

77-32-11 #201 77-32-11

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the fact that the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit 178 off-street parking spaces instead of the 190 spaces required. 190 spaces.

Deputy Zoning Commissioner of Baltimore County this 17th day of August, 1976.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of August, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby 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.

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 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 NOT BE GRANTED.

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

July 21, 1976

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Joseph L. Scott,
Vice President Regional Mgr.
Hunt Valley
Bldg. No. 2, Room 100
Conkleyville, Maryland 21030

RE: Variance Petition
Item 261
Gino's, Inc. - Petitioner

Dear Mr. Scott:

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 southwest corner of Loch Raven Blvd. and Taylor Avenue, and is currently improved with two restaurant structures under construction. The petitioner is requesting a Variance to permit 178 parking spaces in lieu of the required 190 spaces, in order that additional landscaped area on the site may be enlarged. Although this intersection is not famous for its abundance of parking spaces, or its ease of traffic circulation, neither is it noteworthy in its abundance of green space, that is the question at hand.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

Mr. Joseph L. Scott,
Re: Item 261
July 21, 1976
Page 2

the hearing date and time, which will be held not less than 10, 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

FTH:JD

Enclosure

cc: Kennedy-Bode Engineering Inc.
2319 Maryland Avenue
Baltimore, Md. 21218



July 9, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Att. Mr. Franklin Hoggans

Re: Z.A.C. Meeting, June 29, 1976
Item: 261
Property Owner: Gino's, Inc.
Location: 2419 Loch Raven Blvd.
(Rte. 542) & Taylor Ave.
Existing Zoning: RL - CMA
Proposed Zoning: Variance to Permit 178 parking spaces in lieu of the required 190 spaces.
Acres: 2.155
District: 9th

Dear Mr. DiNenna:

Although any parking space variance is undesirable, the relatively low number of spaces that would be lacking, should have no adverse effect on the state highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: J. J. Myers

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 1, 1976

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

Z.A.C. Meeting of: June 29, 1976

Re: Item 261
Property Owner: Gino's, Inc.
Location: SW/C Loch Raven Blvd. & Taylor Ave.
Present Zoning: RL - CMA
Proposed Zoning: Variance to permit 178 parking spaces in lieu of the required 190 spaces.

District: 9th
No. Acres: 2.155

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich,
Field Representative.

NNP/si



August 3, 1976

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

Re: Item #261 (1975-1976)
Property Owner: Gino's, Inc.
S.W. cor. Loch Raven Blvd. & Taylor Ave.
Existing Zoning: RL - CMA
Proposed Zoning: Variance to permit 178 parking spaces in lieu of the required 190 spaces.
Acres: 2.155 District: 9th

Dear Mr. DiNenna:

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 highway and utility improvements are as secured by Public Works Agreement #97408 executed in connection with Commercial Building Permit 604-74 (Project #4091-130013) for the "Gino's and Rustler Restaurants".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #261 (1975-1976).

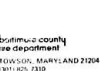
Very truly yours,

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

END:EM:PMR:iss

cc: R. Norton (BLD. 604-74)
P. Koch

1-W Key Sheet
12 NE & NW, Sheet
NE & S Topo
70 Top Map



Paul H. Reincke
Chief

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

Attention: Mr. Frank Hoggans, Chairman
Zoning Advisory Committee

Re: Property Owner: Gino's, Inc.

Location: SW/C Loch Raven Blvd. & Taylor Ave.

Item No. 261

Zoning Agenda June 29, 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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A 10' road means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: *Paul H. Reincke* (Chief)
Planning Group
Special Inspection Division
Noted and Approved: *George M. Hoggans*
Baltimore County
Fire Prevention Bureau

Item 261

Re: Item #261 (1975-1976)
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Acres: 2.155 District: 9th

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 9th day of July 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Gino's, Inc.
Petitioner's Attorney: reviewed by: *Franklin T. Hoggans, Jr.*
cc: Kennedy-Bode Engineering, Inc.
2319 Maryland Avenue
Baltimore, Md. 21218
Chairman, Zoning Plans
Advisory Committee

July 22, 1976

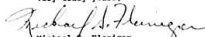
Mr. Eric S. DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 261 - ZAC - June 29, 1976
Property Owner: Gino's, Inc.
Location: SW/C Loch Raven Blvd. & Taylor Avenue
Existing Zoning: BL - CSA
Proposed Zoning: Variance to permit 178 parking spaces in lieu of the req.
190 spaces
Acres: 2.155
District: 9th

Dear Mr. DiNenna:

The requested variance to the parking regulations is unjustified for two such high traffic generators. The parking regulations are intended to establish a minimum parking standard and a reduction in the parking requirement can be expected to cause problems.

Very truly yours,


Michael E. Flanagan
Traffic Engineer Associate

MSF:nc

July 22, 1976

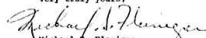
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Zoning Commissioner
County Office Building
Towson, Maryland 21204

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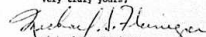
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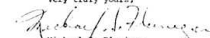
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Traffic Engineer Associate

MSF:nc

August 26, 1976

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

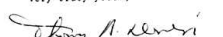
Dear Mr. DiNenna:

Comments on Item #261, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

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Acres: 2.155
District: 9th

Metropolitan water and sewer are available. Zoning variance requested.

Very truly yours,


Thomas H. Devlin, Director
Bureau of Environmental Services

HER:hh

August 26, 1976

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

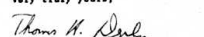
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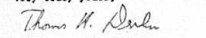
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County Office Building
Towson, Maryland 21204

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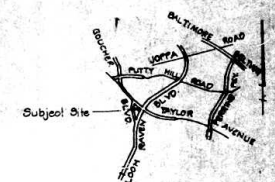
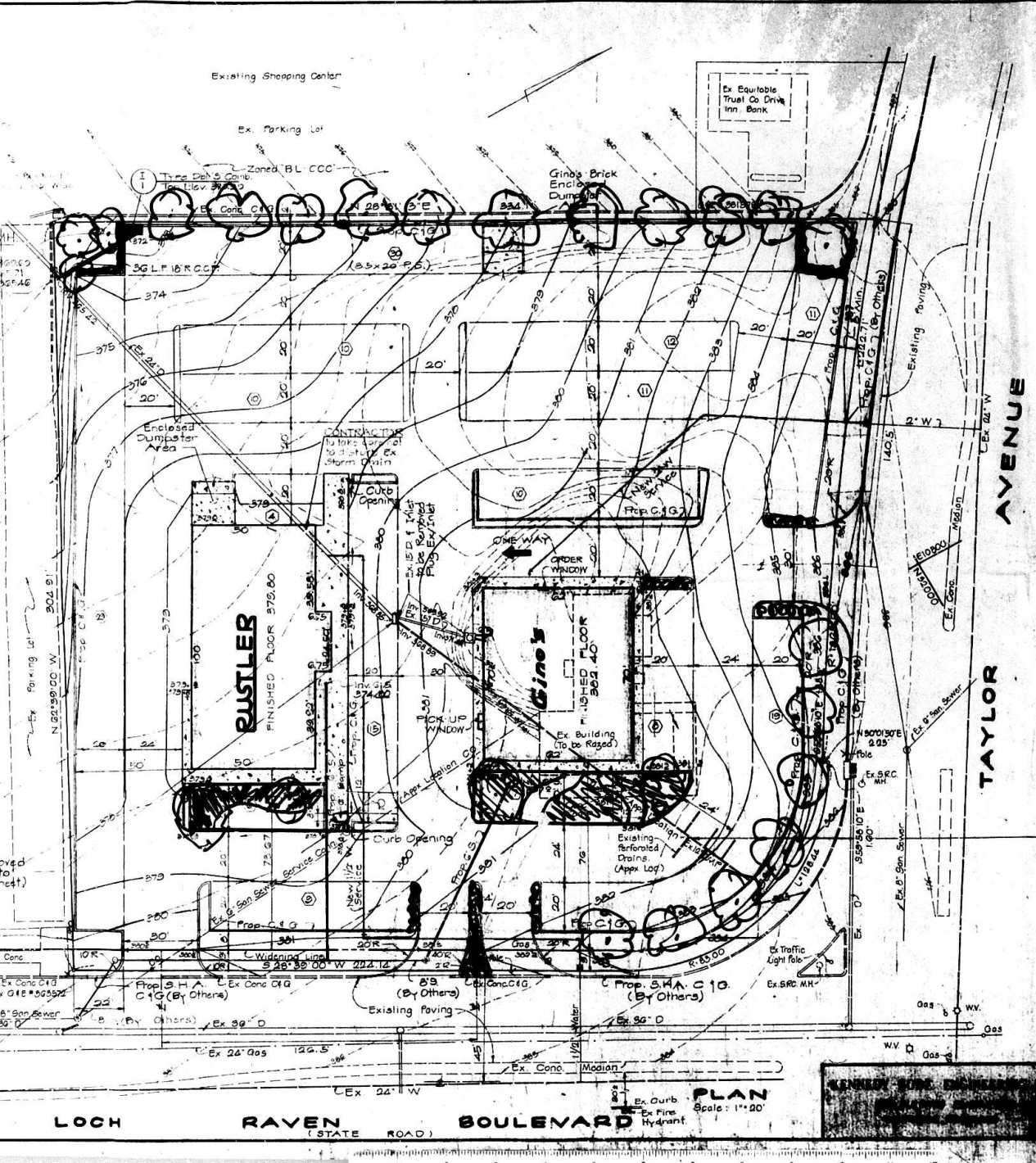
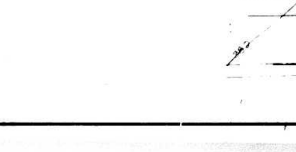
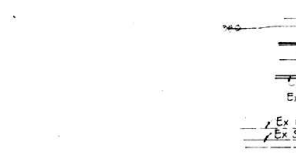
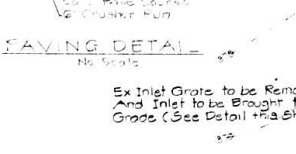
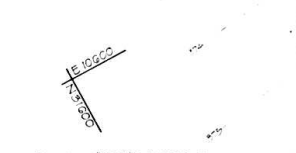
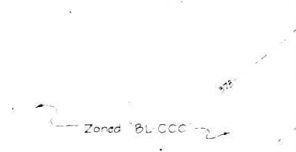
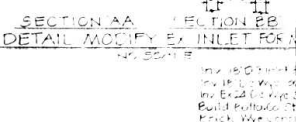
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VICINITY MAP
Scale 1"=5000'

BENCH MARK: X- 8167
Galvanized spike in macadam South side
of Goucher Blvd. N 100° 39' E 320.57. 87
Elev. 587.080

GENERAL NOTES

- | | | | |
|----|--|-------|--|
| 1 | Area of Tract (Including Widening) | 2,155 | Sq. Ft. |
| 2 | Zoning of Tract | BL-1 | |
| 3 | Required Parking /60 Sq. Ft. Floor | 130 | Parking |
| 4 | Number of 55x200 Parking Shown | 30 | Parking |
| 5 | Number of 120' x 20' Handicapped Parking | 3 | Parking |
| 6 | Number of 12x20 Handicapped Parking Shown | 3 | Parking |
| 7 | Total Parking Shown | 121 | Parking |
| 8 | Existing Usage | 355 | Sq. Ft. Kentucky Fried Chicken, Coldwell Banker |
| 9 | Proposed Usage | 1,800 | Sq. Ft. "Gino's Restaurant", "Rustler Steak House" |
| 10 | All Utilities to be built under Baltimore Gas & Electric Co. by a qualified Utility Contractor. | | |
| 11 | Contractor to verify location and depth of existing mains before laying any pipe. | | |
| 12 | Proposed Water Main to have a minimum of 4'-0" clearance from finished grade. Water Main to have 6'-5" clearance with storm drain. | | |
| 13 | Water and Sewer services to be installed to within 5' of buildings under this Contract of the drains & condensation | | |
| 14 | Contractor to tie them into a suitable cutoff. | | |
| 15 | Contractor is responsible for protection of proposed buildings if existing of the fire Utilities are installed by | | |
| 16 | Contractor to verify location and existence of existing features on site to his own satisfaction. All existing features are not shown on the plan. | | |
| 17 | Setback (35' Wide) to be constructed by the Developer along entire frontage of site, according to Baltimore County Standards, & S.H.A. Standards. | | |

NOTE: LANDSCAPING TO BE DONE BY OTHERS.

NOTE:
CONTRACTOR TO TAKE CARE NOT TO
DISTURB EXISTING STORM DRAINING
PRIVATE ON SITE DRAINAGE SYSTEM
CONSTRUCTED TO HANDLE UNDERGROUND
SPRINGS TO REMAIN FUNCTIONAL.
PERFORATED DRAIN PIPES EXIST IN THE
APPROXIMATE LOCATION SHOWN.

Revised 4-26-76 Rev. Entrances
Revised: 3-26-76 Rev. Gines building, grading, parking



GINO'S RUSTLER RESTAURANT SITE PLAN

9th Election District
Scale: As Shown