PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

0

I, or we, EDGRA.FINELSERAL ...legal owner_g_ 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 Rearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Counsissioner and/or Deputy Zoning.

Commissioner should approve Section AGN, 4 to permit necessary husinate parking jo a residential non-series and sectoding the area rened Bh

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to see the bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

adopted pursuant to the Zoning Law for Baltingre County.

Contract Purchaser
Address Puchaser Address Potential Attorney

Address Protestant's Attorney

Address Protestant's Attorney

In 22 7E nu Zoning Co

Mr. Edgar Sperl 9306 Harford Road

Dear Mr. Sport:

Baltimore, Maryland 21234

School Ole Manua Zoning Commissioner of Baltimore County

July 20, 1976

RE: Variance Petition Item 256 Edgar & Ethel Sperl - Petitioners

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 % Chragacate Ave. Texton, Maryland 21201 e0n Franklin 7. Hogans, J Chairman

ORDE

MEMINERS

- net Di Firmano d ZDNNE

BUBLAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COMMISSION BUBEAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDICATION
ZONING ADMINISTRATIO
INDESTRIAL
DAYS ADMINISTRATIO

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 topper man the comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made wearpoint and the second of the se

The subject property is located on the northwest side of Harford Road, 90 feet southeast of 2nd Avenue, and is currently improved with a restaurant and nightclub.

The potitioner's request is twofold; a Special Hearing to permit off street parking in a residentia sone, and a Wariance to permit 88 priking spaces in a work of the revised to indicate the parking calculations, the screening of the parking to in its entirety, the soning line must be dimensioned, and a more concise cellvery of uses within the building must be provided.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS # 254

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

lieu of the required 22 spaces,

77-

120

hereby petition for a Variance from Section....Section.409/28(3) parall.

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

following reasons: (indicate hardship or practical difficulty)

Due to lack of space, Parking for 100 cars has existed for the last 15 years and
due to time and changes in zoning regulations the spaces required for restaurant
use are not available at this time. The problem will be discussed in full at the
hearing.

See attached description

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

Lie we, agree to pay expenses of above Vactions deservishing senting, etc., upon filing of this profiles, and further agree to and are to be bound by the zoning regulations and restrictions of Balland's County adopted pursuant to the Zoning Law For Balliner's County.

Contract purchaser

Address. 730 Miller County Soning County

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd

of June. 1935. 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

July 1976 at 10:15 o'clock

Visco Commissioner of Sattimore County

Zoning Commissioner of Sattimore County

200 19.24. PS/10.

2123

August 3, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> No: Item #256 (1975-1976)
> Property Owner: Edwar and Ether Sperl
> N/86 Hardrof Mai, No! SZE of 2nd Avenue
> Determy Dominy Ha & De N. 2 Determy Dominy Ha & De N. 2 Determy Dominy Ha & De N. 2 Department of the Parking of the Parking
> spoons in lieu of the required 212 specs and
> Special Hearing to permit off-street warking in a
> residential zone.

Dear Mr. DiNenna

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

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for 2 caling Advisory Committee review in connection with this Item 8256 (1975-1976).

Very truly you

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

END; EAM; PWR; #8

N-NE Key Sheet 35 NE 17 Pos. Sh NE 9 E Topo ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

f. Edgar Sperl 9306 Harford Road Bultimore, Haryland 21234

Itaa 256

BAUTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

this 22md day of Your Petition has been received and accepted for filing 1976.



Petitioner Edgar & Ethel Sperl

Petitioner's Attorney_

___Reviewed b

Thompson & Grace Engineers & Surveyors 121 Allegheny Avenue (21204) Franklin T. Hodans, Jr. Chairman, Zoning Plans Advisory Committee

Mr. Edgar Sperl Ro: Item 256 July 20, 1976 Page 2

The petitioner should note with particular interest the comments of the State Highway Administration and the Project and Development Planning section.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Stankler J Lagar & Jk)
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Cc: Thompson & Grace
Engineers & Surveyors
121 Allegheny Avenue
Towson, Md. 21204

Maryland Department of Transportation

Harry R Hughes Services Bernard M Evans

June 24.1976

June 24,

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

Att: Mr. Franklin Hogans

Re: Z.A.C. Meeting, June 22,1976 Lem: 230. Property Owner, Edgar & Ethel Speel Meeting and State 190 State Route 12, 90' St of Ind Ave. Existing June 20, 190 State Var. to permit 88 Parking spaces in 11 lew of the req. 212 Mearing to permit off street parking in a residental zone Meeting to permit

... No. D/N....

For the subject site to have immificient parking smalls could cause traffic problems that would effect the normal few of traffic on Marford Road. An inspection of the site revealed that the parking spaces are not marked and as a result, whicles are parked in a haphazard manner. A considerably larger number marked.

There are parking spaces within the entrance leaving only it clear vidth. This distance is too narrow to premit vehicles to pass, considering the length of the drive; 123, and the apparent traff; generation, the entrance and drive must be kerneauther than the property of the drive that the property of the property of

Very truly yours, Charles Lee, Chief Bur, of Eng. Access Permits

CL = IEM/or

by: John E. Meyers

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

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 Petitioners' 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 October 23, 1975, and approved December 15, 1976, by John L. Wimbley, Planner III, 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
IE IS ORDERED by the Zoning Commissioner of Baltimore County this 174 day of December , 198 76 , that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the Hand Zening.

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_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

10WSON, MARYLAND - 21204

Date: June 23, 1976

Zoning Commissioner Baltimore County Office Evilding Towson, Maryland 21204

Z.A.C. Meeting of: June 22,1976

Re: Item 256

Property Owner: Edgar and Ethel Spurl

Location: NVS Harford Rd. 901 SE 2nd Ave.

Present Zoning: "L and DR 5

Proposed Zoning: Variant: for parking spaces

District: 9

No. Acres: 0.96

Done He Hillenna

No bearing on student population.

Very truly yours,

N. Nick Petrovich.

Field Representative

Pursuant to the advertunent, posting of property, and public aring 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 above Varience 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 to permit 88 parking spaces instead of the required Pursuant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTER IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

Zoning Commissioner of Baltimore County

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

TOWSON, MARYLAND 21204

WILLIAM D. FROMM DIRECTOR

July 14, 19/6

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

Comments on Item \$256, Zoning Advisory Committee Miceting, June 22, 1976, are as follows:

Property Owner: Edgar and Ethel Sperl Location: NW/S Harford Rood 90 feet SE of 2nd Avenue Existing Zoning: B.L. and D.R.5.5 Proposed Zoning: Variance to permit 88 parking spaces in lieu of the required 212 spaces and Special Hearing to permit off-street parking in a residential zone Acres: 0.96 District. 9th

This office has reviewed the subject petition and affers 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

The site plan as submitted has insufficient information and must be revised to show the following:

Complete parking calculations.

John Levibly

John L. Wimbley Project and Development Planning



July 16, 1976

Zoning Commissioner County Office Building Towson, Maryland 21204

New 256 - 50c - 50m -27, 1976

Troperty Owner: Dadar & Ethal SperI
Location: MM/S Harford Ad. 90' GE of 2nd Avenue
Estating Doning: 3.L. a.D. h. 5. 5. 5.

Proposed Doning: Metanec to permit voltage spaces in lieu of the required

Metanec to permit bearing to permit off-etteet parking

in a residential some

Dear Mr. DiNenna

The requested variance to parking can be expected to cause some parking problems in the area.

All two way driveways must be a minimum of 20 feet wide.

CASE 11-27 BIN



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

Re: Property Cumer: Edgar & Ethel Spe. 1

Location: NW/S Harford Rd. 90' SE of 2nd Ave.

Item No. 256

Zoning Agenda June 22, 1976

Furruant to your request, the referenced property has been surveyed by this Eureau and the occasents 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 Battimore County Standards as published by the Department of Wallel Orden.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at EXCECUS the maximum allowed by the Fire Department.

() 4. The mits shall be made to comply with all applicable parts of the Fire Provention 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. 191 "L.fe Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(IX) 7. The Pire Prevention Bureau has no comments, at this time.

Reviewed A Darly Boted and Llogg M Negands
Flaming Group
Special Impacton Devicion
Special Impactor Devicion
Special Impac

TOWSON MARYLAND 2120

October 11, 1976

Mr. S. Eric DiHenna, Zoning Commissioner Office of Planning and Zoning County Office Bullding Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #256, Zoning Advisory Committee Meeting, June 22, 1976

Property Owners Existing Zoning: Proposed Zoning:

Bigar & Sthel Sporl NA/S Emerors RA, 90° SE of 2nd Ave. 3.1. and D.R.5.5 Variance to permit 88 parking spaces in lieu of the required 212 spaces and Spocial Scaring to permit off-street parking in a residential zone. 0.96

olitan sever and water are available; no health hasards are anticinated

> Very truly yours, tom. A. When

Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES



December 17, 1976

E. Scott Moore, Esquire 406 Jefferson Building Towson, Maryland 21204

> RE: Petition for Variance and Special Hearing NW/S of Harford Road, 90' SE of Second Avenue - 9th Election District Edgar Speri, et ux - Petitioners NO. 77-27-ASPH (Item No. 256)

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

BEONGE MARTINAK

G.IM/mc

Attachment

cc: Mrs. Nellie Kemie 2926 Chenon Avenue Baltimore, Maryland 21234

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

kNP/n1

DESCRIPTION FOR VARIANCE PROPERTY OF EDGAR AND STREET, SPERI.

Beginning on the Northers side of Entron Boad approximately 90 feet continent of 2nd kreene and number 50 orthos 53 deves to Saintee 20 seconds Vest, 1091,55 feet, thence South 35 degrees 10 aimste 16 seconds Vest, 50,11 feet, thence South 55 degrees 10 aimste 16 seconds Vest, 50,11 feet, thence South 55 degrees 01 aimste 25 seconds Sast, 10,13 feet, thence South 55 degrees 01 aimste 25 seconds Sast, 10,14 feet, thence North 35 degrees 37 minutes 10 seconds

Also known as 9306 Harford Road.

DESCRIPTION FOR SPECIAL HEARING

PROPERTY OF EDGAR AND ETHEL SPERL

Regiming on the Northeast side of Harford Road approximately 90 feet Southeast of rod bromes and running North 63 degrees 10 sinces 20 seconds West, 100,55 feet, thomes South 55 degrees 10 sinces 16 seconds West, 80,41 feet, thence South 55 degrees 01 minutes 16 seconds West, 80,41 feet, thence Both 55 degrees 97 minutes 10 seconds East, 10,43 feet, thence Both 55 degrees 97 minutes 10 seconds East, 80,43 feet to the place of beginning saving and excepting that portion second 3.1.

Also known as 9306 Harford Road.

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY 77-27-85PA

Location of Signe 2 days Butd on Hoyas Rd

Date of return 7/15/76. Ponted by 2020 H New

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this Cash Other

Petitioner___ Petitioner's Attorney___ Reviewed by NC

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

DATE July 1, 1976 ACCOUNT 01-662

AMOUNT \$25.00

Balto., Md. 21234

68 3 7 3 SE Z 25.0 C KK

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

No. 38930

D. TE July 30, 1976 ACCOUNT 01-662

AMOUNT \$59.00 Rossan's Restaurant, Inc. 9306 Harford Rd. Balto., Md. 2123 Advertising andposting of property for Bigar Sperl

Se 77244 30 59.0 CH4



PHILIPION FOR A VARIANCE AND SPINIAL HEARING

9th DISTRICT

ZONTHIC.

Northwest side of Harford Road 90 feet Southeast of

DATE & TDER

PUBLIC HEARTHO

The Zoning Regulation to be excepted as follows:

Section 109.2.b.(3) - Off-Street Parking - 1 for each Streetment feet of total floor area. 50 square

Being the property of Maff Higar Sperl and Ethel Sperl, as shown on plat plan filed with the Zoning Depurtment.

Petition for Variance for Off-Street Parking. Petition for Special Hearing to permit Off-Street Parking in a residential zone.

MONTAY, JULY 26, 1976 at 10:15 L.M.

Room 106, County Office Building, 111 W. Chesapeako Avenue, Towson, Maryland.

ming Commissioner of Baltimore County, by authority of the Zoning Act sgulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zeming Regulations of Baltimore County to permit 88 parking spaces instead of the required 212 spaces. Petition for Special Rearing to permit Off-Street Parking in a reside/tial some.

All that parcel of land in the Ninth District of Ealtimore County

Hearing Date: Monday, July 26, 1976 at 10:15 A.M. Public Hearing: Room 10%, County Office Building, 111 V. Chesapeake Averme, Townon, Md.

CERTIFICATE OF PUBLICATION

resid_ntial most.
LOCATION: Northwest side of Har-ford Read 90 feet Southwest of and Avenue.
DATE A TIME: Monday, July 36, 1975 at 19-15 A.M.
WHELC HEARING: Ream 744 July 8 19 10 TOWSON, MD. THIS IS TO CERTIFY, that the annexed advertisement was es instead of the required 223
paces.
Putting of the control Hearing in a recitable for the control for the co is Cons.

E Zoning Regulation to be exed as follows:

on 6912h(1)--0ff Street Park1 for each 50 square feet of
floor area.

1 that parcel of land in the
that parcel of land in the
Street of Baltimere County
SECRIFTION FOR "ARIANCE."

July uppearing on the Sth day of July

L. Land Vier For

Spools, American To Varience for March 1997. A process of the Control of the Cont

PETITION FOR VARIANCE and RE: PETITION FOR SPECIAL HEARING

NW/S of Harford Road 90 feet SE of 2nd Avenue, 9th District

EDGAR SPERL, et ux, Petitioners

Mr. Commissioner

Charles E. Kountz, Jr.

Deputy People's Course



BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 77-27-ASPH

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

Towson, Maryland 21204

Charles E. Kountz, Jr.

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524,1 of the Baltimore Count

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the foregoing

Order was mailed to Mr. & Mrs. Edgar Sperl, 9306 Harford Road, Baltimore, Maryland

Charter, I hereby enter my appearance in this praceeding. 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.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance & Special Hearing -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 July 19 T6, that is to say, the same was inserted in the issues of July 8, 1976.

STROMBERG PUBLICATIONS, INC

BY INTO STORE











