

76-210-A (Sub-26-166) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Satyr Hill Corp. 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 (366) to permit 316 parking spaces in lieu of required 362 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)

Parking Area will not accommodate parking required by new lessor

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.

DATE Feb 24 1976
BY Jerome J. Gebhart
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February

1976, 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 12th day of April, 1976, at 10:15 o'clock

By S. Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Southeast corner of Joppa Road : OF BALTIMORE COUNTY
and Satyr Hill Cut-Off, 9th, :
6th District

SATYR HILL CORP., Petitioners : Case No. 76-210-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. John W. Hessian, III
Charles E. Kountz, Jr. John W. Hessian, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1976, a copy of the foregoing

Order was mailed to Alma V. & Lillian J. Jarrett, 7407 Beech Avenue, Baltimore, Maryland 21206, Petitioners.

APR 7 76 AM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 30, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-210-A Petition for Variance for Off-Street Parking
Southeast corner of Joppa Road and Satyr Hill Cut-Off.
Petitioner - Satyr Hill Corporation

9th District

HEARING: Monday, April 12, 1976 (10:45 A.M.)

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Advisory Committee; we are opposed to the granting of requested variance.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

COLUMBIA OFFICE
WATERS PARK
Registered Surveyor
PHONE 730-8060

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

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 858-0888

February 5, 1976

DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCE - SATYR HILL SHOPPING CENTER:

Beginning for the same at a point on the south side of Joppa Road (80 feet wide) said point being distant from the centerline intersection of said Joppa Road and Satyr Hill Cut-Off (50 feet wide) the two following courses and distances viz: (1) South 70° 26' 13" East 60 feet and (2) South 19° 33' 47" West 40 feet thence binding along the south side of said Joppa Road the two following courses and distances viz: (1) South 70° 26' 13" East 394.00 feet and (2) along a curve to the left having a radius of 1081.74 feet for an arc length of 46.20 feet thence leaving the south side of said Joppa Road and running the two following courses and distances viz: (1) South 31° 21' 00" West 594.06 feet and (2) South 67° 15' 33" West 153 feet to the east side of said Satyr Hill Cut-Off thence binding along the east side of said Satyr Hill Cut-Off the six following courses and distances viz: (1) along a curve to the left having a radius of 475.00 feet for an arc length of 90 feet (2) North 31° 29' 00" East 6 feet (3) North 25° 16' 50" West 115.16 feet (4) along a curve to the right having a radius of

Mr. Jerome J. Gebhart, President
Satyr Hill Corporation
599 Cranbrook Road
Cockeysville, Maryland 21030

RE: Petition for Variance
SE/corner of Joppa Road and
Satyr Hill Cut-Off - 9th Election
District
Satyr Hill Corporation -
Petitioner
NO. 76-210-A (Item No. 166)

Dear Mr. Gebhart:

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

Very truly yours,

13/

S. ERIC DI NENNA
Zoning Commissioner

SED:eri

Attachments

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

Item 166
Satyr Hill Corp.
599 Cranbrook Road
Cockeysville, Md. 21030
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 24th day of February, 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Satyr Hill Corp.

Petitioner's Attorney

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21204

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

AUG 02 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, the Variance to permit 316 off-street parking spaces in lieu of the required 342 parking spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 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 Zoning Commissioner of Baltimore County, 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 19th day of April, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 25, 1976

COUNTY OFFICE BLDG.
115 W. PATTERSON AVE.
TOWSON, MARYLAND 21204

FRANKLIN T. HOGANS, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Satyr Hill Corp.
599 Cranbrook Road
Cockeysville, Maryland 21030

RE: Variance Petition
Item 166
Satyr Hill Corp. - Petitioner

Gentlemen:

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, zoned B.L., is located on the southeast corner of Joppa Road and the Satyr Hill cut-off, in the 9th Election District of the county.

The subject site, consisting of 5.25 acres is improved as a strip shopping center and related parking area. Adjacent properties are also zoned B.L. with the exception of land to the southeast, zoned D.R. 5.5.

The petitioner requests a Variance to allow 316 parking spaces in lieu of the required 342 spaces, in order to divide the existing cleaners at the north end of the shopping center into a donut shop and retail store, each 25'x70'. This change in use would necessitate an increase in the number of parking spaces required and hence the Variance request.

Satyr Hill Corp.
599 Cranbrook Road
Cockeysville, Md.

Re: Item 166
March 29, 1976
Page 2

The petitioner should pay particular attention to the comments of the office of Project and Development Planning.

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

NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

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

baltimore county
department of public works
TOWSON, MARYLAND 21204

March 18, 1976

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

Re: Item #166 (1975-1976)
Property Owner: Satyr Hill Corp.
S/C Joppa Rd. & Satyr Hill Cut-Off
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 316 parking spaces in lieu of required 342.
No. of Acres: 5.25 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:

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #166 (1975-1976).

Very truly yours,

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

END: EAM: FWR: SS

N-NE Key Sheet
37 NE 14 Pos. Sheet
NE 10 D Topo
71 Tax Map

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

STEPHEN E. COLLINS
DIRECTOR

March 3, 1976

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

Re: Item 166 - ZAC - February 17, 1976
Property Owner: Satyr Hill Corp.
Location: S/C Joppa Rd. & Satyr Hill Cut-Off
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 316 parking spaces in lieu of required 342
No. of Acres: 5.25
District: 9th

Dear Mr. DiNenna:

This area is a highly developed commercial area with a heavy demand on parking and any reduction in parking is undesirable.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Satyr Hill Corp.

Location: S/C Joppa Rd. & Satyr Hill Cut-off

Item No. 166 Zoning Agenda February 17, 1976

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.

(XX) 6. Site plans are approved as drawn.

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

Reviewed: Noted and Approved: Acting Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 19, 1976

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

Z.A.C. Meeting of: February 17, 1976

Re: Item 166
Property Owner: Satyr Hill Corp.
Location: S/C Joppa Rd. & Satyr Hill Cut-off
Present Zoning: B.L.
Proposed Zoning: Variance to permit 316 parking spaces in lieu of required 342.

District: 9th
No. Acres: 5.25

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMILIE PARKS, SECRETARY
EUGENE C. HESS, CHIEF OF STAFF
HIS ROBERT L. BERRY

MARCUS M. BOSTERIS
JOSEPH N. MCDONNAN
ALVIN LOBECK
JOSHUA H. WHEELER, CHIEF OF STAFF

T. BAYARD WILLIAMS, JR.
RICHARD A. TOLLEY, JR.
WILLIAM R. WILSON

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

WILLIAM D. FROMM
DIRECTOR

March 15, 1976

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 166, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Satyr Hill Corp.
Location: S/C Joppa Road and Satyr Hill Cut-off
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 316 parking spaces in lieu of required 342
Acres: 5.25
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.

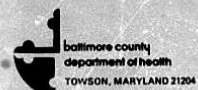
The entire parking area should be restriped

The proposed building on Satyr Hill cut-off does not meet the set back requirements of the Zoning Regulations.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

AUG 02 1976



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

April 9, 1976

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

Dear Mr. DiNenna:

Comments on Item #166, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Satyr Hill Corp.
Location: S/C Joppa Rd. & Satyr Hill Cut-off
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 316 parking spaces in lieu of required 342.
Acres: 5.25
District: 9th

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.

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb6
cc: Food Protection

Case 76-210-A
4-12-76 10:45

PETITION FOR A VARIANCE
TO THE ZONING ORDINANCE
The Board of Zoning Appeals of Baltimore County, by authority of the Board of Commissioners of Baltimore County, has heard and considered the petition of Satyr Hill Corp. for a variance from the Zoning Ordinance of Baltimore County, and has concluded that the variance is justified and that the same should be granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 25, 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., commencing on the 25th day of March, 1976, and continuing for the next three successive weeks before the 12th day of April, 1976, the first publication appearing on the 25th day of March, 1976.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
TO THE ZONING ORDINANCE
The Board of Zoning Appeals of Baltimore County, by authority of the Board of Commissioners of Baltimore County, has heard and considered the petition of Satyr Hill Corp. for a variance from the Zoning Ordinance of Baltimore County, and has concluded that the variance is justified and that the same should be granted.



TOWSON, MD. 21204 March 25, 1976

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

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of April 1976, that is to say, the same was inserted in the issues of March 25, 1976.

STROMBERG PUBLICATIONS, INC.

BY E. Patagon Smith

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 3-25-76
Posted for: Henry M. Joppa, Jr. 124 1976 B. 1045 Rd.
Petitioner: Satyr Hill Corp.
Location of property: 124 1976 B. 1045 Rd. & Satyr Hill Cut-off
Location of Sign: 1 Sign posted on Joppa Rd. 1 Sign posted on Satyr Hill Cut-off
Remarks:
Posted by: M. H. Niss Date of return: 4-1-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13 day of FEB 1976. Filing Fee \$ 25. Received ☒ Check ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner SATYR HILL CORP. Submitted by M. G. BEHART
Petitioner's Attorney Reviewed by MBL

* 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. 33322
DATE April 9, 1976. ACCOUNT 01-662
AMOUNT \$62.50
RECEIVED FROM Satyr Hill Corp., 599 Granbrook Rd., Cockeysville Md. 21030
FOR Advertising and posting of property #76-210-A
34 APR 9 625 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31609
DATE Feb. 13, 1976 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Cash
FOR Petition for Variance for Satyr Hill Corp.
34 FEB 13 250 CASH
VALIDATION OR SIGNATURE OF CASHIER

AUG 02 1976

PARKING DATA

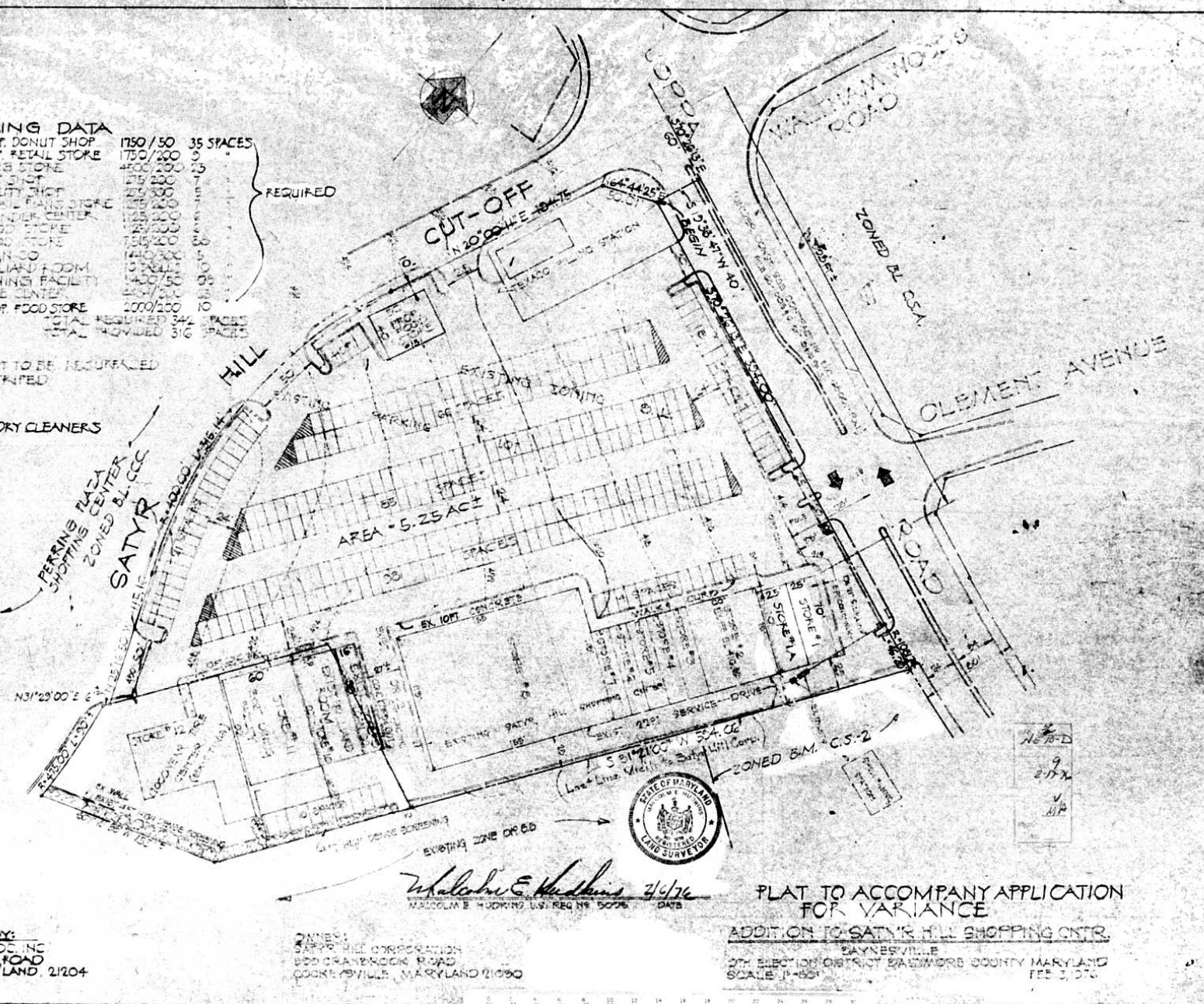
1. PROP. DONUT SHOP	1750/50	35 SPACES
2. PROP. RETAIL STORE	1750/200	9
3. DRUG STORE	250/250	25
4. GIFT SHOP	250/250	25
5. REALTY SHOP	250/250	25
6. RETAIL FARM STORE	250/250	25
7. LAUNDRY CENTER	1250/250	25
8. FOOD STORE	1250/250	25
9. FOOD STORE	750/250	25
10. LAUNDRY	1400/300	10
11. WILLARD ROOM	1500/250	10
12. DINING FACILITY	1400/50	25
13. TIRE CENTER	250/250	10
14. PROP. FOOD STORE	2000/250	10

TOTAL REQUIRED 342 SPACES
TOTAL PROVIDED 316 SPACES

REQUIRED

NOTE: EX. LOT TO BE RECURFACED
* RESTRICTED

* PRESENTLY DRY CLEANERS



PREPARED BY:
HUDGINS ASSOC. INC.
200 E. JOFFA ROAD
TOWSON, MARYLAND 21204

DANIEL
SATYR HILL CORPORATION
800 CRANFORD ROAD
COCKEYSVILLE, MARYLAND 21030

PLAT TO ACCOMPANY APPLICATION
FOR VARIANCE
ADDITION TO SATYR HILL SHOPPING CTR.
DAYNESVILLE
2TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1"=50'
FEE 3.076

PARKING DATA

* 1. PROP. DONUT SHOP	1750/50	35 SPACES
* 1A. PROP. RETAIL STORE	1750/50	35 SPACES
2. DRUG STORE	4500/200	75
3. GIFT SHOP	275/200	15
4. REALTY SHOP	275/300	15
5. RETAIL FANCY STORE	275/300	15
6. LAUNDRY CENTER	125/300	15
7. FOOD STORE	125/300	15
8. FOOD STORE	125/300	15
9. LOAN CO.	1400/200	20
10. BILLIARD ROOM	1000/200	15
11. DINING FACILITY	1400/50	08
12. THE CENTER	2500/200	15
13. PROP. FOOD STORE	2000/200	10

REQUIRED

VARIANCE TO ALLOW A TOTAL REQUIRED 342 SPACES
REDUCED AMT OF SPACES TOTAL PROVIDED 316 SPACES

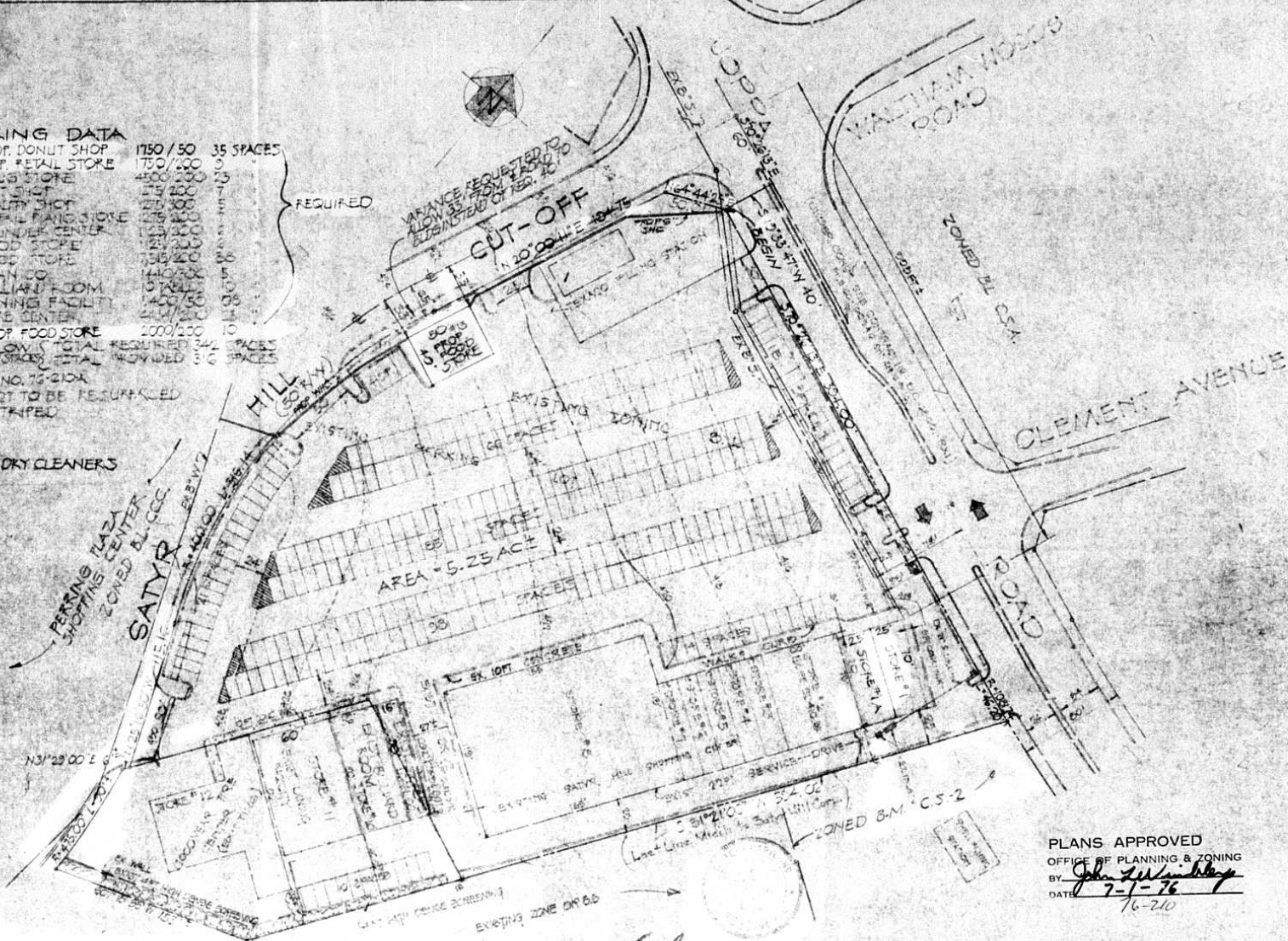
RECENTLY BEING

PROCESSED CASE NO. 76-2104

NOTE: EX. LOT TO BE RESURFACED

& RETAINED

* PRESENTLY DRY CLEANERS



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John J. Williams*
DATE 7-1-76
76-210

W. L. Williams
DATE 7-1-76
MAXIMUM PARKING LOT REQUIRED 5000

PLAT TO ACCOMPANY APPLICATION
FOR YARD VARIANCE

ADDITION TO SATYR HILL SHOPPING CNTR.
BAYNESVILLE
DTH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1"=50'
FEB. 10, 1976

PREPARED BY:
HUDY & ASSOC. INC.
200 E. JEFFERSON
TOWSON, MARYLAND 21204

OWNER:
SATYR HILL CORPORATION
800 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030

