 1101 Reisterstown Road
 Pikesville, Maryland 21208

July 22, 1975

Dear Sir:

I hereby authorize I. Borenstein Inc. to utilize the parking facilities of Pikesville Sunoco for customer and employee use.

Sincerely yours,
Jeffrey L. Danstoker
 Jeffrey L. Danstoker, Proprietor
 Pikesville Sunoco

and we are required to vacate the premises and therefore, it becomes necessary for us to move our entire operation into 1004. As will be seen by the plans, a comparatively small portion of the space in 1004 will be used for retail sales. The balance will be used for the purposes described heretofore.

We have made every effort to obtain parking and have the use together with others of a parking lot which is directly across the street. We will make every attempt to obtain additional parking. In the meantime, we are seeking a variance because of the great hardship we shall suffer if we are not permitted to move into the building at 1004.

July 29, 1975

Edward Azrael, Esquire
 Maryland National Bank Building
 10 Light Street
 Baltimore, Maryland 21202

RE: Petition for Variance
 W/S of Reisterstown Road, 79.08'
 N of Sherwood Avenue - 3rd Elec-
 tion District
 Irvin Borenstein, et ux -
 Petitioners
 NO. 76-25-A (Item No. 236)

Dear Mr. Azrael:

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

Very truly yours,

S. Eric Di Nenna
 Zoning Commissioner

SED:arl

Attachments

cc: John W. Hession, III, Esquire
 People's Counsel

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Affiliated With LYON ASSOCIATES, INC.
 6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-8291
 ENGINEERING • SURVEYING • PLANNING

DESCRIPTION
 FOR ZONING VARIANCE
 IRVIN J. & ANITA BORENSTEIN
 1004 REISTERSTOWN ROAD - PIKESVILLE, MARYLAND

BEGINNING FOR THE SAME at a point on the West side of Reisterstown Road, 66 feet wide, said point being situated Northwestwesterly 79.08 feet from the intersection formed by the intersection of the Northerly Line of Sherwood Avenue, 50 feet wide, and the Southwestwesterly side of Reisterstown Road; thence leaving the Point of Beginning and the Southwestwesterly side of Reisterstown Road and running on the division line between Lot 378 and Lot 379 as laid out on a subdivision plat entitled "Plat of Reiston Annex", said plat being recorded among the Land Records of Baltimore County in Plat Book 1, Plat 276, Southwestwesterly, 116.58 feet to intersect the Easterly line of Lot 376 indicated on the aforesaid plat; thence running and binding on a part of said Easterly lot line of Lot 376 Northwestwesterly 40.00 feet to the division line between Lot 379, now being described and Lot 380; thence running and binding on said division line Northeastwesterly 114.75 feet to intersect the Southwestwesterly Right of Way Line of Reisterstown Road, 66 feet wide; thence binding on the Southwestwesterly Right of Way Line of Reisterstown Road, Southeastwesterly, 60.04 feet to the Place of Beginning, Containing 4626.62 square feet or 0.106 Acres more or less.

THE DESCRIBED PARCEL being known as No. 1004 Reisterstown Road.



Signed This 27 day May 1975

SCALE: 1/4 inch = 1 foot
 File No. 2408-001

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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>J. H.</u>					Revised Plans:					
Previous case:					Change in outline or description		Yes ___ No ___			
					Map #					

SEP 22 1975

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 Petitioners.

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, the Variance to permit zero (0) off-street parking spaces in lieu of the required twenty-five (25) spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of July, 1975, that the herein Petition for a Variance to permit zero (0) off-street parking spaces in lieu of the required twenty-five (25) spaces should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing this day of 1975

Eric DiNenna
Eric DiNenna,
Zoning Commissioner

Petitioner: Irvin & Anita Borenstein

Petitioner's Attorney: Edward Azrael Reviewed by: Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 16, 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 #236, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Irvin & Anita Borenstein
Location: W/S of Reisterstown Rd. 79.08' NW of Sherwood Ave.
Existing Zoning: BL
Proposed Zoning: Variance from Sec. 409.25 (5,6) to permit 0 parking spaces in lieu of the required 25 spaces.

No. of Acres: 0.106
District: 3rd

Metropolitan water and sewer are available to the site. Since this is a variance for parking, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

PHVB:jrc

ORDER RECEIVED FOR FILING
DATE 7/1/75

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

- COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
- Franklin T. Hogans
Chairman
- 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 ENGINEER

July 1, 1975

Edward Azrael, Esq.
10 Light Street
Baltimore, Maryland 21202

RE: Variance Petition
Item 236
Irvin & Anita Borenstein -
Petitioners

Dear Mr. Azrael:

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 west side of Reisterstown Road, 79.08 feet, northwest of Sherwood Avenue, and is currently improved with a two-story commercial building. The petitioner is requesting a Variance to permit zero (0) parking spaces in lieu of the required 25 spaces, in order that an addition may be constructed to expand the existing interior decorator's office and sales operation.

Adjacent properties are developed with strip store buildings of the type prevalent on Reisterstown Road in Pikesville. The petitioner indicated, at the time of field inspection, that an arrangement for providing parking for his customers had been made with the Pikes Theatre for use of their parking lot directly across from the subject site.

Edward Azrael, Esq.
Re: Item 236
July 1, 1975
Page 2

The site plan should be revised prior to the hearing date to reflect the comments of the State Highway Administration. The site plan also indicates the northernmost corner of the proposed addition to abut the street right of way of Reisterstown Road. Although this situation may be created by the drafting of this plan; nevertheless, this setback must be revised to accurately show the required setback of the addition, that is, the average setback of those buildings on either side.

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

cc: Maryland Surveying and Engr. Co., Inc.
Subsidiary of Lyon Associates, Inc.
6707 White Stone Road
Baltimore, Maryland 21207

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

June 16, 1975

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

Re: Item 236 - ZAC - June 17, 1975
Property Owner: Irvin & Anita Borenstein
Location: W/S of Reisterstown Rd. 79.08' NW of Sherwood Ave.
Existing Zoning: BL
Proposed Zoning: Variance from Sec. 409.25 (5,6) to permit 0 parking spaces in lieu of the required 25 spaces.
No. of Acres: 0.106
District: 3rd

Dear Mr. DiNenna:

The Pikesville area has been the source of many citizen complaints about parking and traffic congestion. Any reduction in the required parking is undesirable.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

NSF/bza

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 18, 1975

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

Z.A.C. Meeting of: June 17, 1975

Re: Item 236

Property Owner: Irvin & Anita Borenstein

Location: W/S of Reisterstown Road 79.08' N.W. of Sherwood Avenue

Present Zoning: B.L.

Proposed Zoning: Variance from Section 409.25 (5,6) to permit 0 parking spaces in lieu of the required 25 spaces.

District: 3rd

No. Acres: 0.106

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. ROTBARS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, ALTERNATE

T. BAYARD WILLIAMS, JR.
RICHARD W. FRACKS, JR.
MRS. RICHARD A. GILL

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

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

Re: Z.A.C. meeting
June 17, 1975
Item: 236, Irvin
Borenstein w/s
Reisterstown Rd.
(Site 100) 100'
north of Sherwood
Ave. Parking
variance 0 spaces
in lieu of required
25 spaces.

Dear Mr. DiNenna,
It is understood from conversation with the subject petitioner that he has use of the theater parking lot on the opposite side of Reisterstown Road. Inspections at the site revealed that the lot is used by several businesses and was full or nearly so on all occasions. This is a highly congested area with a lack of adequate parking. Granting of the requested variance could cause problems on Reisterstown Road.

If the petition is granted, it will be the petitioners responsibility to close and replace the existing entrance with standard curb and sidewalk sections. The plan must be revised accordingly.

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

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits

CL-JEM/ev

By: John E. Meyers

John E. Meyers

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 14, 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 #236, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Irvin and Anita Borenstein
Location: W/S of R. Reisterstown Rd. 79.08' NW of Sherwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.25 (5, 6) to permit 0 parking spaces in lieu of the required 25 spaces
No. of Acres: 0.106
District: 3rd

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.

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 301 PLANNING 484-2811 ZONING 480-3281

Baltimore County Fire Department



Towson, Maryland 21204
878-7516

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Irvin & Anita Borenstein

Locations: W/S of Reisterstown Rd. 79.08' NW of Sherwood Avenue
Item No. 236 Zoning Agenda June 17, 1975

Gentlemen:

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

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

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

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

July 3, 1975

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

Re: Item #236 (1974-1975)
Property Owner: Irvin & Anita Borenstein
W/S of Reisterstown Rd., 79.08' N/W of Sherwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.25 (5, 6) to permit 0 parking spaces in lieu of the required 25 spaces.
No. of Acres: 0.106 District: 3rd

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:

Reisterstown Road (Md. 140) 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.

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.

There is an existing storm drainage system, or portions thereof contiguous to or within this site. It is the responsibility of the Petitioner to indicate such drainage facilities, including pipes, as exist. He is to ascertain and clarify utility easement rights-of-way in connection therewith. It is his responsibility to initiate such action as may be necessary to abandon, widen, relocate, extend, etc. such rights-of-way. He is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

Item #236 (1974-1975)
Property Owner: Irvin & Anita Borenstein
Page 2
July 3, 1975

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:HAM/FWR:BB

P-SE Key Sheet
28 NW 21 Pos. Sheet
NW 7 F Topo
76 Tax Map



CERTIFICATE OF PUBLICATION
TOWSON, MD., July 10, 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 at one time, successive weeks before the 25th day of July, 1975, the first publication appearing on the 10th day of July, 1975.
THE JEFFERSONIAN
L. L. Shank Manager
Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 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 at one time, successive weeks before the 25th day of July, 1975, the first publication appearing on the 10th day of July, 1975.

THE JEFFERSONIAN
L. L. Shank Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 21655

DATE July 2, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Irvin J. Borenstein, Inc.
1002 1/2 Reisterstown Rd.
Pikesville, Md. 21086
Petition for Variance 76-25-A

25.00

PETITION FOR A VARIANCE
OF DISTRICT
ZONING: Petitioner for Variance from District
LOCATION: West side of Reisterstown Road 79.08' NW of Sherwood Avenue
DATE & TIME: MONDAY, JULY 14, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit use of Street Parking spaces instead of the required 25 spaces.

THE JEFFERSONIAN
L. L. Shank Manager

Public Hearing: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
Public Hearing: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

THE DESCRIBED PARCEL being shown as No. 190 Reisterstown Road, Baltimore County, Md., is the property of Irvin Borenstein and Anita Borenstein, as shown on plat filed with the Zoning Department. Hearing Date: Monday, July 28, 1975 at 10:00 A.M.

BY ORDER OF S. ERIC DINENNA, Zoning Commissioner of BALTIMORE COUNTY

OFFICE OF THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21183 July 9, 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - WEST SIDE OF REISTERSTOWN ROAD was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of July, 1975, that is to say, the same was inserted in the issues of July 9, 1975

STROMBERG PUBLICATIONS, Inc.

By: *C. Curran*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 21692

DATE July 28, 1975 ACCOUNT 01-662

AMOUNT \$67.75

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Irvin J. Borenstein, Inc.
1002 1/2 Reisterstown Road
Pikesville, Md. 21086
Advertising and posting of property 76-25-A

5

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: July 12, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: IRVIN BORENSTEIN
Location of property: W/S OF REISTERSTOWN RD. 79.08' N OF SHERWOOD AVE.
Location of Sign: FRONT CORN. REISTERSTOWN RD.
Remarks: *Ellsworth H. Dyer*
Posted by: *Ellsworth H. Dyer* Date of return: July 17, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

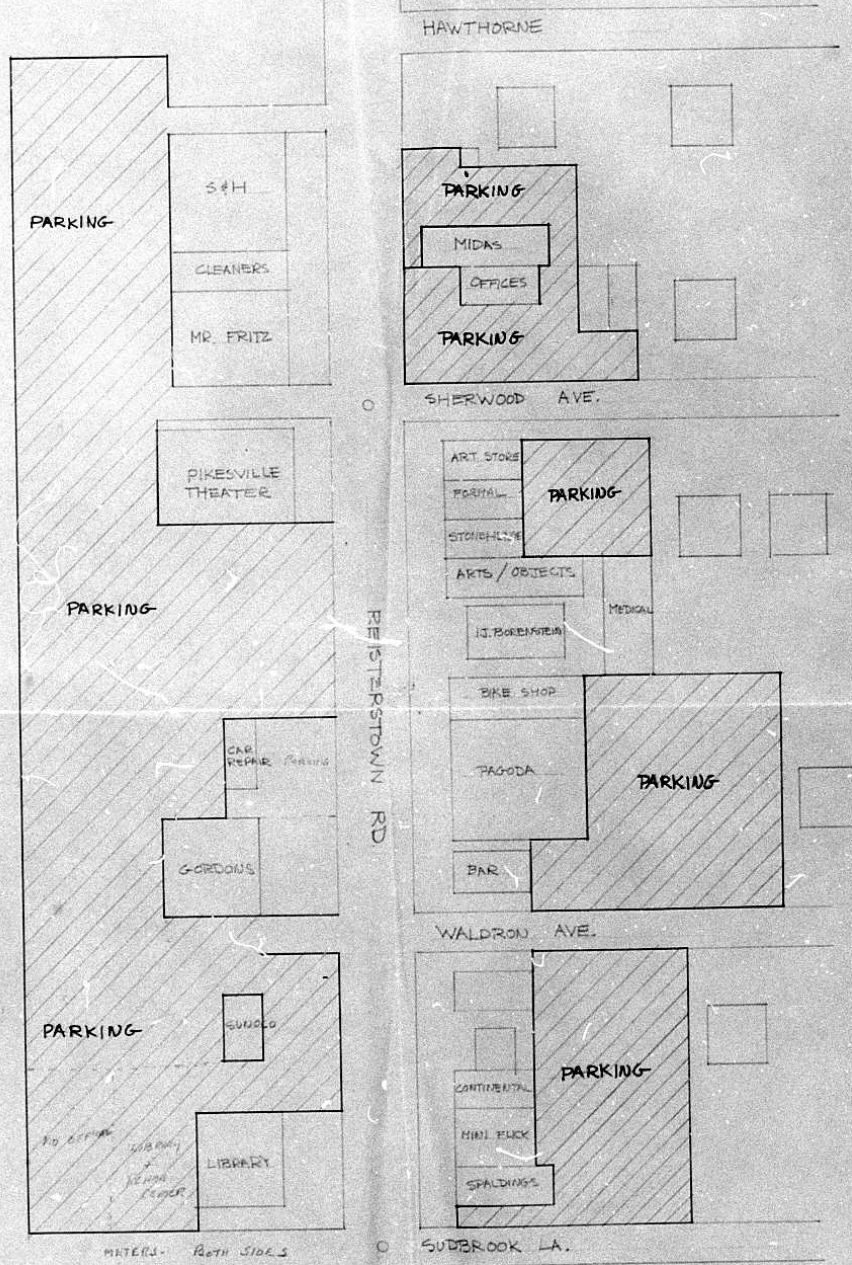
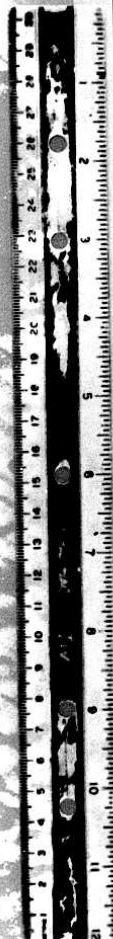
Your Petition has been received * this 2nd day of June 1975 Filing Fee \$ 25 Received _____ Check _____ Cash _____ Other _____

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: *Borenstein* Submitted by: *John*
Petitioner's Attorney: *Ardeal* Reviewed by: *BTW*

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

30

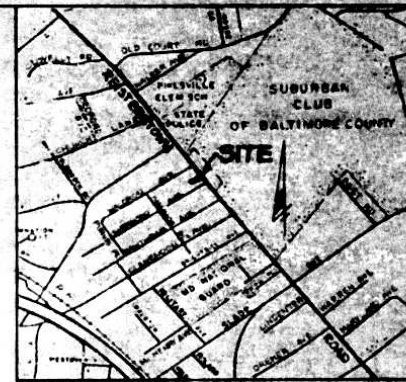


484-8988

IRVIN J. BORENSTEIN, INC.

1004
RENTENTON RD.
PIKEVILLE, MO
63408

JOB NO:	
AREA:	
SCALE:	
DATE:	
DRAWN BY:	
REVISION:	
PAGE:	



VICINITY MAP

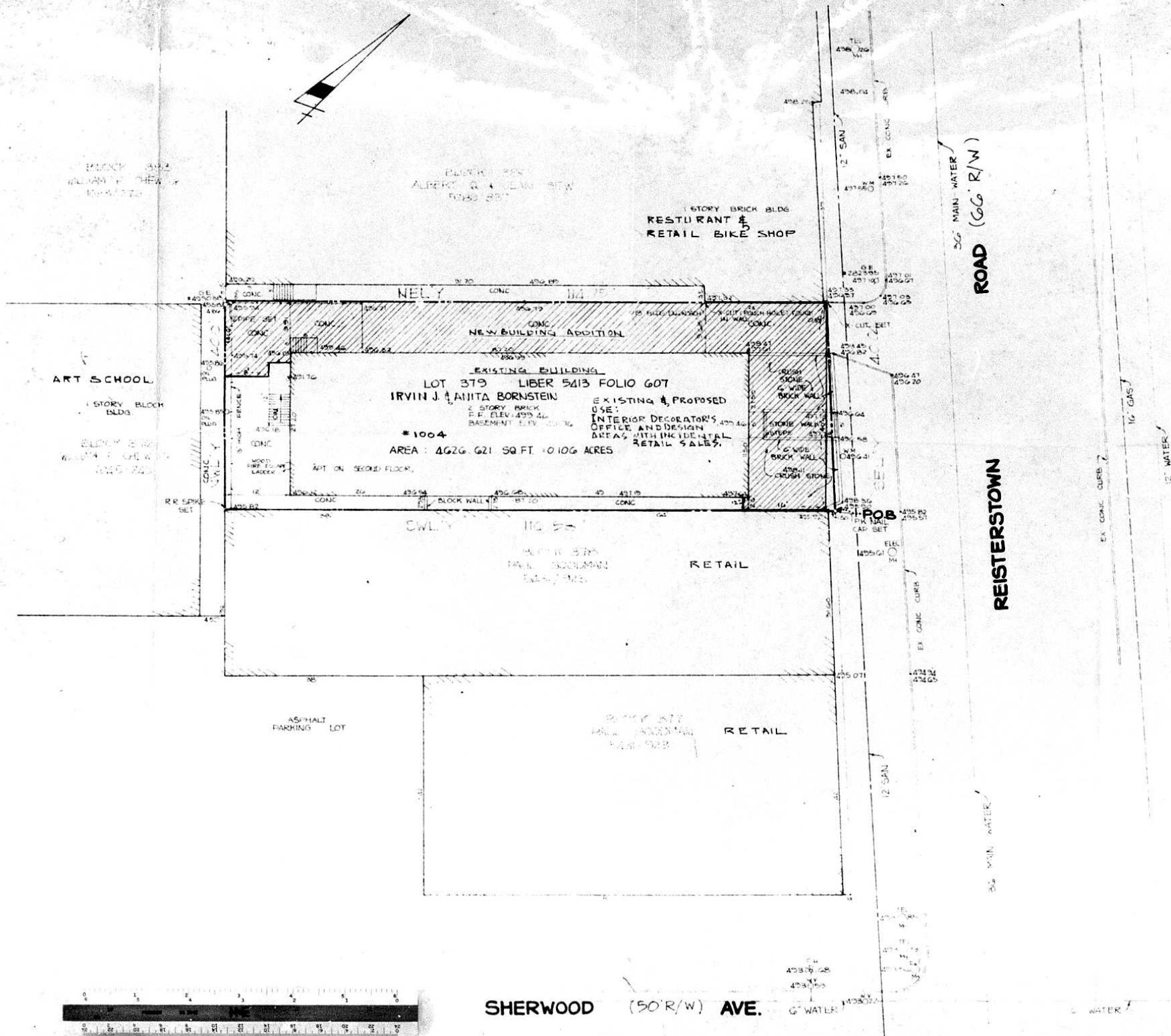
SCALE 1"=1000'

NO. 1072
 3
 6-4-75
 1/18
 4-17-75
 1/18

- NOTES
- COORDINATES AND BEARINGS SHOWN ARE BASED ON
 - ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY M.D.M. + 00.82. ELEV. 428.79. REMOVED AS OF 1/1/75.
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS AS SHOWN HEREON. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES:
 CHESAPEAKE & POTOMAC TELEPHONE COMPANY
 320 ST. PAUL STREET, BALTIMORE, MD. 21202
 BALTIMORE GAS & ELECTRIC COMPANY
 LEWISTON & LIBERTY STREETS, BALTIMORE, MD. 21202

REQUIRED PARKING
 PARKING CALCULATIONS:
 1ST FLOOR: 1,705 SF
 RETAIL @ 1/800 = 2.1 SPACES
 OFFICE @ 1/300 = 5.7 SPACES
 2ND FLOOR: 3,954 SF
 OFFICES @ 1/500 = 7.9 SPACES
 TOTAL REQUIRED 25 SPACES
 TOTAL PROVIDED 0 SPACES

PROPERTY ZONED BAL



REVISIONS: 5/10/75 5/2/75 6/9/75

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THE MARKERS ARE IN PLACE AS DESIGNATED.

DATE: 5/10/75
 J. ROBERT CASSELL, P.E. & L.S. MD. 1182

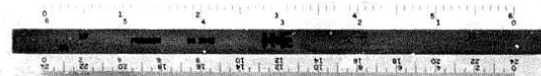


IRVIN J. ANITA BORNSTEIN
 LOT 379
 "RALSTON ANNEX"
 PLAT BOOK NO. 1 FOLIO 276
 1004 REISTERSTOWN RD.
 PIKESVILLE, MARYLAND
 BALTIMORE COUNTY DISTRICT

TOPO. & OUTLINE SURVEY

CHECKED BY: _____ PREPARED BY: _____
 SCALE: 1"=1000'
 DATE: MAR 25, 1975
 DRAWN BY: H Y H
 FILE: 2108-001

MARYLAND SURVEYING AND ENGINEERING CO., INC.
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 6707 WHITE STONE ROAD
 BALTIMORE COUNTY, MARYLAND 21207
 TELEPHONE 301-944-9291



SHERWOOD (50' R/W) AVE.



VICINITY MAP

SCALE 1" = 100'

NOTES

- COORDINATES AND BEARINGS SHOWN ARE BASED ON
- ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY'S NEW 84' DATUM. ALL ELEVATIONS ARE BASED ON THIS DATUM UNLESS OTHERWISE NOTED. ELEVATIONS HAVE BEEN OBTAINED FROM THE VARIOUS AGENCIES INVOLVED, HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- THE LINES AND GRADES OF THE ADJACENT ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
- UTILITY COMPANIES:
CHESAPEAKE & POTOMAC ELECTRIC COMPANY
120 ST. PAUL STREET, BALTIMORE, MD 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEANING & LAMBERT STREET, BALTIMORE, MD 21202

PARKING REQUIREMENTS: REQUIRED PARKING
1ST FLOOR: 17 SPACES
RETAIL @ 1 VEH = 5 SPACES
OFFICE @ 1 VEH = 2.5 SPACES
2ND FLOOR: 2,000 SQ FT
OFFICES @ 1 VEH = 8.0 SPACES
TOTAL REQUIRED = 25 SPACES
TOTAL PROVIDED = 0 SPACES

PROPERTY ZONED BL

REVISIONS:
REVISED: 3/29/76 NEW CONC WALKWAYS TWAK
REVISED: 5/20/75 5/27/75 6/9/75

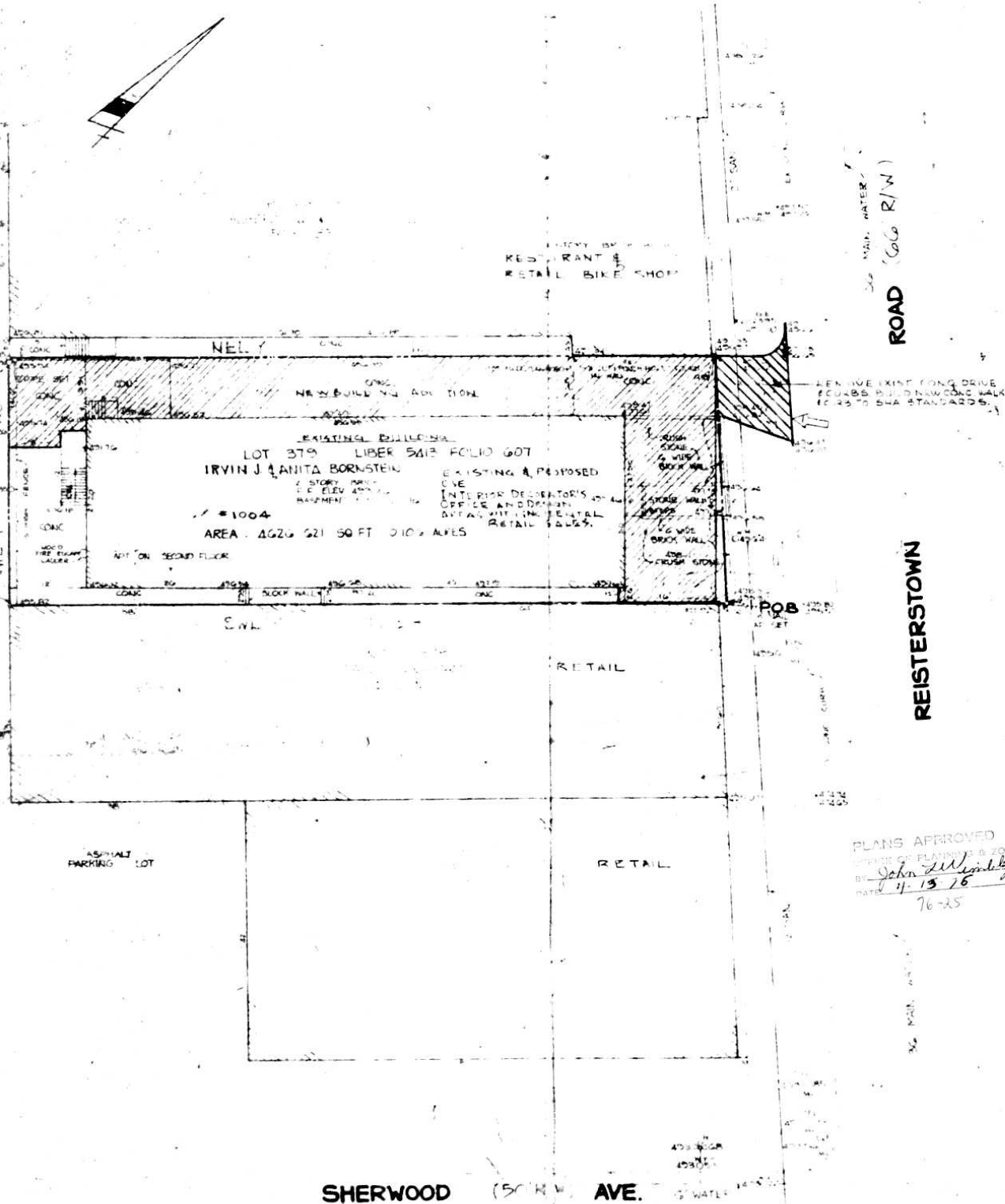
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY
AND THE MARKERS ARE IN PLACE AS DESIGNATED

DATE: J. ROBERT CASSELL, P.E. & L.S. NO. 1187

IRVIN J. & ANITA BORNSTEIN
LOT 379
"RALSTON ANNEX"
PLAT BOOK NO. 1 FOLIO 276
1004 REISTERSTOWN RD.
PIKESVILLE, MARYLAND
BALTIMORE COUNTY DISTRICT

TOPO. & OUTLINE SURVEY

CHECKED BY	PREPARED BY
SCALE 1" = 10'	MARYLAND SURVEYING AND ENGINEERING CO., INC.
AUTH. NO.	SUBSIDIARY OF LYON ASSOCIATES, INC.
DRAWN BY H.Y.H.	6707 WHITE STONE ROAD
LEGAL NO.	BALTIMORE COUNTY, MARYLAND 21207
DATE: MAR 25, 1975	TELEPHONE 301-944-8291
FILE: 2408-001	



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John W. Smith*
DATE: 4-15-76
76-25



76-25
approved plan



EXISTING BLDG
REMOVED
REMOVED

FACILITY BRICK WIDE
RESTAURANT &
RETAIL BIKE SHOP

36' MAIN WATER
ROAD (66' R/W)

ART SCHOOL
1 STORY BLOCK
BLDG

BLDG 317
REMOVED
REMOVED

NEL Y
NEW BUILDING ADDITION

EXISTING BUILDING
LOT 379 LIBER 5413 FOLIO 607
IRVIN J & ANITA BORNSTEIN
*1004
AREA: 4626 621 50 FT 0.10% ACRES

EXISTING & PROPOSED
USE
INTERIOR DECORATORS
OFFICE AND DESIGN
AREAS WITH INCIDENTAL
RETAIL SALES

REMOVE EXIST CONC DRIV
FCU-455 BUILD NEW CONC W
FCU-455 TO SH4 STANDARD

SWL

RETAIL

ASPHALT
PARKING LOT

RETAIL

PLANS APPROVED
OFFICE OF PLANNING &
BY: John J. [Signature]
DATE: 4-13-76
76-25

SHERWOOD (50' R/W) AVE. 40' MAIN WATER

