

ESSEX AVENUE
W-91-23

CRG Waiver Plan Review
Revised Plan Date: 12/6/91
Comments Date: 12/18/91
Comments Completed: 1/2/92

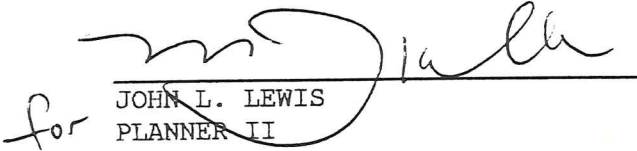
Correct the zoning history note to state exactly what was ordered. Part of the wording in the Board of Appeals Order is incorrect. Accurately define and label the limits of the contractors equipment storage area approved by the Board and delete all contractors equipment storage uses from beyond these limits.

When this plan is compared with the nonconforming use site plan under Case #76-245-V, it indicates that substantial increases in the number of storage trailers (from 2 to 8) has occurred. Also, the proposed 12,000 square feet building conflicts with Section 104.3 (B.C.Z.R.) concerning a maximum permitted 25% expansion. Figures for use expansion since the zoning hearing are required for a determination of compliance with this Section. These calculations must be clearly shown for both the overall area and separately for each zone. The fact that part of the site is now zoned M.L. would require that a zoning variance public hearing be granted to relieve the use restrictions in the M.L. zone under Section 253.4 (B.C.Z.R.).

Residential Uses: The properties shown as adjacent on the SW side were once part of the overall site per the zoning violation plan. The residential uses (though not part of the violation) were shown as 4 apartments in 1 unit and 1 single residence. No dwelling was shown on Lot #1. The new plan shows a total of 5 apartments and at least 4 additional dwellings. Separate all use areas per Zoning Policy BM-27 and provide correct and detailed density figures for the number of single family dwellings and apartments as compared to the available D.R. use area to support said density.

Comply with any previous comments which have not been addressed. Once plans detailing the required information are available, this office will be able to make further comment on the existing and proposed use.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-23 and written correspondence or revised plans must be accompanied by a copy of these comments.


for JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - 76-245-V
Waiver File

MICROFILMED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stoneleigh Enterprises, Inc., 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 109.2.b.(1,3,5,6) to permit 29 parking spaces in lieu of the required 37.

See attached memorandum.
See attached description.

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

By: Joseph M. Rouhac, Esquire
1700 One Charles Center
Baltimore, Maryland 21201

Contract purchaser: Stoneleigh Enterprises, Inc.
By: S. Herbert Tinley, III, Secretary
Address: 100 St. Paul Street
Baltimore, Maryland 21202

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

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1978, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of August, 1978, at 10:45 o'clock.

By: George M. Martinak, Deputy Zoning Commissioner

(over)

RE: PETITION FOR VARIANCE from Section 409.2b.(1,3,5,6) of the Baltimore County Zoning Regulations NE corner of York Road and Register Avenue 9th District
Stoneleigh Enterprises, Inc.
Petitioner
No. 76-245-A

OPINION

This case comes before the Board on an appeal from the decision of the Deputy Zoning Commissioner, dated July 19, 1976, granting a variance to permit twenty-nine (29) parking spaces in lieu of the required thirty-seven (37) parking spaces.

At the time of the Board's hearing, Baltimore County was in the process of developing "The Corridor Plan" which involved substantial participation by the County in conjunction with the property owner, in the redevelopment and improvement of the commercial strip of the subject property at the intersection of York Road and Register Avenue. Based upon the testimony and evidence produced, it was finally determined that a substantial improvement of the subject property was to be undertaken, in conformity with the plan developed in conjunction with the planners for Baltimore County, and that this plan would in fact provide thirty-two (32) parking spaces as opposed to the required thirty-seven (37) parking spaces.

It was the opinion of the Board that a requirement for additional parking beyond the thirty-two provided on the plan would represent an unreasonable hardship to the Petitioner, and would present practical difficulty in that the Petitioner would not be able to conform to "The Corridor Plan" as proposed by Baltimore County. The implementation of said plan would represent a substantial improvement in the area, and would not violate the spirit and intent of the zoning regulations.

ORDER

For the reasons set forth in the foregoing Opinion, the Board ORDERS, this 23rd day of May, 1978, that the variance granted by the Deputy Zoning Commissioner, dated July 19, 1976, be affirmed.

Stoneleigh Enterprises, Inc. - 76-245-A

sloner, dated July 19, 1976, with the provision that the variance allow a reduction of parking spaces from thirty-seven (37) to thirty-two (32) parking spaces, and that the full implementation of The Corridor Plan requirements be required as a condition of the granting of the variance. Reference is specifically made to a drawing, supplied by the Petitioner, dated December 16, 1977, which shall be a part of this Order.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Robert L. Gifford, Vice Chairman

Herbert A. Davis

William T. Hession
William T. Hession

RE: PETITION FOR VARIANCE NE corner of York Road and Register Avenue, 9th District
STONELEIGH ENTERPRISES, INC.,
Petitioner
Case No. 76-245-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

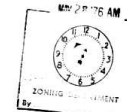
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

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

I HEREBY CERTIFY that on this 27th day of May, 1976, a copy of the foregoing Order was mailed to Joseph M. Rouhac, Esquire, 1700 One Charles Center, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

July 19, 1976

Joseph M. Rouhac, Esquire
1700 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variance NE corner of York Road and Register Avenue - 9th Election District
Stoneleigh Enterprises, Inc. Petitioner
NO. 76-245-A (file No. 193)

Dear Mr. Rouhac:

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

Very truly yours,

George M. Martinak
GEORGE M. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Richard J. Brooks, Esquire
IDM Building
100 East Pratt Street
Baltimore, Maryland 21202

George W. H. Pierson, Esquire
6212 York Road
Towson, Maryland 21204

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

MOVIE AND REVENUE DESIGN OF PARCEL AT YH.
NORTHWEST CORNER OF YORK ROAD AND REGISTER AVENUE
159' x 125' feet

BEGINNING FOR THE SAME at a point on the North side of the right-of-way of Register Avenue as now laid out 30 feet from the intersection of the eastern right-of-way of York Road as now laid out 30 feet wide and the northern side of Register Avenue and running thence from said beginning point the following four courses and distances: (1) S 78° 36' East 125 feet, parallel to the northern right-of-way line of the said Register Avenue; (2) N 12° 16' East 150 feet, parallel to the fourth course herein; (3) S 78° 36' West 125 feet, parallel to the first course herein; and (4) S 12° 16' West 150 feet, parallel to and 30 feet distant from the eastern right-of-way line of the aforesaid York Road to the point of beginning; the said whole tract containing 18,759 square feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner
William D. Fromm
FROM: Director of Planning
Date: May 17, 1978

SUBJECT: Petition 76-245-A - Petition for Variance from the Zoning Regulations of Baltimore County to permit 29 Off-Street Parking spaces instead of the required 37 Off-Street Parking spaces. Petitioner - Stoneleigh Enterprises, Inc.

9th District

Hearing: Wednesday, June 2, 1976 at 10:45 A.M.

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

William D. Fromm
William D. Fromm
Director of Planning

WDF/JGH/mcc

STONELEIGH ENTERPRISES, INC.

BUSINESS ADDRESS:
100 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
PHONE: 727-3000

September 9, 1977

County Court of Appeals (Zoning)
Suite 218
County Court House
Baltimore County, Maryland 21204

Re: Case No. 76-147-Y

Gentlemen:

Since the hearing on the above referenced case, Stoneleigh Enterprises has been approached by those connected with the Corridor Plan in Baltimore County to make extensive improvements in the physical appearance of the building. I am enclosing a copy of their preliminary plan which I feel will, in fact, become the final plan for the area.

You will note that on the property in question a wider brick sidewalk will be put in from Register Avenue on the south all the way to the northern boundary of the property. This will then create 17 metered spaces in the front of the building. The Corridor Plan is taking care of securing all necessary approvals for the closing of the small access drive to the rear of the building on the north side. The access to the rear of the building will remain off of Register Avenue.

In addition to the 17 metered spaces in front, we will keep the 17 spaces in the rear of the building as shown on the Site Plan done by Retco Engineering Co., Inc. of revised date 3/17/76.

It should also be pointed out that in addition to the new brick sidewalk, the merchants have agreed to removing the existing signs and erecting uniform flag type signs more in keeping with the Tudor style architecture. We have been most pleased with all of the effort that has gone through the offices at the Corridor Plan.

We ask that you agree and grant your approval to proceed in the manner outlined above.

Very truly yours,
STONELEIGH ENTERPRISES, INC.

S. Herbert Tinley, III
S. Herbert Tinley, III
President

SHT, III:cc
Enclosure
cc: Mr. Joseph M. Rouhac

OCT 27 1978

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 granted 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

to permit 29 off-street parking spaces instead of the required 37 off-street parking spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of July, 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, 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

Memorandum in Support of Petition for Parking Variance

This Petition seeks a variance to authorize 29 parking spaces on the subject site as opposed to the 37 parking spaces which would be required by applying the formulas established for on-site parking in Section 409.2b of the regulations.

The subject tract is a rectangular parcel located on the northeast corner of York Road and Regester Avenue. The frontage on York Road is 150 feet and the depth is 125 feet. The property is improved by a two-story stone, brick and stucco building and a one-story brick Toddle House restaurant. The two-story building is occupied by retail stores on the first floor containing a total of 2,749 square feet of space, and by a driving school containing 30 seats for students and an office containing 1,374 square feet of space. This building was constructed in 1928 and has been continuously used for commercial purposes since that time. The present owner, Stoneleigh Enterprises, Inc., purchased the property in 1948, and until the adoption of the Baltimore County parking requirements in 1955 there was no specific parking space required for the commercial uses to which the building was being put. Thus, as to the existing two-story building it appears that for the purposes of meeting the parking requirements in Section 409.2b, this building is entitled to a non-conforming use.

In 1956, Stoneleigh Enterprises, Inc. undertook the construction of the Toddle House restaurant on the northern portion of the tract. All necessary permits and approvals, including parking space requirements, were obtained at that time. Under the existing requirements, a total of 15.5 parking spaces are needed for this 773 square foot space. This Toddle House restaurant has functioned now for approximately 20 years without any change in its method of operation.

During the planning stage for the Toddle House, the existing tenants complained about persons parking in front of the stores in the morning and using the public transportation on York Road, thus leaving their cars on the premises all day and denying the parking spaces to the stores' customers. A request was made by Stoneleigh Enterprises, Inc. to the Baltimore County Commissioners to install parking meters in the front of the stores to defeat this practice of all day non-customer parking. The request was granted, and since 1955 the County has maintained and collected the revenue from the 11 parking meters along the front of the stores. This arrangement has proven to be satisfactory to the landlord and the tenants for a period in excess of 20 years.

To the knowledge of Stoneleigh Enterprises, Inc. for the period of its ownership of the subject property, almost 30 years, no one has ever complained about the adequacy of the on-site parking until a recent complaint, zoning case #75-147-V, was filed by a resident of the nearby community of Stoneleigh. Since this complaint appeared to contend that there was not sufficient space on the site for the required parking, Stoneleigh caused to be prepared a parking plan dated January 26, 1976, which was submitted to the Zoning Office and approved on February 2, 1976. This plan shows that there are 37 parking spaces provided and that for the commercial uses to which the property is being put 37 spaces are required under Section 409.2b of the regulations.

However, in order to comply with the above parking plan, Stoneleigh Enterprises, Inc. would be forced to do several things which would be completely unwarranted in the circumstances, as well as being costly. First, the previously approved plan shows 5 spaces along the northern boundary of the site. In order to establish these spaces, it would be necessary to remove a large hedge which is on the site and serves as a screen between the site and the property immediately to the north which is being used as a church.

- 2 -

In the opinion of Stoneleigh Enterprises, Inc. the removal of a screen between a property used for commercial purposes and one used for non-commercial purposes just to satisfy the strict letter of the parking regulations is unjustified, both from a planning aspect and from an expense point of view.

Secondly, the parking meters along the front of the stores would have to be removed, thus reviving the ability of persons using these spaces for all day free parking and defeating the intent of the on-site parking regulations. The above-described approved parking plan shows a total of 14 spaces across the front of the site. However, there are only 11 spaces with meters. In order to obtain the 14 spaces shown on the approved plan, not only would the meters have to be removed, either at the expense of the County or of Stoneleigh Enterprises, Inc., but the latter would also have to incur expenses in removing certain curbing and in repaving portions of the area.

For all the foregoing reasons it is requested that Stoneleigh Enterprises, Inc. be granted a variance from establishing 37 parking spaces on the subject site and be allowed to maintain 29 spaces as shown on the plan submitted with this petition and prepared by Retco Engineering as revised on March 17, 1976.

This request is based also, in part, on the financial hardship that would be entailed in establishing the 37 spaces on this site. Stoneleigh Enterprises, Inc. is a very small corporation, and the expenditure of several thousand dollars to comply with the technical regulations would be a definite hardship. This is particularly so when there has been only one complaint in a period of 30 years, and that complaint came, not from a tenant whose customers use the parking, but from a resident of the adjoining community.

- 3 -

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSON

18th FLOOR
100 EAST PLATT STREET
BALTIMORE, MARYLAND 21202
TEL. 762-0800

August 13, 1976

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Variance
NE corner of York Road and Regester
Avenue - 9th Election District
Stoneleigh Enterprises, Inc. - Petitioners
No. 76-245-A (Item No. 193)

Dear Sir:

Please enter an appeal on behalf of Charles Whittington, 601 Kingston Road, Baltimore, Maryland, 21212. Enclosed please find a draft in the amount of \$35.00 to cover costs. Please send all notices to both Mr. Whittington and myself.

Very truly yours,

W. J. Brooks

No. 38953

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

DATE: AUGUST 20, 1976 ACCOUNT: 01-667

AMOUNT: \$35.00

RECEIVED BY: Richard J. Brooks, Esquire
FOR: Cost of Filing of an Appeal on Case No. 76-245-A
(Item No. 193)
NE corner of York Road and Regester Avenue - 9th
Election District - 350.00
Stoneleigh Enterprises, Inc. - Petitioner

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

John H. Whittington, Esq.
c/o The Charles Whittington
Baltimore, Md. 21202

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

this 20th day of August, 1976.

S. ERIC DIENNA
Zoning Commissioner

Petitioner: Stoneleigh Enterprises, Inc.

Petitioner's Attorney: Joseph H. Whittington
c/o The Charles Whittington
Baltimore, Md. 21202

Reviewed by: Franklin T. Rogers, Jr.
J.P.M. 11/1/76
Chairman, Zoning Plans
Advisory Committee

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

Re: Item #193 (1975-1976)
Property Owner: Stoneleigh Enterprises, Inc.
W/S Regester Ave., 30 E. York Rd.
Existing Zoning: BC-CNS
Proposed Zoning: Variance to permit 29 parking spaces
in lieu of the required 37 spaces.
Acre: 18,750 sq. ft.
District: 9th

Dear Mr. Dienna:

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

General:

Baltimore County utilities and highway improvements are not directly involved. However, highway right-of-way widening including a fillet area for sight distance and any necessary reversible easements for slopes may be required in connection with future York Road-Regester Avenue highway improvements. Further information may be obtained from the Baltimore County Bureau of Engineering.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #193 (1975-1976).

Very truly yours,

Edmund H. Diver, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: J. Trencher

J. Somers

W-SW Key Sheet

30 NE 2 Pw. Sheet

NE 8 A Topo

80 Tax Map

OCT 27 1976

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

May 21, 1976

Franklin T. Hogan, Jr.,

Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRANSPORTATION
STATE BOARD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Joseph M. Roulhac, Esq.
1700 One Charles Center
Baltimore, Maryland 21201

RE: Variance Petition
Item 193
Stoneleigh Enterprises, Inc., - Petitioners

Dear Mr. Roulhac:

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 north side of Regester Avenue, 30 feet east of York Road, and is currently improved with an integrated group of stores. This property was the subject of a Zoning Violation No. 76-147-V (C-76-285), in which it was determined that compliance with the approved plan must be effected.

The petitioner is requesting a Variance to permit 29 parking spaces instead of the required 37 spaces. The parking as shown on the plat is presently existing on the site, and some of these spaces along York Road frontage are subject to parking meters of Baltimore County. No change is proposed in the existing building or in the use of this building.

Although some of the parking spaces do not meet the requirement of 8 feet from a street right-of-way line,

Joseph M. Roulhac, Esq.
Re: Item 193
May 21, 1976
Page 2

inspection revealed that these spaces are in fact existing and have been existing for some time.

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. Hogan, Jr.
FRANKLIN T. HOGAN, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: retco engineering co. inc.
313-14 Keyser Building
Baltimore, Maryland 21201

Richard J. Brooks, Esq.
I.B.M. Bldg.
100 E. Pratt Street
Baltimore, Maryland 21202

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

May 13, 1976

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

Dear Mr. DiNenna:

Comments on Item #193, Zoning Advisory Committee Meeting, March 30, 1976, are as follows:

Property Owner: Stoneleigh Enterprises, Inc.
Location: N/S Regester Ave. 30' E. York Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Variance to permit 29 parking spaces in lieu of the required 37 spaces.
Acres: 18,750 sq. ft.
District: 9th

Since this is a variance for parking a metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:mg

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3000

STEPHENE COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 193 - ZAC - March 30, 1976
Property Owner: Stoneleigh Enterprises, Inc.
Location: N/S Regester Ave. 30' York Road
Existing Zoning: BL-CNS
Proposed Zoning: Variance to permit 29 parking spaces in lieu of required 37 spaces
Acres: 18,750 sq. ft.
District: 9th

Dear Mr. DiNenna:

This petition is for a parking variance from the required 37 spaces to 29 parking spaces. This area has parking problems at this time and any variance to parking will add to these problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP:mc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

April 13, 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 #193, Zoning Advisory Committee Meeting, March 30, 1976, are as follows:

Property Owner: Stoneleigh Enterprises, Inc.
Location: N/S Regester Ave. 30' E. York Road
Existing Zoning: BL-CNS
Proposed Zoning: Variance to permit 29 parking spaces in lieu of the required 37 spaces
Acres: 18,750 sq. ft.
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.

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

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

Attention: Mr. Jack Billon, Chairman
Zoning Advisory Committee

Re: Property Owner: Stoneleigh Enterprises, Inc.
Location: N/S Regester Ave. 30' E. York Rd.

Item No. 193

Zoning Agenda 3/30/76

Comments:

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 "Life Safety Code", 19 _____ Edition prior to occupancy.
- () 6. Site plans are approved as drawn.

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

Reviewed: *John L. Wimbley* Noted and Approved: *John L. Wimbley*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 2, 1976

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

Z.A.C. Meeting of: March 30, 1976

Re: Item 193
Property Owner: Stoneleigh Enterprises, Inc.
Location: N/S Regester Ave. 30' E. York Rd.
Present Zoning: BL-CNS
Proposed Zoning: Variance to permit 29 parking spaces in lieu of the required 37 spaces.

District: 9th
No. Acres: 18,750 sq. ft.

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,

Field Representative.

NWP:sl

JOSEPH M. BOWEN, President
T. BAYARD WILLIAMS, JR., Vice-President
MRS. ROBERT L. STANLEY

MARCUS H. BODEN
THOMAS H. BODEN
MRS. LORRAINE F. CHURCH
JOHN A. WHEELER, Superintendent

ROGER H. HAYDEN
ALVIN LORRICK
WILLIAM W. TRACY, D.V.M.

Appeal
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th* Date of Posting: *9-2-76*

Posted for: *Stoneleigh Enterprises, Inc.*

Location of property: *N/S Regester Ave. 30' E. York Rd.*

Location of Sign: *18750 sq. ft. lot. 30' E. York Rd.*

Remarks: *Owner of 18750 sq. ft. lot. 30' E. York Rd.*

Posted by: *Mark H. New* Date of return: *9-9-76*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th* Date of Posting: *5-13-76*

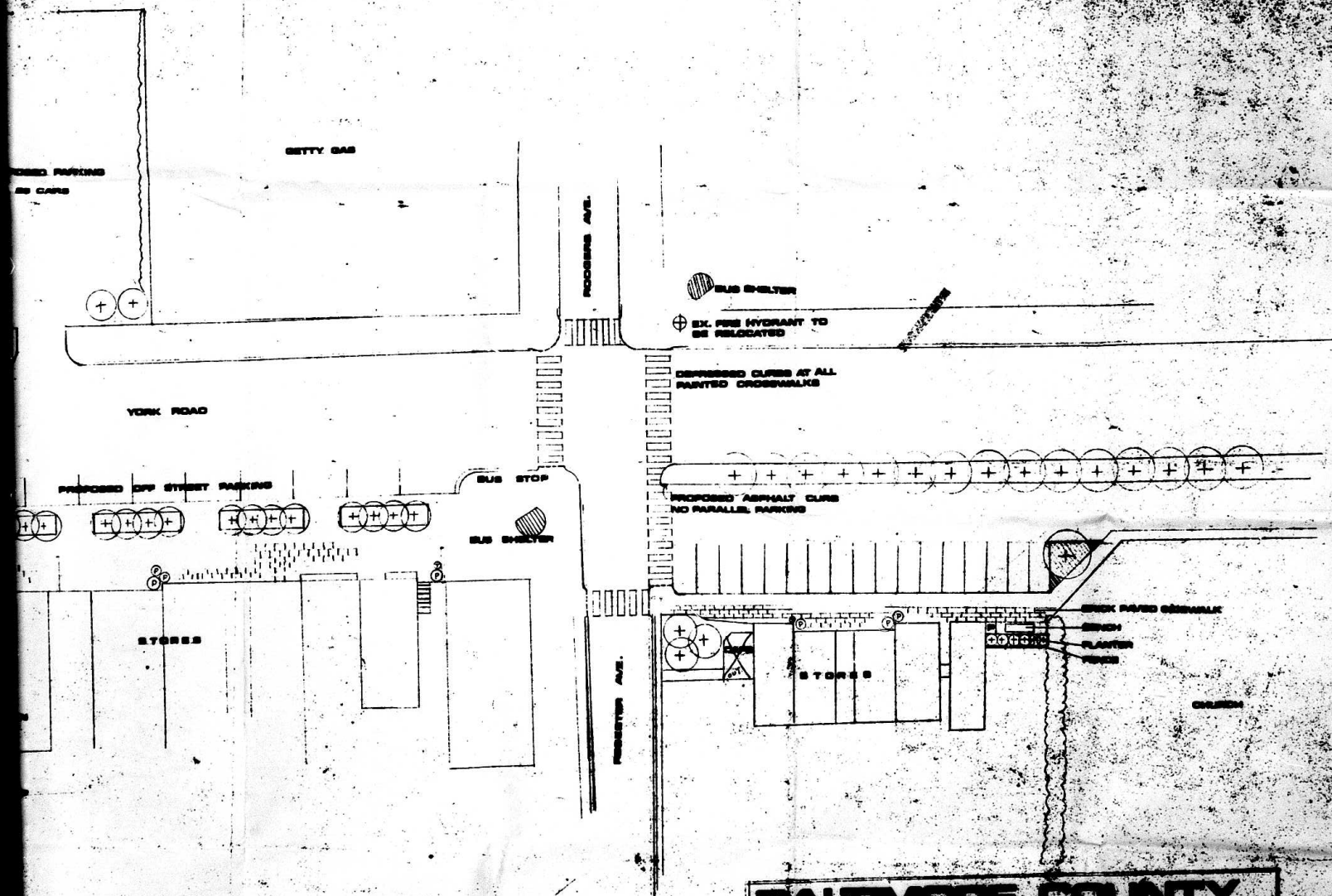
Posted for: *Stoneleigh Enterprises, Inc.*

Location of property: *N/S Regester Ave. 30' E. York Rd.*

Location of Sign: *On sign posted on lot. 30' E. York Rd.*

Remarks: *18750 sq. ft. lot. 30' E. York Rd.*

Posted by: *Mark H. New* Date of return: *5-26-76*



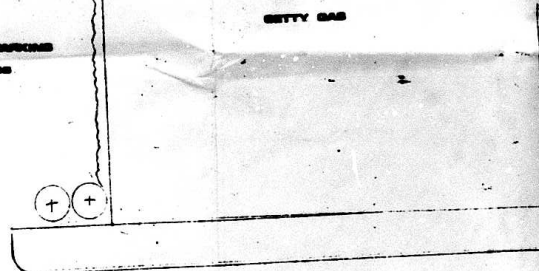
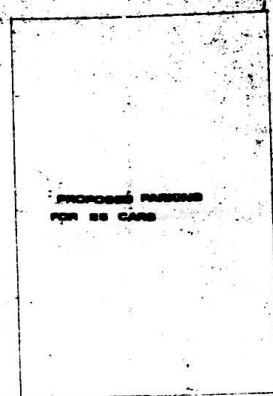
BALTIMORE COUNTY THE CORRIDOR PLAN

THOMAS G. VICKREY, COUNTY ENGINEER
A. G. S. A. PUBLICLY PLANNED PROJECT

York and Register Baltimore City Plan



SCALE: 1" = 100'

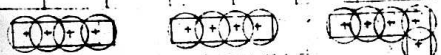


BUS SHELTER

BUS STOP

YORK ROAD

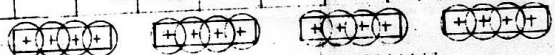
OFF STREET PARKING



UMBRELLA TABLES

STORES

PROPOSED OFF STREET PARKING



STORES

PAVE-IN

BUS STOP

WATERLOO ROAD



REGISTER AVE

EXISTING CONC. 6/21/4

NUMBER OF ~~WITNESSES~~ (W/120 BA)

100

U.S. GOVERNMENT PRINTING OFFICE: 1967

THE BUREAU OF
FEDERAL RESERVE

BALTIMORE

THE CONDO

DATE: 11/11/1964

1990

THREATS - [REDACTED]

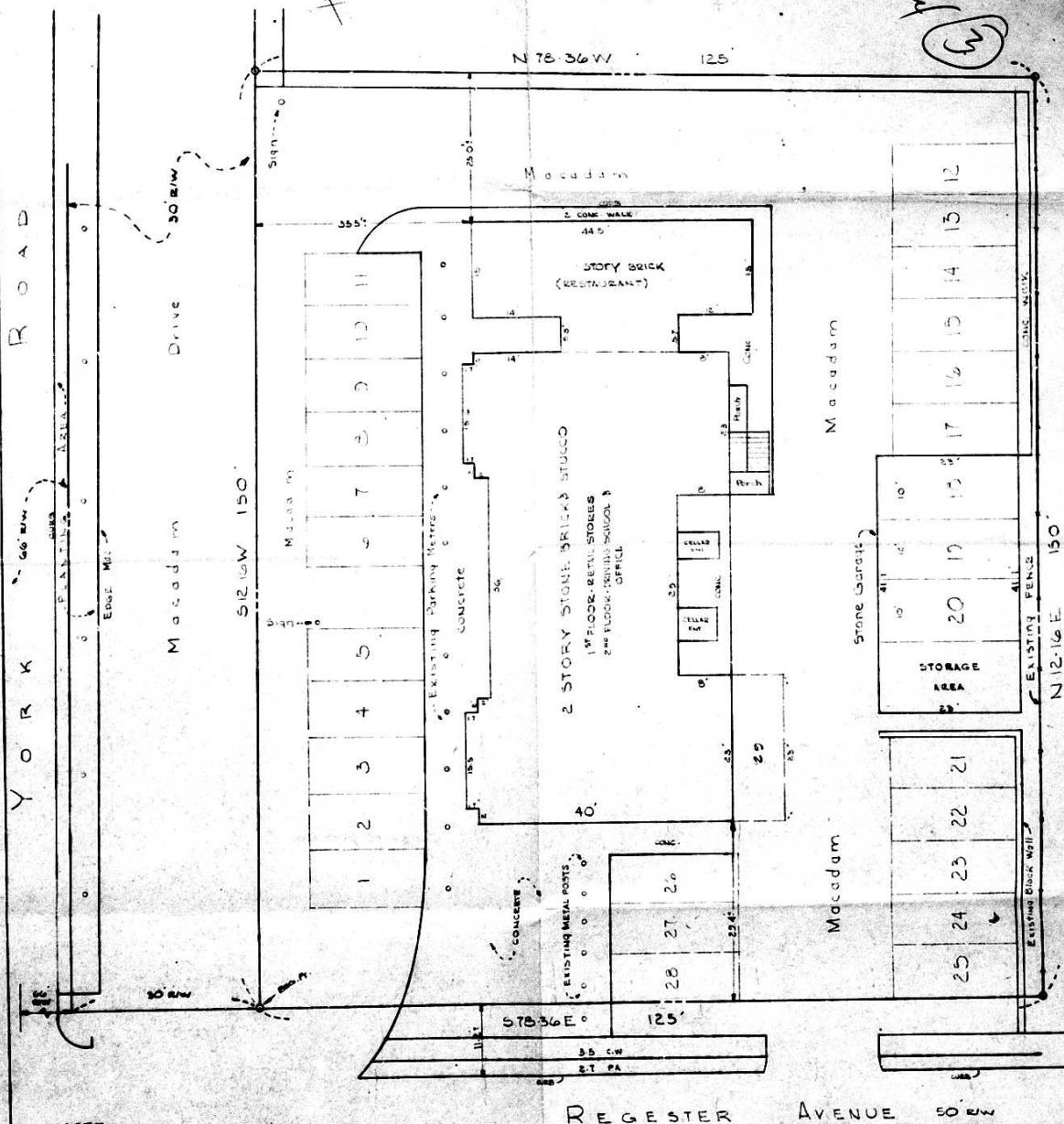
Thomas J. Harvick,
A.P. & S. Service Engineer

OCT 27 1978

SITE PLAN

NORTHEAST CORNER - YORK ROAD & REGISTER AVENUE
9th ELECTION DIST
SCALE: 1"=10'

BALTIMORE, CO. MARYLAND
DATE: 1-26-76
Rev: 3-12-76
3-17-76



NOTE:

① PROPERTY ZONED B1-CNS

		PARKING SPACES REQUIRED
RETAIL STORES (1st FL)	2740 SQ. FT.	11200 ÷ 137
RESTAURANT (1st FL)	775 SQ. FT.	1150 ÷ 137
SCHOOL (2nd FL)	30 SQ. FT.	11600 ÷ 50
OFFICE (2nd FL)	1274 SQ. FT.	11600 ÷ 27

34.9 ÷ 27 SPACES REQUIRED
SPACES PROVIDED = 29

② ALL PARKING SPACES ARE 8.5'x20' EXCEPT AS NOTED.

06-21-76

1-26-76

- SITE PLAN -

NORTHEAST CORNER - YORK ROAD & REGISTER AVENUE
9TH ELECTION DIST
SCALE: 1"=10' BALT. MOBILE CO. MARYLAND
DATE: 1-26-78

BALTIMORE, CO. MARYLAND
DATE: 1-26-78

DATE: 1-24-78

0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 4/14

Modem Drive

This is a detailed site plan for a proposed building complex. The plan is bounded by a 150' street on the left and a 125' street on the top. The site is divided into 37 numbered lots, arranged in a grid-like fashion with some irregularities. The plan includes several building footprints and areas:

- 1 STORY BRICK (RESTAURANT):** Located in the upper right quadrant, measuring 44.5' by 35.5'.
- 2 STORY STONE BRICK STUCCO:** A large central building footprint, measuring 40' by 34'.
- 1st FLOOR - RETAIL SHOPS:** Located on the ground floor of the 2-story building.
- 2nd FLOOR - DINING ROOM & OFFICE:** Located on the second floor of the 2-story building.
- CELLAR:** Two cellar areas are shown, one measuring 22' by 10' and another measuring 22' by 10'.
- STONE GARAGE:** Located to the right of the main building, measuring 10' by 10'.
- STORAGE AREA:** Located to the right of the stone garage, measuring 25' by 10'.
- EXISTING PARKING METERS:** A row of 10 parking spaces, numbered 1 through 10, located along the left boundary.
- EXISTING METAL POSTS:** Located near the bottom left corner.
- CONCRETE:** Several areas are marked as concrete, including a large area near the parking meters and a smaller area near the bottom left.
- MACADAM:** Areas of macadam are indicated in the upper left, upper right, and lower right sections of the plan.
- EXISTING BLOCK WALL:** Located along the bottom boundary.
- EXISTING FENCE:** Located along the right boundary.

The plan also includes various dimensions and labels for different materials and structures, such as "SIGN", "WALK", "CONC", "BRICK", and "STUCCO".

NOTE:

PROPERTY ZONED BL-CN5

NUMBER OF SPACES REQUIRED - 37
NUMBER OF SPACES PROVIDED - 37

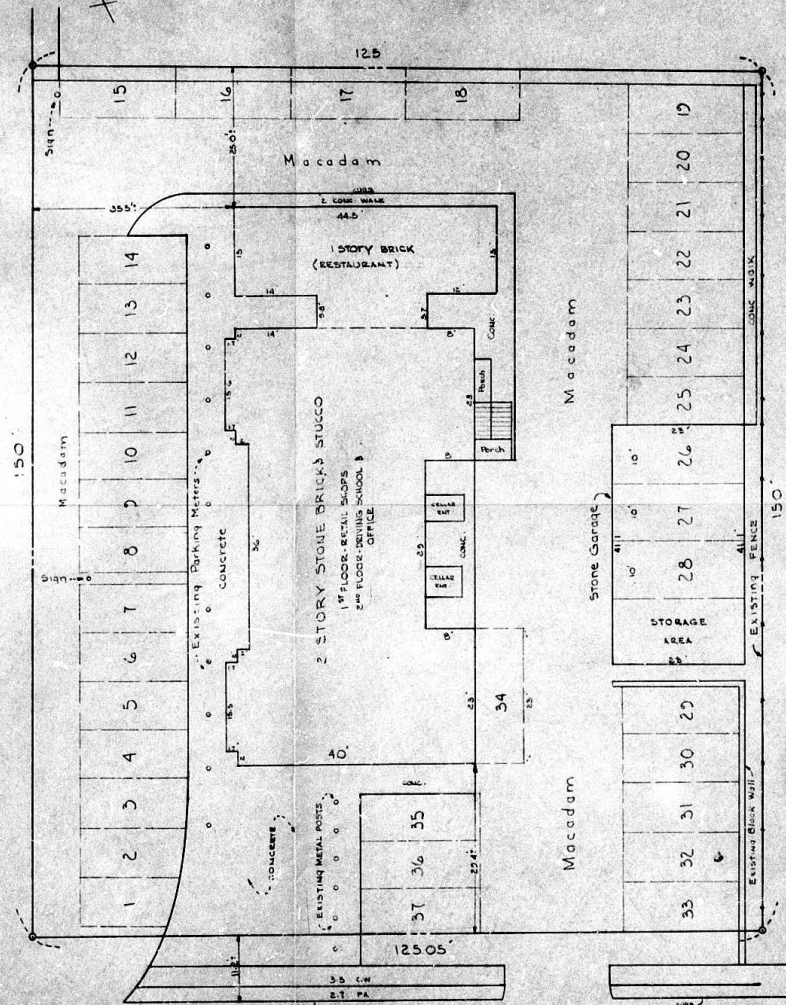
● ALL PARKING SPACES ARE 8.5'x20' EXCEPT AS NOTED.

R E G E S T E R A V E N U E

760119

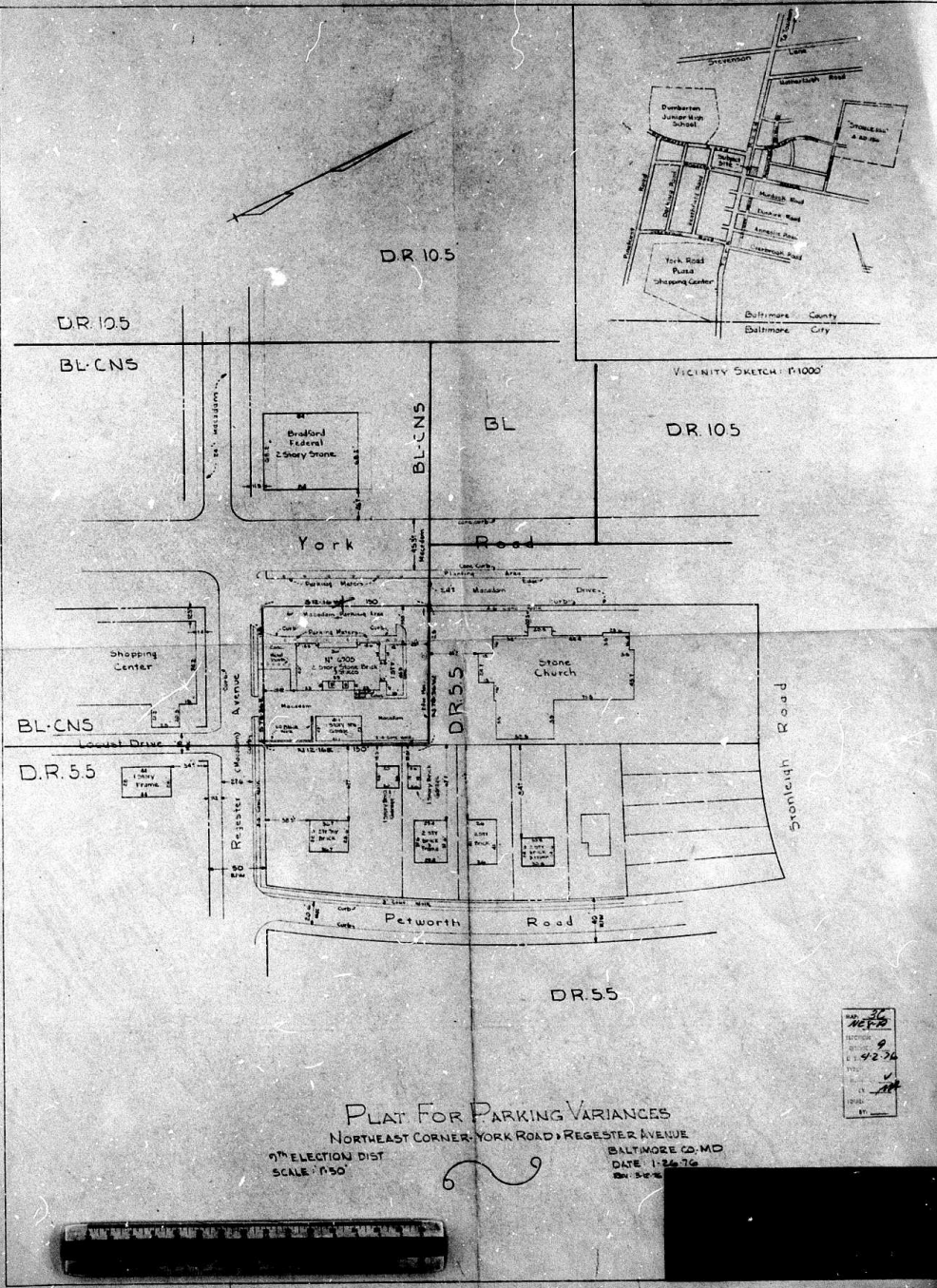
- SITE PLAN -

NORTHEAST CORNER - YORK ROAD & REGISTER AVENUE
9TH ELECTION DIST
BALTIMORE CO. MARYLAND
DATE: 1-26-78
SCALE: 1"=50'

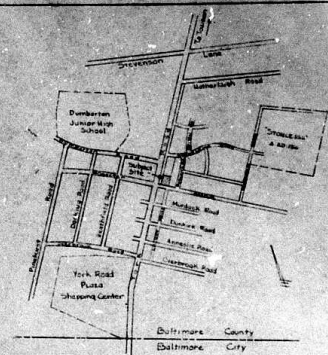


NOTE: PROPERTY ZONED BL-CNS
NUMBER OF SPACES REQUIRED - 37
NUMBER OF SPACES PROVIDED - 37
ALL PARKING SPACES ARE 8.5x20 EXCEPT AS NOTED.

760119



PLAT FOR PARKING VARIANCES
NORTHEAST CORNER - YORK ROAD & REGISTER AVENUE
9TH ELECTION DIST
BALTIMORE CO. MD
DATE: 1-26-78
SCALE: 1"=50'



VICINITY SKETCH - 1"=1000'

NO. 36
REV. 10
SECTION
DATE
BY
DATE
BY

OCT 30 1978