

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stemmers Run Contracting, 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 109B2.3 (b) to permit 9 spaces in lieu of the required 12 and 409.2 c (4) to permit a parking space to be located 0 feet from the right-of-way line in lieu of the required 8 feet. Section 232.1 (303.2) - To permit a front setback of 10 feet instead of the 15 feet required by the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate the nature and practical difficulty)

Practical development of the site cannot be accomplished while providing required parking within required set backs.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Stemmers Run Contracting, Inc.
Legal Owner
Address: 960 Hopkins Avenue
Baltimore, Md. 21221
Protestant's Attorney
William E. Sutton
Petitioner's Attorney
2115 Old Orama Rd. 21220
682-2266

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1977, at 11:00 o'clock A.M.

William E. Sutton
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 9-22-77
Posted for: Henry Mandy, Petitioner
Petitioner: Stemmers Run Contracting, Inc.
Location of property: SE corner of Eastern Ave. & Severaby Court
Location of Sign: 1 sign posted on SE corner of Eastern Ave. & Severaby Court
Remarks: Sign posted on SE corner of Eastern Ave. & Severaby Court
Posted by: Paul H. Noss Date of return: 10-6-77

RE: PETITION FOR VARIANCE
SE/corner of Eastern Ave. and
Severaby Court, 15th District
STEMMERS RUN CONTRACTING
COMPANY, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-85-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.
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of September, 1977, a copy of the foregoing Order was mailed to William E. Sutton, Esquire, 2115 Old Orama Road, Baltimore, Maryland 21220, Attorney for Petitioners.

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



November 16, 1977

William E. Sutton, Esquire
2115 Old Orama Road
Baltimore, Maryland 21220

RE: Petition for Variance
SE/corner of Eastern Avenue and
Severaby Court - 15th Election District
Stemmers Run Contracting, Inc. -
Petitioner
NO. 78-85-A (Item No. 30)

Dear Mr. Sutton:

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

Very truly yours,

Eric DiNenna
Zoning Commissioner

SED/af

Attachment

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: October 5, 1977
FROM: Leslie H. Grief, Director of Planning
SUBJECT: Petition 78-85-A. Petition for Variance for Front Yard and Off-Street Parking
Southeast corner of Eastern Avenue and Severaby Court.
Petitioner - Stemmers Run Contracting, Inc.
15th District

HEARING: Monday, October 17, 1977 (11:00 A.M.)

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

Leslie H. Grief
Director of Planning

LHGJGH:rw

David W. Dallas, Jr. CIVIL ENGINEER

Registered Professional Engineer & Land Surveyor

8715 OLD HANFORD ROAD
BALTIMORE, MD. 21286

AREA CODE 871
PHONE: 885-7682

ZONING DESCRIPTION

PROPERTY OF

STEMMERS RUN CONTRACTING, INC.

BEGINNING for the same at the point formed by the intersection of the southeast corner of Eastern Avenue (150 feet wide) with the northeast corner of Severaby Court (60 feet wide), thence running with and bounding on the northeast corner side of said Eastern Avenue north 51 degrees 48 minutes 15 seconds east 91.30 feet, thence running on outlines south 38 degrees 11 minutes 48 seconds east 72.42 feet and south 51 degrees 16 minutes 07 seconds west 91.13 feet, thence bounding on the northeast corner side of said Severaby Court north 38 degrees 19 minutes 50 seconds west 73.27 feet to the place of beginning.

CONTAINING 0.15 acres of land more or less.

July 14, 1977



OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 September 29 19 77

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Stemmers Run Contracting, Inc. - H-1386 was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 10th day of September 1977, that is to say, the same was inserted in the issues of September 29, 1977

STROMBERG PUBLICATIONS, INC.

BY: Erith Burge

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 October 27 19 77

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Stemmers Run Contracting, Inc. - H-1386 was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 10th day of October 1977, that is to say, the same was inserted in the issues of October 26, 1977

STROMBERG PUBLICATIONS, INC.

BY: Erith Burge



ORDER RECEIVED FOR FILING

4-58-86 #

11:00
10/1/77

#12
78-85-A
(Item No. 30)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Stemmers Run Contracting, 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 100-23 (3) to permit 9 spaces in lieu of the required 12 and 409.2 e (4) to permit a parking space to be located 0 foot from the right-of-way line in lieu of the required 8 feet.

Section 210-1 (204-2) - To permit a front setback of 11 feet instead of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: inadequate hardship or practical difficulty.

Practical development of the site cannot be accomplished while complying required parking within required lot lines.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Stemmers Run Contracting, Inc. Legal owner: Stemmers Run Contracting, Inc.

Address: 2115 Old Creek Road, Towson, Maryland 21204

Petitioner's Attorney: John W. Heslar, III Proponent's Attorney: John W. Heslar, III

ORDERED By The Zoning Commissioner of Baltimore County, this 15 day of October, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17 day of October, 1977, at 11:00 o'clock A.M.

John W. Heslar, III
Zoning Commissioner of Baltimore County

1977 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17 day of October, 1977, at 11:00 o'clock A.M.

John W. Heslar, III
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 5 Date of Posting: 10-18-77

Posted for: Henry Mundy, 2115 Old Creek Road, Towson, Md.

Petitioner: Stemmers Run Contracting, Inc.

Location of property: 2115 Old Creek Road, Towson, Md.

Location of Signs: Signs placed on 2115 Old Creek Road, Towson, Md.

Remarks: Signs on West St. from Baltimore Rd.

Posted by: John W. Heslar, III Date of return: 10-22-77

RE: PETITION FOR VARIANCE
SE/corner of Eastern Ave. and
Seversky Court, 15th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

STEMMERS RUN CONTRACTING
COMPANY, Petitioners

Case No. 78-85-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 date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 27th day of September, 1977, a copy of the foregoing Order was mailed to William R. Sutton, Esquire, 2115 Old Creek Road, Baltimore, Maryland 21204, Attorney for Petitioners.

John W. Heslar, III



November 16, 1977

William R. Sutton, Esquire
2115 Old Creek Road
Baltimore, Maryland 21204

RE: Petition for Variance
SE/corner of Eastern Avenue and
Seversky Court - 15th District
Stemmers Run Contracting, Inc. -
Petitioner
D.C. 78-85-A (Item 10-1)

Dear Mr. Sutton:

I, or we, on this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John W. Heslar, III
Zoning Commissioner

Respectfully

Attachment

cc: John W. Heslar, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 5, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 78-85-A, Petition for Variance for Front Yards and Off-Street Parking
Southeast corner of Eastern Avenue and Seversky Court,
Petitioner: Stemmers Run Contracting, Inc.
15th District

HEARING: Monday, October 17, 1977 (11:00 A.M.)

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

Leslie H. Graef
Director of Planning

LHG:JGH:ne

David W. Dallas, Jr.
CIVIL ENGINEER

8713 OLD HARFORD ROAD
BALTIMORE, MD 21234

AREA CODE 801
PHONE 665 7422

ZONING DESCRIPTION

PROPERTY OF

STEMMERS RUN CONTRACTING, INC.

BEGINNING for the same at the point formed by the intersection of the southeastermost side of Eastern Avenue (150 feet wide) thence running with and blinding on the southeastermost side of said Eastern Avenue north 51 degrees 48 minutes 10 seconds east 91.30 feet; thence running on outline south 18 degrees 11 minutes 48 seconds east 72.42 feet and south 51 degrees 16 minutes 01 seconds east 91.13 feet; thence blinding on the northwestermost side of said Seversky Court north 38 degrees 19 minutes 50 seconds west 73.27 feet to the place of beginning.

CONTAINING 0.15 acres of land more or less.

July 14, 1977



OFFICE OF
TIMES
NEWSPAPERS
TOWSON, MD 21204 September 29 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Stemmers Run Contracting, Inc. was inserted in the following

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 15th day of September, 1977, that is to say, the same was inserted in the issues of September 29, 1977.

STROMBERG PUBLICATIONS, INC.
BY Edith Langer



OFFICE OF
TIMES
NEWSPAPERS
TOWSON, MD 21204 October 27 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Stemmers Run Contracting, Inc. was inserted in the following

☐ Catonsville Times ☐ Towson Times

☐ Dundalk Times ☐ Arbutus Times

☒ Essex Times ☐ Community Times

☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 25th day of October, 1977, that is to say, the same was inserted in the issues of October 26, 1977.

STROMBERG PUBLICATIONS, INC.
BY Edith Langer



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 4, 1977

William P. Sutton, Esquire
2115 Old Orens Road
Baltimore, Maryland 21220

RE: Variance Petition
Item Number 30
Petitioner - Stemmers Run Contracting, Inc.

Dear Mr. Sutton:

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 ensure 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, which is known as the south-east corner of Eastern Avenue and Severasky Court, in the 14th Election District is currently zoned B.L.-C.S.-1. This unimproved wooded lot adjoining similarly zoned properties to the north, east and west, which are improved with commercial buildings, an existing service station and the Knights of Columbus, a non-profit organization. The property to the south which is zoned B.R. 16 is improved with existing apartments.

The property in question is the proposed site of a liquor store and an auxiliary use, a tag and title service.

William R. Sutton, Esquire
Page 2
Item Number 30
October 4, 1977

This Variance is required in order to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right-of-way line in lieu of the required 8 feet. An additional variance is required to permit a front setback of 10 feet in lieu of the required 20 feet.

Particular attention should be afforded to the comments made by the Bureau of Engineering and the State Highway Administration and the Department of Traffic Engineering. No provisions for storm drains have been indicated on the submitted site plan. Provisions for accommodating storm water or drainage must be indicated on future plans. Revised site plans should be submitted prior to the scheduled hearing date.

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 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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

M.S. DIANA TITTE
Planning & Zoning Associate III

NIC:Dirf

CC: Mr. David W. Dallas, Jr.
Civil Engineer
8108 Harford Road
Baltimore, Maryland 21234

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 23, 1977

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

Re: Item #30 (1977-1978)
Property Owner: Stemmers Run Contracting, Inc.
5/25 Eastern Ave. & Severasky Ct.
Existing Zoning: B.L.-C.S.-1
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right-of-way line in lieu of the required 8'.
Acres: 0.15 District: 14th

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.

Highways:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersection, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction and approval of the State in addition to those of Baltimore County.

Severasky Court is an existing public road. No further improvements are proposed at this time. The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream or the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Offsite storm water and drainage are directed onto this site via a flume along the southeast side of Eastern Boulevard.

Item #30 (1977-1978)
Property Owner: Stemmers Run Contracting, Inc.
Page 2
August 23, 1977

Storm Drains: (Cont'd)

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

An 8-inch public water main exists in Severasky Court and an 8-inch public sanitary sewer exists within Severasky Court and a 10-foot utility easement along the rear of this property, see drawing #49-0150, File 1. The proposed building location cannot be approved over the existing sewer line and easement. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County right-of-way or utility easements. The submitted plan does not indicate this sanitary sewerage or easement. The sewer line must be relocated or the building location changed.

Very truly yours,

Charles E. Dyer, P.E.
Chief, Bureau of Engineering

END/DM:PM:SS

cc: S. Billestri

1-SE Key Sheet
9 NE 11 Fee. Sheet
NE 3 H Type
90 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

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

Dear Mr. DiNenna:

Comments on Item #30, Zoning Advisory Committee Meeting, August 9, 1977, are as follows:

Property Owner: Stemmers Run Contracting, Inc.
Location: SE/C Eastern Avenue and Severasky Court
Existing Zoning: B.L.-C.S.-1
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right of way line in lieu of the required 8'.
Acres: 0.15
District: 14th

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 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
Planner III
Project and Development Planning

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN COLLINS
DIRECTOR

August 31, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 30 - ZAC - August 9, 1977
Property Owner: Stemmers Run Contracting, Inc.
Location: SE/C Eastern Ave. & Severasky Ct.
Existing Zoning: B.L.-C.S.-1
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right of way line in lieu of the required 8'.
Acres: 0.15
District: 14th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Harison
Traffic Engineer Associate

MSF:CMW

September 13, 1977

baltimore county
department of public works
TOWSON, MARYLAND 21204
(301) 627-7310

Paul H. Heinke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nicholas Commodari, Chairman,
Zoning Advisory Committee

Re: Property Owner: Stemmers Run Contracting, Inc.
Location: SE/C Eastern Ave. & Severasky Ct.
Item No. 30
Zoning Agenda August 9, 1977

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments later outlined 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 _____

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code before 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 "Fire Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Paul H. Heinke*
Planning Group
Special Inspector of Station

Noted and Approved: *George M. Haggard*
Deputy Chief
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3410

JOHN D. SEVERETT
DIRECTOR

August 2, 1977

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

Dear Mr. DiNenna:

Comments on Item # 30 Zoning Advisory Committee Meeting, August 9, 1977 are as follows:

Property Owner: Stemmers Run Contracting Inc
Location: SE/C Eastern Ave & Severasky Court
Existing Zoning: B.L.-C.S.-1
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right of way line in lieu of the required 8'.
Acres: 0.15
District: 14th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes, including the State Handicap Act.
- A building permit shall be required before construction can begin.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- Wood frame walls are not permitted within 10" of a property line. Concrete Building Department if distance is between 10" and 60" of property line.
- Provide fire wall's at property line "0" setback. Exist shall satisfy Building and Fire Code.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Dyer
Charles E. Dyer
Plains Review Chief
CDB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August, 1977

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

Z.A.C. Meeting of: August 9, 1977

RE: Item No: 30
Property Owner: Stemmers Run Contracting, Inc.
Location: S.W. Eastern Ave. & Severnsky Ct.
Present Zoning: B.L.C. 3-1
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 12 and to permit a parking space to be located 0' from the right of way line in lieu of the required 5'.

District: 14th
No. Acres: 0.15

Dear Mr. DiNenna:

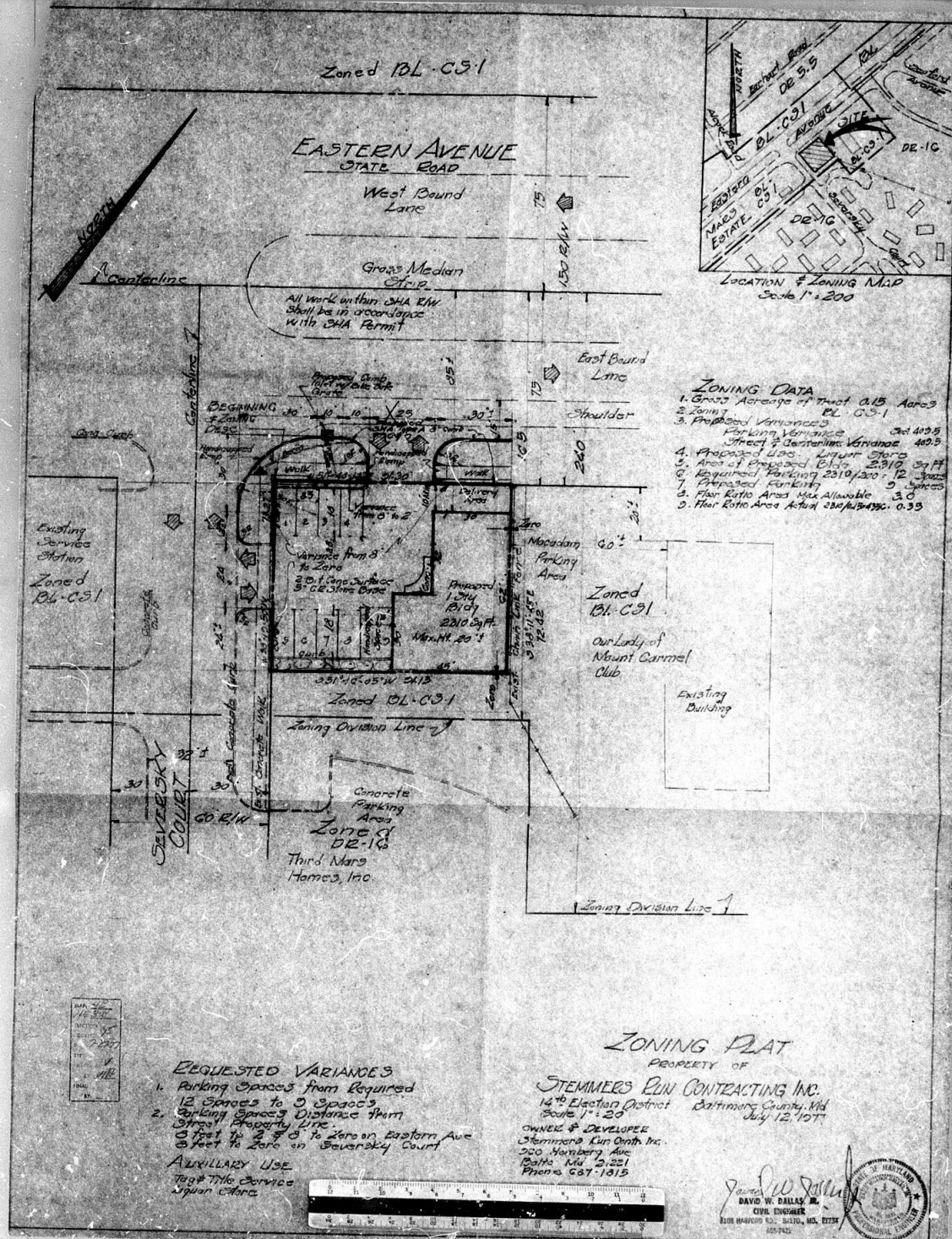
No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

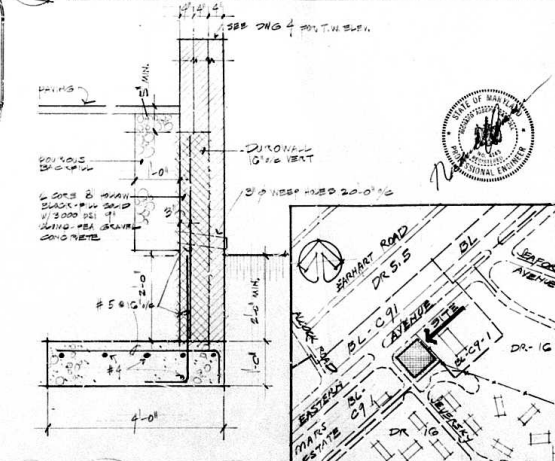
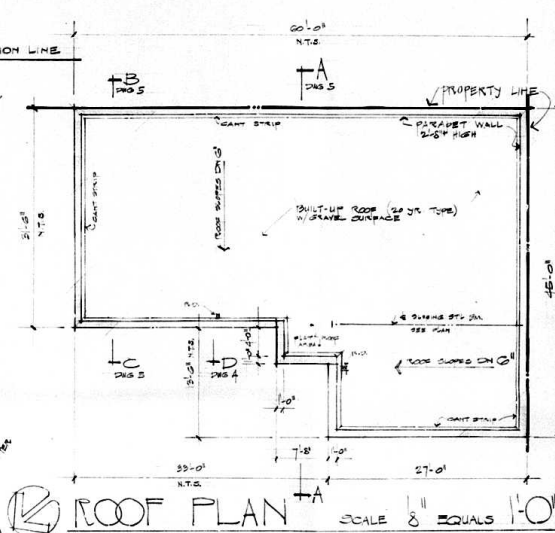
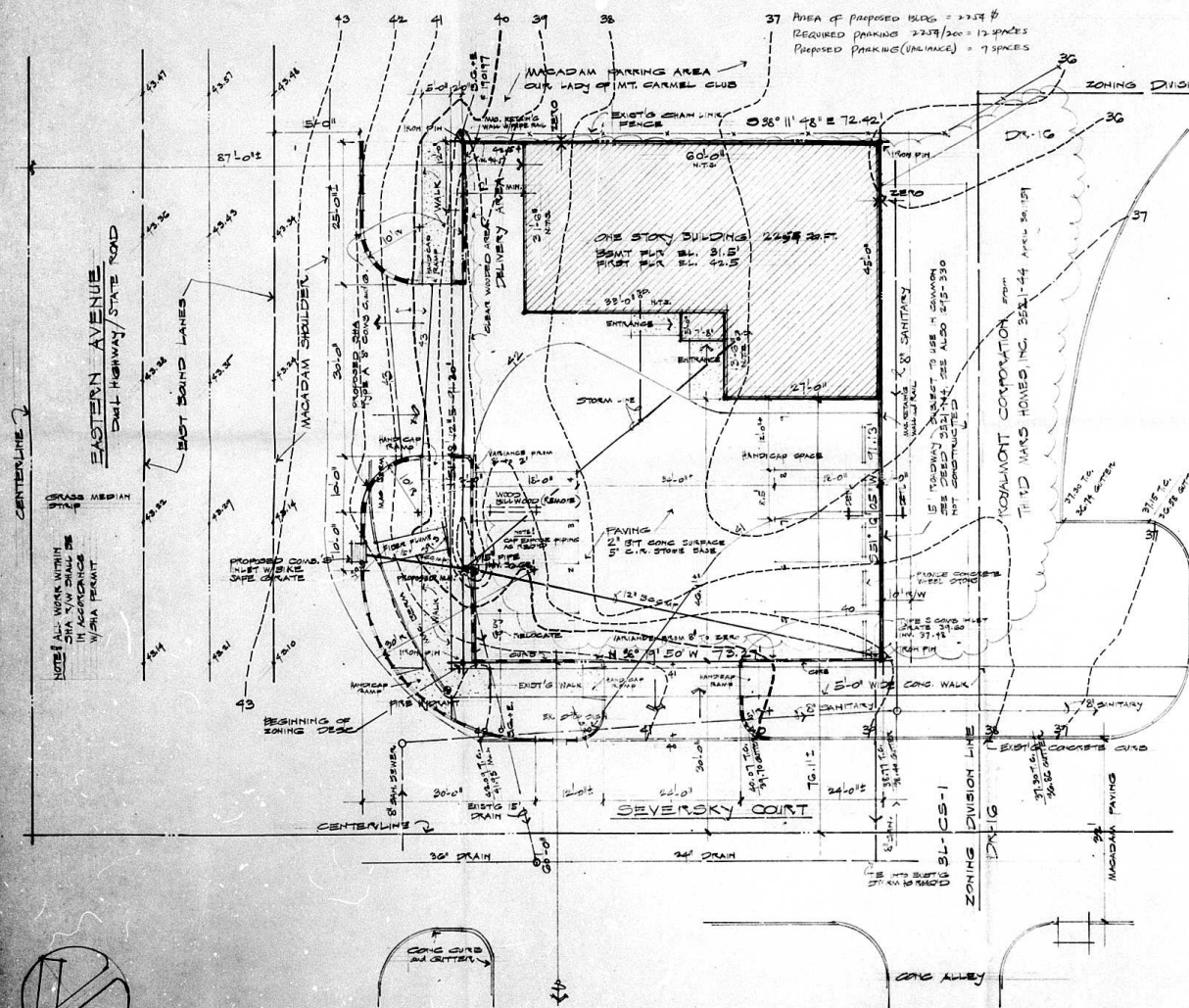
NNP/bp

JOSEPH N. WILSON, PRESIDENT
T. HARVEY WILLIAMS, JR., VICE PRESIDENT
MARION W. WILSON, SECRETARY
THOMAS H. ROYER, TREASURER
MAX L. LINDSEY, CHAIRMAN
ROBERT W. HANCOCK, VICE CHAIRMAN
ALVIN LORICK, CLERK
MISS WILSON & SMITH, JR.
NICHOLAS H. TRACY, D.D.M.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5-16-78
78-85-A

1. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of this project. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of this project. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of this project.



SITE PLAN SCALE 1" EQUALS 10 FEET

NOTE: N.T.S. = NOT TO SCALE

ARCHITECTURAL REGISTRATION BOARD
STATE OF MARYLAND

LIQUOR STORE
EASTERN AVENUE
Baltimore County, MD.

IANNIELLO, HOFMANN and ASSOCIATES, INC.
118 POTOMAC BUILDING
MARYLAND EXECUTIVE PARK
8600 LUSALLE ROAD TOWSON, MD. 21204

ARCHITECTS 321.01/84

GLEN ARM CONSTRUCTION CO.
11109 OLD CARRIAGE ROAD
GLEN ARM, MD. 21037

DRAWING TITLE
SITE PLAN

SCALE: AS SHOWN
CWM NO.: 7805
DATE: MAY 1, 1978 DWG NO.: 1 OF 1

REV. APRIL 17, 1978