

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

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

RE: Item No. 18
Property Owner: Harold Smulyan, et al.
Location: NW/5 Eastern Blvd. 630' NE Nariyn Ave.
Present Zoning: B.M.-C.C.C.
Proposed Zoning: Variance to permit a front setback of 19.67' in lieu of the required 63.5' and 42 parking spaces in lieu of the required 45 spaces.

J.A.C. Meeting of: August 1, 1978

District: 15th
No. Acres: 0.5078

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH M. MCGRAW, PRESIDENT
T. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MARCOU M. STRANAN

THOMAS M. BOYER
MRS. LORRAINE P. GONCHAR
ROBERT M. HAYDEN
ROBERT T. GIBBEL, SUPERINTENDENT

ALVIN LORICK
MRS. MELTON A. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of July 1978. Filing Fee \$ 25.00. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Submitted by *Harold Smulyan*
Petitioner's Attorney *F. Vernon Booser* Reviewed by *W. Nick Petrovich*

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28, 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., on each day of the month of September, 1978, the said publication appearing on the 28th day of September, 1978.

THE JEFFERSONIAN

H. Leach Smith
Manager

Cost of Advertisement: \$

PETITION FOR VARIANCE
The Board of Planning and Zoning for Baltimore County is hereby notified that a petition for a variance from the front setback and parking requirements of the B.M.-C.C.C. zoning ordinance has been filed with the Board of Planning and Zoning for Baltimore County. The petition is for a variance to permit a front setback of 19.67 feet in lieu of the required 63.5 feet and 42 parking spaces in lieu of the required 45 spaces. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978.

PETITION FOR VARIANCE
The Board of Planning and Zoning for Baltimore County is hereby notified that a petition for a variance from the front setback and parking requirements of the B.M.-C.C.C. zoning ordinance has been filed with the Board of Planning and Zoning for Baltimore County. The petition is for a variance to permit a front setback of 19.67 feet in lieu of the required 63.5 feet and 42 parking spaces in lieu of the required 45 spaces. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978. The Board of Planning and Zoning for Baltimore County is hereby notified that the petition was filed with the Board of Planning and Zoning for Baltimore County on August 3, 1978.



TOWSON, MD. 21204 September 28 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCES - Harold Smulyan, et al. 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 1978 successive weeks before the 28th day of September 1978, that is to say, the same was inserted in the issues of September 28, 1978

STROMBERG PUBLICATIONS, INC.

BY *Bruce Burger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 9-29-78
Posted to: Variances
Petitioner: Harold Smulyan, et al.
Location of property: 111 W. Chesapeake Ave. E. 15th St.
Location of Sign: Front of Property
Remarks: Copy of Petition
Posted by: Copy of Petition Signature Date of return: 9-29-78

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>W. Nick Petrovich</i>					
Revised Plans: Revised in outline or description, Yes ☐ No ☒					
Previous case: <u>NONE</u>					
Map # <u>NE H2</u>					

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76101
DATE: October 27, 1978 ACCOUNT: 01-662
AMOUNT: \$61.70
RECEIVED FROM: Franchise Realty International Corp.
FOR: Paying & Advertising property of Harold Smulyan
19-06 X
61706

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73518
DATE: Sept. 20, 1978 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: F. Vernon Booser, Requirer
FOR: Paying Fee for Case No. 73-06-1
25006



Baltimore County BM- Mob No. X-4576 E.I. 26 939
Only Spike In Macadam Shoulder N. S Eastern Blvd
50' E W of W Entrance To Middlesex Sign. Contr.

All Existing Utilities As Shown Hereon Were Taken From Plans Prepared By Local Authorities Having Jurisdiction Over Same And The Accuracy Is Not Guaranteed

All Existing Utilities As Shown Hereon Were Taken From Plans Prepared By Local Authorities Having Jurisdiction Over Same And The Accuracy Is Not Guaranteed

Keene Motors
Existing Building...

PARKING REQUIRED - Count based on 1 space for every 50 sq. ft. floor space
2554 + 50 sq. ft. = 45 spaces

PARKING PROVIDED - 42 spaces provided of which 2 are handicap spaces.

SITE IMPROVEMENT PLAN PREPARED BY:
BAZIS, CARLIN & ASSOCIATES INC
Engineers • Land Surveyors • Planners
2502 Grain Highway
Bowie, Maryland 20716
301-262-7273

2501 Mission County Blvd., Apt. No. 4-4576 El. 26.939
Only Spoke in Mercedes Shoulder N. S. Eastern Blvd
50' N. W. N. Entrance To Middlesex Shps. Center

*All Existing Utilities As Shown Hereon
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Authorities Having Jurisdiction Over Same
And The Accuracy Is Not Guaranteed*

Keene 16ers

Existing Building

G-Christmas Co

2.00

PARKING REQUIRED - Count based on 1 space per vehicle 250' for spaces 25000 - 500' x 45 spaces 42 spaces provided on site

SITE IMPROVEMENT PLAN PREPARED BY:
BAZIS, CARLIN & ASSOCIATES, INC.
Engineers' Land Surveyors Planners
2502 Crain Highway
Bowie, Maryland 20716
301-262-7273

NOTE:
The Outline Of The Property Shown Herein
Was Taken From A Survey By J J Martinet
+ Co. (See Lease Dated Sept 17, 1968 Liber

SMITHSONIAN INSTITUTION
WASHINGTON, D.C. 20560
9525/887
Smilian
3001 Clarks Lane
Baltimore, Md 21215

FLAT FOR VARIANCE FOR FRONT SETBACK AND PARKING
OF
1004 EASTERN BOULEVARD
15TH ELECTION DISTRICT • BALTIMORE CO MARYLAND

FOR
MCDONALDS CORPORATION
8150 LEESEBURG PIKE
VIENNA, VA. 22180

January 25 1978 Sheet 1 of 2

Zoned: B.M.-C.C.O. Use: Shopping Center
Paul Goodman, et al 4585/470
8403 Loch Raven Blvd.
Baltimore, Md.

Zoned: B.M.-C.C.O. Use: Shopping Center
Paul Goodman, et al 4585/470
8403 Loch Raven Blvd.
Baltimore, Md.

NOTE:
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Was Taken From A Survey By S J Martinet
1 Co. Case Lease Dated Sept 17 1908 Under

9525/887

LANDSCAPING PLAN
FLAY' FOR VANCE FOR FRONT SETBACK AND PARKING
1004 EASTERN BOULEVARD
15TH ELECTION DISTRICT - BALTIMORE CO. MARV AND

MCDONALDS CORPORATION
8150 LEE SBURG PIKE
VIENNA, VA. 22180

PLANT LIST			Commer. Name
Sum	Qty	Height	Botanical Name
00	15	18-24"	Christmas Carol Cactaceae
00	11	2-3'	Christmas Carol Cactaceae
00	11	2-3'	Christmas Carol Cactaceae

Change title	
7-18-78	Add Landscaping
5-18-78	Add Owners Rooms
5-2-78	Add 2 buildings and uses
4-12-78	Increase block size
4-12-78	Move Aids

EVANS, HAGAN & HOLDEFER, INC.
SURVIVORS AND CIVIL ENGINEERS
6015 BRIDGE ROAD - BALTIMORE, MD 21206
(410) 648-1301

BENCH MARK

Baltimore County, Md. Plot No. 1-4570 E.I. 26.733
 Quilt Spikes in Macadam Shoulder N. 5 Eastern Blvd
 50' E. of W. Entrance to Midway Shop Center

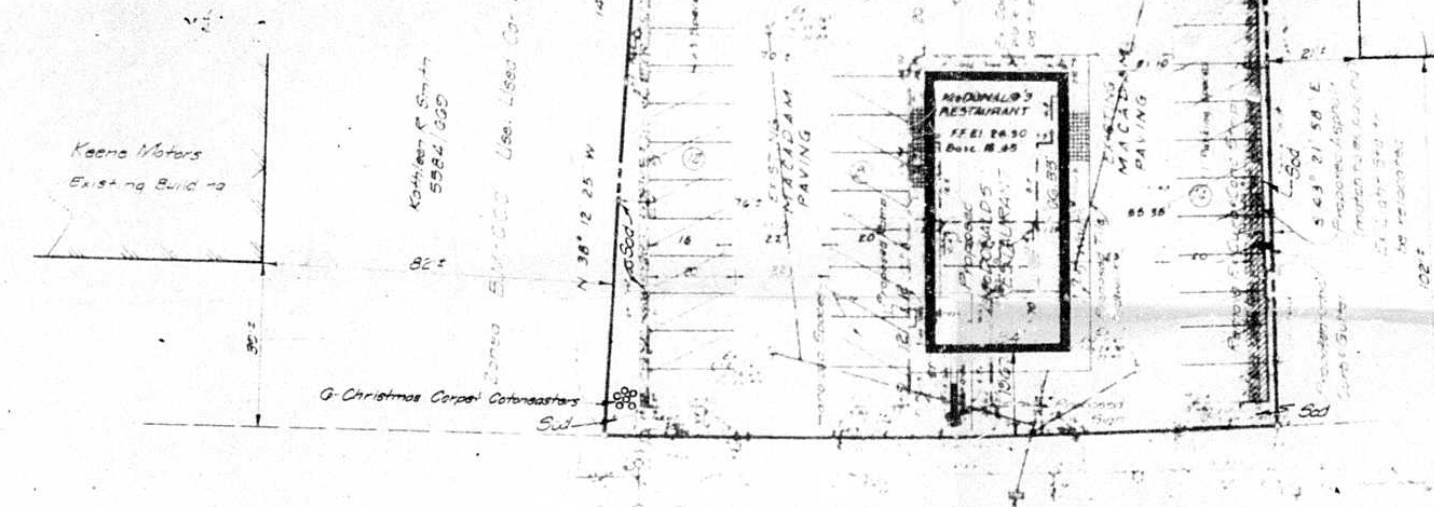
Zoned: B.M.-C.C.C. Use: Shopping Center
 Paul Goodman, et al 4585/470
 8403 Loch Raven Blvd
 Baltimore, MD

UTILITY NOTE

All Existing Utilities As Shown Hereon
 Were Taken From Plans Prepared By Local
 Authorities Having Jurisdiction Over Same
 And The Accuracy Is Not Guaranteed

NOTE

The Outline Of The Property Shown Hereon
 Was Taken From A Survey By S. J. Merten
 & Co. Inc. Dated Sept. 17, 1968, Liber
 146A-14



PARKING ANALYSIS

Parking Required - Count based on 1 space
 for every 500 Floor Space
 $22554 \div 500 = 45$ spaces
 Parking Provided - 42 spaces provided of which
 2 are handicap spaces

EASTERN BOULEVARD

LANDSCAPE PLAN

1004 EASTERN BOULEVARD

15TH ELECTION DISTRICT - BALTIMORE CO MARYLAND

FOR

McDONALD'S CORPORATION
 8150 LEE BOULEVARD
 VIENNA, VA. 22180

January 25, 1978 Sheet 2 of 2

MICROFILMED

PLANT LIST				
Qty	Height	Botanical Name	Common Name	
13	18-24'	Cotoneaster Stuebelianus	Christmas Carpet Cotoneaster	
11	2-5'	Juniperus Pfitzeriana	Pfitzer Juniper	

5-18-78	Add Landscapes
5-18-78	Add Owners References
5-2-78	Add 2 buildings and uses
4-12-78	Increase Bldg Size
4-10-78	Move Bldg
3-14-78	Add Sign

EVANS, MAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8011 BEAN ROAD - BALTIMORE, MD 21236
 (301) 463-1301

DATE: 1/25/78

Site Improvement Plan Prepared By:
 BAZ'S, CARLIN & ASSOCIATES, INC.
 Engineers, Land Surveyors, Planners
 2502 Grain Highway
 Bowie, Maryland 20716
 301-262-7273

BENCH MARK

2.571796 County 12.41-Sub No. 1-4570 E1 24 139
 On the Spine to Macadam Shoulder N. 5 Eastern Blvd
 50' W. of W. Entrance to Midtown Shop Center

Zone: B.M.-C.C.C. Use: Shopping Center

Paul Goodman, et al 4585/470
 8403 Loch Raven Blvd.
 Baltimore, Md.

UTILITY NOTE

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NOTE

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 Was Taken From A Survey By S J Marten
 1 Co. Inc. Date Dated Sept 17 1968 Liber
 2408 3A

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 11-20-78

79-86-

C-136B-78

PLANT LIST

Symbol	Qty	Height	Botanical Name	Common Name
☉	15	18-24	Cotoneaster Skochoholman	Christmas Carol Cotoneaster
☉	11	2-5	Juniperus Pfitzeriana	Pfitzer Juniper

5-18-78	Add Landscape
5-18-78	Add Owners References
5-2-78	Add 2 buildings and uses
4-12-78	Increase Bldg Size
4-10-78	Move Bldg
2-14-78	Add Sign
Date	Revision

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8011 BROAD ROAD, BALTIMORE, MD 21226
 (301) 444-1201

[Signature]
 DATE: 11-20-78

EASTERN BOULEVARD

LANDSCAPE PLAN OF 1004 EASTERN BOULEVARD

15TH ELECTION DISTRICT • BALTIMORE CO MARYLAND

FOR

MCDONALDS CORPORATION
 8150 LEESBURG PIKE
 VIENNA VA. 22180

January 25 1979

Sheet 2 of 2

PARKING ANALYSIS

Parking Required - Count based on 1 space
 for every 500 floor space
 $22554 \div 500 = 45$ spaces
 Parking Provided - 42 spaces provided of which
 2 are handicap spaces

Proposed New Asphalt Paving
 Limits of new construction

SITE IMPROVEMENT PLAN PREPARED BY:
 BAZIS, CARLIN & ASSOCIATES INC
 Engineers Land Surveyors Planners
 2502 Grain Highway
 Bowie, Maryland 20716
 301-262-7273

