PETITION FOR ZONING VAR ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY

I, or we, JABOR R. Peak 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.

255.1 hereby petition for a Variance from Section (238.2 No. order to permit a side yard set back of 19 feet in lieu of required 30 feet, and; Section 409, 2 b 3 to

permit 127 parking spaces in lieu of required 153 parking spaces.

of the Zenaga pepulates of ballower Court, in the Zenaga Lew of ballower Court, or the demonster tembers between provised difficulty in order to all lower lectioner to construct a small addition on side of building because interior fixtures preclude construction of addition in other location; proposed addition MILI require additional space for which there is no on site waniability; available to handle any increase generated by addition.

See attached description

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

L or we, agree to pay expents of above Variance advertising, posting, etc., upon filing of thisbean, and further agree to and rze to be bound by the zoning regulations and restrictions of the county adopted pursuant to tile Zoning Law For Baltimere County. James R. Peak 21111 Greenspring Prive

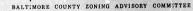
A. DiCicco 208 W. Pennsylvania Avenue 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 27th ...day

or this petition be advertised, as required by the Zening Law of Baltimere County, in two newspapers of general circulation throughout Baltimere County, that property be posted, and that the public bearing is had deferre the Zening Commissioner of Baltimere County in Room 198, County Office Balding in Townson, Political __day of September______1976__at _10130 clock

County, on the 8th 31. 27 76 PM

Zoning Commissioner of Baltimore County.



1

SUREAU OF REALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTMEN HOARD OF EDUCATION ZONING ADMINISTRAT INDUSTRIAL DEVELOPMENT

Robert A. DiCicco, Esq. 208 W. Pennsylvania Avenu Towson, Maryland 21204

RE: Variance Petition Re: Item 15 James R. Peak - Petitioner

August 30, 1976

Dear Mr. DiCicco:

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 nade aware of plane that the state of the zoning action requested, but to assure that all parties are nade aware of plane 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 zening.

This site, currently zoned M.L. and improved with a Steak & Ale restaurant and accessory parking area, is located on the north side of Timonium Road, approximately 172 feet east of Greenspring Drive.

Mijacent properties on the north side of Timonium Boad are similarly zoned and improved with a service relation to the west, and combination office/warehouse uses to the north and east of this site.

The petitioner is requesting a setback Variance of 19 feet in lieu of the required 30 feet and proposes an 18'x60' addition. As a result of this

Robert A. DiCicco, Esq. Re: Item 15 August 30, 1976 Page 2

construction an additional parking Variance to allow 127 spaces in lieu of the required 153 spaces is necessitated.

The site plan should be revised to differentiate between the evertes and proposed layout of the parting area. A cam in point is the parking area along the east properly line. The submitted site plan indicates can an event field count in considerably less. This considerably experience of the country of the control of the

The petitioner should not with particular interest the comments of the Bureau of I reserving concerning the location of the existing steer drain and sanitary sewer on this site.

This petition is accepted for fallow on the date of the enclosed filing certificate, became of the hearing date and time, which will be bet less than 90, nor more than 90 days after the dat. the filing certificate, will be forested to you mean near sture.

Middle B Commoder

MDC. TO

onglosur.

cc: Gerhold, Cross & Etzel 412 Delaware Avenue Towson, Md. 21204

ORDER RECEIVED FOR

August 19, 1976

Zoning Commissioner County Office Building

Name 115 [1978-1977]
Property (ween: James R. Peak
My Timnomis Bal, 173.9 F. Greenspring Dr.
Ekistin) Zoning: ML. - The Corenspring Dr.
Cryptone Zoning: ML. - The Corenspring
Cryptone Zoning
Cryptone Zoning spaces. Acres: 1.247 District: 8th

Dear Mr. DiNenna

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

Comments were supplied in connection with the Zoning Advisory Committee review of the Petitioner's adjoining site for Items #44 and #124 (1970-1971).

Baltimore County highway and utility improvements . . not directly involved.

Baltimore County Augusty and utility supervenemes are existing of the continuous and an in an indicated within the 10-foot utility easement nor in the usual live of the continuous and the continuous and the continuous and the continuous and any structure, including footings will be permitted within County right-od-way supervised and an exements. During the course of grading or continuous and an exementation of the county of the coun

This property is tributary to the Jones Palls Sanitary Sewer System, subject to State Department of Health requirements.

fery truly yours, ELISWORTH N. DIVER, P.E.

cc: R. Morton (BLD. #115-72)

5-NE Key Sheet 52 & 53 NW 3 & 4 Pos. Sheets NW 13 A Topo 60 Tax Map

August 5, 1976

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

Dear Mr. DiNesso

Comments on Item #15, Zoning Advisory Committee Meeting, August 3, 1976, are as follows:

Property Owner: Jones R. Peak
Location: N/S Timonium Root 172.5° E. Greenspring Drive
Estiring Zoning: M.L.-1.M.
Proposed Zoning: Veriance to permit a side serback of 15° in lisu of the required
30° and to permit 12° parking spaces in lieu of the required 153 spaces
Acres: 1,247
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments one 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 Zwenter

John L. Wimbley



Re: Property Owner: James R. Peek

Location: M/S Timonium Rd. 172.5' E. Greenspring Dr.

Item No. 15 Zoning Agenda August 3, 1976

Pursuant to your request, the referenced property has been surveyed by this Bursen 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 or ___feet along an approved road in accordance with Raitiners County Standards as published by the Department of Public Vorkes.

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

() 3. The vehicle dead-end condition shown at ECCEEDS the maximum allowed by the Pire 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 "Mife Safety Code", 1970 Edition prior to company,

() 6. Site plans are approved as drawn.

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

Planning Group
Special Inspection Division

Noted and Leonge Miningandt Battalion Chief Fire Prevention Bureau



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

August 16, 1976

Nr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Naryland 21204

Dear Mr. DiNannas

Comments on Item #15, Zoning Advisory Committee Meeting, August 3, 1976, are as follows:

Property Owner: James R. Peak Location: N/S Timonium Rd. 172.5' E Greenspring Dr. Esisting Zonium Rd. 172.5' E Greenspring Dr. Esisting Zonium Rd. 172.5' E Greenspring Dr. Proposed Zonium Rd. 172.5' In lieu of the required 30' and a parting paces in lieu of the required 35' apaces in lieu Acres: 1.247

Metropolitan water and sewer are existing. No health hazards anticipated.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HER: mh

Pursuant to the advergement, posting of pr	roperty, and public scaring on the above .
and it appearing that by reason of the following	finding of facts that strict compliance with
the Baltimore County Zoning Regulation	ons would result in practical difficulty and
unreasonable hardship upon the Petiti	oner
	acceptable to a select of the second
the above Variance should be had; and it further	er appearing that by reason of the granting of
the Yariances, requested not adversely	x affecting the health, safety and general
welfare of the community, Variances	to permit a side yard setback of 19 feet
instead of the required 30 feet, and 12	27 parking spaces instead of the required
153 parking spaces should be granted.	
Deputy IT IS ORDERED by the Zoning Commissions	er or Baltimore County this/
should be and the same are GRANTEI	te berein Petition for the aforementioned Variances
Planning and Zoning.	eparty and of Public of Green and the Office of
Pursuant to the advertisement, posting of pr	operty 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 Commissions	er of Baltimore County, thisday
of 197 that the abo	we Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & SONING

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

Your Petition has been received and

Petitioner's Attorney Behart on: Geshold, Cross & Pisel 612 Delaware Avenue Towers, Md. 21204

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: August 2, 1976

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

Z.A.C. Meeting of: August 3, 1976

Re: Item

Item 15
Property Omer: James R. Peak
Coction: Oxy Timenium Bd. 172.5' E. Greenspring Dr.
Coction: Oxy Timenium Bd. 172.5' E. Greenspring Dr.
Proposed Zoning: Variance to permit a side setback of 19' in
parking spaces in lieu of the required 30' and to permit 127
parking spaces in lieu of the required 153
spaces.

District:

No bearing on student population.

Very truly yours, W. Tick tetroul W. Nick Petrovich.

WNP/m1

ADDITUM M. WHEELEST SUFFICIENCE

August 5, 1976

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

No. Ten 17 - 20c - August 3, 1976
Property Configuration and State of State

Acres: 1.247 District: 8th

No major traffic problems are anticipated by the requested variance to the side yard.

The requested variar e to parking can be expected to cause some problem since the existing parking lot is being used to its capacity.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CURRESPONDENCE

TO. 5. Eric DiNenna, Zoning Commissioner Date. August 35, 1976

Norman E. Gerber, Acting Director of Planning

SUBJECT Petition 77-52

Petition for a Variance for Sile Yard and Off-Street Parking North side of Timonium Road 172.52 Feet East of Greenspring Drive. Petitioner - James R. Peak

8th District

HEARING: Wednesday, September 8, 1976 (10:30 A.M.)

here are no comprehensive planning factors requiring comment or this petition.

NEG - IGH - PM

Septembe: 15, 1976

Robert A. DiCicco, Esquire 208 West Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Variances N/S of Timonium Road, 172.52' E of Greenspring Drive - 8th Election James R. Peak - Petitioner NO. 77-52-A (Item No. 15)

Dear Mr. DiCicco:

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

GJM/mc

cc: John W. Hessian, III, Esquire

GERHOLD, CROSS & ETZEL Registered Professional Land Surr 412 DELAWARE AVENUE TOWSON, MARYLAND 2120

PAUL G. DOLLENDERS PPED N. DOLLENSE N

July 19, 1976

Zoning Description

All that piece or parcel of land Situate, lying and being in the Sighth Stattion District of Baltimore County, State of Maryland and described as follows to wit:

and described as follows to with

Beginning for the same on the north side of Finonium Bond at
a point North 55 degrees it minutes 28 seconds East 172,52 test
measured along the north side of Finonium Bond from the center of
the side of Finonium Bond and Finonium Bond
hinding on the outliness leaving Finonium Bond and running and
hinding on the outliness and distances 1411 Borth 22 degrees All
minutes 15 seconds when this 5,69 hour. Borth 67 degrees 18 minutes
when 25,64 forth and provided the side of the

Containing 1.247 Acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. August 30, 1976 FROM Norman E. Gerber, Acting Director of Planning

SUBJECT_Petition 77-52

Petition for a Variance for Side Yard and Off-Street Parking North side of Timonium Road 172.52 Feet East of Greenspring Drive. Petitioner - James R. Peak

8th District

HEARING: Wednesday, September 8, 1976 (10:30 A.M.)

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

NEG : JGH : FW

RE: PETITION FOR VARIANCE N/S of Timonium Rd. 172,52 feet E. of Greenspring Dr., 8th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES R. PEAK, Petitioner

: Case No. 77-52-A

......

ORDER TO ENTER APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Robert A. DiCicco, 203 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

W. Hessian J&









THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance--Peak

- ☐ Catonsville Times ☐ Dundalk 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

8th day of Sept. 19.76., that is to say, the same was inserted in the issues of Aug. 18, 1976.

STROMBERG PUBLICATIONS, INC.



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was appearing on the 19th day of 19. 76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Haryland 21264

Your Petition has been received * this 20 day of 197. Filing Fee \$ 25. Received __ Check __Cash

Petitioner Petitioner's Attorney D. Cicco

* This is not to be interpreted as acceptance of the Petition for

1-5,6N

77-52-A

CERTWICATE OF POSTING

RTMENT OF BALTIMORE COUNTY

Towns, Maryland

Date of Posting A u.G. 21, 1976

Posted for PETITION FOR VARIANCE

Petitioner TAMES R. PEAK

Location of property. N/S eF TINCKIED Pd 172.52 L SE

GREENSPRING DR. Location of Signer M/S OF TIMENIUM Bd 180 101- I of

GREEKSPRING DR.

Posted by Lecrosar To Para Date of return A . 27, 1976

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Aug. 12, 1976 ACCOUNT 01-662 Ave., formen, Ma. 21204 Potition for Variance for 25.00 MSC 36 6 58AN 13

BALTIMORE COUNTY, MARYLAND M. 38979 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Sept. 2, 1976 ACCOUNT 01-662 Ave., Towson, Md. 2120i.

Ave., Towson, Md. 2120i.

Avertising and posting or property for James

VALIDATION OR SIGNATURE OF CASHIE

1843 AREP 2 5225MK VALIDATION OR SIGNATURE OF CASHIER





