## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Gino's, 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. 409.2b.(3) to Permit Spaces in
lieu of required 190.

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

- To add landscaping as there are no areas on site as presently laid out for any appreciable amount of landscaping.
- Without a reduction of parking spaces for landscaped area, the site will be approximately 95% paving & roofs.
- The large parking areas surrounding the property have little if any "green" areas.
- The drive-in feature of the Gino's building should help decrease the number of parking spaces actually required.

See attached description

2 Ho Brook Il

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

If we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this pettings and further agree to and are to be bound by the rating regulations and restrictions of Ballione County, adopted pursuant to the Zoulag Law For Ballione County. Life Segion Mgs Lygal Owner

Address HUNT VALLEY

Cockeysville, Maryland 21030 Petitioner's Attorney

Protestant's Attorney

1916, that the subsect matter of this petition be advertised, as specified by the Zening Law of Baltimore County, in two cosyappers of general circulation through a Baltimore County, that property be posted, and that the public hearing be had before the Zening Company of Enthmore County in Room, to Source Office Indicting in Townson, Rallimore County on the TONN 6

197 6 at 10:00e clock Zoning Commissioner of Baltimore County,

August 17, 1976

Mr. Joseph L. Scott Vice President Regional Manager Gino's, Incorporated Hunt Valley Building No. 2, Room 100 Cockeysville, Maryland 21030

RE: Petition for Variance SW/corner of Loch Raven and Goucher Boulevard - 9th Election District Gino's, Inc. - Petitioner NO 77-32-A (Item No. 261)

I have this date passed my Order in the above captioned matter in

GEORGE I MARTINAK Deputy Zonia Commissioner

GJM/mc

cc: John W. Hessian, III. Esquire People's Counse



ORDER TO ENTER APPEARANCE

A

13

\$ \$

77-32-41

#261

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 patify me of any hearing date or dates which may be now or hereafter designates therefore, and of the passage of any preliminary or final Order in connection therewith.

Larle E Lours & Charles E. Kountz, Jr. Deputy People's Coursel

John W. Hessian, III County Office Building Towson, Maryland 21204 494–2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Mr. Joseph L. Scott, Vice President Regional Manager, Gino's Inc., Hunt Valley, Building No. 2, Room 100, Cockeysville, Maryland 21030, Petitioner, this 2nd day of August, 1976.

John W. Hessian, III

## BALTIMORE COUNTY, MARY AND

Mr. S. Eric DiNenno TO. Zoning Commissioner... Norman E. Gerber

Date August 3, 1976

Acting Director of Planning

Petition #77-32- A Petition for a variance for off-stree parking. Southwest corner of Loch Raven Boulevard and Goucher Boulevard

9th District

Hearing: Monday, August 16, 1976 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this petition

NEG/JGH/ks



July 27, 1976

Mr. S. Fric DiNenna, Zonina Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimare County Office Building

Dear Mr. DiNenno

Comments on Item #251, Zoning Advisory Committee Meeting, June 29, 1976, are as fallows:

Roperty Conner. Clin's Line:
Locations MVC (Lock Roven Blef and Taylor Are
Esisting Zoning B.L. - C.S.A.
Proposed Zoning Warance to permit 178 parking spaces in lieu of the recuired 190 spaces
Acres 2. 155
District 94

This office has reviewed the subject patition 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 node water of plans or problems with regard to development oplans that may have a bearing on this perition.

All proposed free standing signs must be shown on the site plan.

Landscaping should be provided in the 8 foot parking to street buffer area

che /11 ... bles John L. Wimbley

mis and Development Planning

## PROPERTY KNOWN AS WALTER F. KNOX 893/108

Beginning at a point (a pipe found 0.07' off Taylor Avenue), being 358' $\pm$  northwesterly of  $\underline{\varepsilon}$  median located in center of southerly side Loch Raven Boulevard at Taylor Avenue, thence running on a curve to the left with a radius of 1465.50' and length of 222.71' to a railroad spike set, thence running south 59°58'10" east a distance of 1.48' to a point hence running north  $30^{\circ}01'50"$  east a distance of 2.23' to a point, thence running south 59058'10" east a distance of 1.60' to a point, thence running on a curve to the right with a radius of 83.00 and length of 128.44' to a point, thence running south 28039'00" west a distance of 224.14' to a railroad spike set, thence running north 62°39'00", west a distance of 304.91' to a concrete monument found, thence running north 28031'13" east a distance of 334.11' to the point of the boginning. Containg 2.155

August 16, 1976

towson - loch raven community council, inc p. o. box 9709 eudowood branch towson, maryland 21204

Recording Secretary Fred O. Schmutt Treesurer John W. Perry, Jr. Legal Councel
Cyril R. Kurphy, Jr.
Executive Secretary
Antonhouse de Large

: Ites 261 Case 77-32-A Gino's Location Loch Rayen Blvd. & Taylor Avenue Parking Variance

The Towson-Lock Paven Community Council, Inc. will not oppose the request by Gino's for a variance in required parking spaces for their new restaurant facility now under construction at Loch Raven Blvd. and Taylor Avenue.

It is assumed that the approval of the proposed variance will waive the parking requirement of 190 spaces. The submitted plan asks for a reduction to 178 spaces.

The TLRCC respectfully requests that varification of 178 marked parking spaces on the subject property be made by the Zoning office shortly after the completion of the marking of such parking spaces.

In addition, we respectfully request that the cement island separating the traffic lames of Taylor Avenue be made continuous so as to eliminate traffic from turning into the property from the opposite lame. On behalf of the TLRCC, may I welcome Gino's to our neighborhood.

Wm. S. Loos William G. Wood

Ben BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BREEZEWICK, CAMPUS HILLS, CROMMELL VALLEY, FELLOWSHIP FOREST, GLENDALE-GLEMWONT, GREENBRAR, HILLENDALE, KNETTGHALL LOCH RAYEN HEIGHTS, LOCH RAYEN VILLAGE, NORTHBROOK, OLD HILLENDALE, PELHAM WOOD, RIDGELLIGH, TOWSON ESTATES

Pursuant to th	he advertisement, posting of property, and p	public hearing on the above petition
and it appearing to	hat by reason of the following finding of fac	ts that strict compliance with
the Baltimore C	County Zoning Regulations would re-	ult in practical difficulty and
unreasquable ha	rdship upon the Petitioner	
		************************
the above Variance	e should be had; and it further appearing t	hat by reason of the granting of
he Variance 10	quested not adversely affecting the	health, safety and general
velfare of the c	ommunity	
1		
	mi: 178 off-street parking spaces in	
4	ed 190 spaces Deputy	760 00000
IT IS ORDERE	ED by the Zoning Commissioner of Baltimor	e County this 1774
	t	
	he same is hereby GRANTED, from	
subject to the a	pproval of a site plan by the State I Works, and the Office of Planning as	nd Zonieg.
× 20	Deput Vin	Some Soner of Baltimore County
Pursuant to th	re advertisement, posting of property and p	ublic hearing on the above pelition
and it appearing th	hat by reason of	
		************
the above Variance	e should NOT BE GRANTED.	
	e should NOT BE GRANTED.	e County thisday

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDS 111 W. Chesapeake Ave. Townse, Maryland 2170

July 21, 1976

Chairnas

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

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN STATE RO . S COMM BUREAU OF FIRE PREVENTION

HEALTH DEPARTME PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATI INDUSTRI. L.

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

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 soning action requested, the appropriateness of the soning action requested, the propriate state and eavare of paths or problems with person of the soning complete state and the plans of problems with paths of the plans of problems with problems with problems with plans of problems with problems with plans of the 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 current of Loch Raven Blvd. and Taylor Avenue, and is uncer construction. The petitioner is requesting a Variance to permit 17g parking spaces in lieu of the required 180 spaces, in order that additional the required 180 spaces, in order that additional thin the spaces, or its capacity of parking spaces, or its capacity of parking spaces, or its capacity of parking spaces, or its case of traffic circulation, neither is it notworthy in its abundance of green space, which 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 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, Truster J Dogo Q (95) PRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

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

July 9, 1976

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

Ret Z.A.C. Weeting, June 29, 1976 freat 261 fr

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

CL:JM:di

Charles Lee, Chief Bureau of Engineering Access Permits

By: J. "yers



Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204 Attention: Mr. Frank Hogans, Chairman Zoning Advisory Committee

Re: Property Owner: Gino's, Inc.

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

Zoning Agenda June 29, 1976

Furrount to your request, the referenced property has been surveyed by this Euroau and the comments below marked with an "x" are applicable and required to be corrected on incorporated into the final plans for the property.

- Fire hydrants for the soferonced property are required and shall be located at intervals of necessary of the soft shall be soft along an approved road in necessary with Bultimore County Standards as published by the Department of Public burks.
- ( ) 2. A regord means of vehicle access is required for the site.
- ( ) 3. Tre vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- 5. The buildings and attractures counting or proposed on the site shall comply with all applicable requirements of the lational Fire Pro-tection Association for the lational Fire Pro-lettion prior to computery.
- ( ) 6. Site plans are approved as drawn.
- (XI) 7. The Fire Prevention Bureau has no comments, at this time. Noted and Leage m Wegand

Reviewer H. A Brody Roted and Approved a Special Impection Division By

Battalion hief Fire Prevention Bureau

Date: July 1, 1976 -

BOARD OF EDUCATION OF BALTIMORE COUNTY

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

TOWSON, MARYLAND - 21204

: Item 261
Property Opener: Glea's, Inc.
Property Opener: SVC Lock Raven Bivd. 5 Taylor Ave.
Present Zoning: Bt. - CS.
Proposed Zoning: daviance to permit 178 parking spaces in lieu of the required 190 spaces.

District:

Dear Mr. DiNenna:

WNP/m1

No bearing on student population.

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



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

Item #261 (1975-1976)
Property Owner: Gino's, Inc.
S/W cor. Lock Rawen Blvd. a Taylor Ave.
Existing Zoning: Bi - CSA
Proposed Zoning: Nariance to parmit 178 parking spaces
in lies of the required 190 spaces.
Acress - 2.155 District; 91

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.

Baltimore County highway and utility improvements are as secured by Public Works Agreement 897408 executed in connection with Commercial Building Permit 604-74 (Project \$4081-130013) for the "Gino's and Rustler Restaurants".

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

Very truly yours, alsunt M. Din- Homa ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS cc: R. Morton (BLD. 604-74) P. Koch

N-NW Key Sheet 32 NE 8 Pos. Sheet NE 8 B Topo 70 Tax Map

MA. 21830
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 July 1976.



STEPHEN E COLLINS DIRECTOR

July 22, 1976

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

Re: Item 261 - ZAC - June 29, 1976 Item Zo. - Zo. - June 29, 1976
Property Owner: Gino's, Inc.
Location: SWC Lock Raven Blvd. 6 Taylor Avenue
Existing Zoning: BL - CS.
Proposed Zoning: Variance to permit 178 parking spaces in lieu of the req. 190 spaces Acres: 2.155

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 as... a reduction in the parking requirement can be expected to cause problems.

Archaef S. Flerreger Michael S. Flanigan Traffic Engineer Associate

Very truly yours,

MSFine

hattenore county
copariment of traffic angineering 10WSON, MARYLAND 21204

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

Ro: Item 261 - ZAC - June 29, 1976 Item 201 - 202 - une 27, 1970
Property Owner: Gino's, Inc.
Location: SN/C Lock 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 markines to the parking regulations is unjuntified 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

Very truly yours, Thechael S. Fleinigen Traffic Engineer Associate

July 22, 1976

HSF: no

deportment of traffic engineering TOWSON, MARYLAND 21204 (3011 494 3350 STEPHEN E. COLLINS

July 22, 1976

Hr. Eric S. Dillenna Zoning Commissioner County Office Building wson, Maryland 21204

Re: Jtem 261 - EAC - June 29, 1976 Property Owner: Gino's, Inc. Location: SW/C Loch Raven Blvd. £ Taylor Avenue Existing Zoning: 3L - CSA Proposed Zoning: 9L - CSA Proposed Zoning: Variance to permit 178 parking spaces in lieu of the req. 190 spaces Acres: 2.155

District: 9th

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.

Michael S. Flanigan Michael S. Flanigan Traffic Engineer Associate

MSFine

battimore county department of traffic engineering TOWSON, MARYLAND 21204 (301) 404-3950

STEPHEN E. COLLINS

July 22, 1976

Mr. Eric S. DiNenna Zoning Commissioner County Office building

Ro: Item 261 - ZAC - June 29, 1976 Property Owner: Gino's, Inc.
Location: SM/C Loch Raven Blvd. & Taylor Avenue
Existing Zoning: BL - CSA Proposed Zoning: Variance to parmit 178 parking spaces in lieu of th req.

Acres: 2.155 District: 9th

Doar Mr. Dillenna:

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 end a reduction in the parking requirement can be expected to cause problems.

Very truly yours. Michael 1.76 hours Michael &, Flanigan Traffic Engineer Asse

MSFine

department of health TOWSON, MARYLAND 2120 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

August 26, 1976

CAR 17.32 A NO 5/16/20

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

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

Property Denc: Cino's, loc.

SWC Lock Raven Blvd, 4 Taylor Ave.

Existing Coning: Bi - CSA
Proposed Zoning: Variance to permit 17s parking spaces.

Acres: 1 Section 1 Section 1 Section 2 Section 2 Section 2 Section 2 Sec

Matropolitan water and sewer are available. Zoning variance

requested. Very truly yours,

> Totom A Lever Thomas H. Devlin, Director Bureau of Environmental Services

HER: nha

August 26, 1975

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

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

Property Owner: Gine's, Inc.
Location: SN/C Loch Raven Blvd. & Taylor Ave.
Existing Zoning: BL - CSA Existing Zoning: BL - CSA
Proposed Zoning: Variance to permit 178 perking spaces
in lieu of the required 190 spaces.
Acres: 2.155
Niserice: 2.155 District:

Motropolitan water and sewer are available. Zoning variance requested.

Very truly yours,

Thomas H. Devlin, Director Bureau of Environmental Services

are the

Mr. S. Bric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Marylard 21204

Dear Mr. DiMenna:

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

Property Owner:
Location: SP/C Loch Raven Blvd. & Taylor Ave.
Existing Soning: Bi - CSA
Proposed Loning: Variance to parmit 17s parking spaces
Location: Across: 1 the Property Location of the required 100 spaces.

Across: 9th

Metropolitan water and sewer are available. Ioning variance requested.

Very truly yours, Thoms H. Delu

HER: bh

August 26, 1970

Thomas H. Devlin, Director Sureau of Environmental Services

August 26, 1976

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

Dear Mr. DiMenna:

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

Property Course: Gine's, Inc.
Lecation: SP/C Lock Ravon Blvd. E Taylor Ave.
Existing Icalag: 81 - CSA
Proposed County: Variance to parmit 175 parking spaces.
Acres: 150 - CSA
Lock County Coun

Metropolitan water and sewer are available. Zoning variance Very truly yours,

Thomas H. Dula

Thomas N. Pevlin, Director Bureau of Environmental Services

HER: hh

August 26, 1976

Mr. S. Bric DiNenus, Zoning Coumissioner Office of Planning and Zoning County Office Building Towsen, Maryland 21204

Dear Mr. DiNenna:

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

Property Owner: Gino's, Inc. Location: SM/C Loch Raven Blvd. 5 Taylor Ave.

Location: SW/C Lock haves nath, a legac fixisting Ioning: BL - CSA
Proposed Ioning: Variance to permit 178 parking spaces in lieu of the required 190 spaces.

Acres: 2 155

District:

Metropolitan water and sewer are available. Zoning variance

ery truly yours,

Thomas H. Devlin, Director Bureau of Environmental Services

HER: bb

#177-32-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

986	Date of Porting 7.29.76.  16. 1926 G. 16.66 B.M.
District	11 1536 A 11' AN'
Posted for Heary Made day	14. 19.16 6 16. 11. 11.
Petitioner Stenes 200	1 1 2/1/1 1 1/2/1
Location of property: Sfill John 4	CLL DANCE SESSO I SALA
Location of Signs I Lyn on So Lauche Blist,	at Rosen Bold + I Sign in
Remarks Posted by Mark H Mass Signature	Date of return. 8/5. /.74

3310

TOWSON MD 21204 July 29,

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance -- Gino's Inc. was inserted in the following:

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

1976

weekly newspapers published in Baltimore, County, Maryland, once a week for \_\_\_\_\_\_ successive weeks before the 16th day of Aug. 19 76, that is to say, the same was inserted in the issues of July 29, 1976.

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertizement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each at one time successive wastes before the 16th appearing on the 29th day of July 19.76

Cost of Advertisement, \$ ....

MICHGIA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

15th day of Your Petition has been received \* this\_ Received Check Filing Fee \$ 25

Cash

Zoning Commissioner

Submitted by Roseld Spillian Petitioner Joseph Switt Reviewed by Dicrecitte Petitioner's Attorney

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FILE CE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 38915

25.0 CMSC

DATE July 23, 1976 ACCOUNT 01-662

\$25.00

Remody-Bode Engineering, Inc., 2319 Md. Ave.

Petition for Variance for 3/ #77-32-4

285 0 22 JL 26

VALIDATION OR SIGNATURE OF CASHIER

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

Aug. 16, 1976

AMOUNT \$54.00

Cornick Rd., Burt Valley, Rd. 21031

2500 ARES 16

5 4.0 C MSC

No. 38944

VALIDATION OR SIGNATURE OF CASHIER







