3/23/78

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

78-153-A
#70

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Towson Enterprises, 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 238.1 to permit and validate an existing non-conforming front yard of Ten (10) feet in lieu of the required twenty-five (25) feet and a building forty-five (45) feet from the center line of a street (Joppa Road) in lieu of the required fifty (50) feet; and from Section 238.2 to permit and validate an existing side yard of three (3) feet in lieu of the required thirty (30) feet; and from Section 238.2 to permit a new motel addition with a side yard of zero (0) feet in lieu of the required thirty (30) feet ~~[illegible] commercially zoned and developed property~~; and from Section 238.2 to permit and validate an existing rear yard of seventeen (17) feet in lieu of the required thirty (30) feet.** Section 303.2 to permit and validate an existing nonconforming front yard of ten (10) feet in lieu of the required thirty and one-half (30.5) feet based upon the setback averages of structures on adjoining properties; ~~XXXXXXXXXXXX~~

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

(1) Strict compliance with the Regulations will cause the Petitioner practical difficulty and unreasonable hardship in that the existing Towson East Motel was built at a time when the site was in large part zoned BL, while the proposed small addition is the only expansion area available.

(2) That the requested variances are in harmony with the spirit and intent of the Regulations, and will in no way adversely affect the health, safety and general welfare of the area involved.

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
Address

TOWSON ENTERPRISES, INC.
Towson Enterprises Inc
By Morton G. Baraff Pres
Legal Owner
Address 1507 E Joppa Road
Towson Maryland

James D. Nolan
James D. Nolan
Nolan, Plumhoff & Williams
Petitioner's Attorney
Nolan, Plumhoff & Williams
Address 204 West Pennsylvania Avenue
Towson, Maryland 21204 823-7800

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of December, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of January, 1978 at 1:45 o'clock P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

DEC 27 '77 PM
OFFICE OF PLANNING & ZONING
By

1:45 P
1/30/78

ORDER RECEIVED FOR FILING
DATE February 27, 1978
BY

MAP NE 4-C
DISTRICT 9
5-12-78

TOWSON ENTERPRISES, INC. #78-153-A
S/S of Joppa Rd. 510' W of Pleasant Plains Rd.
9th

#78-153-A
#70

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Joppa Rd. 510' W of Pleasant Plains Rd., 9th District : OF BALTIMORE COUNTY

TOWSON ENTERPRISES, INC., Petitioners : Case No. 78-153-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. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the aforegoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff and Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

JAN 11 '78
ZONING
By

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner
Date January 16, 1978
FROM Leslie H. Graef, Director of Planning
ITEM #70
SUBJECT Petition #78-153-A. Petition for Variance for Front, Side and Rear Yards.
South side of Joppa Road 510 feet West of Pleasant Plains Road
Petitioner - Towson Enterprises, Inc.
9th District

HEARING: Monday, January 30, 1978 (1:45 P.M.)

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

LHG
Leslie H. Graef
Director of Planning

LHG:JGH:rw

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

February 27, 1978

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
S/S of Joppa Road, 510' W of Pleasant Plains Roads -
9th Election District
Towson Enterprises, Inc. - Petitioner
NO. 78-153-A (Item No. 70)

Dear Mr. Nolan:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

MCA
MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 · Tel. (301) 823-0900
Cable address - MCAENGR

To contact the writer direct call
(301) 321-

DESCRIPTION

1.103 ACRE PARCEL, "TOWSON EAST MOTEL", SOUTH SIDE OF JOPPA ROAD, WEST OF PLEASANT PLAINS ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Yard Variance

Beginning for the same at a point on the south side of Joppa Road, seventy feet wide, at the distance of 510 feet, more or less, as measured westerly along said south side of Joppa Road from its intersection with the center line of Pleasant Plains Road, sixty feet wide, running thence binding on said south side of Joppa Road, (1) S 81° 12' 25" W 140.03 feet, thence (2) S 08° 47' 35" E 147.74 feet, thence binding on the northeast side of a 16 foot alley shown on "Plat One of Section Four, Loch Raven Manor" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 24, page 59, (3) southeasterly, by a curve to the right with the radius of 1039.69 feet, the arc distance of 296.84 feet, the chord of said arc being S 80° 01' 12" E 295.83 feet, thence

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(4) N 65° 43' 50" E 21.99 feet, thence binding on the northwest side of another 16 foot alley shown on the aforementioned plat, (5) N 22° 53' 00" E 159.36 feet, thence two courses: (6) S 83° 06' 30" W 244.92 feet, and (7) N 08° 53' 30" W 93.32 feet to the place of beginning.

Containing 1.103 acres of land, more or less.

HGW:mps
J.O. 1-67189-A
W.O. 18672-C
9/20/77

PAUL LEE
No. 4847

6

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Nolan, Plumhoff &
Williams
204 W. Pennsylvania Av.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

ITEM #70

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. Eric DiNenna
S. ERIC DiNENNA,
Zoning Commissioner

Owner(s) Name: Towson Enterprises, Inc.
Reviewed by: NICHOLAS B. COMMODARI,

cc: MCA Engineering Corp.
1020 Cromwell Bridge Rd.
Towson, Maryland 21204

ORDER RECEIVED FOR FILING
DATE February 27, 1978

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 Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely effecting the health, safety, and general welfare of the community, Variances to permit a front yard of 10 feet instead of the required 25 feet, a building 45 feet from the center line of a street (Joppa Road) instead of the required 50 feet, to permit and validate an existing side yard of 3 feet instead of the required 30 feet, a new motel addition with a side yard of zero feet instead of the required 30 feet, and to permit and validate an existing nonconforming front yard of 10 feet instead of the required 30.5 feet, based upon the setback averages of structures on adjoining properties, should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of February, 1978, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oOo

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

December 6, 1977

James D. Nolan, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item Number 70
Petitioner - Towson Enterprises

Dear Mr. Nolan:

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 suitability of the requested zoning.

Located on the south side of Joppa Road, just east of Danway Road in the 9th Election District, this B.R. zoned property is currently improved with the facilities of the Towson East Motel. Adjacent properties to the east and west consist of a tire store and gas station, respectively, while row homes exist immediately to the rear of this site. Because of your client's proposal to construct a four-room addition to the side of the existing structure within 0' of the northerly property line, this Variance is necessitated. As indicated in previous conversation with Mr. Williams, the non-conforming setbacks of the existing structure are also included with this request in order to "legalize" these setbacks.

James D. Nolan, Esquire
Page 2
Item Number 70
December 6, 1977

I have been unable to schedule this petition for a hearing date because the required front setback cannot be determined until the setbacks of the tire store to the east and the canopy to the west are dimensioned to the front property line. I verbally indicated this to Mr. Williams earlier and for this reason I did not forward formal written comments. However, since the site plans were not revised, I have now decided to do so.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 30, 1977

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

Re: Item #70 (1977-1978)
Property Owner: Towson Enterprises, Inc.
S/S Joppa Rd. 510' W. Pleasant Plains Rd.
Existing Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Rd. in lieu of the required 25' and 50', respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.
Acres: 1.103 District: 9th

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.

General:

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

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Ellsworth N. Diver / ecmco
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Munchel

N-NW Key Sheet
36 NE 9 Pos. Sheet
NE 9 C Topo
70 Tax Map

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

November 1, 1977

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 #70, Zoning Advisory Committee Meeting, October 18, 1977, are as follows:

Property Owner: Towson Enterprises, Inc.
Location: S/S Joppa Road 510' W Pleasant Plains Road
Existing Zoning: B.R. and B.R.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Road in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.
Acres: 1.103
District: 9th

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 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 L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

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

STEPHEN E. COLLINS
DIRECTOR

October 27, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 70 - ZAC - October 18, 1977
Property Owner: Towson Enterproses, Inc.
Location: S/S Joppa Rd. 510' W Pleasant Plains Rd.
Existing Zoning: B.R. & B.R.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Rd. in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.
Acres: 1.103
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/cmw

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baltimore county
department of health
TOWSON, MARYLAND 21204

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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #70, Zoning Advisory Committee Meeting of October 18, 1977 are as follows:

Property Owner: Towson Enterprises, Inc.
Location: S/S Joppa Road 510' W Pleasant Plains Road
Existing Zoning: B.R. and B.R. - C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Road in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'
Acres: 1.103
District: 9th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:jlr

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baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Towson Enterprises, Inc.

Location: S/S Joppa Rd. 510' W Pleasant Plains Rd.

Item No. 70 Zoning Agenda Meeting of 10/18/77

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 ________ 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 ________________ 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.

(x) 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.

Reviewer: Lt. J. Kelly
Planning Group
Special Inspection Division

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

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

October 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 70 Zoning Advisory Committee Meeting, October 18, 1977 are as follows:

Property Owner: Towson Enterprises, Inc
Location: S/S Joppa Road - 510' W. Pleasant Plains Road
Existing Zoning: B.R. & B.R. - C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Rd. in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.
Acres: 1.103
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. 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.
- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ____________.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CEB:rrj

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

January 18, 1978

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

Dear Mr. DiNenna:

REVISED

Comments on Item # 70 Zoning Advisory Committee Meeting, January 10, 1978 are as follows:

Property Owner: Towson Enterprises, Inc
Location: S/S Joppa Road - 510' W. Pleasant Plains Road
Existing Zoning: B.R. & B.R. - C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of of Joppa Rd in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.
Acres: 1.103
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. 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.
- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. Height & area requirements and type of construction shall be documented by a registered architect before any further consideration by this department.
- ☐ G. Requested setback variance appears to conflict with the Baltimore County Building Code. See Section Table 6 Sect 308.0, 308.3

Very truly yours,

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY
TOWSON, MARYLAND · 21204

Date: October 14, 1977

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

Z.A.C. Meeting of: October 18, 1977

RE: Item No: 70
Property Owner: Towson Enterprises, Inc.
Location: S/S Joppa Rd. 510' W Pleasant Plains Rd.
Present Zoning: B.R. & B.R.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 10' and 45' from the center of Joppa Rd. in lieu of the required 25' and 50' respectively and side setbacks of 0' and 3' in lieu of the required 30' and a rear setback of 17' in lieu of the required 30'.

District: 9th
No. Acres: 1.103

Dear Mr. DiNenna:

No bearing on student population.

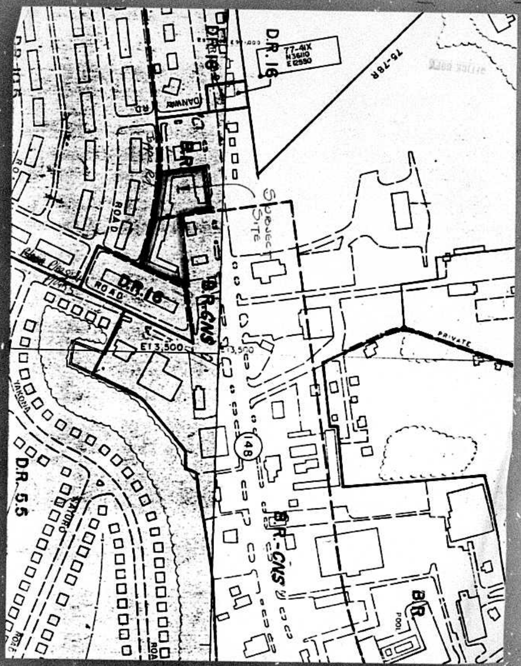
Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT



PETITION FOR A VARIANCE
9th DISTRICT

ZONING: Petition for V[illegible]ce for Front, Side and Rear [illegible]rds.
LOCATION: South side of Joppa Road 510 feet West of Pleasant Plains Road.
DATE & TIME: Monday, January 30, 1978 at 1:45 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard of 10 feet instead of the required 25 feet; and to permit a building 45 feet from the centerline of a street (Joppa Road) instead of the required 50 feet; and to permit and validate an existing side yard of 3 feet instead of the required 30 feet; and to permit a new motel addition with a side yard of zero feet instead of the required 30 feet; and to permit and validate an existing nonconforming front yard of 10 feet instead of the required 30.5 feet base upon the setback averages of structures on adjoining properties.

The Zoning Regulations to be excepted as follows.

Section 238.1—Front Yards—25 feet
Section 238.2—Side and Rear Yards—30 feet
Section 303.2—In B.L., B.M. and B.R. Zones the front yard depth of any building hereafter erected shall be the average of; the front yard depths of the lots immediately adjoining on each side.

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

This Description is for Yard Variance

Beginning for the same at a point on the south side of Joppa Road, seventy feet wide, at the distance of 510 feet, more or less, as measured westerly along said south side of Joppa Road from its intersection with the center line of Pleasant Plains Road, sixty feet wide, running thence binding on said south side of Joppa Road, (1) S 81° 12' 25" W 140.00 feet, thence (2) S 08° 47' 35" E 147.74 feet, thence binding on the northeast side of a 16 foot alley shown on "Plat One of Section Four, Loch Raven Manor" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 24, page 59, (3) southeasterly, by a curve to the right with the radius of 1029.69 feet, the arc distance of 296.84 feet, the chord of said arc being S 80° 01' 12" E 295.83 feet, thence (4) N 65° 43' 50" E 21.99 feet, thence binding on the northwest side of another 16 foot alley shown on the aforementioned plat, (5) N 22° 53' 00" E 159.36 feet, thence two courses: (6) S 83° 06' 30" W 244.92 feet, and (7) N 06° 53' 30" W 93.32 feet to the place of beginning.

Containing 1.103 acres of land, more or less.

Being the property of Towson Enterprises, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 30, 1978 at 1:45 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

Jan. 12.

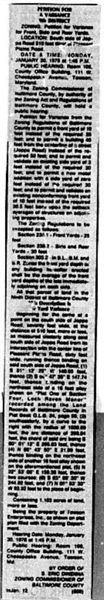
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., [illegible] of one time ~~successive weeks~~ before the 30th day of January 1978, the [illegible] publication appearing on the 12th day of January 1978.

THE JEFFERSONIAN,
G. Frank Struthers
Manager.

Cost of Advertisement, $________



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 12 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Towson Enterprises, Inc. 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 12th day of January 1978, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.
BY Esther Burger

CERTIFICATE OF POSTING

#78-153-A

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 1-12-78
Posted for: Hearing Monday Jan. 30, 1978 @ 1:45 P.M.
Petitioner: Towson Enterprises Inc
Location of property: S/S of Joppa Rd ~~[illegible]~~ 510' W. of Pleasant Plains Rd
Location of Signs: 2 Signs Posted in front of Existing motel facing of Joppa Rd.
Remarks:
Posted by: Merl H. Hess (Signature)
Date of return: 1-19-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of October 1977. Filing Fee $ 25.00. Received ✓ Check
__ Cash
__ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: [illegible] Blacoff, Pres Towson Enterprises
Submitted by: Jane Tyrie
Petitioner's Attorney: James Nolan
Reviewed by: Diana [illegible]

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

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

No. 65425

DATE: Jan. 30, 1978
ACCOUNT: 01-662
AMOUNT: $75.00
RECEIVED FROM: Messrs. Nolan, Plumhoff and Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Towson Enterprises, Inc.———#78-153-A

825 22 JAN 31 75.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF F[illegible]NCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57394

DATE: January 5, 1978
ACCOUNT: 01-662
AMOUNT: $25.00
RECEIVED FROM: Messrs. Nolan, Plumhoff and Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR: Petition for Variance for Towson Enterprises, Inc. #78-153-A

004 6 JAN 10 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

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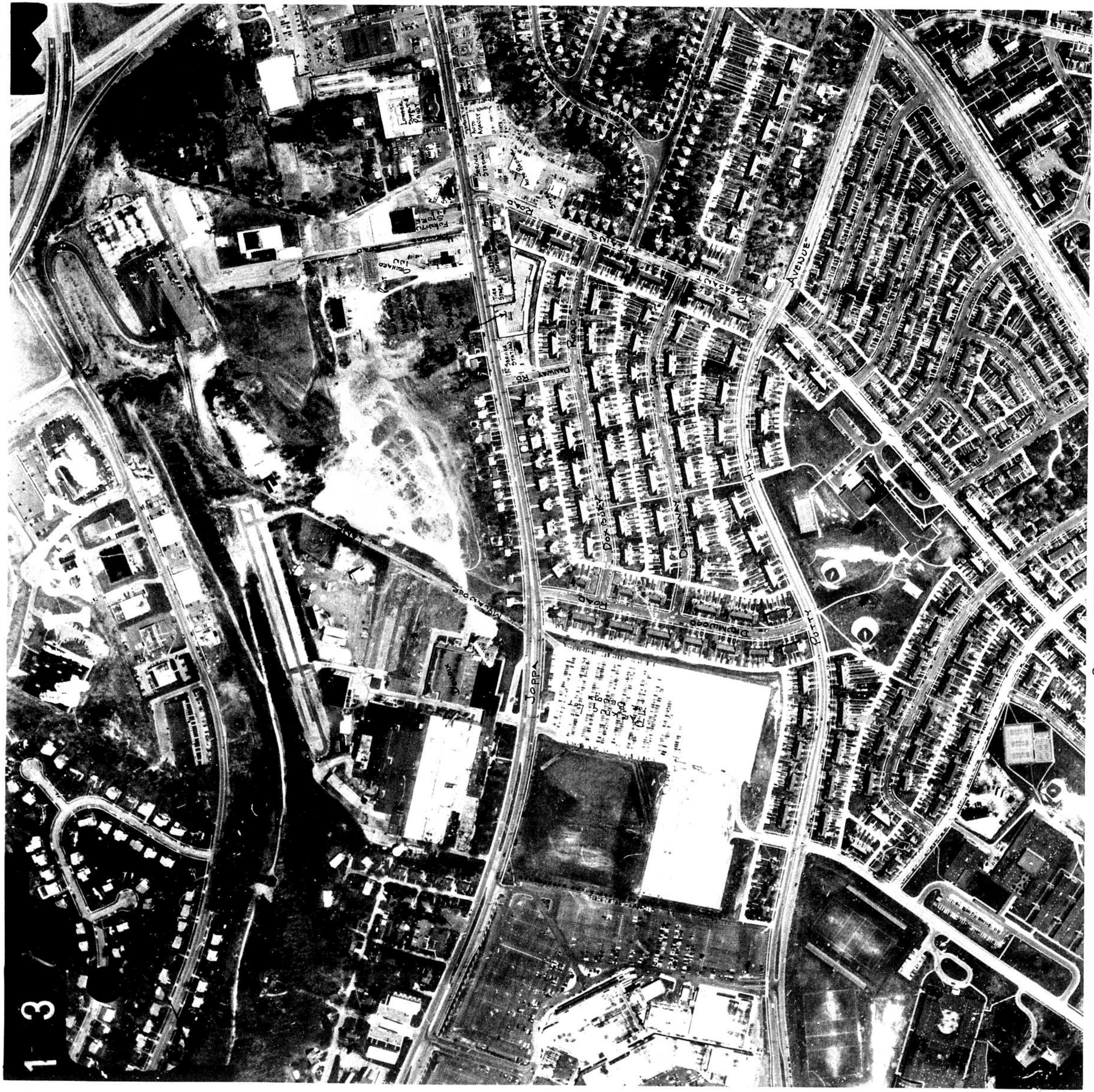
baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204

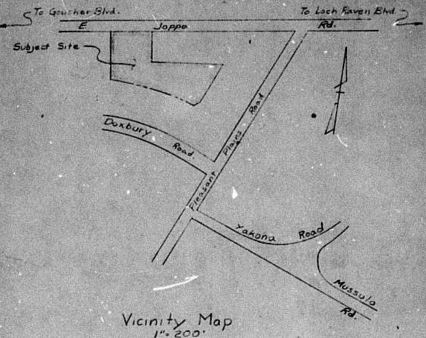


17-4 NW

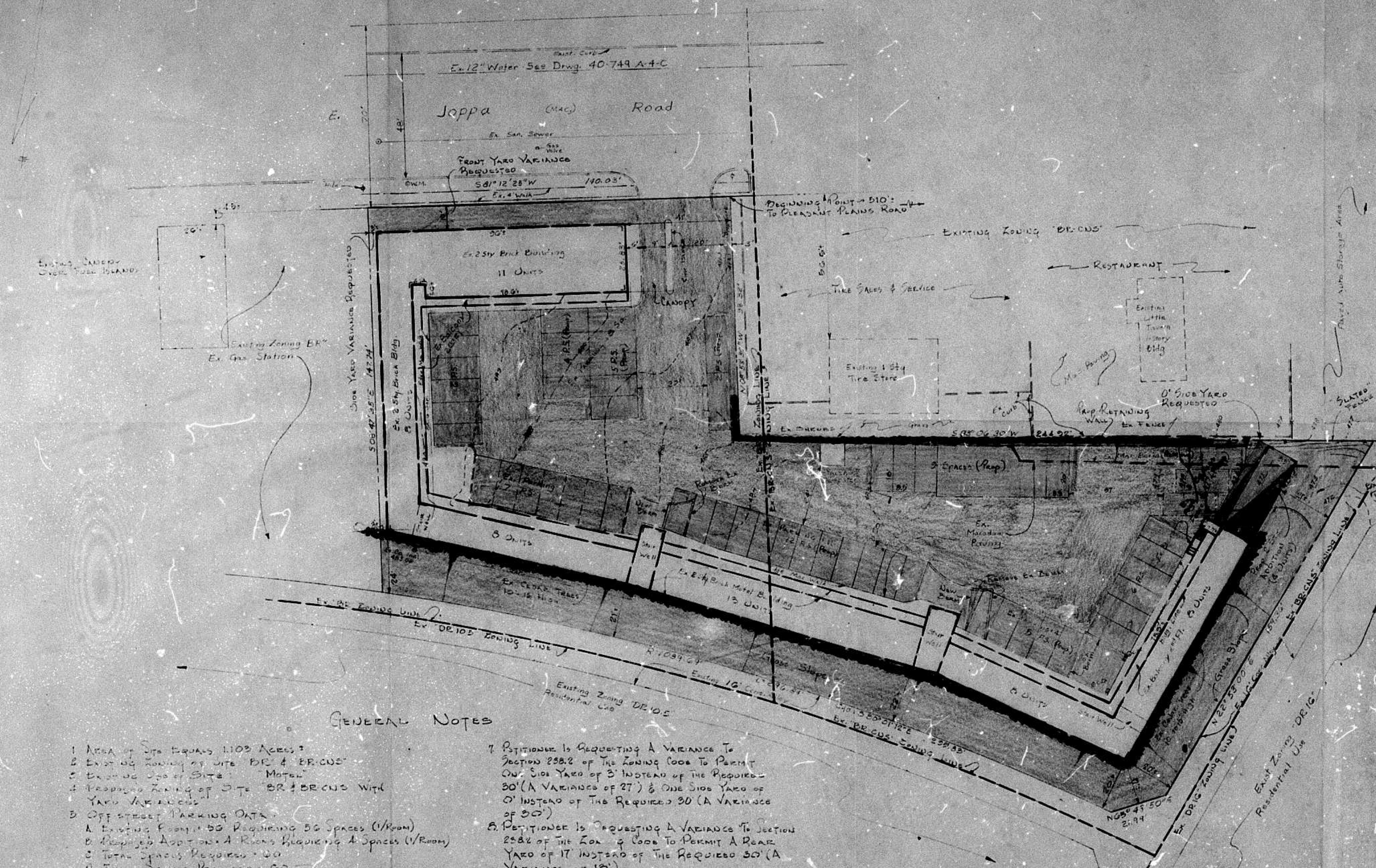
Pet. Exhibit 2

#2

Scale 1"=200'



Vicinity Map
1"=200'



GENERAL NOTES

1. Area of Site Equals 1.103 Acres ±
2. Existing Zoning of Site "BR" & "BR-CNS"
3. Existing Use of Site "Motel"
4. Proposed Zoning of Site "BR & BR-CNS With Yard Variances"
5. Off-street Parking Data:
   - A. Existing Rooms: 56 Requiring 56 Spaces (1/Room)
   - B. Proposed Addition: 4 Rooms Requiring 4 Spaces (1/Room)
   - C. Total Spaces Required: 60
   - D. Total Spaces Proposed: 60
6. Petitioner Is Requesting A Variance To Section 238.1 of The Zoning Code To Permit A Front Yard of 10' Instead of The Required 25' (A Variance of 15') And To Permit A Building To Be 45' From The Center Line of A Street Right of Way Instead of The Required 50' (A Variance of 5') And/Or From Section 303.2 To Permit & Validate An Existing Nonconforming Front Yard of Ten (10) Feet In Lieu Of The Required Thirty and One-Half (30.5) Feet Based Upon The Setback Averages of Structures On Adjoining Properties.
7. Petitioner Is Requesting A Variance To Section 238.2 of The Zoning Code To Permit One Side Yard of 3' Instead of The Required 30' (A Variance of 27') & One Side Yard of 0' Instead of The Required 30' (A Variance of 30')
8. Petitioner Is Requesting A Variance To Section 238.2 of The Zoning Code To Permit A Rear Yard of 17' Instead of The Required 30' (A Variance of 13')

PETITIONER'S EXHIBIT #1

Plat To Accompany Petition
For
Yard Variances
At
Towson East Motel

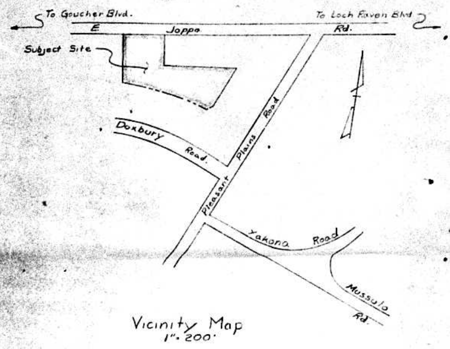
Election District 9
Scale: 1"=20'

Baltimore County Md.
Date: Sept. 9, 1977
Revised: Dec. 21, 1977

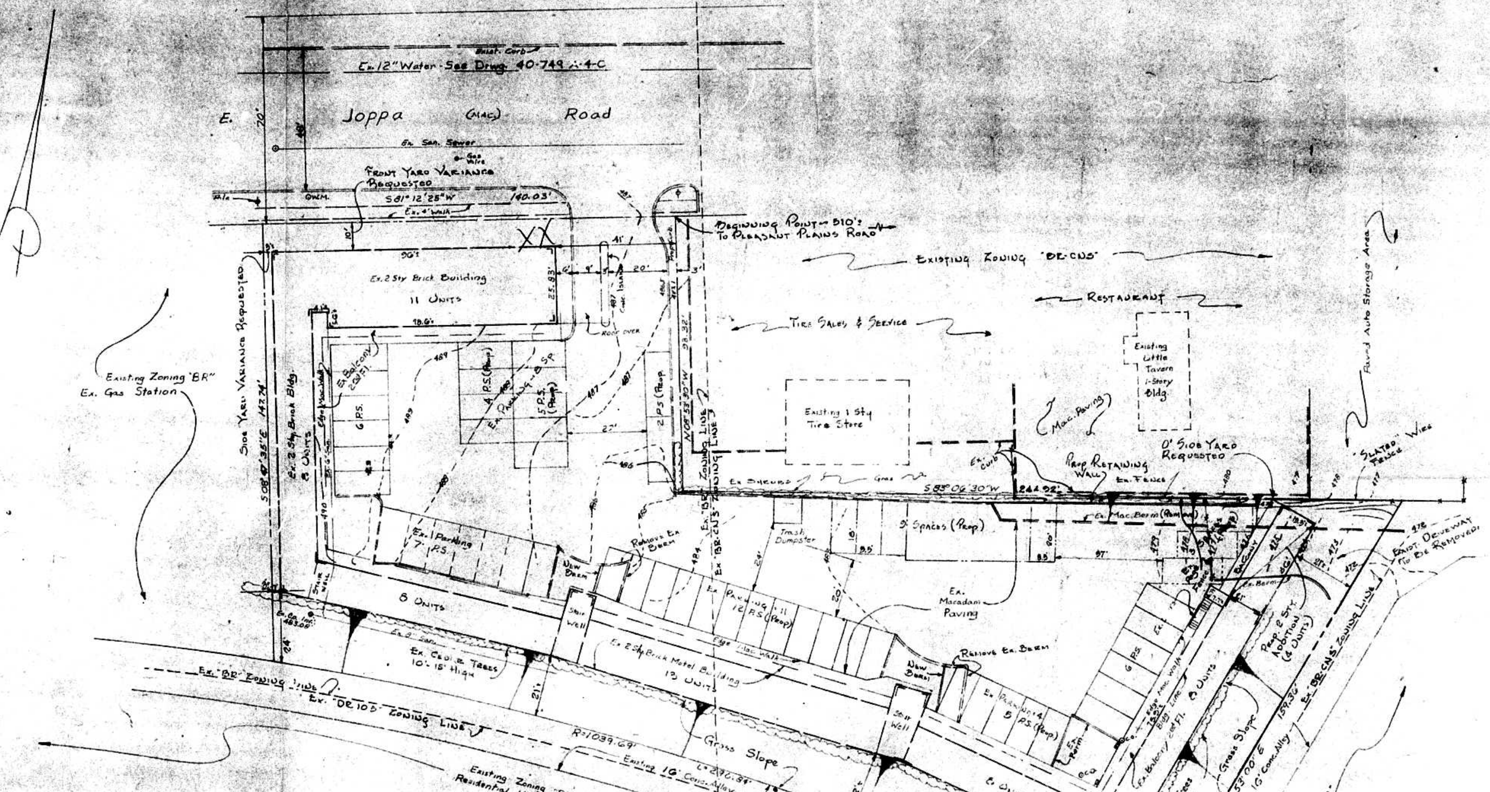
EX. #1

KIDDE
KIDDE CONSULTANTS, INC

J.O. 67189-A
W.O. 18671-C



Vicinity Map
1" = 200'



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MCA

MCA ENGINEERING CORP.
CROMWELL BRIDGE ROAD
BALTIMORE, MD. 21204

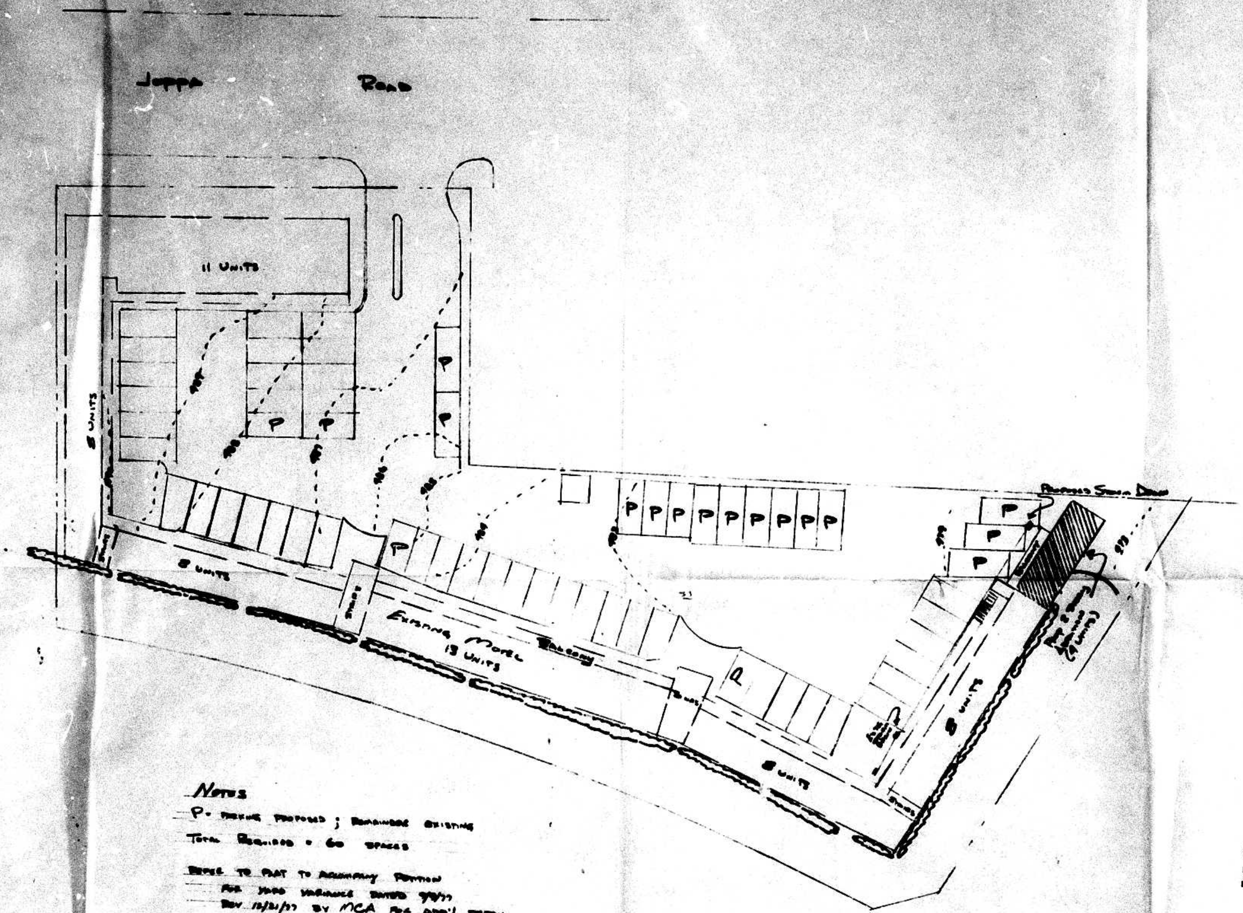
Plat To Accompany Petition For Yard Variances At Towson East Motel

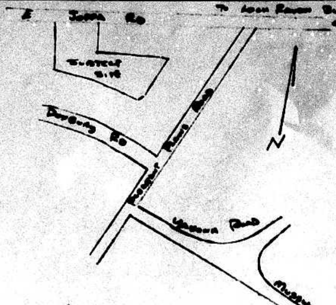
Election District 9
Scale: 1" = 20'

Baltimore County, Md.
Date: Sept. 4, 1977

Rd Plat

J.O. 67189-A
W.O. 15671-C





Vicinity Map
1"=2300'

Notes

P = Parking Proposed ; Remainder Existing

Total Required = 60 Spaces

Refer to Plat to Accompany Petition
For Yard Variance Dated 9/8/77
Rev 12/21/77 by MCA for Add'l Detail

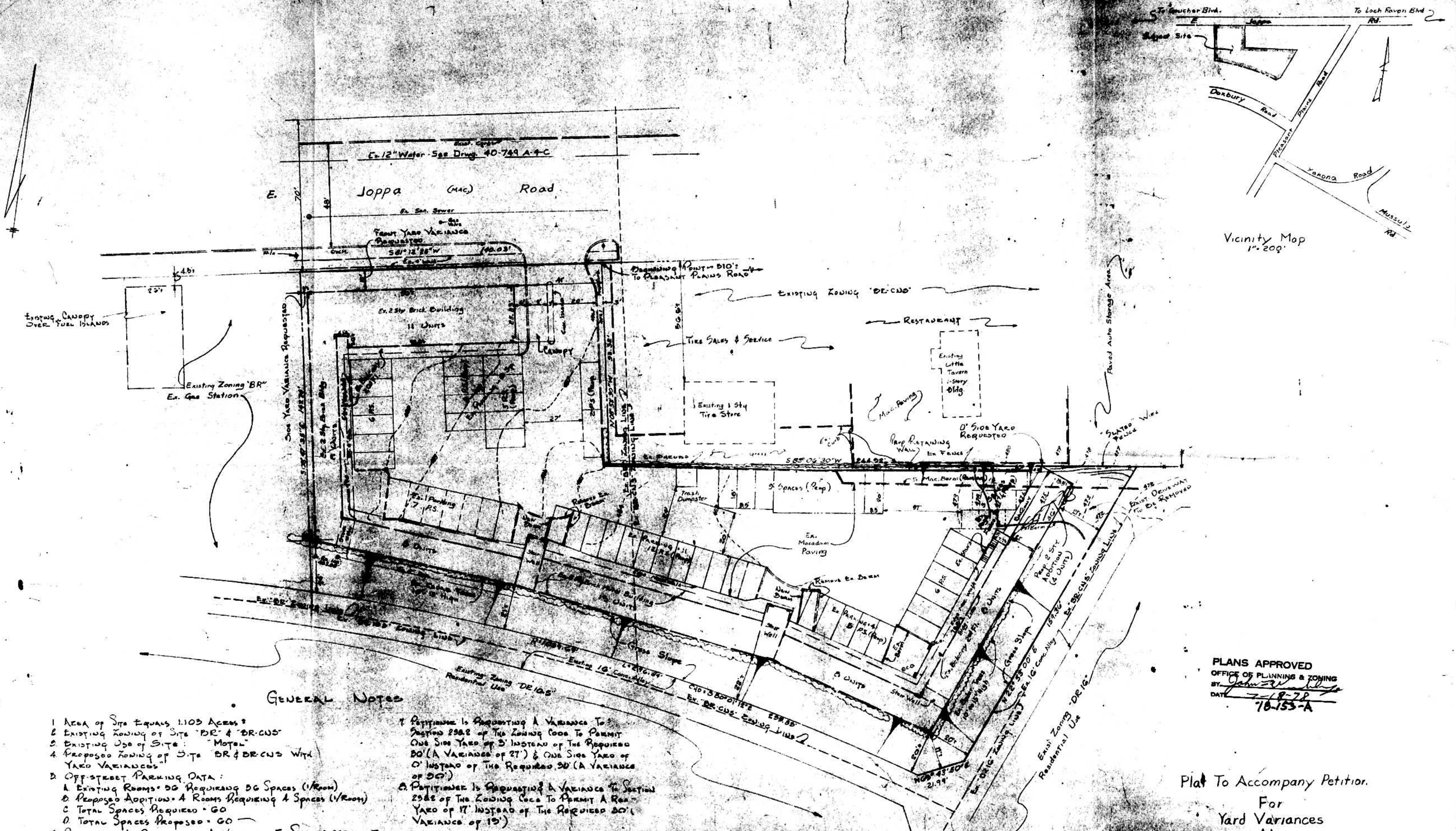
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 7-19-78
78-153-A

Parking Layout / Siteplan
Towson East Motel

Simons Builders Inc

Scale 1"=20'

7/14/78



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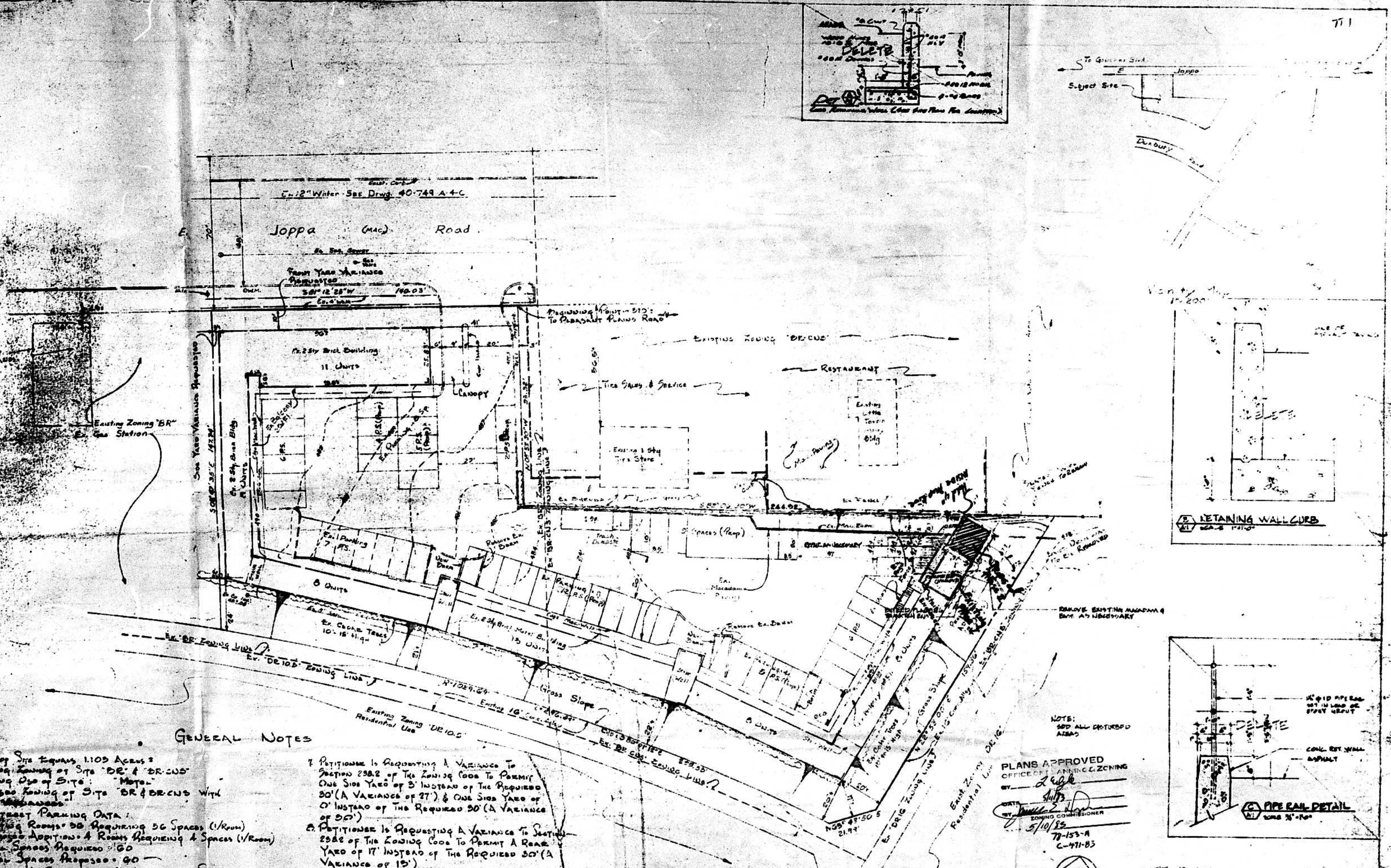
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John [illegible]
DATE 7-18-78
78-153-A

Plat To Accompany Petition
For
Yard Variances
At
Towson East Motel

Election District 9
Scale: 1" = 20'
Baltimore County Md.
Date: Sept. 9, 1977
Revised: Dec. 21, 1977

KIDDE
KIDDE CONSULTANTS, INC.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

J.O. 67189-A
W.O. 18671-C


Ex. 12" Water - See Drwg. 40-749 A-4-C
E. Joppa (MAC) Road
Front Yard Variance Proposed
S81° 12' 28" W 140.03'
Beginning Point 513' ± To Pleasant Plains Road
Existing Canopy Over Fuel Island
Existing Zoning "BR"
Ex. Gas Station
Ex. 2 Sty Brick Building 11 Units
Canopy
Side Yard Variance Requested
Existing Zoning "BR-CNS"
Tire Sales & Service
Restaurant
Existing 1 Sty Tire Store
Existing Little Tavern Bldg.
8 Units
Ex. 2 Sty Brick Motel Building 13 Units
Ex. "BR" Zoning Line
Ex. "DR 10.5" Zoning Line
Grass Slope
Existing Zoning "DR 10.5" Residential Use
Existing 16' Conc. Alley
Ex. "BR-CNS" Zoning Line
Remove Existing Macadam & Base As Necessary
Vicinity Map 1"=200'
To Goucher Blvd.
E. Joppa
Subject Site
Dunbury Road
DELETE
RETAINING WALL CURB
PIPE RAIL DETAIL
CONC. RET. WALL
ASPHALT
NOTE: SOD ALL DISTURBED AREAS

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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY 2 Eck
DATE 5/11/83
BY James E. Dyer
ZONING COMMISSIONER
5/10/83
78-153-A
C-471-83

SITE PLAN

"Towson East Motel"
Election District 9
Baltimore County Md.
Scale: 1" = 20'
Date: Sept. 1, 1977
Revised: Dec. 21, 1977
Revised: July 14, 1978
Revised: August 3, 1979 - Existing

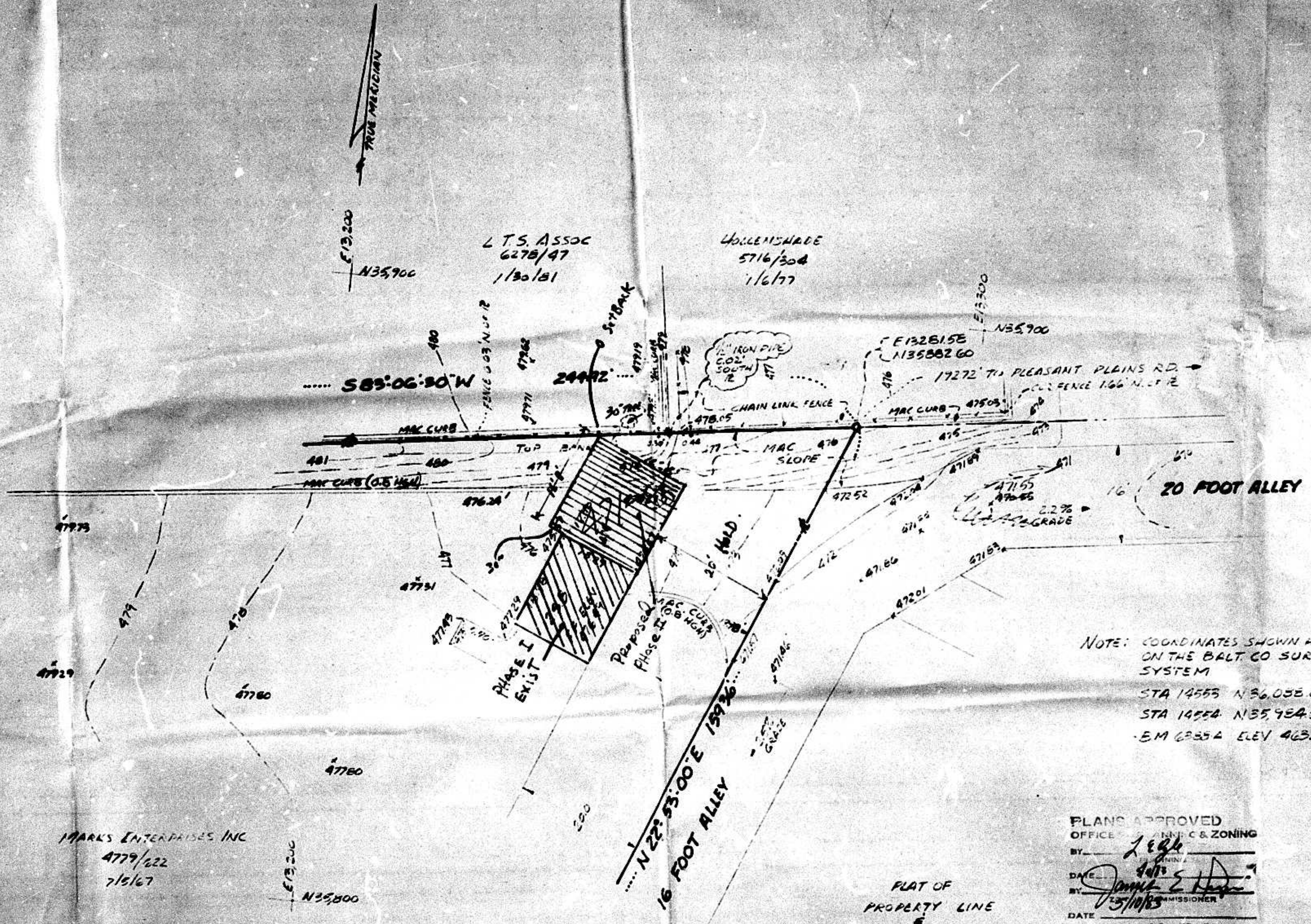
Site Drawing & Information Supplied By:
KIDDE
KIDDE CONSULTANTS INC.

ADDITION TO
TOWSON EAST MOTEL
FOR
TOWSON ENTERPRISES, INC.
ELECTION DISTRICT 9
1407 EAST JOPPA ROAD
TOWSON, MARYLAND

SITE PLAN

Sheet A-1 of 1

LQ 67189-A



NOTE: COORDINATES SHOWN HEREON ARE BASED ON THE BALT. CO SURVEY CONTROL SYSTEM

STA 14553 N36,058.61 E 13,522.33

STA 14554 N35,984.68 E 12,839.33

·BM 6355A ELEV 463.84

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY L E G
DATE 4/13
BY James E Dyer
ZONING COMMISSIONER
DATE 5/10/83

78-153-A
C-471-83

FLAT OF
PROPERTY LINE
&
TOPOGRAPHICAL
SURVEY
PROPERTY OF
TOWSON EAST MOTEL

SCALE 1"=10' MAY 17, 1952

PREPARED BY
T.M. HOFFMAN & ASSOC. INC.
LAND SURVEYORS
5502 STONINGTON AVE.
BALT MD 21207

Thomas M Hoffman
THOMAS M HOFFMAN LS 6138