#76-151-A
#107

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

76-151-A
#107

I, Kemp Byrnes, 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.(6) to permit 7 parking spaces instead of the required 12.

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

Area of lots limits the number of spaces allowed to be placed on site

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.

Contract purchaser

Kemp Byrnes
Legal Owner

Address 200 E. Joppa Road
Towson, Maryland 21204

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of December, 197 5, 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 9th day of February, 197 6, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE Dec. 30, 1975
BY John W. Hessian, III

DEC 30 '75 PM

#76-151-A
#107

RE: PETITION FOR VARIANCE
Southeast corner of Falls Road and Lake Avenue, 9th District
KEMP BYRNES, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 151-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.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
494-2188

I HEREBY CERTIFY THAT a copy of the foregoing Order was mailed to Mr. Kemp Byrnes, 200 E. Joppa Road, Towson, Maryland 21204, Petitioner.

John W. Hessian, III

FEB 9 '76 AM

ZONING DEPARTMENT
By

February 11, 1976

Mr. Kemp Byrnes
200 East Joppa Road
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of Falls Road and Lake Avenue - 9th Election District
Kemp Byrnes - Petitioner
NO. 76-151-A (Item No. 107)

Dear Mr. Byrnes:

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

Very truly yours,

GEORGE G. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 838-0660

November 13, 1975

DESCRIPTION TO ACCOMPANY PARKING VARIANCE SOUTH EAST CORNER FALLS ROAD AND LAKE AVENUE:

Beginning for the same at a point on the south side of Lake Avenue (50 feet wide) said point being distant from the centerline intersection of said Lake Avenue and Falls Road, Maryland State Route 25 (60 feet wide) the two following courses and distances viz: (1) North 81° 40'49" East 33 feet and (2) South 08° 19'11" East 25 feet thence binding along the south side of said Lake Avenue North 81° 40'49" East 67.71 feet thence leaving the south side of said Lake Avenue South 11° 36'31" East 88.03 feet thence South 76° 53'29" West 65.52 feet to the east side of said Falls Road the binding along the east side of said Falls Road North 12° 53'26" West 93.65 feet to the place of beginning.

Containing 0.139 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date January 26, 1976

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-151-A. Petition for Variance for Off-Street Parking.
Southeast corner of Falls Road and Lake Avenue.
Petitioner - Kemp Bymes

9th District

Hearing: Monday, February 9, 1976 at 10:45 A.M.

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

The staff is concerned that the only available parking spaces available to accommodate any overflow parking is on Falls Rd. and Lake Ave.

Neither road is scheduled for improvements at this time.

William D. Fromm
Director of Planning

WDF:NEG:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 107

Mr. Kemp Byrnes
200 E. Joppa Road
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 30th day of December 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Kemp Byrnes

Petitioner's Attorney

Reviewed by Franklin T. Higgins, Jr.
Franklin T. Higgins, Jr.
Chairman,
Zoning Advisory
Committee

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101 Shell Building
Towson, Md. 21204

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 8, 1975

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

Dear Mr. DiNenna:

Comments on Item #107, Zoning Advisory Committee Meeting, December 9, 1975, are as follows:

Property Owner: Kemp Byrnes
Location: SE/C of Falls Rd. & Lake Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(6) to permit 7 parking spaces instead of the required 12 spaces.
No. of Acres: 0.139
District: 9th

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Public water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dlw

APR 06 1976

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit 7 off-street parking spaces instead of the required 12 spaces should be granted.

Deputy

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11TH day of February, 1976, 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 State Highway Administration, Health Department, Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2/11/76
BY

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 ____, 197__, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans, Jr.
Chairman

DIVISION OF TRAFFIC ENGINEERING
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 BUILDING ENGINEER

January 21, 1976

Mr. Kemp Byrnes
200 E. Joppa Road
Towson, Maryland 21204

RE: Variance Petition
Item 107
Kemp Byrnes - Petitioner

Dear Mr. Byrnes:

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 southeast corner of Falls Road and Lake Avenue, and is currently unimproved. This property abuts to the east vacant lands zoned D.R. 5.5, and to the south existing row homes, also zoned D.R. 5.5; across Falls Road exist single family residences.

The petitioner is requesting a Variance to permit 7 parking spaces to be provided on the site in lieu of the required 12 spaces, in order that a two-story retail building may be constructed. The petitioner's plan must be revised prior to the hearing to indicate a minimum parking space length of 18 feet.

Mr. Kemp Byrnes
Re: Item 107
January 21, 1976
Page 2

The comments of the Department of Traffic Engineering and Project & Development Planning should be complied with.

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.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101 Shell Building
Towson, Md. 21204

---

baltimore county
department of public works
TOWSON, MARYLAND 21204

ALBERT B. KALTENBACH, P.E.
DIRECTOR

January 14, 1976

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

Re: Item 107 (1975-1976)
Property Owner: Kemp Byrnes
SE/C of Falls Road and Lake Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(6) to permit 7 parking spaces instead of the required 12 spaces.
No. of Acres: 0.139
District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Formal comments were supplied the Petitioner March 12, 1973 and supplemented April 26, 1973 by the Baltimore County Bureau of Public Services in connection with the preliminary plan for Store and Office.

Copies of those comments are attached for your consideration.

In addition, this property is tributary to the Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

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

END:FWR:ag

O-S.E. - Key Sheet
28N.W7 - Position Sheet
N.W. 7-B - Topo
79 - Tax Map

cc: C. Warfield
G. Benson (Byrnes Property, Project 3012-13003)

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

Bureau of Public Services
GEORGE A. REIER, P.E.
Chief

March 12, 1973

Mr. Kemp Byrnes
North Charles St. & The Beltway
Lutherville, Maryland 21093

Store and Office
E/S Falls Rd. @ S/S Lake Ave.
District 9

Dear Sir:

The preliminary plan for the proposed Store and Office has been reviewed and the comments are as follows.

OFFICE OF PLANNING AND ZONING:

The property is only zoned B.L. for a depth of 100 feet from the centerline of Falls Road; therefore, a portion of the building is located in a D.R. 5.5 zone and must be relocated.

A total of 10 parking spaces is required.

BUREAU OF ENGINEERING:

Highway Comments:

Lake Avenue is an existing road which shall be improved to a 40-foot curb and gutter cross-section on a 60-foot right of way.

A Highway widening is to be provided on Lake Avenue. This widening line is to be 30 feet from the centerline of the existing right of way. (See Bureau of Public Services comments herein for road construction responsibilities.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

Storm Drain Comments:

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

Store and Office
E/S Falls Rd. @ S/S Lake Ave.
District 9

Page 2

Sediment Control Comments:

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.

Water Comments:

Public water is available to serve this property. There are existing 10-inch mains in Lake Avenue and Falls Road.

Permission to obtain a metered connection from the existing mains may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of the water used. Said charge is determined and payable upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges. If an existing connection is taken out of service the developer shall receive a credit.

The developer is responsible for the cost of capping any existing water main connection not used to serve the proposed building.

Sanitary Sewer Comments:

Public sewer is available to serve this property. There are existing 8-inch mains in Falls Road and Lake Avenue as shown on Drawing 628-026.

Permission to connect to the existing public sewers may be obtained from the Department of Permits and Licenses.

The developer is responsible for the cost of plugging any existing house connection not used to serve the proposed structure. He shall receive credit for each connection taken out of service.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of the water meter used. This charge is in addition to the normal front foot assessment and permit charges and is determined and payable upon application for a Plumbing Permit.

General Comments:

Falls Road is a State Road, therefore any construction within the State Road right of way will be subject to the standards, specifications and approval of the State Highway Administration, in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements after which a Building Permit may be approved.

Store and Office
E/S Falls Rd. @ S/S Lake Ave.
District 9

Page 3

FIRE PREVENTION COMMENTS:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

The hydrants shall be located at intervals of 300 feet along an approved road.

TRAFFIC ENGINEERING COMMENTS:

There will be no parking along Lake Avenue. In addition, the location of the entrance on Falls Road precludes parking along Falls Road. Subsequent plans must note these prohibitions.

STATE HIGHWAY ADMINISTRATION COMMENTS:

The subject plan indicates an entrance width of 24'. The minimum standard width for a commercial entrance from a State Highway is 25'.

The proposed curb along Falls Road is to be 20' from and parallel to the existing centerline of roadway. The proposed curbing and paving around the radius return at the corner must be constructed in conjunction with the entrance. A concrete curb must be constructed along Falls Road right of way or parking setback line.

There are existing inlets and a fire hydrant at the corner that must be provided for. The plan must be revised to indicate existing and proposed storm drains and a relocation of the fire hydrant. In order to process the required entrance permit a written statement must be submitted by Baltimore County that arrangements have been made for the hydrant relocation.

BUREAU OF PUBLIC SERVICES COMMENTS:

The developer shall be responsible to complete the ultimate road cross-section for the frontage of the property at the time of site improvements. Construction is to be accomplished under Baltimore County contract and the developer shall be responsible for the following.

a) The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

b) The submission of cross-sections as deemed necessary for design or construction purposes.

c) The preparation of the right of way plat for, and the dedication of any widening and slope easements at no cost to the County.

d) The preparation of the right of way plats for any offsite road rights of way required to make the necessary improvements. Baltimore County will attempt to acquire the right of way.

Store and Office
E/S Falls Rd. @ S/S Lake Ave.
District 9

Page 4

BUREAU OF PUBLIC SERVICES COMMENTS CONT'D:

e) The grading of the widening of the existing road to the established grade. Where adjacent properties are adversely affected by the improvement, the developer shall be financially responsible for the necessary repairs to these properties.

f) The construction of combination curb and gutter in its ultimate location and a maximum of 19.5 feet of paving adjacent thereto along the frontage of the property.

g) The relocation of any utilities or piles as required by the road improvements.

h) Construction stake-out as required.
Entrances must be constructed to Baltimore County Standards.

As previously mentioned in the Bureau of Engineering comments, a Public Works Agreement must be executed for the applicable road, storm drain and fire hydrant responsibilities prior to release of any Building Permit Applications.

Very truly yours

GEORGE A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES

GAR:JAW:re

cc: Geo. Wm. Stephens, Jr. & Assoc., Inc. (Mr. Fick)
303 Allegheny Ave.
Towson, Md. 21204

Planning
Engineering
Walter Gross
~~P & A File~~
File

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

Bureau of Public Services
GEORGE A. REIER, P.E.
CHIEF

April 26, 1973

Mr. Kemp Byrnes
North Charles St. & The Beltway
Lutherville, Maryland 21093

Store and Office
E/S Falls Rd. @ S/S Lake Ave.
District 9

Dear Sir:

Pursuant to comments dated March 12, 1973, the following adjustments are in order.

It has been noted that the greater percentage of road improvements related to this site will be accomplished under a State Highway Administration Permit. From the point of tangency of the 30-foot radius on Lake Avenue there will be 40 feet of curb and gutter and paving required in order to complete this frontage. The grade may be extended from the existing curb on the opposite side of Lake Avenue and permission is granted to complete this additional paving within the framework of the State Highway Administration Permit.

Under the aforegoing method of construction this Bureau will not require a Public Works Agreement but shall insist upon being notified at least five days prior to beginning construction of that portion of the paving within the Lake Avenue area.

Your compliance in this regard will be greatly appreciated.

Very truly yours

GEORGE A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES

GAR:rb

cc: Geo. Wm. Stephens, Jr. & Assoc., Inc. (Mr. Fick)
303 Allegheny Ave.
Towson, Md. 21204

Planning
Engineering

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1976

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

Re: Item 107 - ZAC - December 9, 1975
Property Owner: Kemp Byrnes
Location: SE/C of Falls Rd. & Lake Avenue
Existing Zoning: B.L.
Proposed Zoning: Var. from Sec. 409.2b(6) to permit 7 parking spaces instead of the required 12 spaces
No. of Acres: 0.139
District: 9th

Dear Mr. DiNenna:

Baltimore County parking regulations are based on a proven need and a variance to parking can be expected to cause some traffic problems in the area.

A driveway to this site must be a minimum of 24 feet wide and all parking spaces must be a minimum of 8½' X 18'. There is a sight distance problem to the east of this site caused by a slope to the east of the site. The proposed road taper from the proposed road, back to the existing road, is very sharp and arrangements must be made to keep vehicles from running off the road. The grading plan for this site should be submitted.

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

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 16, 1975

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

Re: T.A.C. meeting: 12-9-75
ITEM: 107
Prop. Owner: Kemp Byrnes
Location: SE/C of Falls Road (Rt. 25) & Lake Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(6) to permit 7 parking spaces instead of the required 12 spaces
No. of Acres: 0.139
District: 9th

Dear Mr. DiNenna:

There is a 70' Right-of-Way proposed for Falls Road (35' from centerline) that must be indicated on the plan.

No access from Falls Road is proposed; therefore, no improvements to Falls Road are required at this time.

CLiggle

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by: Mr. John E. Meyers

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

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

January 5, 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 #107, Zoning Advisory Committee Meeting, December 9, 1975, are as follows:

Property Owner: Kemp Byrnes
Location: SE/C of Falls Road and Lake Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(6) to permit 7 parking spaces instead of the required 12 spaces
No. of Acres: 0.139
District: 9th

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 driveway off of Lake Avenue must be a minimum of 24 feet in width. All parking spaces must be a minimum of 18 feet in length. Landscaping and screening should be provided at the parking areas.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition for Variance for Off-Street Parking
LOCATION: Southeast corner of Falls Road and Lake Avenue
DATE & TIME: MONDAY, FEBRUARY 9, 1976 at 10:45 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 7 Off-Street Parking spaces in lieu of the required 12 spaces.
The Zoning Regulation to be excepted as follows:
Section 409.2.b.(6) - Off-street Parking - 1 for each 300 square feet of total floor area.
All that parcel of land in the Ninth District of Baltimore County
Beginning for the same at a point on the South side of Lake Avenue 250 feet wide) said point being distant from the intersection of said Lake Avenue and Falls Road, Maryland State Route 25 (80 feet wide) the two following courses and distances viz: (1) North 81° 45' 00" East 33 feet and (2) South 08° 15' 00" East 25 feet thence binding along the South side of said Lake Avenue North 81° 45' East 87.71 feet thence leaving the south side of said Lake Avenue South 11° 50' 51" East 89.03 feet thence South 78° 57' 29" West 68.52 feet to the east side of said Falls Road thence binding along the east side of said Falls Road North 12° 53' 50" West 99.65 feet to the place of beginning.
Containing 0.139 Acres of land more or less.
Being the property of Kemp Byrnes, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, Feb. 9, 1976 at 10:45 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
Jan. 22 (857)

OFFICE OF
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 Jan. 22, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance- Byrnes was inserted in the following

☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one xxxxxxxx week before the 9th day of February 1976, that it to say, the same was inserted in the issues of January 22, 1976.

STROMBERG PUBLICATIONS, INC.
BY Patty Swink

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition for Variance for Off-Street Parking
LOCATION: Southeast corner of Falls Road and Lake Avenue
DATE & TIME: MONDAY, FEBRUARY 9, 1976 at 10:45 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 to permit 7 Off-Street Parking spaces in lieu of the required 12 spaces.
The Zoning Regulation to be excepted as follows:
Section 409.2.b(6) — Off-Street Parking—1 for each 300 square feet of total floor area.
All that parcel of land in the Ninth District of Baltimore County
Beginning for the same at a point on the south side of Lake Avenue (50 feet wide) said point being distant from the intersection of said Lake Avenue and Falls Road, Maryland State Route 25 (80 feet wide) the two following courses and distances viz: (1) North 81° 45' 00" East 33 feet and (2) South 08° 15' 00" East 25 feet thence binding along the south side of said Lake Avenue North 81° 45' East 87.71 feet thence leaving the south side of said Lake Avenue South 11° 50' 51" East 89.03 feet thence South 78° 57' 29" West 68.52 feet to the east side of said Falls Road thence binding along the east side of said Falls Road North 12° 53' 50" West 99.65 feet to the place of beginning.
Containing 0.139 Acres of land more or less.
Being the property of Kemp Byrnes, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, Feb. 9, 1976 at 10:45 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
Jan. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1976

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~~ ~~one time~~ ~~successive weeks~~ before the 9th day of February, 1976, the ~~first~~ publication appearing on the 22nd day of January 1976.

THE JEFFERSONIAN,
L. Frank Streeter
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: D.A.S. Revised Plans:
Change in outline or description ___Yes ___No
Previous case: Map # ____

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

Your Petition has been received * this 21 day of November 1975. Filing Fee $25.00. Received ☐ Check ☐ Cash ☐ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Kemp Byrnes Submitted by Robert A. Hoffman
Petitioner's Attorney ____ Reviewed by D.A.S.

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

2-SIGNS 76-151-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

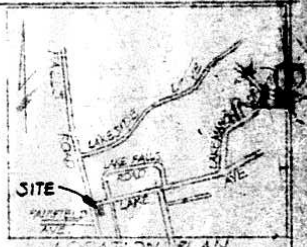
District 9th Date of Posting JAN. 24, 1976
Posted for: PETITION FOR VARIANCE.
Petitioner: KEMP BYRNES
Location of property: SE/COR. OF FALLS Rd. AND LAKE Ave.
Location of Signs: #1 E/S FALLS Rd. 50'+or- S. OF LAKE Ave.
#2 S/S LAKE Ave. 25'+or- E. OF FALLS Rd.
Remarks:
Posted by Thomas E. Roland Date of return: JAN. 30 1976
Signature

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28258

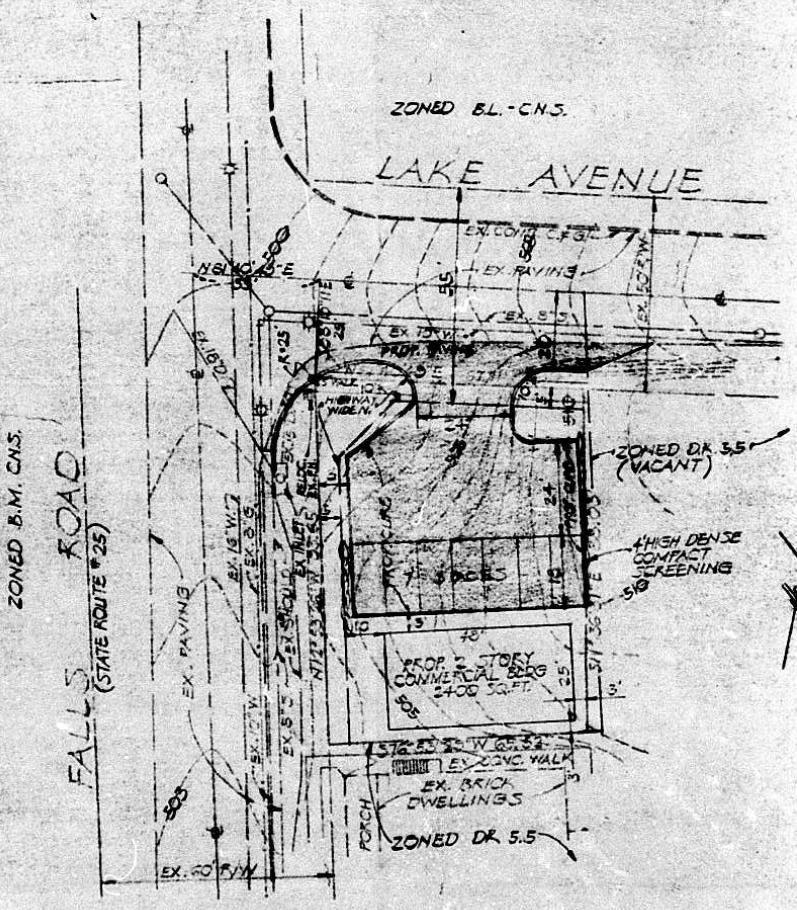
DATE Jan. 15, 1976 ACCOUNT 01-662
AMOUNT $25.00
RECEIVED FROM Messrs. Byrnes, Harrell & Gaines, 200 E. Joppa Rd. Towson, Md. 21204
FOR Petition for Variance
#76-151-A
25.00
VALIDATION OR SIGNATURE OF CASHIER

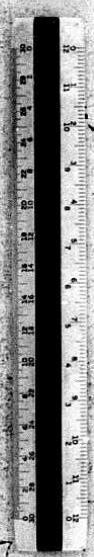
NOTES

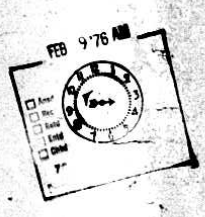
1. EX. ZONING - B.L WITH SIDE & REAR SETBACK VARIANCE OF 3' INSTEAD OF REQUIRED 12' & 20' (PETITION 67-36-RA)
2. EX. USE - VACANT
3. PROP. USE - 2 STORY COMMERCIAL BUILDING
4. OFFSTREET PARKING
   REQUIRED : 1 SP. / 200 SF = 2400 ÷ 200 = 12
   PROVIDED : 7
   ALL SPACES 8.5 x 18'
5. AREA OF TRACT 0.139 AC ±



LOCATION PLAN
SCALE 1" = 800'







HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MD. 21204
823-5060

OWNER :
KEMP BYRNES
200 E. JOPPA ROAD
TOWSON, MD. 21204

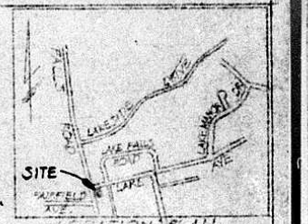
PLAN TO ACCOMPANY APPLICATION FOR PARKING VARIANCE
S.E. CORNER FALLS ROAD & LAKE AVE.
ELECTION DISTRICT 2
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
NOV. 13, 1975
FEB. 5, 1976

REVISED PLANS

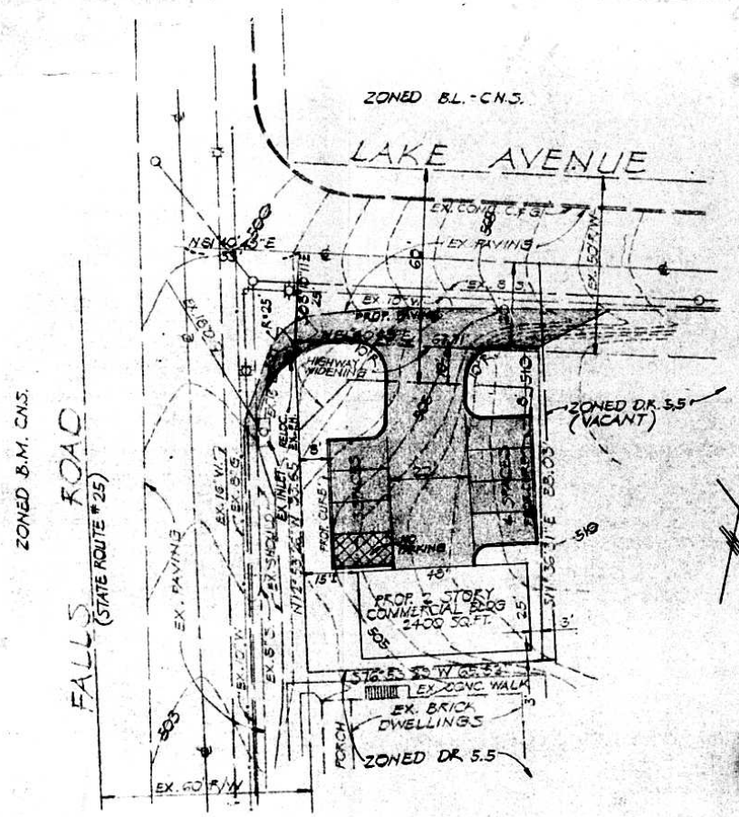
FEB

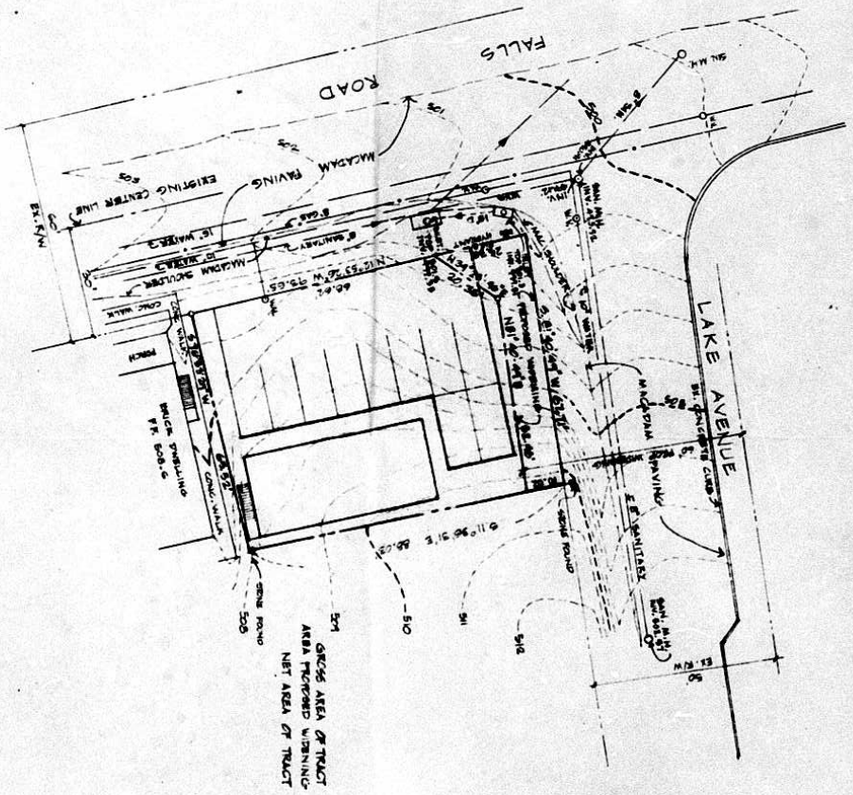
APR 06 1976

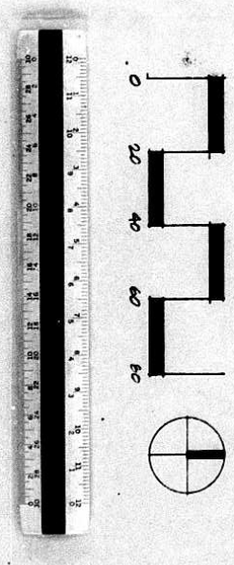
NOTES
1. EX. ZONING - B.L. WITH SIDE & REAR SETBACK VARIANCE OF 3' INSTEAD OF REQUIRED 12' & 20' (PETITION 67-36-RA)
2. EX. USE - VACANT
3. PROP. USE - 2 STORY COMMERCIAL BUILDING
4. OFFSTREET PARKING
   REQUIRED : 1 SP. / 200 SF = 2400 ÷ 200 = 12
   PROVIDED : 7
   ALL SPACES 9' x 18'
5. AREA OF TRACT 0.139 AC ±



LOCATION PLAN
SCALE 1" = 800'


ZONED B.L. - C.N.S.
LAKE AVENUE
EX. CONC. C & G
EX. PAVING
EX. 15" W.L.
EX. 8" S.
EX. 10" W.
PROP. DRIVE
HIGHWAY WIDENING
EX. INLET
PROP. CURB
PARKING
ZONED DR. 5.5 (VACANT)
PROP. 2 STORY COMMERCIAL BLDG 2400 SQ. FT.
EX. CONC. WALK
EX. BRICK DWELLINGS
PORCH
ZONED DR. 5.5
ZONED B.M. CNS.
FALLS ROAD (STATE ROUTE #25)
EX. PAVING
EX. 6" S.
EX. 10" W.
EX. 8" S.
EX. 15" W.L.
EX. SHOULD.
EX. INLET
EX. 6" W.L.
EX. 8" S.
EX. 10" W.
EX. 6" W.L.
EX. 8" S.
EX. 10" W.
EX. 6" W.L.
EX. 8" S.
EX. 10" W.





OFFICE BUILDING FOR
KEMP BYRNES
FALLS RD. & LAKE AVE.
BALTIMORE CO., MARYLAND

Office of
DONALD B. RATCLIFFE
ARCHITECTS MEMBER A.I.A.
34 W. 25TH ST. BALTIMORE, MD.

Sheet Title: SITE PLAN
Drawn: STN
Scale: 1"=20'-0"
Revised
Date
Drawing

SP1

Sheet 1 of 4

APR 06 1978