PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

76-28-A SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOUSE OF DER, 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 Variance from Section 409.2(b)(3) to permit a total of one hundred (100) spaces in lieu of the required two hundred (200) spaces, ~~a variance of one hundred (100) spaces.~~

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

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship.

2. That the requested variance is in spirit and harmony with the Regulations, and will in no way adversely affect the health, safety and general welfare of the area involved; but, rather, the requested variance and companion request for parking in a residential zone will improve the prevailing parking situation in the area, and will be of further benefit to the area.

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 For Baltimore County.

HOUSE OF DER, INC.

By: Der Tell Bin
Der Tell Bin, Legal Owner

Contract purchaser

Address 3504 Lynn Haven Drive
Baltimore, Maryland 21207

James D. Nolan

Nolan, Plumhoff & Williams, Petitioner's Attorney

Protestant's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Md. 21204 (823-7800)

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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of July, 1975, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE June 24, 1975
BY

JUN 24 '75 AM

OFFICE OF PLANNING & ZONING

10:30 A
7/30/75

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOUSE OF DER, 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for the use of land in a residential zone for a parking area to meet the parking requirements of Section 409.2(b)(3) of the Zoning Regulations, all as shown on the zoning plats and descriptions filed herewith; the said use permit being in the interest of the public and in conformity with the letter and spirit of the Regulations.

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.

MAP 28
LOCATION
DISTRICT 2
BY
FINAL
BY

HOUSE OF DER, INC.

By: Der Tell Bin
Der Tell Bin, Legal Owner

Contract Purchaser

Address

James D. Nolan

Nolan, Plumhoff & Williams, Petitioner's Attorney

Protestant's Attorney

Address 204 W. Penna. Ave.
Towson, Md. 21204 (823-7800)

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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of July, 1975, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

JUN 24 '75 AM

OFFICE OF PLANNING & ZONING

RE: PETITION FOR VARIANCE for Off-Street Parking. Petition for Special Hearing for Off-Street Parking in a residential zone. Southwest corner of Liberty and Millvale Roads. Northwest side of Milford Mill Road 172 feet Southwest of Liberty Road.

HOUSE OF DER, INC.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 76-28-ASPH

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 which may be in connection therewith, and of the passage of any preliminary or final Order in connection therewith.

John W. Hessian, 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 James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

JUL 17 '75 PM

ZONING DEPARTMENT

I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 25, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-28-A SPH. Petition for Variance for Off-Street Parking. Petition for Special Hearing for Off-Street Parking in a residential zone.
Southwest corner of Liberty and Millvale Roads.
Northwest side of Milford Mill Road 172 feet Southwest of Liberty Road.
Petitioner - House of Der, Inc.

2nd District

HEARING: Wednesday, July 30, 1975 at 10:30 A.M.

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

The granting of this request would not be inconsistent with the Comprehensive Plan.

William D. Fromm
Director of Planning

WDF:NEG:nb

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

1.23 ACRE PARCEL, MORE OR LESS, SOUTH SIDE OF LIBERTY ROAD AND EAST SIDE OF MILLVALE ROAD, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING VARIANCE.

Beginning for the same at the east end of the fillet curve between the south side of Liberty Road, 83 feet wide, and the southeast side of Millvale Road, 50 feet wide, running thence binding on the south side of said Liberty Road, (1) S 65° 33' 25" E 177.04 feet, thence two courses: (2) S 27° 56' 35" W 132.97 feet, and (3) S 65° 33' 25" E 94.25 feet to intersect the northwest side of Milford Mill Road, thence binding on the northwest side of Milford Mill Road two courses: (4) S 45° 29' 30" W 76.74 feet, and (5) southwesterly, by a curve to the left with a radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line of Lots 2 and 3, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 58, (6) N 50° 18' 45" W 153.66 feet to intersect the rear lot line of Lot 37, thence binding on the rear lot lines of Lots 36 and 37, as shown on the plat of "Millvale" and recorded among the Land Records of Baltimore County in Plat Book T.B.S. 16 page 29, (7) S 39° 41' 15" W 120.00 feet, thence binding on the line dividing Lot 35 and Lot 36, (8) N 50° 18' 45" W 145.00 feet to the southeast side of said Millvale Road,

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ENGINEERS
SURVEYORS

thence binding on the southeast side of said Millvale Road, (9) N 39° 41' 15" E 239.5 feet, more or less, to the southwest end of the aforesaid fillet curve, thence binding on said fillet curve, (10) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 32.62 feet to the place of beginning.

Containing 1.23 acres of land, more or less.

RLS:mpl J.O. #01-73506 May 12, 1975

STATE OF MARYLAND
PAUL LEE
No. 8197
PROFESSIONAL ENGINEER

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

0.12 ACRE PARCEL, PART OF LOT 2, "MILLVALE", NORTHWEST SIDE OF MILFORD MILL ROAD, SOUTHWEST OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description Is For A Parking Permit In A Residential Zone.

Beginning for the same at a point on the northwest side of Milford Mill Road, sixty feet wide, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 58, at the distance of 172 feet, more or less, as measured S 45° 29' 30" W along said northwest side of Milford Mill Road from its intersection with the southwest side of Liberty Road, as widened to 83 feet, as shown on said plat, said beginning point being on the line between the area zoned "BL-CCC" and the area zoned "DR 5.5" on the Zoning Map of Baltimore County, running thence binding on the northwest side of said Milford Mill Road two courses: (1) S 45° 29' 30" W 47 feet, more or less, and (2) southwesterly, by a curve to the left with the radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line between Lots 2 and 3, as shown on said plat, (3) N 50° 18' 45" W 153.66 feet, thence along a part of the rear line of said Lot 2, (4) N 39° 41' 15" E 13 feet, more or less, to a point on the aforementioned zoning line, and thence binding thereon,

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MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

(5) S 65° 33' 25" E 165 feet, more or less, to the place of beginning.

Containing 0.12 of an acre of land.

HGW:mpl J.O. #01-73506 W.O. #10205-X May 9, 1975

STATE OF MARYLAND
PAUL LEE
No. 8197
PROFESSIONAL ENGINEER

JAN 14 1976

ORDER RECEIVED FOR FILING
DATE October 22, 1975
BY Stella P. Lowry
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL HEARING AND VARIANCE SW/corner of Liberty and Millvale Roads, NW/S of Milford Mill Road, 172' SW of Liberty Road - 2nd Election District House of Der, Inc. - Petitioner NO. 76-28-ASPH (Item No. 237)	:	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as a result of a Petition filed by House of Der, Inc., requesting a Variance from Section 409.2b.(3) to permit a total of 100 parking spaces in lieu of the required 200 spaces, on a parcel of property containing 1.23 acres of land, more or less. Additionally, a Special Hearing for a use permit for off-street parking in a residential zone, on a portion of the total tract, that portion containing 0.12 of an acre of land, more or less, was requested. The subject properties are contiguous and located on the southwest corner of Liberty and Millvale Roads, northwest side of Milford Mill Road, 172 feet southwest of Liberty Road, in the Second Election District of Baltimore County.

Evidence on behalf of the Petitioner indicated that a Chinese cuisine restaurant, known as the Golden Dragon, has been in operation for seven years and that, in order to facilitate and serve its customers in a more efficient manner, the restaurant wishes to expand. The existing restaurant is 4,629 square feet and is proposed to increase from 136 seats to 275 seats.

Order Case No. 74-237-ASPH, the subject property was granted a Variance to permit 81 parking spaces in lieu of the required 145 spaces, by Order of the Zoning Commissioner on August 13, 1974. That 1.11 acre parcel did not include the aforementioned parcel, which is now the subject of the request for off-street parking in a residential zone.

ORDER RECEIVED FOR FILING
DATE October 22, 1975
BY Stella P. Lowry
ADMINISTRATIVE ASSISTANT

Mr. Richard Smith, an engineer of M.C.A., testified that the present Variance request is essentially the same proportionally as that previously granted. He testified that the limited acreage of the site created a practical difficulty and unreasonable hardship upon the Petitioner and that a Variance is necessary in order to increase the square footage and afford the restaurant operator the opportunity to service its customers. Furthermore, he testified that the request for a use permit for off-street parking in a residential zone would help alleviate any parking problems that may exist in the area at the present time.

Residents of the area, in protest to the subject Petition, were fearful that the granting of the Variance and Special Hearing would cause an entrance to be located on Milford Mill Road. They were also fearful that the granting would cause traffic congestion at the intersection of Milford Mill Road and Liberty Road.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and, therefore, the Variance should be granted. Furthermore, as the Petitioner's plans meet the prerequisites of Section 409.4 and are in accordance with the plat, dated May 26, 1975 and approved October 27, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, a use permit for off-street parking in a residential zone should also be granted.

ORDER RECEIVED FOR FILING
DATE October 22, 1975
BY Stella P. Lowry
ADMINISTRATIVE ASSISTANT

It should be noted from the aforementioned plat that a portion of the property along Milford Mill Road is currently zoned B.L. and, as a matter of right, the Petitioner could install an entrance onto said road. The use permit for parking, together with the Variance, would not be a contingency enabling the Petitioner to do so.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 1975, that the Variance from Section 409.2b.(3) to permit a total of 100 parking spaces in lieu of the required 200 spaces, should be and the same is GRANTED, and a Special Hearing for a use permit for off-street parking in a residential zone 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.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

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

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

July 2, 1975

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

Re: Item #237 (1974-1975)
Property Owner: House of Der, Inc.
S/W cor. of Liberty Rd. & Millvale Rd.
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Variance from Sec. 409.2 (b)(3) to permit a total of 100 spaces in lieu of the required 200 spaces and Special Hearing for off street parking in a residential zone.
No. of Acres: 1.23 District: 2nd

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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #147 (1973-1974) remain valid and applicable to this Item #237 (1974-1975). Those comments are referred to for your consideration. In addition, Milford Mill Road also is an improved County street for which no further highway improvements are required at this time. Construction or reconstruction of sidewalks, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner.

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

Very truly yours,

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

END:EAM:FWR:ss

P-SE Key Sheet
21 NW 28 Pos. Sheet
NW 6 G Topo
77 Tax Map

JUL 7 '75 AM
PLANNING & ZONING

November 28, 1975

John W. Hessian, III, Esquire
People's Counsel
Basement, County Office Building
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
SW/corner of Liberty and Millvale Roads, NW/S of Milford Mill Road, 172' SW of Liberty Road - 2nd Election District
House of Der, Inc. - Petitioner
NO. 76-28-ASPH (Item No. 237)

Dear Mr. Hessian:

I am in receipt of your Order for Appeal with reference to the above captioned matter, received November 26, 1975, at 11:30 a.m.

I am herewith returning said appeal inasmuch as it was improperly filed. As you recall, I will not accept any appeals from you with reference to Special Hearings. If you wish to file an appeal with reference to the Variance, you may do so.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Enclosure

cc: James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Mark Shulman
3545 Milford Mill Road
Baltimore, Maryland 21207

October 28, 1975

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing & Variance
SW/corner of Liberty and Millvale Roads, NW/S of Milford Mill Road, 172' SW of Liberty Road - 2nd Election District
House of Der, Inc. - Petitioner
NO. 76-28-ASPH (Item No. 237)

Dear Mr. Nolan:

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/scw

Attachments

cc: Mr. Mark Shulman
3545 Milford Mill Road
Baltimore, Maryland 21207

John W. Hessian, III, Esquire
People's Counsel

Bea

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Ave.,
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 24th day of June 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner House of Der

Petitioner's Attorney James D. Nolan Reviewed by Franklin T. Hoheans, Jr.

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

cc: MCA
1030 Cromwell Bridge Road
Baltimore, Md. 21204

JAN 14 1976

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans,
XXXXXXXXXXXXXXXXX
Chairman 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 ENGINEER

July 28, 1975

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
House of Der - Petitioner
Item 237

Dear Mr. Nolan:

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 southwest corner of Liberty Road and Millvale Road, and is currently improved with the Golden Dragon Restaurant. This property has been the subject of two previous petitions, both variances for parking, Case Nos. 65-373-A and 74-236-ASPH. In both cases expansion of the restaurant parking facilities was proposed, and in both cases facilities for parking spaces necessitated by this expansion was granted.

The petitioner now proposes again to expand the restaurant use and is requesting another Variance to permit a total of 100 parking spaces in lieu of the 200 parking spaces. In conjunction with this request, the petitioner has acquired property to the south and east and proposes to remove the single

James D. Nolan, Esq.
Re: Item 237
July 28, 1975
Page 2

family dwelling located thereon and utilize this property as a parking lot. For this use is requesting a Special Hearing.

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

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

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

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

Property Owner: House of Der, Inc.
Location: SW/c of Liberty Road and Millvale Road
Existing Zoning: B.L. and D.R.5.5
Proposed Zoning: Variance from Sec. 409.2(b)(3) to permit a total of 100 spaces in lieu of the required 200 spaces and Special Hearing for off street parking in a residential zone.
No. of Acres: 1.23
District: 2nd

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 494-3211 ZONING 494-3391

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: House of Der, Inc.

Location: SW/C of Liberty Rd. & Millvale Road

Item No. 237 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 "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead-end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

Reviewer: Noted and Approved:

Planning Group
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary

Bernard M. Evans
Administrator

June 12,1975

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

Att: Mr. Franklin Hogans

Re: Z.A.C. Meeting
June 17,1975
Item 237, House of Der southside Liberty Rd. (Rte 26) at east side Millvale Rd. Parking variance from 200 spaces required to 100 spaces proposed

Dear Mr. DiNenna,

The proposed parking variance, if granted, will undoubtedly cause on-site traffic problems that could be extended out onto Liberty Road. This could cause a traffic hazard considering the heavy volume of traffic on Liberty Road. The 1974 average daily traffic count on this section of Liberty Road is 35,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bur. of Engineering Access Permits

by: John E. Meyers

CL-JEM/es

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 12, 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 #237, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: House of Der, Inc.
Location: SW/C of Liberty Rd. & Millvale Rd.
Existing Zoning: B.L. & D. R. 5.5
Proposed Zoning: Variance from Sec. 409.2(b)(3) to permit a total of 100 spaces in lieu of the required 200 spaces & Special Hearing for off street parking in a residential zone.
No. of Acres: 1.23
District: 2nd.

Metropolitan water and sewer are available to the site. Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:jrs

cc: Mr. L. A. Schuppert
Food Protection

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 16, 1975

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

Re: Item 237 - ZAC - June 17, 1975
Property Owner: House of Der, Inc.
Location: SW/C of Liberty Rd. & Millvale Rd.
Existing Zoning: B.L. & D. R. 5.5
Proposed Zoning: Variance from Sec. 409.2 (b) (3) to permit a total of 100 spaces in lieu of the required 200 spaces & Special Hearing for off street parking in a residential zone.
No. of Acres: 1.23
District: 2nd

Dear Mr. DiNenna:

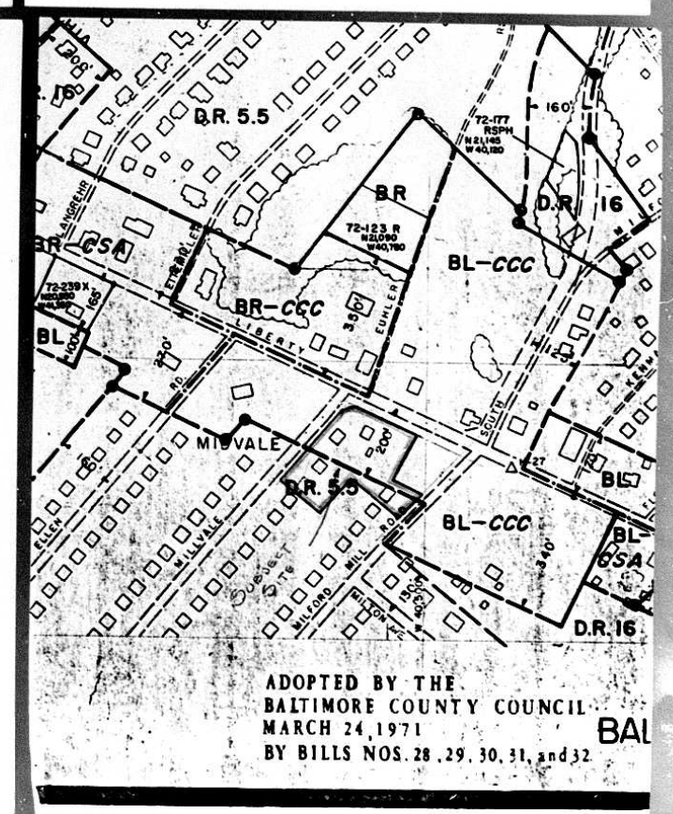
Baltimore County's parking regulations are reasonable and a variance to the required parking of this size can be expected to cause a hardship to the residents of the small residential streets in the area.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan
Traffic Engineering Associate

MSF/bza



PETITION FOR VARIANCE AND SPECIAL HEARING
2nd DISTRICT

ZONING: Petition for Variance for Off-Street Parking. Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: Southwest corner of Liberty and Millvale Roads. Northwest side of Milford Mill Road 173 feet Southwest of Liberty Road.

DATE & TIME: WEDNESDAY, JULY 30, 1975 at 10:30 A.M.

PUBLIC HEARING: Room 106, 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:

Petition for Variance from the Zoning Regulations of Baltimore County, to permit a total of one hundred (100) spaces instead of the required two hundred (200).

Petition for Special Hearing for Off-Street Parking in a residential zone.

The Zoning Regulation to be excepted as follows:

Section 409.3 (b) 3 - Off-Street Parking - 1 for each 50 square feet of total floor area.

All that parcel of land in the Second District of Baltimore County

THIS DESCRIPTION IS FOR A PARKING VARIANCE

Beginning for the same at the east end of the fillet curve between the south side of Liberty Road, 83 feet wide, and the southeast side of Millvale Road, 50 feet wide, running thence binding on the south side of said Liberty (1) S 65° 33' 25" E 177.06 feet, thence two courses: (2) S27° 36' 25" W 132.97 feet, and (3) S65° 23' 25" E 94.25 feet to intersect the northwest side of Milford Mill Road, thence binding on the northwest side of Milford Mill Road two courses: (4) S 45° 29' 30" W 76.74 feet, and (5) southwesterly, by a curve to the left with a radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line of Lots 2 and 3, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 58, (6) N 50° 18' 45" W 153.06 feet to intersect the rear lot line of Lot 37, thence binding on the rear lot lines of Lots 36 and 37, as shown on the plat of "Millvale" and recorded among the Land Records of Baltimore County in Plat Book T.B.S. 16 page 29, (7) S 39° 41' 15" W 120.00 feet, thence binding on the line dividing Lot 35 and Lot 36, (8) N 50° 18' 45" W 145.00 feet to the southeast side of said Millvale Road, thence binding on the southeast side of said Millvale Road, (9) N 39° 41' 15" E 339.5 feet, more or less, to the southwest end of the aforesaid fillet curve, thence binding on said fillet curve (10) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 32.67 feet to the place of beginning

Containing 1.23 acres of land more or less.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A RESIDENTIAL ZONE

Beginning for the same at a point on the northwest side of Milford Mill Road, sixty feet wide, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17 page 58, at the distance of 173 feet, more or less, as measured S 45° 29' 30" W along said northwest side of Milford Mill Road from its intersection with the southwest side of Liberty Road, as widened to 83 feet as shown on said plat, said beginning point being on the line between the area zoned "RA-CCC" and the area zoned "DR 5.5" on the Zoning Map of Baltimore County, running thence binding on the northwest side of said Milford Mill Road two courses: (1) S 45° 29' 30" W 47 feet, more or less, and (2) southwesterly, by a curve to the left with the radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line between Lots 2 and 3, as shown on said plat, (3) N 50° 18' 45" W 153.06 feet, thence along a part of the rear line of said Lot 2 (4) N 39° 41' 15" E 15.00 feet more or less to a point on the aforementioned zoning line and thence binding thereon (5) S 65° 33' 25" E 165 feet, more or less to the place of beginning

Containing 0.12 of an acre of land

Being the property of House of Dor Inc as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday July 30 1975 at 10:30 A.M.

Public Hearing: Room 106 County Office Building 111 W. Chesapeake Avenue Towson Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

July 10

341

OFFICE OF
THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 July 10 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - SOUTH SIDE OF LIBERTY RD. - JULY 10, 1975

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 30 day of July, 1975 that is to say the same was inserted in the issues of July 10, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Cunningham

PETITION FOR VARIANCE AND SPECIAL HEARING
2nd DISTRICT

ZONING: Petition for Variance for Off-Street Parking
Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: Southwest corner of Liberty and Millvale Roads. Northwest side of Milford Mill Road 173 feet Southwest of Liberty Road.

DATE & TIME: Wednesday, July 30, 1975 at 10:30 A.M.

PUBLIC HEARING: Room 106, 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:

Petition for Variance from the Zoning Regulations of Baltimore County, to permit a total of one hundred (100) spaces instead of the required two hundred (200).

Petition for Special Hearing for Off-Street Parking in a residential zone.

The Zoning Regulations to be excepted as follows:

Section 409.3 (b) 3 - Off-Street Parking - 1 for each 50 square feet of total floor area.

All that parcel of land in the Second District of Baltimore County

THIS DESCRIPTION IS FOR A PARKING VARIANCE

Beginning for the same at the east end of the fillet curve between the south side of Liberty Road, 83 feet wide, and the southeast side of Millvale Road, 50 feet wide, running thence binding on the south side of said Liberty (1) S 65° 33' 25" E 177.06 feet, thence two courses: (2) S27° 36' 25" W 132.97 feet, and (3) S65° 23' 25" E 94.25 feet to intersect the northwest side of Milford Mill Road, thence binding on the northwest side of Milford Mill Road two courses: (4) S 45° 29' 30" W 76.74 feet, and (5) southwesterly, by a curve to the left with a radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line of Lots 2 and 3, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 58, (6) N 50° 18' 45" W 153.06 feet to intersect the rear lot line of Lot 37, thence binding on the rear lot lines of Lots 36 and 37, as shown on the plat of "Millvale" and recorded among the Land Records of Baltimore County in Plat Book T.B.S. 16 page 29, (7) S 39° 41' 15" W 120.00 feet, thence binding on the line dividing Lot 35 and Lot 36, (8) N 50° 18' 45" W 145.00 feet to the southeast side of said Millvale Road, thence binding on the southeast side of said Millvale Road, (9) N 39° 41' 15" E 339.5 feet, more or less, to the southwest end of the aforesaid fillet curve, thence binding on said fillet curve (10) northeasterly, by a curve to the right with the radius of 20.00 feet, the distance of 32.67 feet to the place of beginning

Containing 1.23 acres of land more or less.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A RESIDENTIAL ZONE

Beginning for the same at a point on the northwest side of Milford Mill Road, sixty feet wide, as shown on the plat of "Millvale" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 58, at the distance of 173 feet, more or less, as measured S 45° 29' 30" W along said northwest side of Milford Mill Road from its intersection with the southwest side of Liberty Road, as widened to 83 feet as shown on said plat, said beginning point being on the line between the area zoned "RA-CCC" and the area zoned "DR 5.5" on the Zoning Map of Baltimore County, running thence binding on the northwest side of said Milford Mill Road two courses: (1) S 45° 29' 30" W 47 feet, more or less, and (2) southwesterly, by a curve to the left with the radius of 1700.00 feet, the distance of 8.41 feet, thence along the dividing line between Lots 2 and 3, as shown on said plat, (3) N 50° 18' 45" W 153.06 feet, thence along a part of the rear line of said Lot 2, (4) N 39° 41' 15" E 15.00 feet more or less, to a point on the aforementioned zoning line, and thence binding thereon, (5) S 65° 33' 25" E 165 feet, more or less, to the place of beginning

Containing 0.12 of an acre of land

Being the property of House of Dor, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, July 30, 1975 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

July 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 19 75

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 30th day of July, 19 75, the first publication appearing on the 10th day of July 19 75.

THE JEFFERSONIAN,
L. Lawrence Schultze
Manager

Cost of Advertisement, $

2-SIGNS 76-28-ASPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting July 12, 1975

Posted for: PETITION FOR VARIANCE

Petitioner: HOUSE OF DOR, INC.

Location of property: SW/COR. OF LIBERTY AND MILLVALE RDS.

Location of Signs: ① FRONT 8109 LIBERTY RD. ② FRONT 3531 MILLVALE RD.

Remarks:

Posted by Thomas R. Bolanie Signature Date of return: July 1975

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200' Sheet date	200' Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: NRC Revised Plans:
Change in outline or description ___ Yes ___ No
Previous case: 74-231 ASPH Map #

BALTIMORE COUNTY, MARYLAND No. 21659
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 3, 1975 ACCOUNT 01-662

AMOUNT $25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Nolan, Plumhoff & Williams
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance and Special Hearing for House of Dor, Inc. #76-29-ASPH

B032 PAID 25.00 MSC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of June 1975 Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner B/N Submitted by MR

Petitioner's Attorney Nolan, Plumhoff & Williams Reviewed by NRC

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

BALTIMORE COUNTY, MARYLAND No. 23306
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 29, 1975 ACCOUNT 01-662

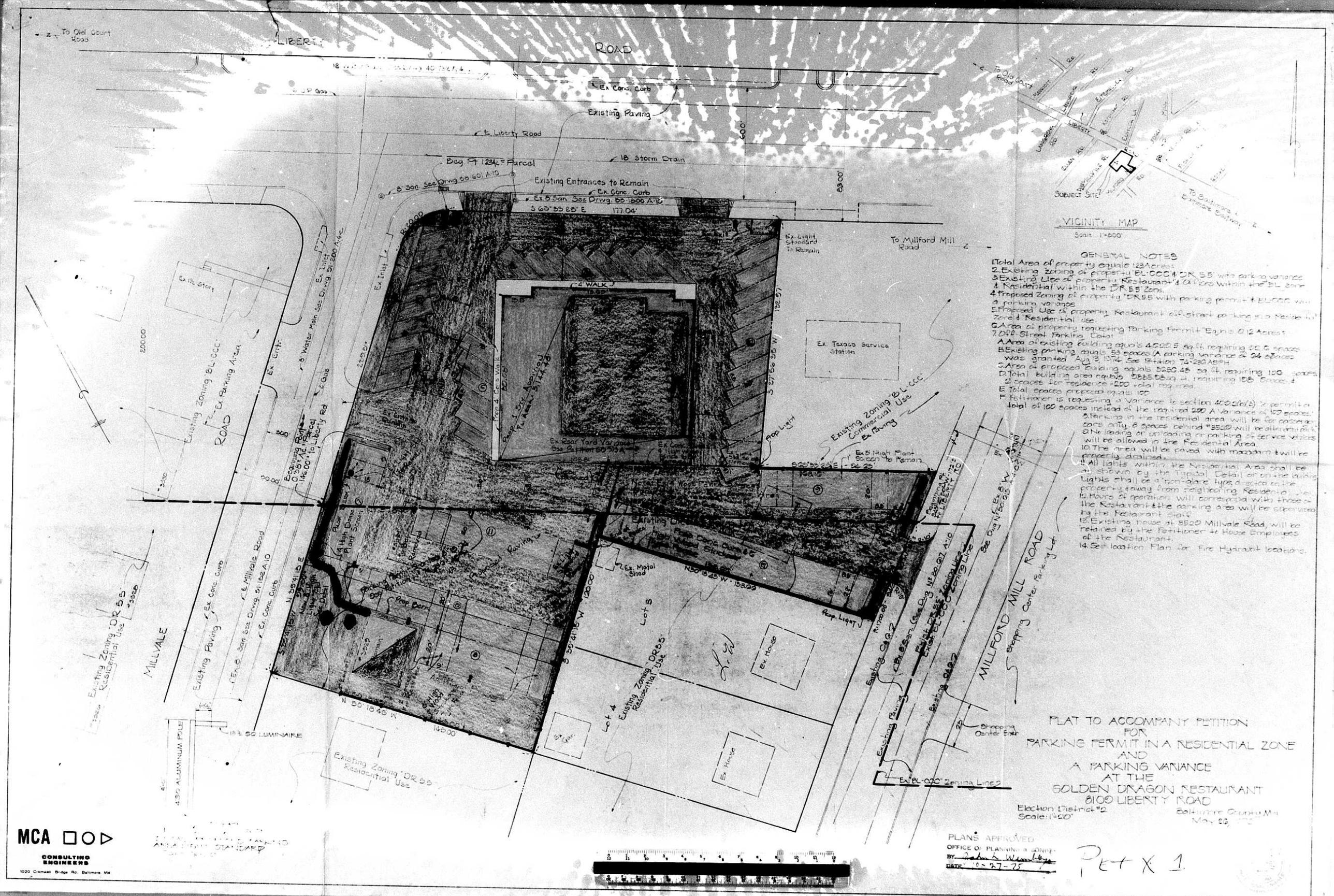
AMOUNT $115.00

RECEIVED FROM James D. Nolan, Esq. 204W. Penna Ave., Towson, Md.

FOR Advertising and posting of property for House of Dor, Inc.
#76-28-ASPH

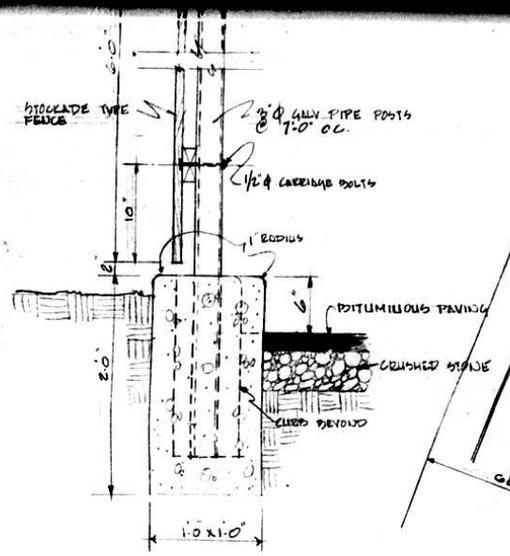
B032 PAID JUL 31 115.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

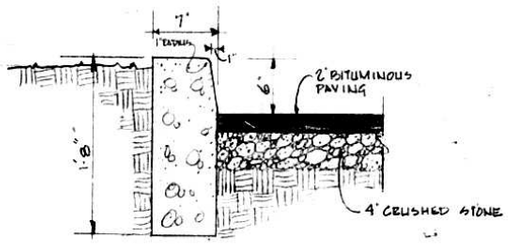

LIBERTY ROAD
To Old Court Road
Ex. Conc. Curb
Existing Paving
E. Liberty Road
Beg. Pt. 1.234 Ac± Parcel
18" Storm Drain
Existing Entrances to Remain
Ex. Conc. Curb
S 65°33'25" E 177.04'
600'
83.00'
To Millford Mill Road
Ex. Light Standard To Remain
Ex. Texaco Service Station
4' WALK
Prop. 1 Story Addition
Ex. Rear Yard Variance See Petition 60-313-A
Existing Zoning "BL-CCC" Commercial Use
Ex. Parking Area
Existing Zoning "BL-CCC"
Existing Zoning "DR 5.5" Residential Use
Existing Zoning "DR 5.5"
Residential Use
MILLVALE
MILLFORD MILL ROAD
Shopping Center Parking Lot
Shopping Center Entr.
Ex. House
Ex. Metal Shed
Prop. Barn
Lot 3
Lot 4
Existing Paving
Proposed Paving
Ex. Inlet
Ex. Utility
8" Water Main See Drwg. 51-100 A-4c
Ex. Millvale Road
Ex. Conc. Curb
Ex. 8" San. See Drwg. 51-102 A-10
13½ SQ. LUMINAIRE
4.5" SQ. ALUMINUM POLE
Existing Zoning "DR 5.5" Residential Use
Existing Zoning "BL-CCC" Zoning Line
Ex. Light Standard
Prop. Light
Ex. 8' High Plant Screen To Remain
Existing Drive
Ex. Curb
Ex. Gas
Ex. Tel. Pole
Ex. Light Pole
Ex. Tree
Subject Site
VICINITY MAP
Scale: 1"=600'
To Baltimore & Annapolis Railroad
GENERAL NOTES
1. Total Area of property equals 1.23 Acres±
2. Existing Zoning of property BL-CCC & DR 5.5 with parking variance
3. Existing Use of property Restaurant & Offices within the BL zone & Residential within the DR 5.5 Zone.
4. Proposed Zoning of property "DR 5.5 with parking permit & BL-CCC with a parking variance
5. Proposed Use of property Restaurant & off-street parking in a Residential Zone & Residential Use.
6. Area of property requesting Parking Permit "Equals 0.12 Acres±
7. Off-Street Parking Calcs:
A. Area of existing building equals 4,020.5 sq. ft. requiring 80.6 spaces
B. Existing parking equals 53 spaces (A parking variance of 34 spaces was granted Aug. 13, 1974 See Petition 74-280-A) (H)
C. Area of proposed Building equals 5,280.45 sq. ft. requiring 100 spaces
D. Total building area equals 9,885.08 sq. ft. requiring 198 Spaces & 2 spaces for residence = 200 total required.
E. Total spaces proposed equals 100
F. Petitioner is requesting a Variance to section 409.6(A)(2) to permit a total of 100 spaces instead of the required 200 (A Variance of 100 spaces)
8. Parking in the residential area will be for customers cars only. 8 spaces behind #3520 will be alternate parking
9. No loading or unloading or parking of service vehicles will be allowed in the Residential Area.
10. The area will be paved with macadam & will be properly drained.
11. All lights within the Residential Area shall be as shown by the Typical Detail or on the building. Lights shall be a non-glare type, directed on the property away from neighboring Residences.
12. Hours of operation will correspond with those of the Restaurant & the parking area will be supervised by the Restaurant Staff.
13. Existing house at 3520 Millvale Road, will be retained by the Petitioner to House Employees of the Restaurant.
14. See location Plan for Fire Hydrant locations.
PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND
A PARKING VARIANCE
AT THE
GOLDEN DRAGON RESTAURANT
8100 LIBERTY ROAD
Election District #2
Scale: 1"=20'
Baltimore County, Md.
May 29, 1975
MCA
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd. Baltimore, Md.
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 10-27-75
Pet X 1
J.O. 73506

SCALE 1" = 200'

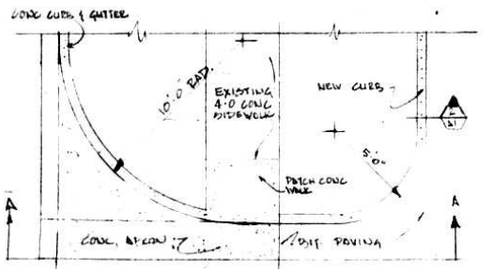
8-15 SW



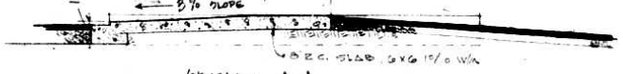
BLOCKADE FENCE AND FOOTING (T / A1)
SCALE 1½" = 1'-0"



TYPICAL CONC CURB DETAIL (2 / A1)
SCALE 1½" = 1'-0"

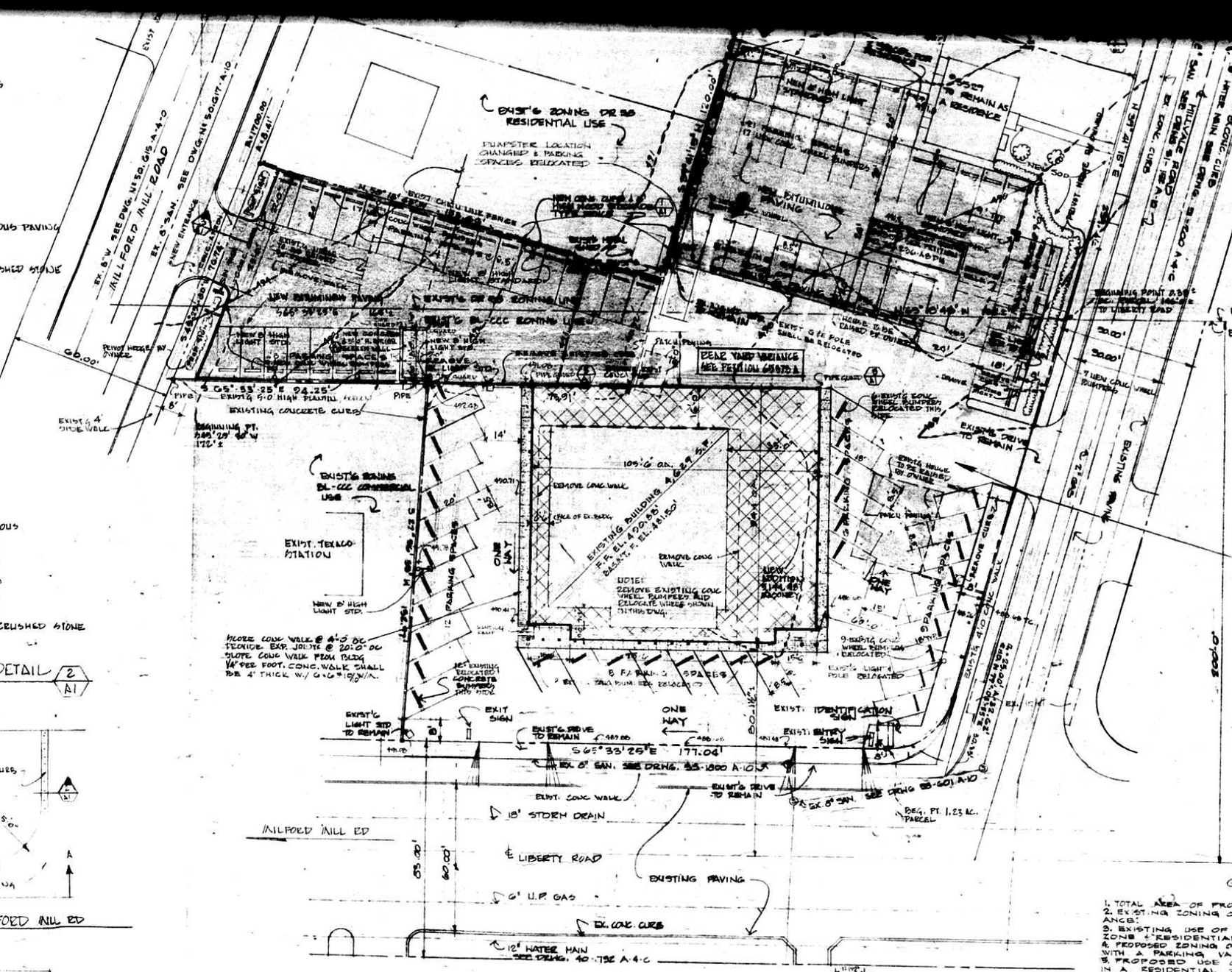


PLAN SECTION AT INILFORD MILL RD
SCALE 1/16" = 1'-0"

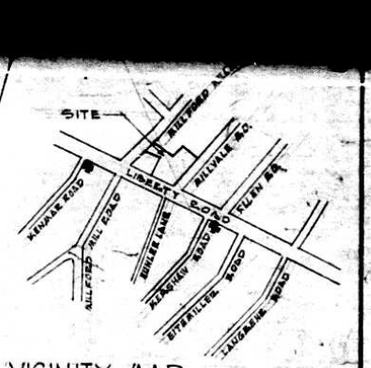


SECTION A-A
SCALE 1/16" = 1'-0"

CONC ENTRY CURB (3 / A1)



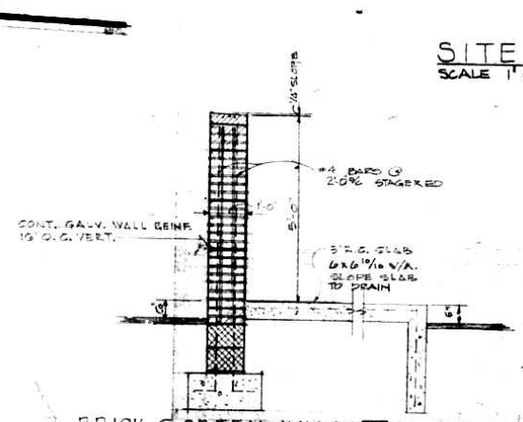
SITE PLAN
SCALE 1" = 20'



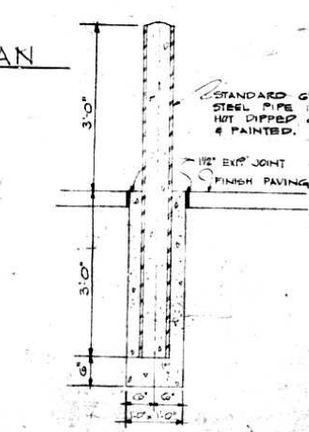
VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

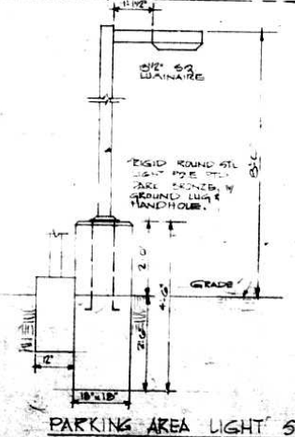
1. TOTAL AREA OF PROPERTY EQUALS 1.382 ACRES±
2. EXISTING ZONING OF PROPERTY "BL-CCC" & "D.R. 5.5" WITH PARKING VARIANCE.
3. EXISTING USE OF PROPERTY "RESTAURANT & OFFICES" WITHIN THE "B.L." ZONE & "RESIDENTIAL" WITHIN THE "DR 5.5" ZONE.
4. PROPOSED ZONING OF PROPERTY "DR 5.5" WITH PARKING PERMIT & "BL-CCC" WITH A PARKING VARIANCE.
5. PROPOSED USE OF PROPERTY "RESTAURANT" OFF STREET PARKING IN A RESIDENTIAL ZONE & "RESIDENTIAL USE".
6. AREA OF PROPERTY REQUESTING PARKING PERMIT EQUALS 0.12 ACRES±
7. OFF STREET PARKING DATA:
   A. TOTAL BUILDING AREA EQUALS 6775.4 [illegible] REQUIRING 103 SPACES AND 3 SPACES FOR THE DWELLING EQUALS 106 TOTAL REQUIRED SPACES. TOTAL SPACES EQUAL 100 GRANTED PER ZONING ITEM 257.
8. PARKING IN THE RESIDENTIAL AREA WILL BE FOR PASSENGER CARS ONLY. 8 SPACES BEHIND # 3529 WILL BE "ATTENDENT PARK".
9. NO LOADING OR UNLOADING OR PARKING OF SERVICE VEHICLES WILL BE ALLOWED IN THE RESIDENTIAL AREA.
10. AREA PAVED PATCHES SHALL RECEIVE BITUMINOUS PAVING. NEW PAVING SHALL BE ADJUSTED TO MEET EXISTING PAVING.
11. ALL LIGHTS WITHIN THE RESIDENTIAL AREA SHALL BE AS SHOWN BY THE TYPICAL DETAIL OR ON THE BUILDING. LIGHTS SHALL BE NON GLARE TYPE DIRECTED ON THE PROPERTY & AWAY FROM NEIGHBORING RESIDENTIAL USES. HGT. 8'-0".
12. HOURS OF OPERATION WILL CORRESPOND WITH THOSE OF THE RESTAURANT. THE PARKING AREA WILL BE SUPERVISED BY THE RESTAURANT STAFF.
13. EXIST. HOUSE AT 3529 ALLVALE ROAD WILL BE RETAINED BY THE PETITIONER TO HOUSE EMPLOYEES OF THE RESTAURANT.
14. SEE LOCATION PLAN FOR FIRE HYDRAULT LOCATIONS.
15. ELECTION DISTRICT #2
16. ALL INFORMATION TAKE FROM SURVEY BY EVANS, HAGAN + HOLD EFFEC. INC. 1015 DELAIR RD BALTIMORE MD 21250. DATED 5-16-72 AND NOW IN CONSULTING ENGINEERS FILES OF SWEALIE, BRICK AND PARTNERS. BALT. MD. DATED 5-26-72



BRICK SCREEN WALL (4 / A-1)
SCALE: 1/2" = 1'-0"



PIPE GUARD (5 / A-1)
SCALE: 1½" = 1'-0"



PARKING AREA LIGHT STANDARD (6 / A-1)
SCALE: 1½" = 1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Wimbley Jr.
DATE 4-13-76
#76-88-ASPH

FOR PERMIT ONLY

ADDITION TO BENNY DER'S GOLDEN DRAGON INN

8109 LIBERTY ROAD

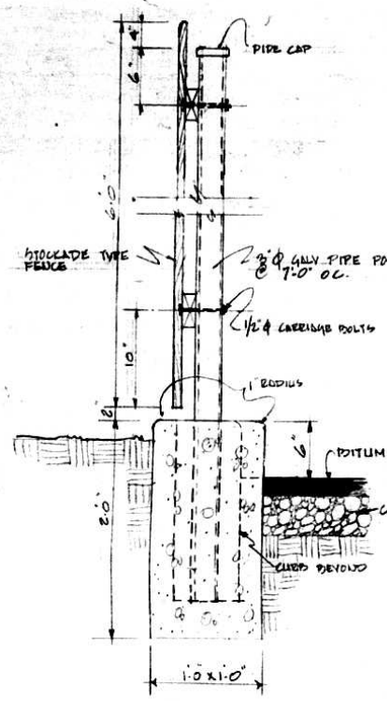
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR

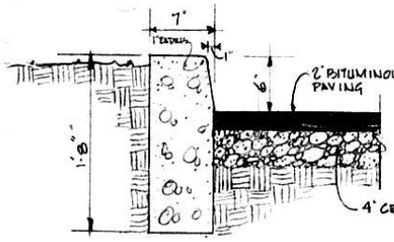
SITE PLAN

SWEALLIE, BRICK AND JANKA, ARCHITECTS PLANNERS
5000 YORK ROAD BALTIMORE, MD. 21212

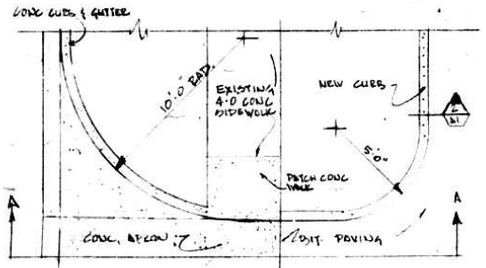
DATE 5-8-76
REV. 4-5-76
JOB NO. 72-[illegible]
DRAWING NO. A-1
OF



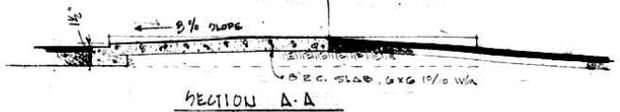
STOCKADE FENCE AND FOOTING (1 / A1)
SCALE 1/2" = 1'-0"



TYPICAL CONC CURB DETAIL (2 / A1)
SCALE 1/2" = 1'-0"

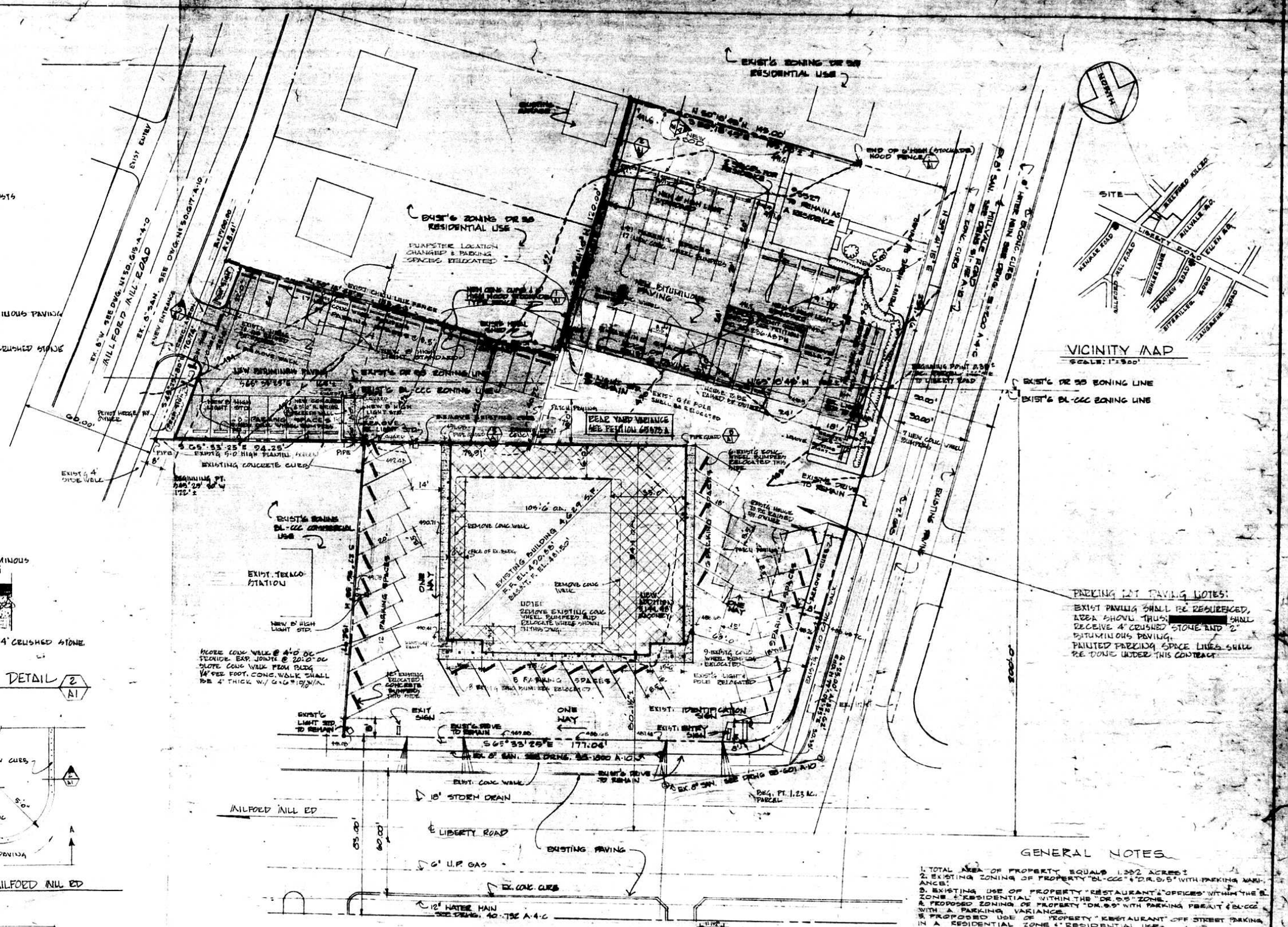


PLAN SECTION AT INLFORD MILL RD
SCALE 1/4" = 1'-0"



SECTION A-A
SCALE 1/4" = 1'-0"

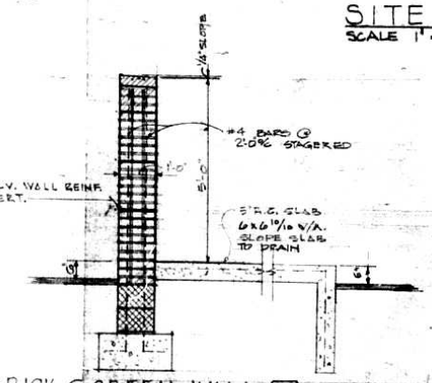
CONC ENTRY CURB (3 / A1)



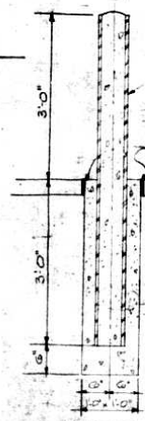
SITE PLAN
SCALE 1" = 20'

GENERAL NOTES

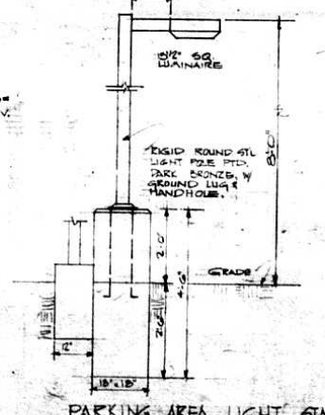
1. TOTAL AREA OF PROPERTY EQUALS 1.332 ACRES ±
2. EXISTING ZONING OF PROPERTY "BL-CCC" & "DR 3.5" WITH PARKING VARIANCE.
3. EXISTING USE OF PROPERTY "RESTAURANT" & "OFFICES" WITHIN THE BL ZONE & RESIDENTIAL WITHIN THE "DR 3.5" ZONE.
4. PROPOSED ZONING OF PROPERTY "DR 3.5" WITH PARKING PERMIT & BL-CCC WITH A PARKING VARIANCE.
5. PROPOSED USE OF PROPERTY "RESTAURANT" OFF STREET PARKING IN A RESIDENTIAL ZONE & RESIDENTIAL USES.
6. AREA OF PROPERTY REQUESTING PARKING PERMIT EQUALS 0.12 ACRES.
7. OFF-STREET PARKING DATA:
   A. TOTAL BUILDING AREA EQUALS 6775.4 S.F. REQUIRING 163 SPACES AND 2 SPACES FOR RESIDENCE EQUALS 207 TOTAL REQUIRED. TOTAL SPACES EQUAL 100 GRANTED OCT. 28, 1975 NO. 76-28-ASPH ITEM 29Y.
8. PARKING IN THE RESIDENTIAL AREA WILL BE FOR PASSENGER CARS ONLY. 8 SPACES BEHIND #3529 WILL BE "ATTENDENT PARK".
9. NO LOADING OR UNLOADING OF PARKING OF SERVICE VEHICLES WILL BE ALLOWED IN THE RESIDENTIAL AREA.
10. AREAS AROUND POCKET AREA RECEIVE BITUMINOUS PAVING. NEW PAVING SHALL BE ADJUSTED TO MEET EXISTING PAVING.
11. ALL LIGHTS WITHIN THE RESIDENTIAL AREA SHALL BE AS SHOWN BY THE TYPICAL DETAIL OR ON THE BUILDING. LIGHTS SHALL BE NON GLARE TYPE DIRECTED ON THE PROPERTY & AWAY FROM NEIGHBORING RESIDENTIAL USES. HAT. 8-107.
12. HOURS OF OPERATION WILL CORRESPOND WITH THOSE OF THE RESTAURANT. THE PARKING AREA WILL BE SUPERVISED BY THE RESTAURANT STAFF.
13. EXIST. HOUSE AT 3529 AILLVALE ROAD WILL BE RETAINED BY THE PETITIONER TO HOUSE EMPLOYEES OF THE RESTAURANT.
14. SEE LOCATION PLAN FOR FIRE HYDRAULT LOCATIONS.
15. ELECTION DISTRICT #2
16. ALL INFORMATION TAKE FROM SURVEY BY EVANS, HASAN & HOLDEFER, INC. 8013 BLAIR RD BALTIMORE MD 21224. DATED 9/6/73 AND W.H.C. & CONSULTING ENGINEERS 1020 GRANVILLE BRIDGE ROAD BALTIMORE MD. DATED 5/20/75



BRICK SCREEN WALL (4 / A1)
SCALE: 1/2" = 1'-0"

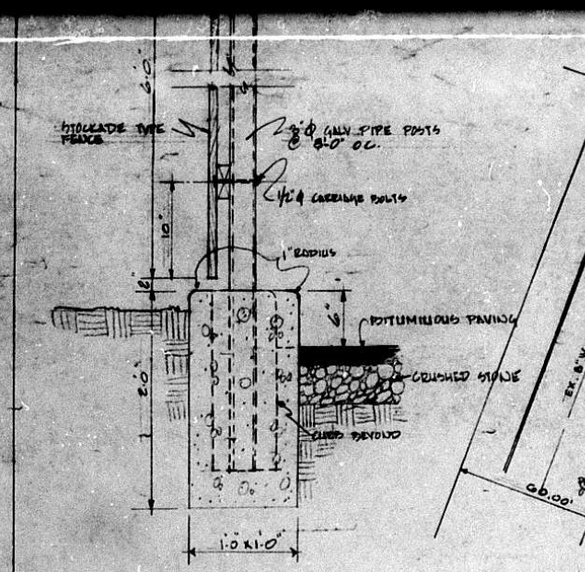


PIPE GUARD (5)

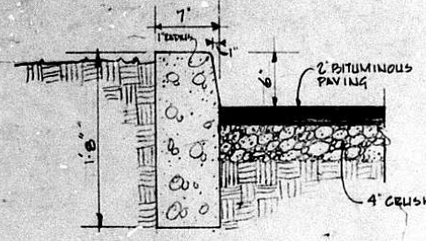


PARKING AREA LIGHT STANDARD (6 / A1)
SCALE: 1/2" = 1'-0"

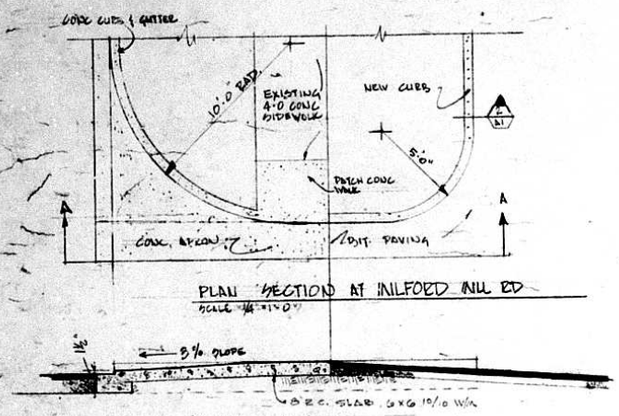
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Linky
DATE 4-13-76
#76-28-ASPH



STOCKADE FENCE AND FOOTING (1 / A1)
SCALE 1/2" = 1'-0"



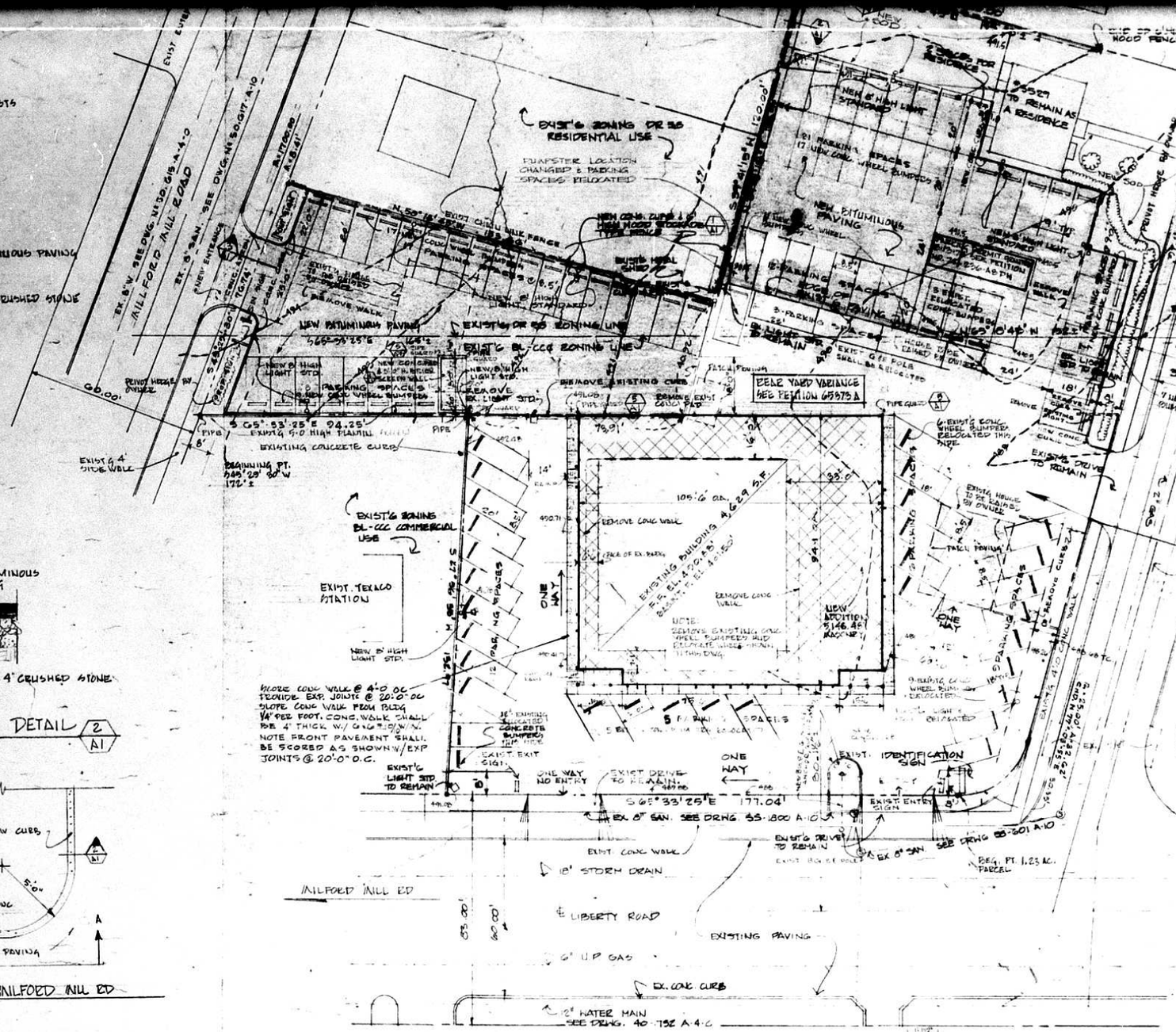
TYPICAL CONC CURB DETAIL (2 / A1)
SCALE 1/2" = 1'-0"

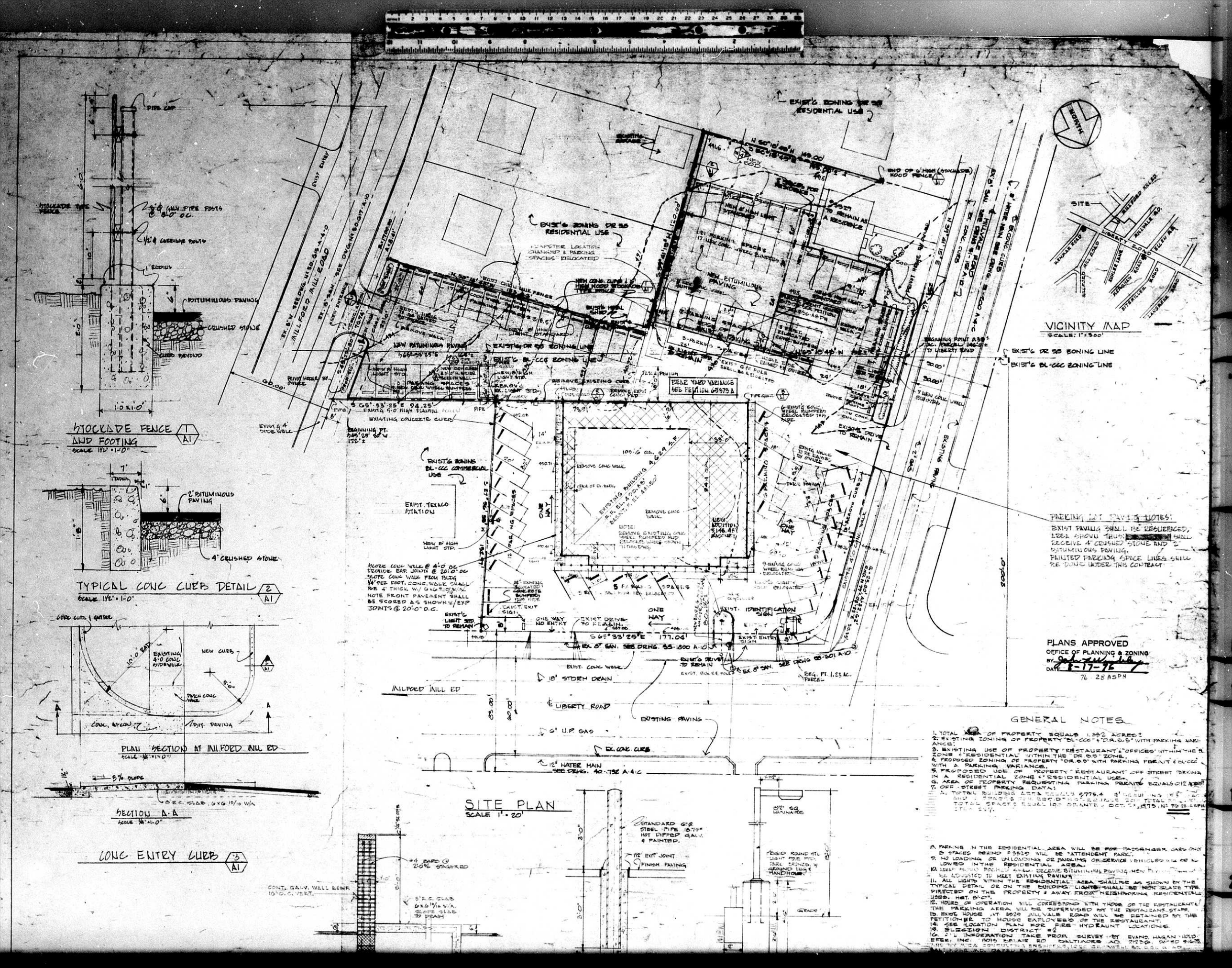


PLAN SECTION AT MILFORD MILL RD
SCALE 1/4" = 1'-0"

SECTION A-A
SCALE 1/4" = 1'-0"

CONC ENTRY CURB (3 / A1)


EXIST'G ZONING DR 3.5 RESIDENTIAL USE
DUMPSTER LOCATION CHANGED & PARKING SPACES RELOCATED
EX. 8" SAN. SEE DWG. NO. 50-GIT-A-10
MILFORD MILL ROAD
NEW BITUMINOUS PAVING
EXIST'G DR 3.5 ZONING LINE
EXIST'G BL-CCC ZONING LINE
REMOVE EXISTING CURB
BEALE YARD VARIANCE SEE PETITION 69373 A
S 65°-53'-25" E 94.25'
EXISTING CONCRETE CURB
BEGINNING PT. 549'-29'-00" W 172'±
EXIST'G 4' SIDEWALK
EXIST'G ZONING BL-CCC COMMERCIAL USE
EXIST. TEXACO STATION
NEW 8' HIGH LIGHT STD.
REMOVE CONC WALK
EXISTING BUILDING 4,629 S.F.
NEW ADDITION 5,146.4 S.F.
ONE WAY
EXIST. IDENTIFICATION SIGN
EXIST. ENTRY SIGN
EXIST. EXIT SIGN
EXIST'G LIGHT STD. TO REMAIN
ONE WAY NO ENTRY
EXIST DRIVE TO REMAIN
S 65°-33'-25" E 177.04'
EX. 8" SAN. SEE DRWG. 55-1800 A-10
EXIST'G DRIVE TO REMAIN
EX. 8" SAN
SEE DRWG 55-301 A-10
REG. PT. 1.23 AC. PARCEL
EXIST CONC WALK
18" STORM DRAIN
MILFORD MILL RD
LIBERTY ROAD
EXISTING PAVING
6" U.P. GAS
EX. CONC CURB
12" WATER MAIN SEE DRWG. 40-732 A-4-6
EXIST'G ZONING DR 3.5 ZONING LINE
EXIST'G BL-CCC ZONING LINE
BEGINNING POINT 0.38± AC. PARCEL 146.0'± TO LIBERTY ROAD
EXISTING DRIVE TO REMAIN
EXISTING HOUSE TO BE LEASED BY OWNER
EXISTING HOUSE TO BE RETAINED BY OWNER
EXIST. 4'-0" CONC WALK
EXIST. 8" SAN. SEE DRWG. 55-1800 A-10
MILLVALE ROAD
EX. 8" WATER MAIN SEE DRWG. 40-732 A-4-6
NEW 6' HIGH LIGHT STANDARD
NEW 8' HIGH LIGHT STANDARD
NEW 6' HIGH WOOD STOCKADE TYPE FENCE
NEW CONC. CURB & 6' HIGH WOOD STOCKADE TYPE FENCE
NEW CONC. WHEEL BUMPERS
PARKING SPACES
PIVOT HEDGE BY OWNER
REMOVE EXIST. CONC. CURB
REMOVE EXIST. CONC. WALK
REMOVE EXIST. LIGHT STD.
NEW 8' HIGH LIGHT STD.
NEW CONCRETE SCREEN WALL
NEW CONC. WHEEL BUMPERS
EXIST'G CONC. WHEEL BUMPERS RELOCATED THIS PHASE
EXISTING DRIVE TO REMAIN
REMOVE CONC. WALK
NOTE: REMOVE EXISTING CONC. WHEEL BUMPERS AND ELEVATE WHEEL GRADE. SEE DWG.
NEW CONC. WHEEL BUMPERS
EXIST'G 4'-0" CONC WALK
REMOVE CURB
EXIST'G 8" SAN. SEE DRWG. 55-1800 A-10
EXIST'G 12" WATER MAIN SEE DRWG. 40-732 A-4-6
EXIST'G 6" U.P. GAS
EXIST'G 8" SAN. SEE DRWG. 55-1800 A-10
EXIST'G 12" WATER MAIN SEE DRWG. 40-732 A-4-6
EXIST'G 6" U.P. GAS
EXISTING PAVING
EXISTING BUILDING
NEW ADDITION
ONE WAY
PARKING SPACES
EXISTING PAVING
EXISTING PAVING
EXISTING PAVING


STOCKADE FENCE AND FOOTING
SCALE 1½" = 1'-0"
TYPICAL CONC CURB DETAIL
SCALE 1½" = 1'-0"
PLAN SECTION AT MILFORD MILL RD
SECTION A-A
CONC ENTRY CURB
SITE PLAN
SCALE 1" = 20'
VICINITY MAP
SCALE: 1" = 500'
PARKING LOT PAVING NOTES:
EXIST PAVING SHALL BE RESURFACED, AREA SHOWN THUS: SHALL RECEIVE 4" CRUSHED STONE AND 2" BITUMINOUS PAVING.
PAINTED PARKING SPACE LINES SHALL BE DONE UNDER THIS CONTRACT
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 8-17-76
76 28 ASPH
GENERAL NOTES
1. TOTAL AREA OF PROPERTY EQUALS 1.332 ACRES±
2. EXISTING ZONING OF PROPERTY "BL-CCC" & "D.R.5.5" WITH PARKING VARIANCE;
3. EXISTING USE OF PROPERTY "RESTAURANT" & "OFFICES" WITHIN THE B. ZONE & "RESIDENTIAL" WITHIN THE "DR 5.5" ZONE.
4. PROPOSED ZONING OF PROPERTY "DR.5.5" WITH PARKING PERMIT & BL-CCC WITH A PARKING VARIANCE.
5. PROPOSED USE OF PROPERTY "RESTAURANT" OFF STREET PARKING IN A RESIDENTIAL ZONE & "RESIDENTIAL USE".
6. AREA OF PROPERTY REQUESTING PARKING PERMIT EQUALS 0.12 ACRES
7. OFF-STREET PARKING DATA:
A. TOTAL BUILDING AREA EQUALS 6775.4 S.F. INCLUDING 1st & 2nd FLOOR AND 2 PARTS FOR RESTAURANT USE. TOTAL PARKING SPACES REQUIRED 100 SPACES. PER SECTION 1B01.1.B.1.(2) OF THE B.C.Z.R. TOTAL SPACES EQUAL 100 SPACES. PER 76-28-ASPH ITEM 2(V).
8. PARKING IN THE RESIDENTIAL AREA WILL BE FOR PASSENGER CARS ONLY & SPACES BEHIND #8520 WILL BE "ATTENDENT PARK".
9. NO LOADING OR UNLOADING OR PARKING OF SERVICE VEHICLES WILL BE ALLOWED IN THE RESIDENTIAL AREA.
10. AREAS PARKING PORTIONS SHALL RECEIVE BITUMINOUS PAVING. NEW PAVING SHALL BE ADJUSTED TO MEET EXISTING PAVING.
11. ALL LIGHTS WITHIN THE RESIDENTIAL AREA SHALL BE AS SHOWN BY THE TYPICAL DETAIL OR ON THE BUILDING. LIGHTS SHALL BE NON GLARE TYPE DIRECTED ON THE PROPERTY & AWAY FROM NEIGHBORING RESIDENTIALS USES. HGT. 8'-0".
12. HOURS OF OPERATION WILL CORRESPOND WITH THOSE OF THE RESTAURANT. THE PARKING AREA WILL BE SUPERVISED BY THE RESTAURANT STAFF.
13. EXIST. HOUSE AT 8529 MILLVALE ROAD WILL BE RETAINED BY THE PETITIONER TO HOUSE EMPLOYEES OF THE RESTAURANT.
14. SEE LOCATION PLAN FOR FIRE HYDRANT LOCATIONS.
15. ELECTION DISTRICT #2
16. INFORMATION TAKE FROM SURVEY BY EVANS HAGAN HOLDEFER, INC. 8015 BELAIR RD BALTIMORE MD. DATED 9-16-75.
BELE YARD VARIANCE
SEE PETITION 69975 A
EXIST'G ZONING DR 5.5 RESIDENTIAL USE
EXIST'G ZONING BL-CCC COMMERCIAL USE
EXIST. TEXACO STATION
MILFORD MILL RD
LIBERTY ROAD
MILLVALE RD.
NORTH