

4-20-77 June 10-77 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and SHERRILL DARLENE YAREMA,
JOHN EDWARD YAREMA, JR., 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 413.2.5 to permit a sign area of
160 square feet in lieu of the permitted 100 square feet.

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

- 1) Replaced former sign damaged during heavy wind storm.
- 2) Strengthened and enlarged sign by welding to building,
hence larger sign.
- 3) Used eight (8) inch steel pipe, or heavier gauge, for support
and safety.
- 4) Presently reinforced in concrete base with eight (8) inch wide
steel frame.

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 SHERRILL DARLENE YAREMA Legal Owners
Address 14234 Jarrettsville Pike
Phoenix, Maryland 21131

GEORGE PSORAS, Petitioner's Attorney
Address 608 Loyola Federal Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th 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 through-
out 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 14th day of May, 1976, at 10:15 o'clock

By: S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 27, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-229-A. Petition for Variance for a Sign,
West side of Jarrettsville Pike 703 feet South of Paper Mill Road
Petitioner - John Edward Yarema, Jr. and Sherrill Darlene Yarema

10th District

HEARING: Monday, May 10, 1976 (10:15 A.M.)

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

William D. Fromm
Director of Planning

WDF:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
West side of Jarrettsville Pike 703 feet :
South of Paper Mill Road, 10th District : OF BALTIMORE COUNTY
JOHN E. & SHERRILL D. YAREMA, : Case No. 76-229-A
Petitioners :

NOTICE TO ENTER APPEARANCE

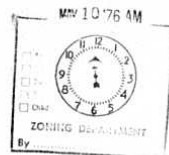
Mr. Commissioner:

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

I HEREBY CERTIFY that on this 7th day of May, 1976, a copy of the foregoing

Order was mailed to George Psoras, Esquire, 608 Loyola Federal Building, Towson,
Maryland 21204, Attorney to Petitioners.



George Psoras, Esquire
608 Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S of Jarrettsville Pike, 703' S
of Paper Mill Road - 10th Election
District
John E. Yarema, Jr., et ux -
Petitioners
NC. 76-229-A (Item No. 178)

Dear Mr. Psoras:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:erl

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

FOR SIGN VARIANCE
IN E. YAREMA

Beginning at a point on the West side of Jarrettsville Pike
(10' Wide) 703' South of Paper Mill Road the next four following courses
and distances:

- (1) Southeast 20'
- (2) North west 8'
- (3) Northwest 20'
- (4) Southwest 8'

to the point of beginning.



March 8, 1976

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

Re: ZAC Meeting, March 2, 1976
ITEM: 178.
Property Owner: John E. &
Sherrill D. Yarema
Location: W/S Jarrettsville
Pike (Route 146) 703' S Paper
Mill Rd.
Existing Zoning: BL - CR
Proposed Zoning: Variance to
permit sign area of 160 sq. ft.
in lieu of permitted 100 sq. ft.
Acres: 0.88
District: 10th

Dear Mr. DiNenna:

The proposed sign will have no adverse affects on the State
highway as it exists, however, an 80' right of way is proposed
for Jarrettsville Pike, that would affect the sign.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrđ

By: John E. Meyers



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

April 20, 1976

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

Dear Mr. DiNenna:

Comments on Item 178, Zoning Advisory Committee Meet-
ing, March 2, 1976, are as follows:

Property Owner: John E. & Sherrill D. Yarema
Location: W/S Jarrettsville Pike 703' S Paper Mill
Rd.
Existing Zoning: BL - CR
Proposed Zoning: Variance to permit sign area of
160 sq.ft. in lieu of permitted
100 sq.ft.

Acres: 0.88
District: 10th

Since this is a variance for a sign, no health hazard
is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb

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 Petitioners, the 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 a sign area of 160 square feet in lieu of the required 100 square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of May, 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, 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Franklin T. Hoggans, 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

April 19, 1976

George Psoras, Esq.
608 Loyola Federal Building
Towson, Maryland 21204

RE: Variance Petition
Item 178
John E. & Sherrill D. Yarema -
Petitioners

Dear Mr. Psoras:

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 west side of Jarrettsville Pike, 703 feet south of Paper Mill Road, and is currently the site of the Starting Gate Inn. The petitioner is requesting a Variance to permit a sign area of 160 square feet in lieu of the permitted 100 square feet for a sign presently existing in the front of the existing building. Although the sign is welded to the building at one end, it is being considered for purposes of this hearing that the sign is free-standing and not technically a building-mounted sign.

The petitioner should note with particular interest the comments of the State Highway Administration concerning the proposed right-of-ways of Jarrettsville Pike.

George Psoras, Esq.
Re: Item 178
April 19, 1976
Page 2

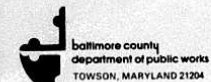
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

PTH:JD

Enclosure



April 9, 1976

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

Re: Item #178 (1975-1976)
Property Owner: John E. & Sherrill D. Yarema
W/S Jarrettsville Pike, 703' S. Paper Mill Rd.
Existing Zoning: BL - CR
Proposed Zoning: Variance to permit sign area of 160 sq. ft. in lieu of permitted 100 sq. ft.
Acres: 0.88 District: 10th

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. Jarrettsville Pike (Md. 146) 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 submitted plan should be revised to indicate the private onsite water and sewage disposal facilities, adjacent property improvements, a location plan and the name of this State road (Md. 146) is Jarrettsville Pike; Jarrettsville Road is in Harford County.

Very truly yours,

Ellsworth M. Dyer, P.E.
Chief, Bureau of Engineering

END:EAM;FWR:ss

U-W Key Sheet
80 NE 11 Pos. Sheet
NE 18 C Topo
35 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 3, 1976

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

Z.A.C. Meeting of: March 2, 1976

Re: Item 178
Property Owner: John E. & Sherrill D. Yarema
Location: W/S Jarrettsville Pike 703' S. Paper Mill Rd.
Present Zoning: B.L. - C.R.
Proposed Zoning: Variance to permit sign area of 160 sq. ft. in lieu of permitted 100 sq. ft.

District: 10th
No. Acres: 0.88

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Jr.
Field Representative.

MWP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
WMS ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH M. MCGOWAN
ALVIN LOBECK
JOSHUA M. WHEELER, ALTERNATE

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD
WMS RICHARD A. HULBERT



WILLIAM D. FROMM
DIRECTOR

April 2, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dear Mr. DiNenna:

Comments on Item #178, Zoning Advisory Committee Meeting, March 2, 1976, are as follows:

Property Owner: John E. and Sherrill D. Yarema
Location: W/S Jarrettsville Pike 703' S. Paper Mill Road
Existing Zoning: B.L. - C.R.
Proposed Zoning: Variance to permit sign area of 160 sq. ft. in lieu of permitted 100 sq. ft.
Acres: 0.88
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John E. & Sherrill D. Yarema

Location: W/S Jarrettsville Pike 703' S Paper Mill Road
Item No. 178 Zoning Agenda March 2, 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.

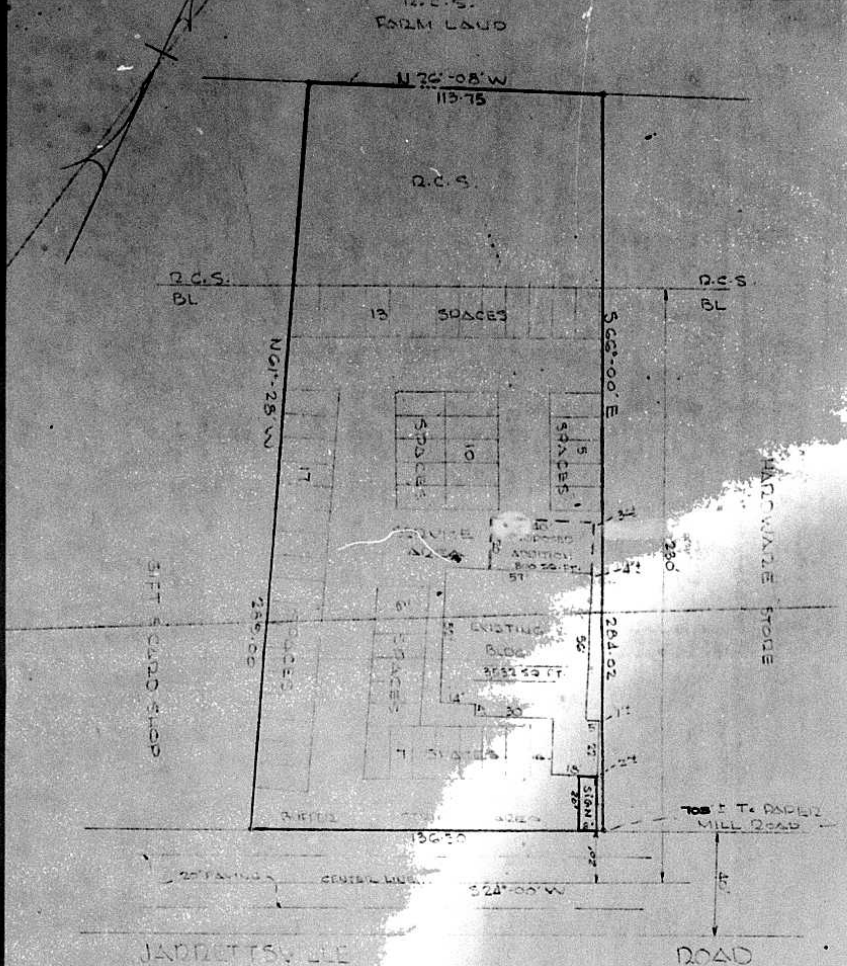
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

- () 4. EXCEEDS the maximum allowed by the Fire Department. 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.

- (X) 6. Site plans are approved as drawn.

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

Reviewed: R. Hoggans Noted and Approved: Louis H. Hoggans
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



PARKING DATA

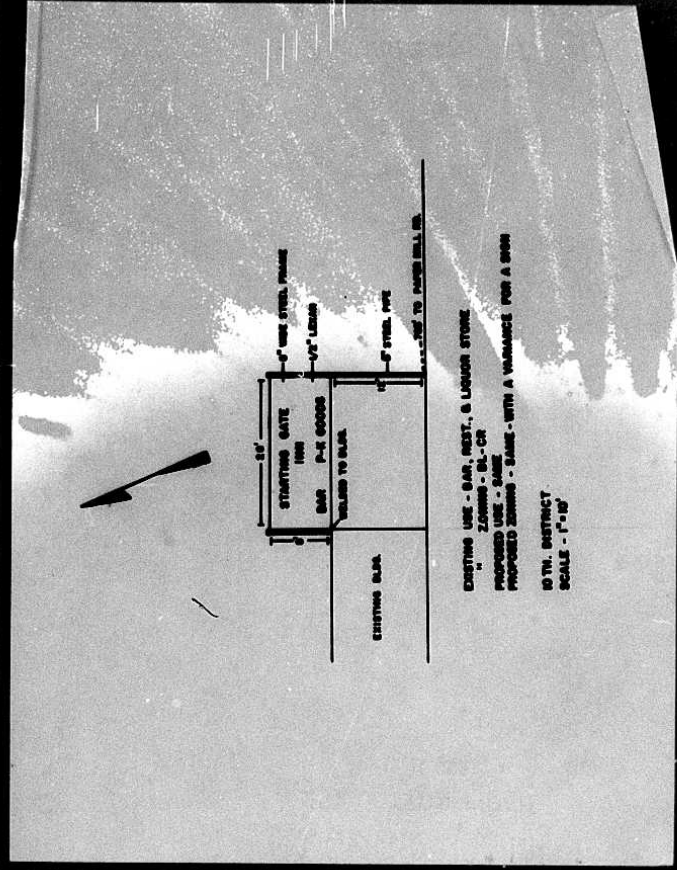
NO. OF SPACES REQ. VEH. (43324) = 80
 NO. OF SPACES PROVIDED = 55
 ADDITIONAL SPACES REQ. = 25

EXISTING USE - BLDG. RESTAURANT & LIQUOR STORE
 PROPOSED USE - SAME
 EXISTING ZONING - BLDG. DISTRICT
 PROPOSED ZONING - SAME WITH A VARIANCE FOR
 PARKING
 AREA OF EXISTING & PROPOSED BLDG. - 4,800 SQ. FT.
 AREA OF LOT - 25,800 SQ. FT.

10TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE - 1" = 10'

DATE 4-22-76

PLANNED BY
 1277 N. W. 100th St.
 BALTIMORE, MD 21204



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland #76-229-A

District 10 Date of Posting 4-22-76
 Posted for: Heavy Monday Day 10, 1976, 9:10:15 A.M.
 Petitioner: John E. Yarema, Jr.
 Location of property: N. 1/2 of Joppaville Pk. 703' x 200' of Reg'd
Mich. Rd.
 Location of Sign: 1 Sign Post on Side of Building at Corner
Can't Not Drive On Side of Lot in Winter
 Remarks: _____
 Posted by: Michael H. Niss Date of return: 4-29-76

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 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., commencing on one time successive days before the 10th day of May, 1976 the same publication appearing on the 22nd day of April, 1976.

THE JEFFERSONIAN,
S. Frank Strick
 Manager.

Cost of Advertisement, \$ 1.00

OFFICE OF THE TIMES
 TOWSON, MD. 21204 April 21, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance -- Yarema 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 10th day of May, 1976, that is to say, the same was inserted in the issues of April 21, 1976.

STROMBERG PUBLICATIONS, INC.
 BY Patricia Mink

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 25 day of Feb 1976.

S. Eric DiLenna
 Zoning Commissioner

Petitioner John E. Yarema, Jr.
 Petitioner's Attorney _____ Reviewed by Franklin T. Hogan, Jr.
 Chairman, Zoning Plans Advisory Committee

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

Your Petition has been received * this 25 day of Feb 1976. Filing Fee \$ 25.00 Received Check Cash Other

S. Eric DiLenna
 Zoning Commissioner

Petitioner John E. Yarema, Jr. Submitted by John E. Yarema
 Petitioner's Attorney George P. Preece Reviewed by John E. Yarema

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

BALTIMORE COUNTY, MARYLAND No. 33333
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE April 15, 1976 ACCOUNT 03-442
 AMOUNT \$25.00

RECEIVED FROM George Preece, Esq. Legal Federal Bldg.
Towson, Md. 21204
 FOR Petition for Variance for John E. Yarema, Jr.
#76-229-A

2381244 19 25.00 MSC

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND No. 33385
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE May 11, 1976 ACCOUNT 03-442
 AMOUNT \$37.75

RECEIVED FROM Yarema's Lot, Box 158 Joppa Pk. Pk.
Phonix, Md. 21204
 FOR Advertising and posting of property #76-229-A

3468244 13 37.75 MSC

VALIDATION OR SIGNATURE OF CARRIER