

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

X, or we, OSCAR DORSCH & VICTORIA DORSCH, legal owners 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 parking for a commercial business in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

X, 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.

OSCAR DORSCH
VICTORIA DORSCH
Legal Owner
Address: 820 E. Belair Rd.
Baltimore, Maryland 21224

OTTO FELLUCA
Esquire
Protestant's Attorney
Address: 3617 East Lombard Street, 21224
Tel: 732-8034

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of April, 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 26th day of April, 1976, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/S of Belair Road 1072.50 feet : OF BALTIMORE COUNTY
NW of White Marsh Run, 11th District
OSCAR & VICTORIA M. DORSCH,
Petitioners : Case No. 76-223-SPH

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

I HEREBY CERTIFY that on this 23rd day of April, 1976, a copy of the foregoing

Order was mailed to Otto Felluca, Esquire, 3617 East Lombard Street, Baltimore, Maryland 21224, Attorney for Petitioners.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: April 14, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-223-SPH. Petition for Special Hearing for Off-Street Parking in a residential zone.
Northwest side of Belair Road 1072.50 Northwest of White Marsh Run
Petitioners: Oscar Dorsch and Victoria Dorsch

11th District

HEARING: Monday, April 26, 1976 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
Director of Planning
Office of Planning

WDF:JGH:rw

DELLA-ROCCA, ORSINI & ASSOCIATES, INC.
5605 OLD COURT ROAD
BALTIMORE, MARYLAND 21207

December 15, 1975

METES & BOUNDS DESCRIPTION

of the property of Oscar Dorsch & Victoria M. Dorsch, his wife, for conveyance to Filippo Amodeo & Flippa Amodeo, his wife.

Baltimore County, Maryland
11th Election District.

Beginning for the same at a point in or near the centerline of Belair Road and at the end of the 55 perches in the first line of the whole tract of land which by deed dated September 27, 1956 and recorded among the land records of Baltimore County in Liber No. 3023, Folio 471, was conveyed by William A. Capezuto and Adelaide Capezuto, his wife, to Oscar Dorsch and Victoria M. Dorsch, his wife, and running thence bounding on part of said first line and on or near the centerline of said road South 43 Degrees 45 Minutes West, 210.00 feet, thence North 46 Degrees 15 Minutes West 1,072.50 feet as now surveyed to a point on the northwest side of White Marsh Run thence bounding along the meandering of said run along its west bank the following four (4) courses and distances as now surveyed, viz:

- 1) South 00 Degrees 06 Minutes 27 Seconds West, 48.09 feet to a hub now set.
- 2) South 35 Degrees West, 122.93 feet to a hub now set.
- 3) South 53 Degrees 15 Minutes East, 54.54 feet to a hub now set.
- 4) South 46 Degrees 15 Minutes East, 1,029.60 feet to the place of beginning.

Containing 4.980 acres of land more or less.

Being a part of the whole tract of land described in a deed dated July 1, 1854 and recorded among the Land Records of Baltimore County in Liber H.M.F. 9, Folio 141 and conveyed by James Carroll, et al, to Isaac Nicholson, et al.

Guy Della-Rocca, Reg. L.S. Md. #8714



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

June 3, 1976

Office of Zoning
County Office Building
Towson, Maryland 21204

ATTENTION: The Honorable George J. Martinak

Re: 8204 Belair Road

Dear Judge Martinak:

In accordance with a conversation between your office and my attorney, Otto Felluca, regarding the Petition submitted and heard before you on April 26, 1976 concerning the above captioned property, this is to confirm that I accept full responsibility from the date of your decision until the expiration of the 30-day appeal period.

The reason for this letter is to inform you that once I have received your determination in the above case, I will proceed with the submission of the grading and sewer plans for the above property, even though I am aware of the 30-day appeal period.

Very truly yours,

Mr. Filippo Amodeo
106 Wise Avenue
Baltimore, Maryland 21222



June 10, 1976

Otto Felluca, Esquire
3617 East Lombard Street
Baltimore, Maryland 21224

RE: Petition for Special Hearing
NW/S Belair Road, 1072.50' NW of
White Marsh Run - 11th Election
District
Oscar Dorsch - Petitioner
NO. 76-223-SPH (Item No. 150)

Dear Mr. Felluca:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

to Felluca, Esq. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
3617 E. Lombard St.,
Baltimore, Md. 21224

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

Your Petition has been received and accepted for filing this 30th day of March 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner Oscar Dorsch & Victor M. Dorsch

Petitioner's Attorney Otto Felluca
cc: Della-Rocca, Orsini & Associates, Inc.
5605 Old Ct. Rd. (21207)
John W. Hilliard & Assoc.
2612 W. Charles St. (21218)

Reviewed by Franklin T. Hession, Jr.
Chairman,
Zoning Plans
Advisory Committee

APR 23 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 the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the Plat dated November 7, 1975, revised March 11, 1976, March 25,

1976, May 28, 1976, and June 5, 1976, and approved June 9, 1976, 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,

should be granted.

Deputy

IS ORDERED by the Zoning Commissioner of Baltimore County this

day of June, 1976, that the herein Petition for

Special Hearing 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 compliance

with the above mentioned site plan approved on June 9, 1976.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public

hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

day of June, 1976, that the above Special Hearing be

and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 9, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake 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

Otto Felluca, Esq.
3617 East Lombard Street
Baltimore, Maryland 21224

RE: Petition for Special Hearing
Item 150
Oscar Dorsch & Victor M. Dorsch -
Petitioners

Dear Mr. Felluca:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located on the southeast side of Belair Road, 1072.5 feet southwest of White Marsh Run, and is currently improved with a one-story commercial building (presently vacant) and a single family dwelling. The petitioner is requesting a Special Hearing in order that offstreet parking may be permitted in the residentially zoned portion of the property.

The original plan submitted with this request was found by this Committee to be in need of major revisions concerning most especially the proposed uses and parking circulation proposals. In light of this fact, a meeting was held with the engineer of the petitioner, with all concerned members of the Zoning Advisory Committee present. As a result of discussions at this meeting, revised

Otto Felluca, Esq.
Re: Item 150
April 9, 1976
Page 2

plans were submitted March 15, 1976 indicating a revised building location, parking layout, and access configuration, as well as various and sundry incidental site planning factors, but this plan did not fully meet the approval of the Committee at that time. A third plans submittal of March 30, 1976 proved to be acceptable to the Committee.

The petitioner proposes to construct on the Business Major zoned front portion of his property a new building to house a restaurant, carry out, liquor store and bakery. This building will abut this zoning line. The remainder of the property is zoned D.R. 16, and it should be noted that the request for off street parking in a residential zone comprises only that portion within 160 feet of the commercial zoning line. Although no specific use is indicated at this time for the remainder of this property, an access drive has been provided for its future utilization.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, Jr.

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

FTH:JD

cc: Della-Rocca, Orsini & Associates, Inc.
5605 Old Court Road
Baltimore, Md. 21207

John M. Hilliard & Associates
2612 N. Charles Street
Baltimore, Md. 21218

baltimore county
department of public works
TOWSON, MARYLAND 21204

March 17, 1976

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

Re: Item #150 (1975-1976)
Property Owner: Oscar Dorsch & Victor M. Dorsch
S/ES Belair Rd., 1072.5' S/W White Marsh
Existing Zoning: BM-DR 16
Proposed Zoning: Variance for parking for a commercial business in a residential zone
No. of Acres: 4.98 District: 11th

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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Storm drainage facilities and necessary rights-of-way will be required in connection with any grading or building permit application. The Developer will be required to furnish the Baltimore County Bureau of Engineering prior to a building permit with a drainage study, adequate data and a revised plan indicating provisions for accommodating storm water or drainage and the flood plain for a 100-year storm. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #150 (1975-1976)
Property Owner: Oscar Dorsch & Victoria M. Dorsch
Page 2
March 17, 1976

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

There is a 12-inch public water main in Belair Road. The Whitmarsh Run Sanitary Interceptor Sewer has been constructed in the area, as indicated on the submitted plan (See Drawings #70-0792 and 0793, File 1). Public sanitary sewerage can be extended to serve this property in conjunction with the proposed sanitary sewerage to serve the "Sunrise Trailer Park" per Baltimore County Job Order 1-2-614. Further information may be obtained from the Baltimore County Bureau of Engineering.

The submitted plan should be revised to indicate the public water main along Belair Road, the Petitioner's present private onsite facilities, and his proposed means of serving this property from public utilities.

Very truly yours,

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

END:EAM:FWR:ss

cc: S. Bellestri
D. Grise

M-W Key Sheet
31 NW 21 & 22 Pos. Sheets
NE 8 F Topo
71 & 81 Tax Maps

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

WILLIAM D. FROMM
DIRECTOR

February 27, 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 #150, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Oscar Dorsch and Victor M. Dorsch
Location: SE/S Belair Road, 1072.5' SW White Marsh
Existing Zoning: B.M.-D.R.16
Proposed Zoning: Variance for parking for a commercial business in a residential zone
No. Acres: 4.98
District: 11th

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.

It is suggested that the petitioner and his engineer contact this office in reference to a meeting on this property prior to the petition being set for a hearing.

The meeting would be to discuss the parking layout, circulation of traffic, driveways from Belair Road, and the use of the remainder of the property.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

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

STEPHENE COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 150 - ZAC - January 27, 1976
Property Owner: Oscar Dorsch & Victor M. Dorsch
Location: SE/S Belair Road 1072.5' SW White Marsh
Existing Zoning: BM-DR 16
Proposed Zoning: Var. for parking for a commercial business in a residential zone
No. of Acres: 4.98
District: 11th

Dear Mr. DiNenna:

As presently zoned, this site would generate approximately 870 trips per day. The proposed restaurant, parking lot and DR 16 zoning will generate approximately 1600 trips per day.

The entrances to this site must be re-designed to meet County standards, and the driveway to the rear of the site must be a minimum of 20 feet wide.

The number, location, and type of entrances will be determined by the State Highway Administration.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

JANUARY 30, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
ATTN: Mr. Franklin Hogans

Re: Z.A.C. meeting: 1-27-76
ITEM: 150
Prop. Owner: Oscar Dorsch & Victor M. Dorsch
Location: SE/S Belair Rd 1072.5' SW White Marsh (Rt. 1)
Existing Zoning: BM-DR 16
Proposed Zoning: Variance for parking for a commercial business in a residential zone
No. Acres: 4.98
District: 11th

Dear Mr. DiNenna:

The northerly entrance must be aligned closer to 90° to Belair Road. There must be a minimum of 5' tangent between the property line and the radius into the entrance.

The tie-in of the private drive-way into the southerly entrance is too close to Belair Road. This is a point of conflict that could cause problems on Belair Road.

New curb and gutter must be constructed along the entire frontage. The roadside curb is to be 22' from the centerline of Belair Road.

There is an 80' Right-of-Way proposed for Belair Road. A concrete curb must be constructed along this line or along the parking set-back line.

The plan must be revised prior to the hearing.

CL:gc

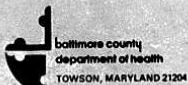
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: Mr. John E. Meyers

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

APR 23 1976



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

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #150, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Oscar Dorsch & Victor M. Dorsch
Location: SE/S Belair Road, 1072.5' SW White Marsh
Existing Zoning: BM-DR 16
Proposed Zoning: Variance for parking for a commercial business in a residential zone

No. Acres: 4.98
District: 11th

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas H. Devlin

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pbc



PAUL H. HEINCE
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Oscar Dorsch & Victor M. Dorsch

Location: SE/S Belair Rd., 1072.5' SW White Marsh

Item No. 150

Zoning Agenda January 27, 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 _____ EXCEEDED 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.

Reviewed by: *TH. Heinke* Noted and Approved: *James H. Murphy*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 30, 1976

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

Z.A.C. Meeting of: January 27, 1976

Re: Item 150

Property Owner: Oscar Dorsch & Victoria M. Dorsch

Location: SE/S Belair Rd., 1072.5' S.W. White Marsh

Present Zoning: B.M. - D.R. 16

Proposed Zoning: Variance for parking for a commercial business in a residential zone.

District: 11th

No. Acres: 4.98

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Potrowski
W. Nick Potrowski,
Field Representative.

WDP/ml

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#76-223-SPH

District: 11th Date of Posting: 4-12-76
Posted for: Heavy, mostly open, 20-40 ft. S.W. White Marsh
Petitioner: Oscar Dorsch
Location of property: 1072.5' of Belair Rd. 1072.5' S.W. of White Marsh
Location of Signs: 1072.5' of Belair Rd. 1072.5' S.W. of White Marsh
Remarks: None
Posted by: Mark H. Heinke Date of return: 4-15-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5th day of Jan 1976. Filing Fee \$ 25. Received Check Felluca
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Oscar Dorsch Submitted by: Phillip Amadeo
Petitioner's Attorney: Ch. Felluca Reviewed by: F. Higgins

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



TOWSON, MD. 21204

April 8, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing-- Dorsch was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of April 1976, that is to say, the same was inserted in the issues of April 8, 1976.

STROMBERG PUBLICATIONS, INC.

By: *E. Patricia Smith*

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 8, 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 a week one time successive weeks before the 26th day of April 1976, the last publication appearing on the 8th day of April 1976.

THE JEFFERSONIAN

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 Z.C., B.A., C.C., C.A.										
Reviewed by: <i>ETH</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33351

DATE: April 26, 1976 ACCOUNT: 01-662

AMOUNT: \$59.00

RECEIVED: *Phillip's Carry Out, 106 Wise Ave., Balto, Md.*
FROM: *21222*
FOR: *Advertising and posting of property for Oscar Dorsch*
#76-223-SPH

5612 APR 27

59.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33312

DATE: April 5, 1976 ACCOUNT: 01-662

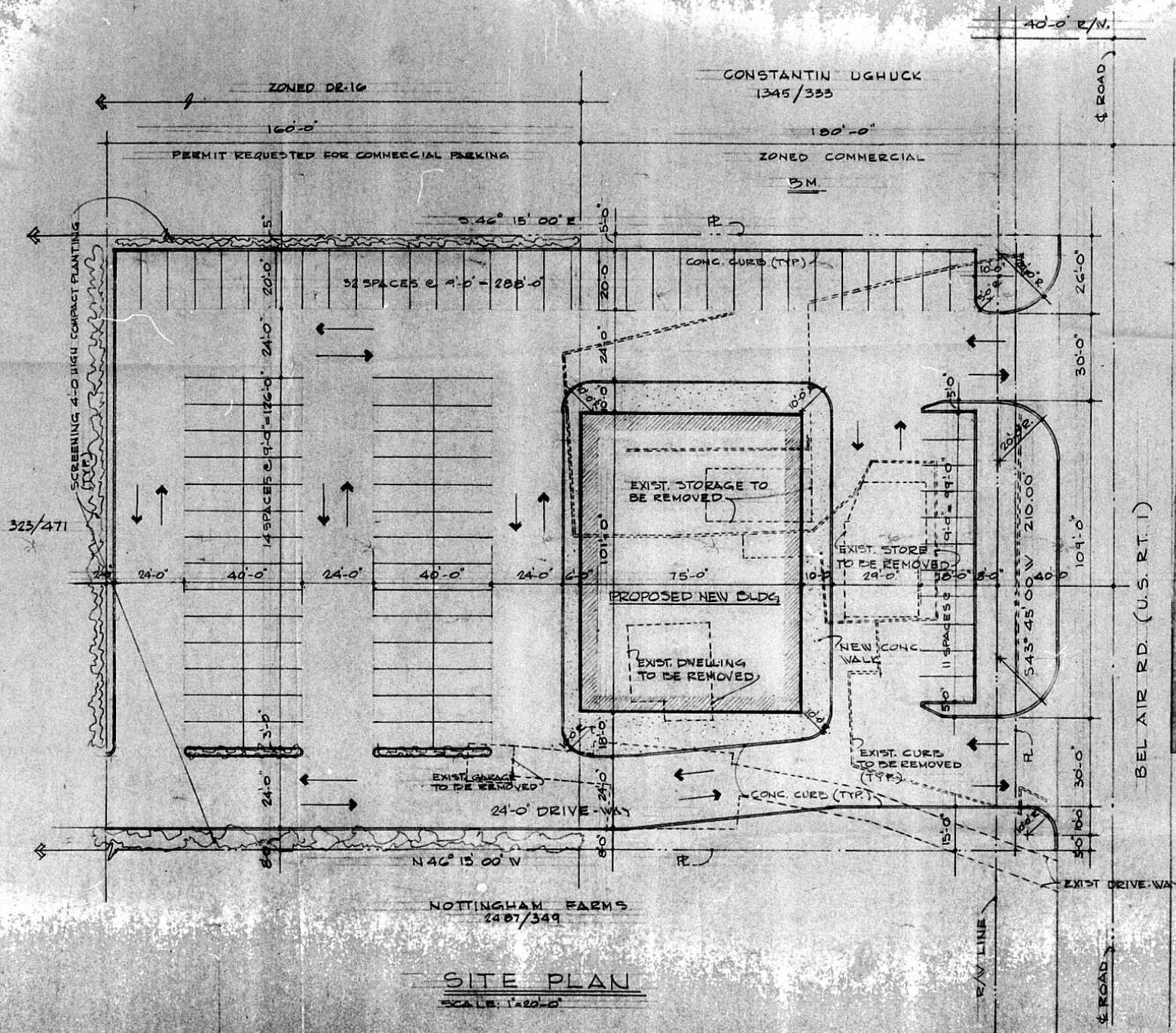
AMOUNT: \$25.00

RECEIVED: *Messrs. Felluca and Carson 3617 E. Lombard St.*
FROM: *Baltimore, Md. 21222*
FOR: *Petition for Special Hearing for Oscar Dorsch*
#76-223-SPH

504 APR 6

25.00

VALIDATION OR SIGNATURE OF CASHIER



409.4 - Business or Industrial Parking in Residence Zones-Upon application the zoning Commissioner may issue a use permit for the use of land in a residential zone for parking areas to meet the requirements of the foregoing schedule, subject to the following conditions. If granted, such use permit shall be conditioned as follows, in lieu of the provisions in Section 409.2(c): (B.C.Z.R., 1955; Resolution, November 21, 1956)

- The land so used must adjoin or be across an alley or street from the business or industry involved. (B.C.Z.R., 1955; Resolution, November 21, 1956).
- Only passenger vehicles, excluding buses, may use the parking area. (B.C.Z.R., 1955; Resolution, November 21, 1956).
- No loading, service, or any use other than parking shall be permitted. (B.C.Z.R., 1955; Resolution, November 21, 1956).
- Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required. (B.C.Z.R., 1955; Resolution, November 21, 1956).
- Screening by a wall, fence, planting and/or otherwise shall be required as deemed advisable by the Office of Planning. (B.C.Z.R., 1955; Resolution, November 21, 1956).
- A paved surface, properly drained, shall be required. (B.C.Z.R., 1955, Paragraph 409.4.e; Resolution, November 21, 1956).
- A satisfactory plan showing parking arrangement and vehicular access must be provided. (Resolution, November 21, 1956).
- Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required. (B.C.Z.R., 1955, Paragraph 409.4.e; Resolution, November 21, 1956).

NOTTINGHAM FARMS
2487/349

SITE PLAN
SCALE: 1"=20'-0"

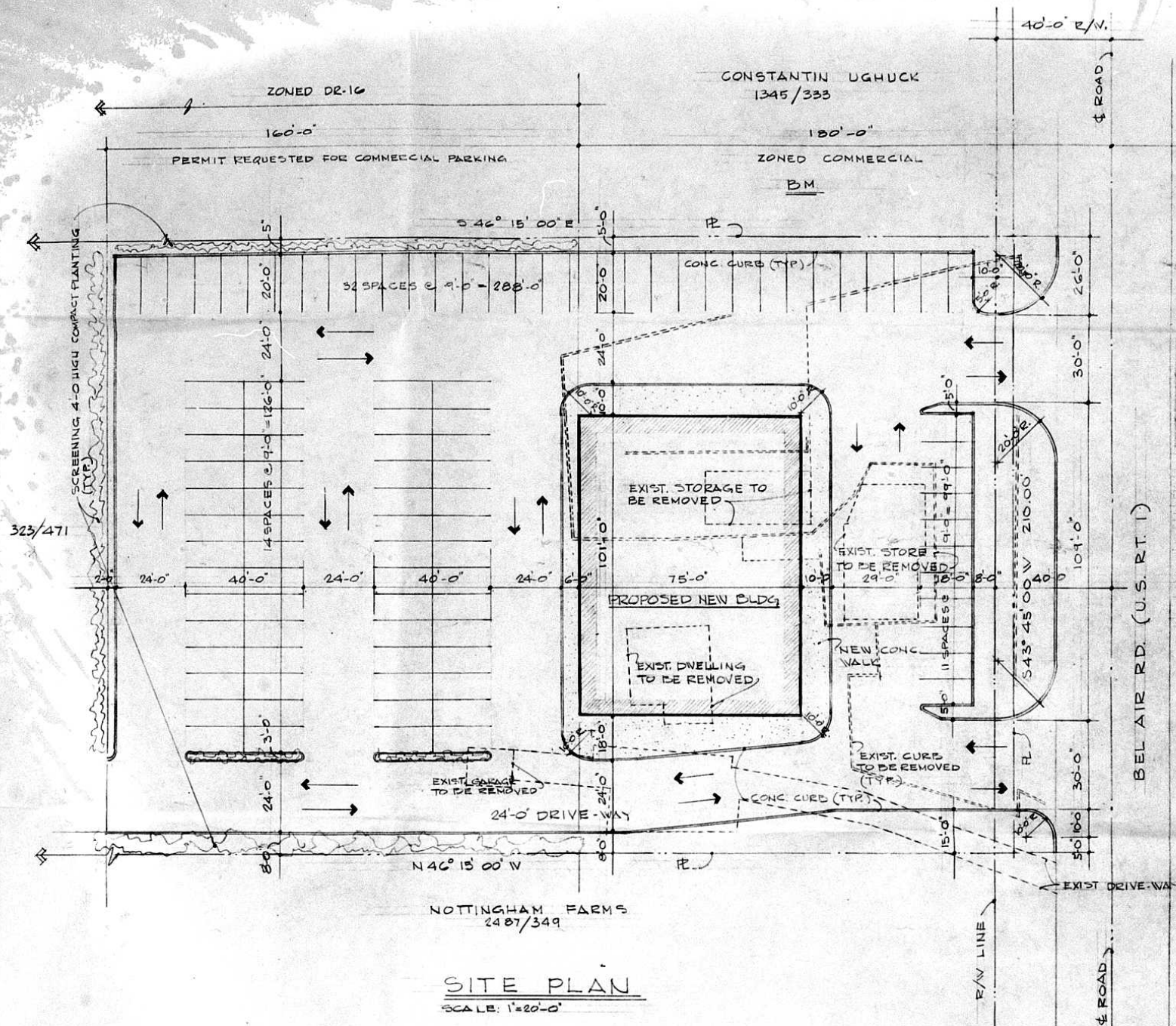
PARKING DATA
BUILDING 1913 SQ. FT.
PROPOSED RESTAURANT 3071 SQ. FT./50 - 61 PARKING
CARRY OUT LUNCH STORE & BAKERY 4304 SQ. FT./100 - 22 PARKING
63 PARKING SPACES REQUIRED
99 PARKING SPACES PROVIDED
PROPERTY ZONE BM & DR-16
PARKING SPACES 2' x 10'-0"

PRELIMINARY DWGS. FOR
ITALIAN-AMERICAN RESTAURANT

OWNER: FILIPPO ANDREO
JOHN M. HILLIARD & ASSOCIATES-A-I-A
BALTIMORE, MD

NOV. 7, 1975
REV. MARCH 11, 1976
REV. MARCH 23, 1976
REV. MAY 28, 1976





409.4 - Business or Industrial Parking in Residence Zones-Upon application the Zoning Commission may issue a use permit for the use of land in a residential zone for parking areas to meet the requirements of the foregoing schedule, subject to the following conditions. If granted, such use permit shall be conditioned as follows, in lieu of the provisions in Section 409.2(c): (B.C.2.R., 1953; Resolution, November 21, 1956)

A. THE LAND SO USED ADJOINS THE BUSINESS INVOLVED. (R.C.Z.R. 1955: RESOLUTION NOV. 21, 1955)

B- ONLY PASSENGER VEHICLES, EXCLUDING
BUSES, WILL USE THE PARKING AREA.

C- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED. (B.C. Z.R. 1955; NOV. 21, 1956.)

D- LIGHTING AS SHOWN -
E- SCREENING AS SHOWN -

F-A PAVED SURFACE AS SHOWN. (B.C.Z.R.
1955, PARAGRAPH 409.4.E; RESOLUTION
NOVEMBER 21, 1956)

G- HOURS OF OPERATION FROM 9²² A.M. TO 1⁰⁰ P.M., 7 DAYS A WEEK.

1998

BEL AIR RD. (U.S. RT. 1)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John J. [Signature]
DATE: 6-9-76

Exhibit "A"

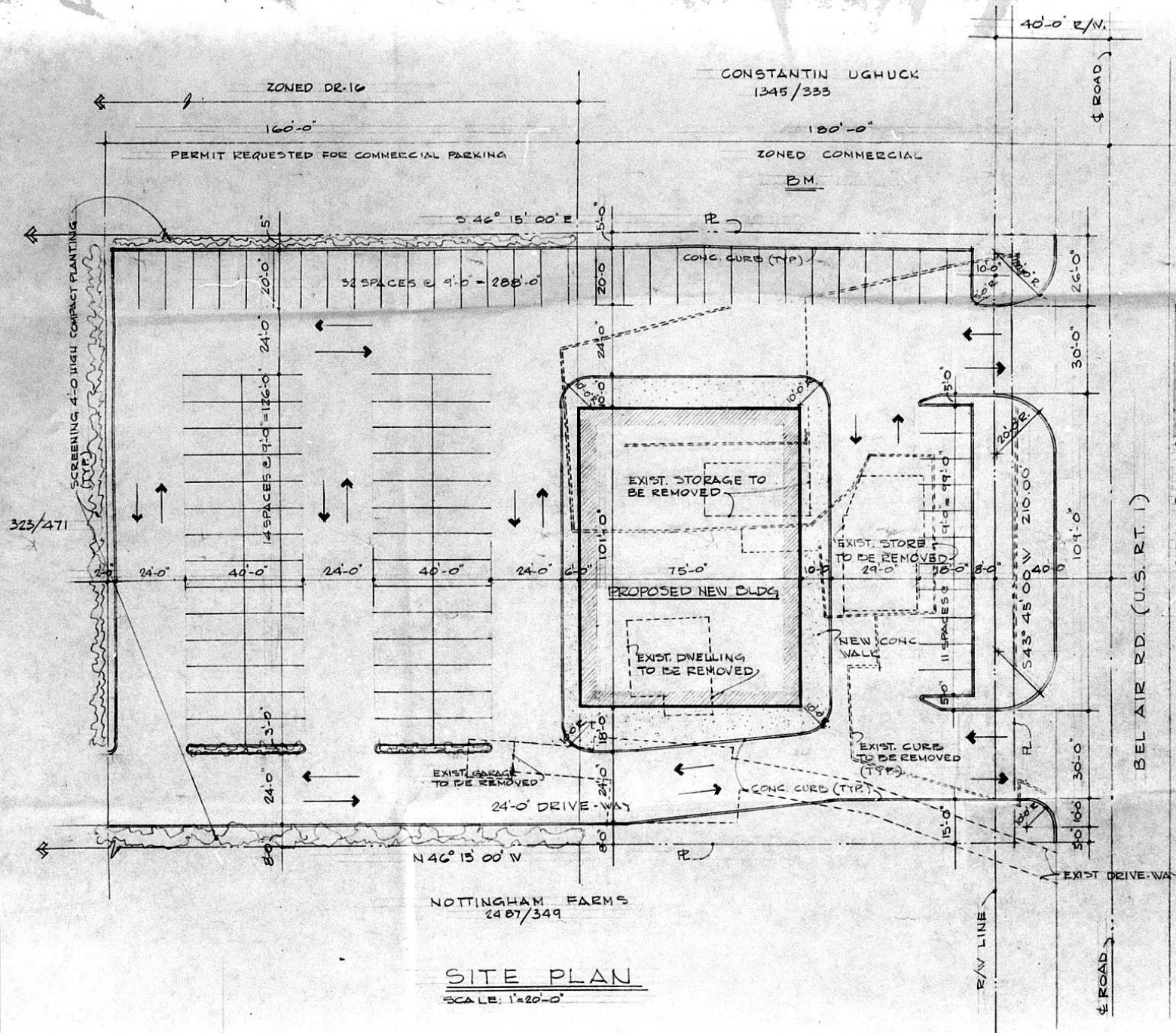
PARKING DATA :
BUILDING 7,575 SQ. FT
PROPOSED RESTAURANT 3071 SQ. FT./50 - 61 PARKING
CARRY OUT - LIQUOR STORE & BAKERY 4504 SQ. FT./200 - 22 PARKING
83 PARKING SPACES REQUIRED
99 PARKING SPACES PROVIDED

PROPERTY ZONE BM & DR-16
PARKING SPACES @ 9'-0" X 20'-0"

PRELIMINARY DWGS. FOR
ITALIAN-AMERICAN RESTAURANT
OWNER : FILIPPO AMOPEO
JOHN M. HILLIARD & ASSOCIATES -A-I-A
BALTIMORE, MD. NOV. 7, 1975

NOV. 7, 1975
REV. MARCH 11, 1976
REV. MARCH 25, 1976
REV. MAY 28, 1976
REV. JUNE 5, 1976





- 409.4 - Business or Industrial Parking in Residence Zones-Upon application the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking areas to meet the requirements of the foregoing schedule, subject to the following conditions. If granted, such use permit shall be conditioned as follows, in lieu of the provisions in Section 409.2(c): (B.C.Z.R., 1955; Resolution, November 21, 1956)
- A- THE LAND SO USED ADJOINS THE BUSINESS INVOLVED. (B.C.Z.R. 1955; RESOLUTION, NOV. 21, 1956)
 - B- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - C- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED. (B.C.Z.R. 1955; NOV. 21, 1956)
 - D- LIGHTING AS SHOWN.
 - E- SCREENING AS SHOWN.
 - F- A PAVED SURFACE AS SHOWN. (B.C.Z.R. 1955, PARAGRAPH 409.4 E; RESOLUTION NOVEMBER 21, 1956)
 - G- HOURS OF OPERATION FROM 9:30 A.M. TO 12 P.M., 7 DAYS A WEEK.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John J. Hilliard*
DATE: 6-9-76

Exhibit "A"

PARKING DATA:

BUILDING 1,575 SQ. FT.

PROPOSED RESTAURANT 3071 SQ. FT./50 - 61 PARKING

CARRY OUT - LIQUOR STORE & BAKERY 4504 SQ. FT./200 - 22 PARKING

63 PARKING SPACES REQUIRED

99 PARKING SPACES PROVIDED

PROPERTY ZONE BM & DR-16

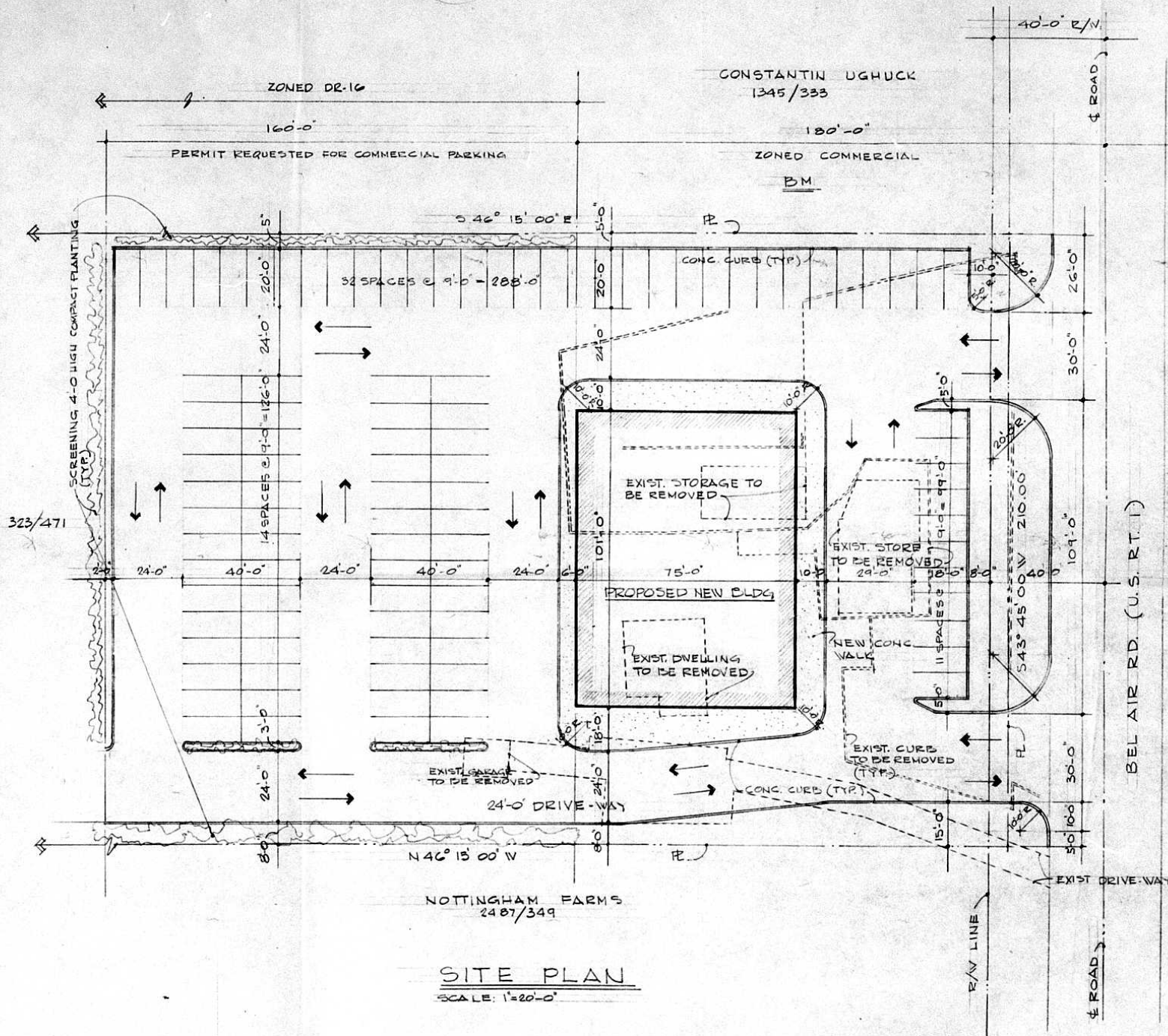
PARKING SPACES @ 9'-0" X 20'-0"

PRELIMINARY DWGS. FOR
ITALIAN-AMERICAN RESTAURANT
OWNER: FILIPPO AMOPEO
JOHN M. HILLIARD & ASSOCIATES-A-I-A
BALTIMORE, MD.

NOV. 7, 1975
REV. MARCH 11, 1976
REV. MARCH 25, 1976
REV. MAY 28, 1976
REV. JUNE 5, 1976







409.4 - Business or Industrial Parking in Residence Zones-Upon application the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking areas to meet the requirements of the foregoing schedule, subject to the following conditions. If granted, such use permit shall be conditioned as follows, in lieu of the provisions in Section 409.2(c): (B.C.Z.R., 1955; Resolution, November 21, 1956)

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- D- LIGHTING AS SHOWN.
- E- SCREENING AS SHOWN.
- F- A PAVED SURFACE AS SHOWN. (B.C.Z.R. 1955, PARAGRAPH 409.4. E; RESOLUTION NOVEMBER 21, 1956)
- G- HOURS OF OPERATION FROM 9:30 A.M. TO 12 P.M., 7 DAYS A WEEK.

BEL AIR RD. (U.S. RT. 1)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6-9-76

SITE PLAN
SCALE: 1"=20'-0"

PARKING DATA:
BUILDING 7,575 SQ. FT.
PROPOSED RESTAURANT 3,071 SQ. FT./50 - 61 PARKING
CARRY OUT - LIQUOR STORE & BAKERY 4,504 SQ. FT./200 - 22 PARKING
83 PARKING SPACES REQUIRED
99 PARKING SPACES PROVIDED
PROPERTY ZONE BM & DR-16
PARKING SPACES 9'-0" X 20'-0"

PRELIMINARY DWGS. FOR
ITALIAN-AMERICAN RESTAURANT
OWNER: FILIPPO AMOPEO
JOHN M. HILLIARD & ASSOCIATES-A-I-A
BALTIMORE, MD.

NOV. 7, 1975
REV. MARCH 11, 1976
REV. MARCH 25, 1976
REV. MAY 28, 1976
REV. JUNE 5, 1976