

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Antonieta Romiti, 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) requesting variance of parking spaces instead of 102 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The proposed addition to the property is only an improvement to the kitchen facilities and does not increase the seating capacity of the restaurant. It would cause hardship and be highly impractical to require additional parking.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Antonieta Romiti
Legal Owner
Address 1805 Maxwell Avenue
Baltimore, Md. 21222
Contract purchaser
Ronald L. Schreiber
Petitioner's Attorney
Address 823 Charles St. 21201
Protestant's Attorney
Ronald L. Schreiber

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of October 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 24th day of November 1975 at 10:30 o'clock A.M.
Zoning Commissioner of Baltimore County
(over)

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

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

September 26, 1975

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

Re: Item #11 (1975-1976)
Property Owner: Antonieta Romiti
S/S of Holabird Ave., 62.48' E. of Maxwell Ave.
Existing Zoning: BU
Proposed Zoning: Variance from Sec. 409.2b (3) requesting variance of 70 parking spaces instead of 102 parking spaces.
No. of Acres: 0.5609 District: 12th

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:

Holabird Avenue, an existing County street, is improved as a 40-foot closed section roadway on a 50-foot right-of-way. Further highway improvements are not required at this time.

Any construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc., in connection with further development of this site will be the full responsibility of the petitioner.

As the existing 10-foot alley is inadequate to serve as a commercial type alley, it is proposed that the alley ultimately be widened to 20 feet if utilized for commercial traffic for this site. No alley improvements are required at this time.

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

Sediment Controls:

Development of this property through striping, 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.

RE: PETITION FOR VARIANCE
South side of Holabird Avenue
Approximately 62.48 feet east
Of Maxwell Avenue, 12th District
ANTONIETTA ROMITA, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-118-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

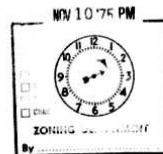
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 5th day of November, 1975, a copy of the foregoing Order was mailed to Ronald L. Schreiber, Esquire, 823 North Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III



Ronald L. Schreiber, Esquire
823 N. Charles Street
Baltimore, Maryland 21201

December 5, 1975

RE: Petition for Variance
S/S of Holabird Avenue, 62.48' E of
Maxwell Avenue - 12th Election District
Antonieta Romiti - Petitioner
NO. 76-118-A (Item No. 41)

Dear Mr. Schreiber:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/me

Attachments

cc: Lee N. Sachs, Esquire
25 South Calvert Street
Baltimore, Maryland 21202
John W. Hession, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE
JOSEPH & ANTONIETTA ROMITI

BEGINNING FOR THE SAME AT A NAIL SET ON THE SOUTH SIDE OF HOLABIRD AVENUE AT A POINT SOUTH 73° 33' 00" EAST 62.48 FEET DISTANT FROM THE EAST SIDE OF MAXWELL AVENUE, THE TWO FOLLOWING COURSES AND DISTANCES:

1. SOUTH 73° 30' 00" EAST 8.43 FEET
2. SOUTH 88° 47' 00" EAST 189.90 FEET

THENCE CONTINUING WITH THE SOUTH SIDE OF HOLABIRD AVENUE NORTH 81° 21' 00" EAST 30.00 FEET, THENCE SOUTH 02° 29' 00" EAST 117.58 FEET, THENCE RUNNING THE TWO FOLLOWING COURSES AND DISTANCES:

1. SOUTH 81° 21' 00" WEST 30.00 FEET
2. NORTH 89° 02' 45" WEST 158.10 FEET

THENCE RUNNING PARALLEL TO AND 50 FEET DISTANT FROM MAXWELL AVENUE NORTH 20° 20' 30" WEST 129.33 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.5609 ACRES OF LAND MORE OR LESS.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 21, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-118-A, South side of Holabird Avenue 62.48 feet East of Maxwell Avenue
Petition for Variance to permit 47 Off-Street Parking Spaces instead of the required 102 spaces.
Petitioner - Antonieta Romiti

District 12 - 7th Councilmanic District

Monday,
HEARING: November 24, 1975 (10:30 A.M.)

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

Inasmuch as the proposed improvements will not add any seating capacity to this existing operation, the staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

the above Variance should be had, and it further appearing that by reason of the fact that the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit 47 off-street parking spaces instead of the required 102 parking spaces should be granted.

Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 5TH day of September, 1975, that the herein Petition for the aforementioned Variance 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 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 OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans, Jr.
XXXXXX

RE: Variance Petition
Item 41
Antonietta Romiti - Petitioner

Dear Mr. Schreiber:

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, currently zoned B.L. and containing .56 acres of land, is located on the south side of Holabird Avenue, approximately 62.43 feet east of Maxwell Avenue, in the 12th Election District of the county.

The property is currently improved with the Squire's Cafe and adjacent macadam parking area. An auto repair garage abuts this property to the west and a two-story frame dwelling to the east. These properties, as well as those on the north side of Holabird Avenue, opposite the site, are also zoned B.L. Immediately to the south of the subject site is the petitioner's one-story masonry dwelling and similar type dwellings zoned D.R. 5.5.

Petitioner: Antonietta Romiti
Petitioner's Attorney: Ronald L. Schreiber Reviewed by: Franklin T. Hoggans, Jr., Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 26, 1975

Franklin T. Hoggans, Jr.
XXXXXX

Ronald L. Schreiber, Esq.
823 N. Charles Street
Baltimore, Maryland 21201

RE: Variance Petition
Item 41
Antonietta Romiti - Petitioner

Dear Mr. Schreiber:

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Ronald L. Schreiber, Esq.
Re: Item 41
September 26, 1975
Page 2

The petitioner is requesting a Variance to Section 409.2b (3) of the Zoning Regulations to permit 70 parking spaces in lieu of the required 102 spaces, and proposes a 900 square foot addition to the existing carry-out area.

As indicated on the site plan, the parking spaces along the east property line are substandard and must be a minimum of 9'x23'. Also, parking spaces are shown within 8 feet of the street property line and, in some cases, within the street right-of-way. These discrepancies must be corrected, and consequently the Variance petition forms must also be changed accordingly.

This petition is being withheld from a hearing date until such time as revised site plans are received that reflect the above comments, and also those of the Project and Development Planning and Department of Traffic Engineering.

Very truly yours,

NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 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 #41, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Antonietta Romiti
Location: S/S of Holabird Ave. 62.48' E. of Maxwell Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b (3) requesting variance of 70 parking spaces instead of 102 parking spaces
No. of Acres: 0.5609
District: 12th

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 must be revised to show the following:

- Curbing provided along the street property line or the required 8 foot set back line.
- All zoning lines
- If the 4 parking spaces at the south side of the alley are in a residential zone, a hearing for parking in a residential zone may be required.
- All parallel parking spaces must be a minimum of 23 feet, in length.
- The driveway and parking bays are not built to normal County standards but appear to function.

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 494-3281

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
DIRECTOR
Wm. T. Melzer
DEPUTY TRAFFIC ENGINEER

September 11, 1975

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

Re: Item 41 - ZAC - September 2, 1975
Property Owner: Antonietta Romiti
Location: S/S of Holabird Ave. 62.48' E. of Maxwell Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b (3) requesting variance of 70 parking spaces instead of 102 parking spaces.
No. of Acres: 0.5609
District: 12th

Dear Mr. DiNenna:

The subject petition is to reduce the required parking from 102 parking spaces to 70 parking spaces. The parking requirement is based on a private need and a variance to parking will mean that residential streets will be used for parking in this area. This plan should be revised with the following items.

- No parking will be allowed in the County right-of-way.
- The petitioner is required to maintain an 8 foot setback on the County right-of-way.
- All parallel parking spaces must be a minimum of 9 feet by 23 feet.
- All aisle widths must be a minimum of 20 feet wide.
- The exact status of Parcel #3 should be stated.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:mc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 5, 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 #41, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Antonietta Romiti
Location: S/S of Holabird Ave. 62.48' E. of Maxwell Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b (3) requesting variance of 70 parking spaces instead of 102 parking spaces.
No. of Acres: 0.5609
District: 12th

Metropolitan water and sewer are existing.

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, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dls

cc: Mr. L.A. Schuppert

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

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

Z.A.C. Meeting of September 2, 1975

Re: Item 41
Property Owner: Antonietta Romiti
Location: S/S of Holabird Ave. 62.48' E. of Maxwell Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b (3) requesting variance of 70 parking spaces instead of 102 parking spaces.

District: 12th
No. Acres: 0.5609

Dear Mr. DiNenna:

No bearing on student population.

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

JOHN L. WIMBLEY
JOHN L. WIMBLEY
JOHN L. WIMBLEY

MARCUS M. HODGINS
JOSEPH N. HODGINS
ALVIN L. HODGINS
JOHN L. WIMBLEY

T. HAYAN, WILLIAM D. FROMM
RICHARD W. TRACER, JR.
MRS. RICHARD A. TRACER

PETITION FOR A VARIANCE
 ZONING DISTRICT
 LOCATION South side of
 Halsted Avenue 42 48 feet
 East of Maxwell Avenue
 DATE & TIME MONDAY,
 NOVEMBER 20, 1975 at 10:30
 A.M.
 PUBLIC HEARING Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland.
 The Zoning Commission of
 Baltimore County, by authority
 of the Zoning Act and Regula-
 tions of Baltimore County, will
 hold a public hearing
 on the Petition for Variance from
 the Zoning Regulations of
 Baltimore County to allow 20
 off-street parking spaces for
 use of the proposed 100 Pack-
 ing Station.
 The Zoning Regulations to be
 accepted are as follows:
 Section 800.2.3 (3) - Off Street
 Parking - 1 for each 20 square
 feet of total floor area.
 All that parcel of land in the
 Twelfth District of Baltimore
 County.
 BEGINNING FOR THE
 SAME AT A NAIL SET ON
 THE SOUTH SIDE OF
 MAXWELL AVENUE AT A
 POINT SOUTH 72° 10' EAST
 42 48 FEET DISTANT FROM
 THE EAST SIDE OF MAX-
 WELL AVENUE, THE TWO
 FOLLOWING CORNERS AND
 DISTANCES:
 1. SOUTH 72° 10' EAST 42
 FEET
 2. SOUTH 81° 31' WEST
 20 00 FEET
 3. NORTH 89° 45' WEST
 18 10 FEET
 THENCE RUNNING
 PARALLEL TO AND 10 FEET
 DISTANT FROM MAXWELL
 AVENUE NORTH 87° 30'
 WEST 20 00 FEET TO THE
 PLACE OF BEGINNING.
 CONTAINING 4.000 ACRES
 OF LAND MORE OR LESS.
 Being the property of An-
 tonietta Romiti, as shown on
 plat plan filed with the Zoning
 Department.
 Hearing Date: Monday,
 November 20, 1975 at 10:30
 A.M.
 Public Hearing Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 Nov. 6, 1975

OFFICE OF THE DUNDALK TIMES

DUNDALK, MD. 21222 Nov. 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for Variance- Antonietta Romiti
 was inserted in THE DUNDALK TIMES, a weekly newspaper published
 in Baltimore County, Maryland, once a week for one advertisement
 week before the 24th day of Nov. 1975, that is to say, the same
 was inserted in the issues of Nov. 6, 1975.

STROMBERG PUBLICATIONS, INC.

P. M. Shink

PETITION FOR A VARIANCE
 ZONING DISTRICT
 LOCATION South side of
 Halsted Avenue 42 48 feet
 East of Maxwell Avenue
 DATE & TIME MONDAY,
 NOVEMBER 20, 1975 at 10:30
 A.M.
 PUBLIC HEARING Room 106,
 County Office Building, 111 W.
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 feet of total floor area.
 All that parcel of land in the
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 BEGINNING FOR THE
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 THE SOUTH SIDE OF
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 POINT SOUTH 72° 10' EAST
 42 48 FEET DISTANT FROM
 THE EAST SIDE OF MAX-
 WELL AVENUE, THE TWO
 FOLLOWING CORNERS AND
 DISTANCES:
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 PARALLEL TO AND 10 FEET
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 AVENUE NORTH 87° 30'
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 CONTAINING 4.000 ACRES
 OF LAND MORE OR LESS.
 Being the property of An-
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 plat plan filed with the Zoning
 Department.
 Hearing Date: Monday,
 November 20, 1975 at 10:30
 A.M.
 Public Hearing Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 Nov. 6, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 6, 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., on November
 10, 1975, the 10th day of November, 1975, the 10th publication
 appearing on the 10th day of November,
 1975.

THE JEFFERSONIAN
S. L. Smith
 Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>F. P. H.</i>					Revised Plans: Change in outline or description Yes No					
Previous case:					Map #					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *12th* Date of Posting *11-6-75*
 Posted for: *Hearing Room Nov. 24, 1975, at 10:30 A.M.*
 Petitioner: *Antonietta Romiti*
 Location of property: *518 1/2 Halsted Ave. bet. 4th & 5th Sts. East of Maxwell Ave.*
 Location of Sign: *1 Sign posted on West of Chesapeake Ave. Halsted Ave.*
 Remarks:
 Posted by: *Paul H. New* Date of return: *11-13-75*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *18th* day of

August 1975. Filing Fee \$ *25*. Received *check* *mt.*
 Cash
 Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner *Romiti* Submitted by *Schreiber*
 Petitioner's Attorney *Schreiber* Reviewed by *Fitzgibbon*

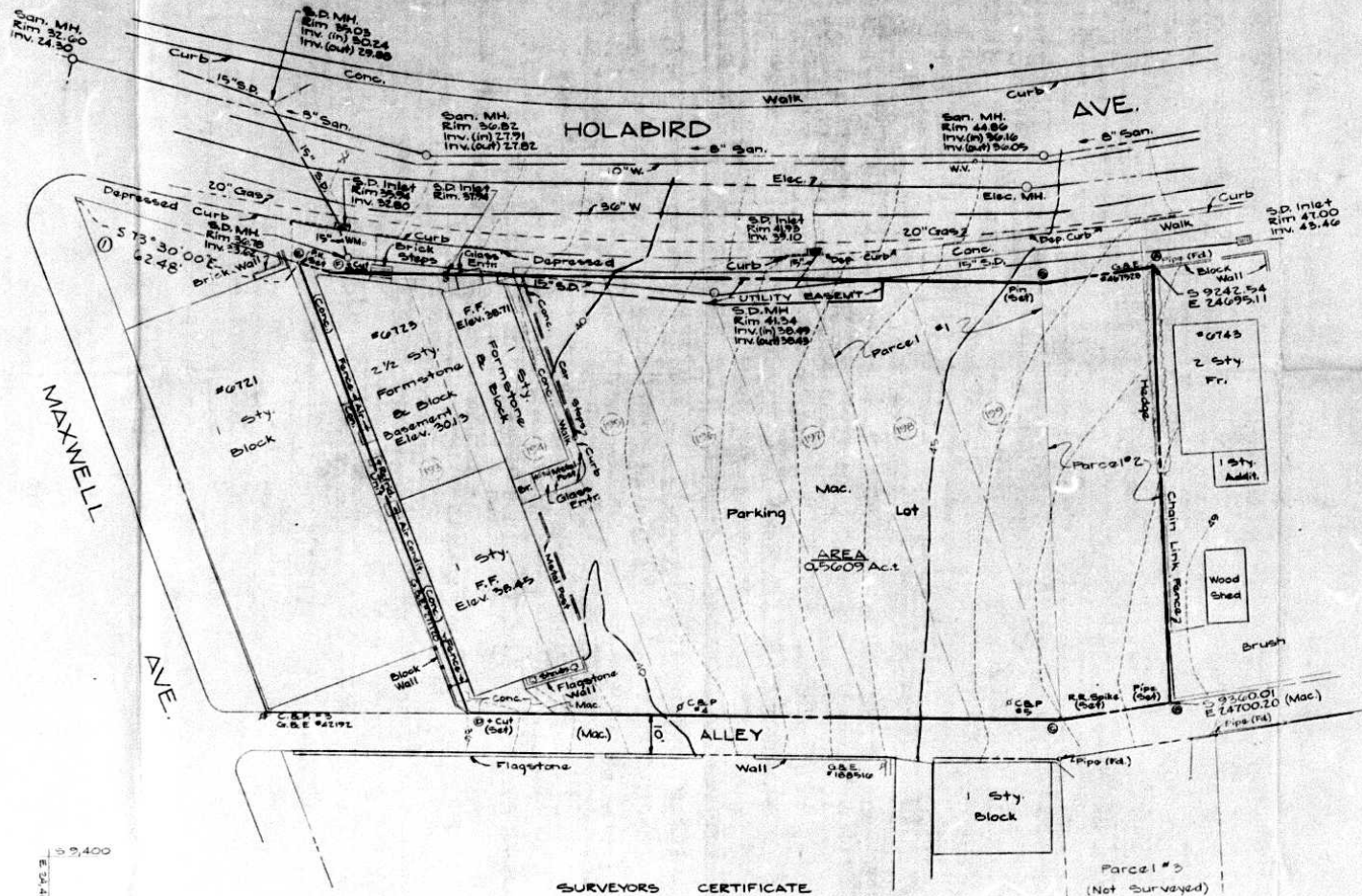
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 25965
 DATE Nov. 5, 1975 ACCOUNT 01-662
 AMOUNT 1 \$25.00
 RECEIVED FROM Messrs. Martman, Rombo, Radd & Omsky, 25 S. Calvert St., Baltimore, Md. 21202
 FOR Petition for Variance for Antonietta Romiti #76-118-4
 25.00 CASH
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 28202
 DATE Nov. 26, 1975 ACCOUNT 01-662
 AMOUNT \$58.00
 RECEIVED FROM Messrs. Martman, Rombo, Radd & Omsky, 25 S. Calvert St., Baltimore, Md. 21202
 FOR Advertising and posting of property for Antonietta Romiti #76-118-4
 58.00 CASH
 VALIDATION OR SIGNATURE OF CASHIER



Balto. Co. Grid North



UTILITY EASEMENT REFERENCES

William Nealis & Hazel G. Nealis h/w
to
Baltimore County, Maryland
Liber 3833 Folio 598
Oct. 6, 1960

Joseph Romiti & Antonietta Romiti h/w
to
Baltimore County, Maryland
Liber 3851 Folio 455
June 6, 1961

PROPERTY OUTLINE		
COURSE	BEARING	DIST.
A-B	S 02°29'00"E	117.55'
B-C	S 81°21'00"W	30.00'
C-D	N 89°02'45"W	158.10'
D-E	N 20°20'30"W	129.33'
E-F	S 73°30'00"E	8.43'
F-G	S 88°47'00"E	189.90'
G-A	N 81°21'00"E	30.00'

All Coordinates shown are based on the following Baltimore County Traverse Stations:
Sta. South East
#25036 3,109.949 24,039.408
#25435 3,123.122 23,752.519

All Elevations shown are based on Baltimore County Bench Mark N° X-3734 Elev. 50.926

TITLE REFERENCE

Lorraine L. Squires
to
Joseph Romiti & Antonietta Romiti, h/w
Lots 193 - 197
Liber WJR 3841 Folio 542
May 15, 1961

William Nealis & Hazel G. Nealis, h/w
to
Joseph Romiti & Antonietta Romiti, h/w
Parcel 1 = Lots 198 & 199
Parcel 2 & 3
Liber 3916 Folio 258
Nov. 1, 1961

SURVEYORS CERTIFICATE

This is to certify that I have surveyed lots 193 to 197 as shown on a plat filed New Pittsburg dated March 28, 1910 and recorded in plat book 3 folio 12, said lots also being described in a deed dated May 15, 1961 and conveyed by Lorraine L. Squires to Joseph Romiti and Antonietta Romiti, and recorded among the Land Records of Baltimore County in Liber WJR 3841 Folio 542 and Parcels 1 and 2 as described in a deed dated Nov. 1, 1961 and conveyed by William Nealis and Hazel G. Nealis and recorded in Liber WJR 3916 Folio 258.

E. William Nealis 11-2-74
Reg. Land Surveyor N° 5097

REVISED PLANS

Romiti

AUG 29 75 AM



SURVEY
OF
SQUIRES CAFE
FOR

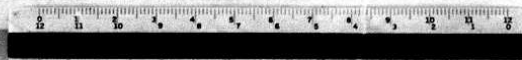
JOSEPH ROMITI
6723 HOLABIRD AVENUE
ELECT. DIST. 12 BALTIMORE CO., MD.

Scale: 1" = 20'

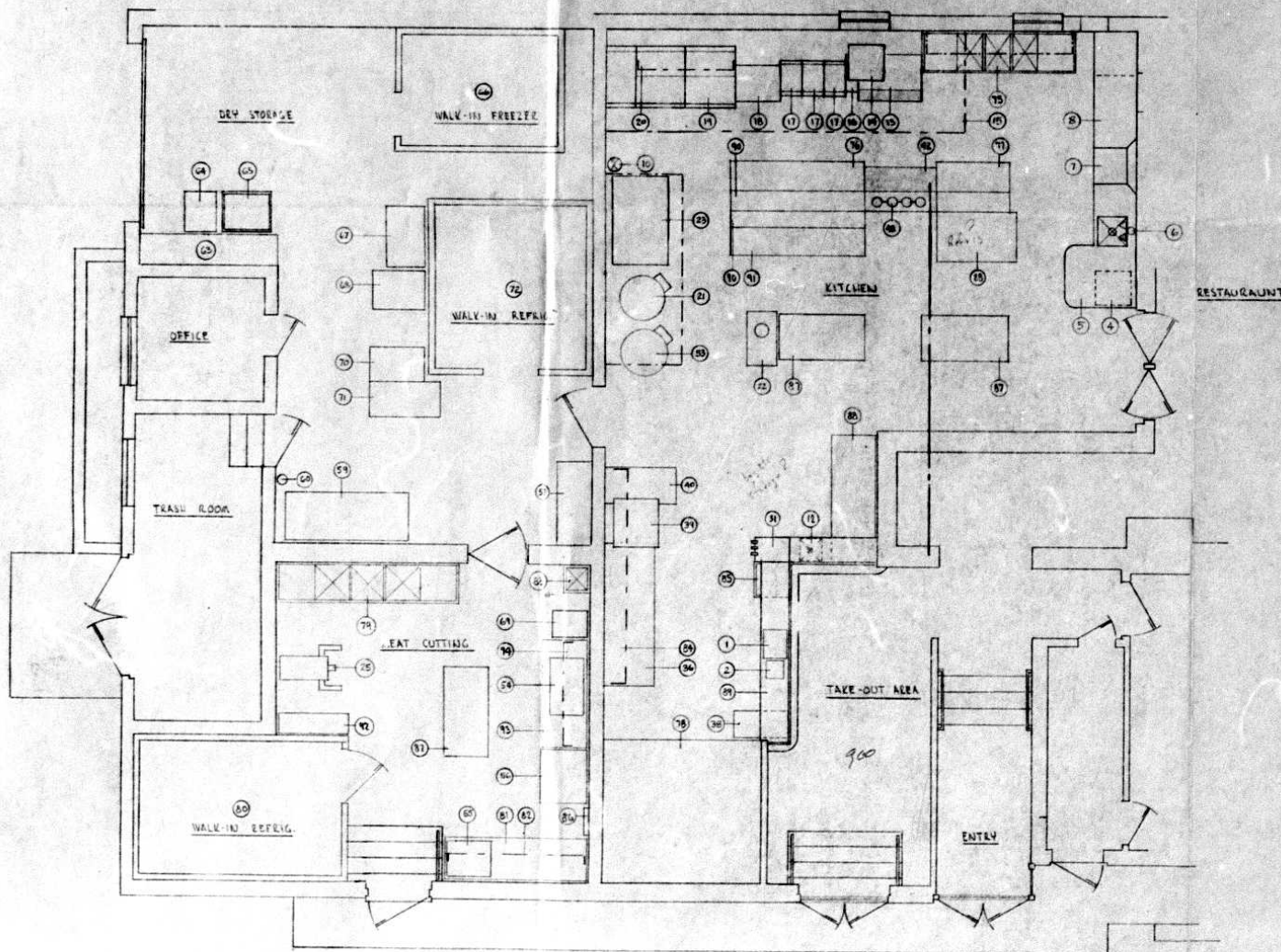
NOV. 1974

① Revised 8-25-75

BEAVIN COMPANY
ENGINEERS SURVEYORS
BALTIMORE, MARYLAND



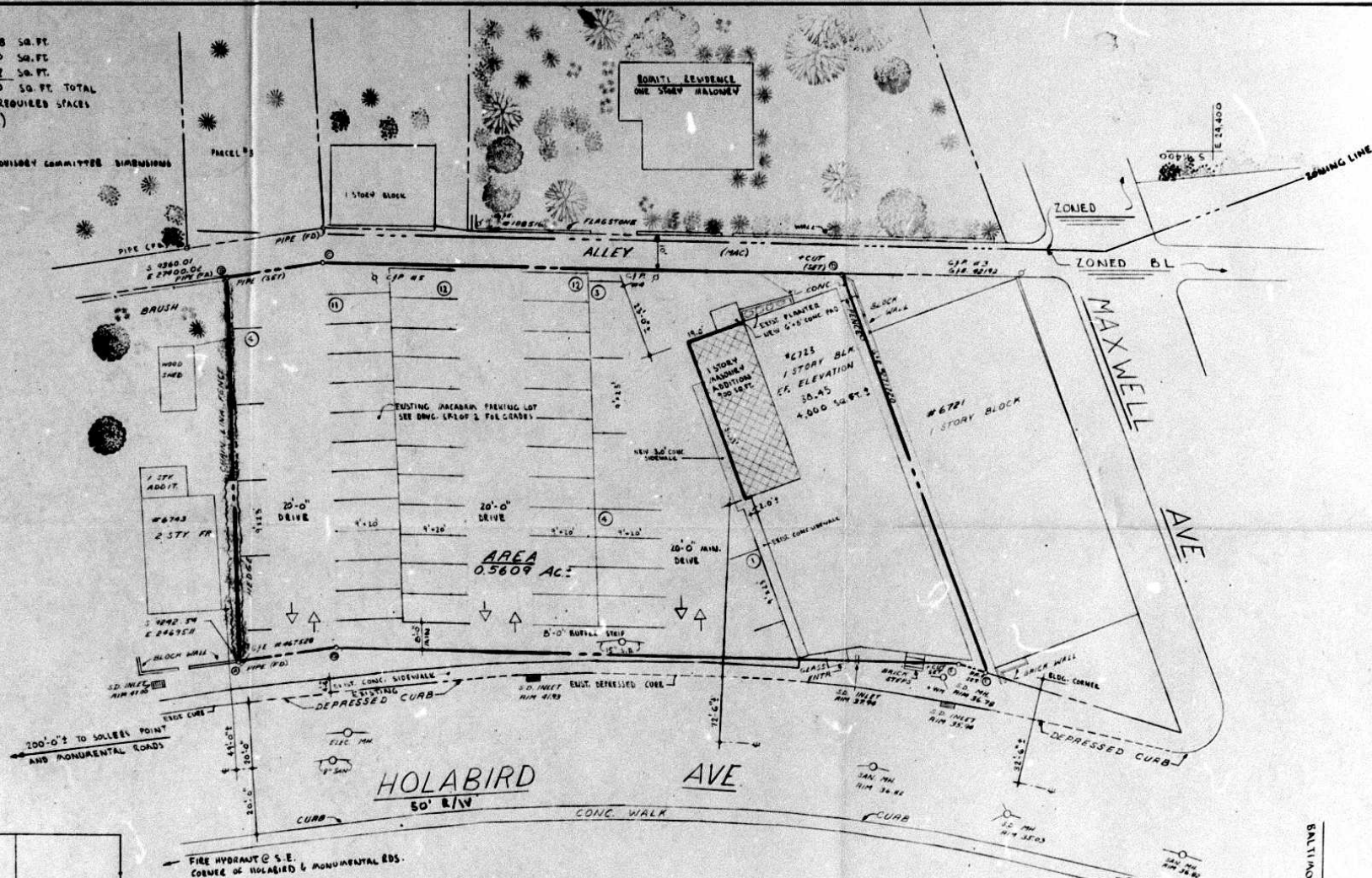
PART ONE CONT.			EQUIPMENT					MECHANICAL					CONNECTIONS				
QNTY	NEW	EXIST.	ITEM	QTY	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL		GAS	WATER	WASTE	NOTES				
			86	1	ENTER RACE			VOLT	PHASE	BT	AMP	FTU	WT	COND			
			87	3	WORKTABLE 24x60	WEGCO	NWT-50								ON CARTER W/SEWER		
			88	1	WORKTABLE 30x48	WEGCO	NWT-50										
			89	1	COUNTER TOP	CUSTOM									SEE DWG. A-1, A-2		
			90	2	OVERSHELVES	WEGCO	CUSTOM										
			91	1	WORK TABLE 30x48	WEGCO	NWT-50										
			92		SHELVING	ADGFS POSTMASTER											
			93	1	WORKTABLE 30x72	WEGCO	NWT-50										
			94	1	OVERSHELF	WEGCO											
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PART ONE			EQUIPMENT				MECHANICAL				CONNECTIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
QTY	NEW	EXIST.	ITEM	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL	GAS	WATER	WASTE	VENT	COND.	OTHER	QTY	NEW	EXIST.	ITEM	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL	GAS	WATER	WASTE	VENT	COND.	OTHER	QTY	NEW	EXIST.	ITEM	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL	GAS	WATER	WASTE	VENT	COND.	OTHER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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PARKING DATA

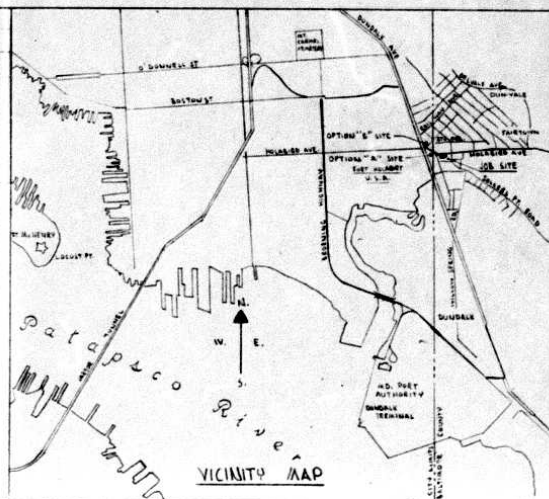
BUILDING AREA 3,168 SQ. FT.
 ADDITIONAL KITCHEN AREA 100 SQ. FT.
 TAVERN 832 SQ. FT.
 4,100 SQ. FT. TOTAL
 ONE PARKING SPACE FOR EACH 50 SQ. FT. = 102.00 REQUIRED SPACES
 (EXISTING PARKING SPACES @ SQUIRES = 70)
 8 SPACES @ 9'x28'
 34 SPACES @ 9'x20'
 47 SPACES TO SUIT BALTO. CO. ZONING PLANS ADVISORY COMMITTEE DIMENSIONS



PROPERTY OUTLINE		
COURSE	BEARING	DIST.
A-B	S 02°29'00"E	117.58'
B-C	S 81°21'00"W	30.00'
C-D	N 89°02'45"W	158.10'
D-E	N 20°20'30"W	129.33'
E-F	S 73°30'00"E	8.43'
F-G	S 88°47'00"E	189.90'
G-A	N 81°21'00"E	30.00'

All Coordinates shown are based on the following Baltimore County Traverse Stations
 Sta. South East
 #23036 9109.949 24 019.408
 #25435 9122.122 23 752.579

All Elevations shown are based on Baltimore County Bench Mark No. X-3734 Elev. 50.926



SITE PLAN

SCALE 1"=20'-0"

INFORMATION SHOWN HERE ON TAKEN FROM SURVEY PREPARED BY E. WILLIAM JACOBSON #5047 THEU BEAVIN COMPANY, BALTO., MD. DATED 11-7-74 12TH ELECTION DISTRICT



DATE	REVISIONS	SQUIRE'S CAFE INC.	
8-1-75	FOR VARIANCE APPLICATION REGISTRY.	6723 Holabird Ave Baltimore Co Md. 21212	
10-15-75	TO MEET BALTO. CO. ZONING PLANS ADVISORY COMMITTEE	SCALE 1"=20'-0"	ALTERN ON'S AND ADDITION
		DATE 1-24-75	DESIGNED BY G.L. REVISED 6-20-75
		DRAWING NUMBER SP-106-2	

PARKING DATA

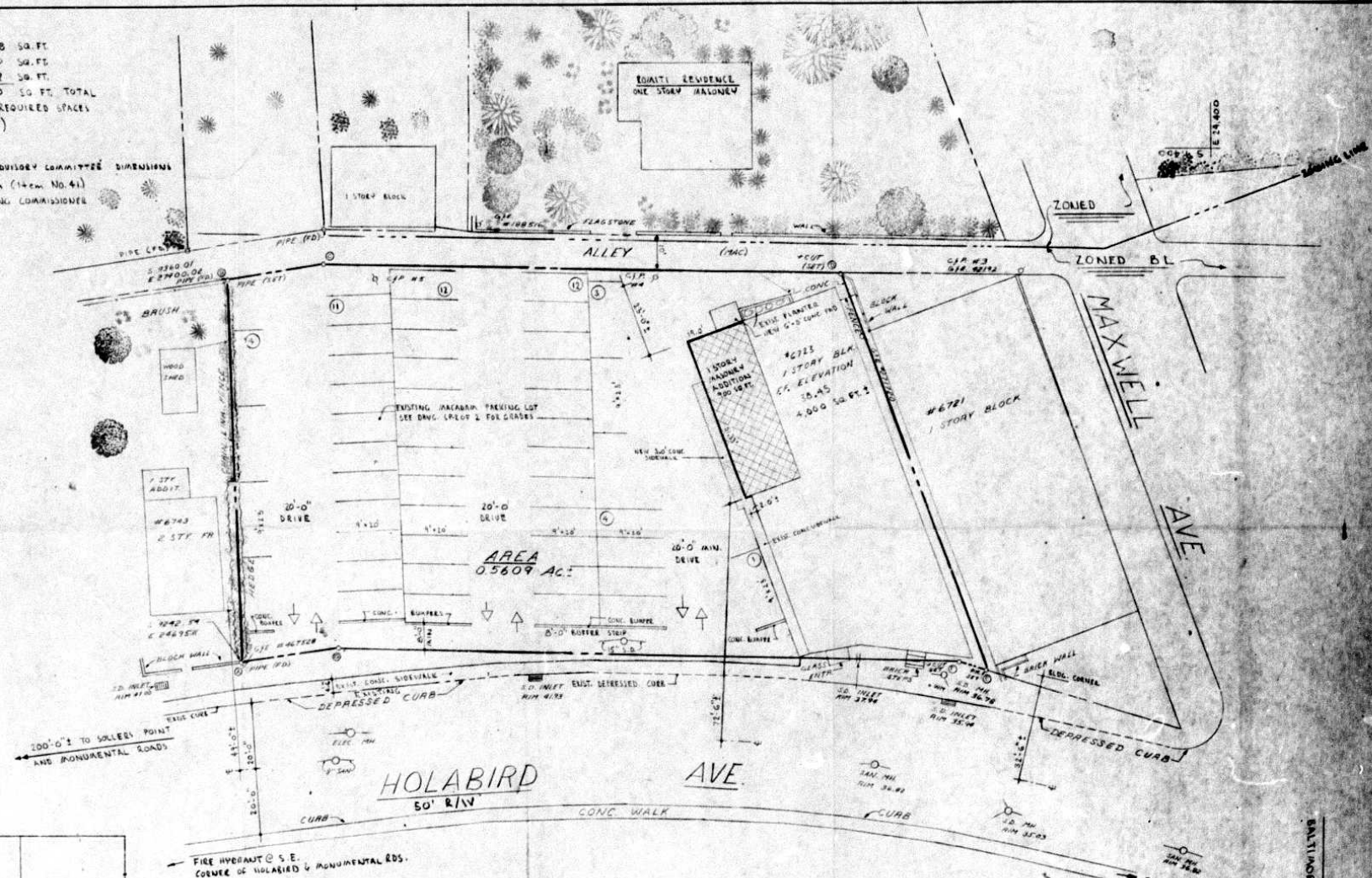
BUILDING AREAS 5,168 SQ. FT.
 ADDITIONAL KITCHEN AREA 700 SQ. FT.
 TAVERN 517 SQ. FT.
 4,900 SQ. FT. TOTAL

ONE PARKING SPACE FOR EACH 50 SQ. FT. = 102.44 REQUIRED SPACES
 (EXISTING PARKING SPACES @ SQUARES = 70)

2 SPACES @ 9'x22'

39 SPACES @ 9'x20'

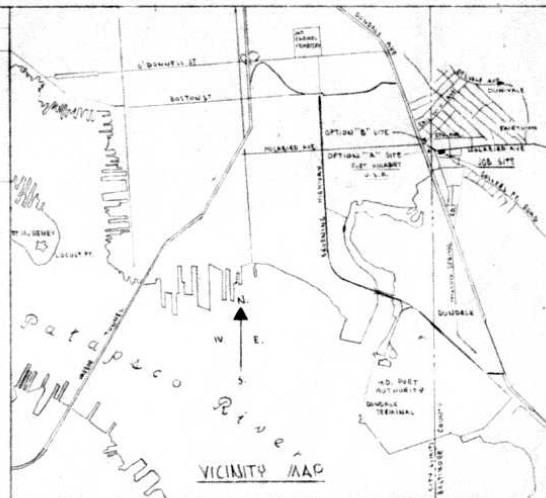
47 SPACES TO SUIT BALTO. CO. ZONING PLANS ADVISORY COMMITTEE DIMENSIONS
 PETITION FOR VARIANCE, ON PARKING NO. 76-118-A (12th NO. 4)
 GRANTED BY GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER
 IN LETTER DATED DEC. 5, 1975



PROPERTY OUTLINE		
COURSE	BEARING	DIST.
A-B	S 02°21'00"E	117.58'
B-C	S 81°21'00"W	30.00'
C-D	N 89°02'45"W	158.10'
D-E	N 20°20'30"W	129.33'
E-F	S 73°30'00"E	8.43'
F-G	S 88°41'00"E	189.40'
G-A	N 81°21'00"E	30.00'

All coordinates shown are based on the following Baltimore County traverse stations
 Sta. South East
 #2303G 9,109,944 24,019,408
 #25435 9,123,122 23,752,574

All elevations shown are based on Baltimore County Bench Mark No. X-3784 Elev. 50.926



SITE PLAN

SCALE 1"=20'-0"

INFORMATION SHOWN HERE ON TAKEN FROM SURVEY PREPARED BY E. WILLIAM MERCER & SONS, THE READING COMPANY, BALTO., MD. DATED 11-7-74
 12TH ELECTION DISTRICT

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John L. Wempe
 DATE 2-23-76
 76-118



DATE	REVISIONS	SQUIRE'S CAFE INC.	
8-1-75	FOR VARIANCE APPLICATION REQUIS.	6723 Holabird Ave.	Baltimore Co., Md. 21222
10-15-75	TO MEET BALTO. CO. ZONING PLANS ADVISORY COMMITTEE	SCALE: 1"=20'-0"	ALTERATIONS AND ADDITION
11-10-75	SHADE STREETS	DATE: 1-24-76	DRAWN BY G. L.
12-28-75	NOTES & PARKING DATA, SHEET NO.		REVISED 6-20-76
			DRAWING NUMBER
			SP-1061