

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peerce's Plantation, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Special Use Permit for parking in a residential zone (R.C. 4) pursuant to Section 400.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

By: Peerce's Plantation, Inc.
Contract Purchaser
By: Peerce M. Lake, Pres. Legal Owner
Address: Dulaney Valley Road
Phoenix, Maryland 21131
By: John B. Howard, Esq.
Petitioner's Attorney
210 Allegheny Avenue
Address: Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of September, 1979, 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 21st day of October, 1979, at 1:30 o'clock P.M.

John B. Howard, Esq.
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peerce's Plantation, 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 09.2b(3) to permit 162 parking spaces in lieu of the required 193 spaces.

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

Petitioner desires to validate apparent non-conforming parking and proposes parking spaces in addition to the number that presently exists (which number more than adequately serves existing and projected needs); hardship and practical difficulty exist in that subject 2.08 acre can only accommodate number of spaces proposed.

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.

By: Peerce's Plantation, Inc.
Contract purchaser
By: Peerce M. Lake, Pres. Legal Owner
Address: Dulaney Valley Road
Phoenix, Maryland 21131
By: John B. Howard, Esq.
Petitioner's Attorney
210 Allegheny Avenue
Address: Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of September, 1979, 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 9th day of October, 1979, at 1:30 o'clock P.M.

John B. Howard, Esq.
Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Peerce's Plantation, Inc., legal owner of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION AND OR SPECIAL PERMIT TO USE THE HEREIN DESCRIBED PROPERTY FOR PARKING IN A RESIDENTIAL ZONE

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 2.08 ACRES DEED REF. 566-004
GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 1 AREA 9650 Sq. Ft.
NUMBER OF FLOORS 1 TOTAL HEIGHT 12
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 4.64

BUILDING USE

GROUND FLOOR Restaurants OTHER FLOORS

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 193 OTHER FLOORS TOTAL 193

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 50,420 Sq. Ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Well

SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Septic

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVED BY: Peerce's Plantation, Inc.

By: Peerce M. Lake, Pres. Legal Owner
Address: Dulaney Valley Road
Phoenix, Maryland 21131

DATE 7-19-79 THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBSECTION 22-15.1(2) OF THE BALTIMORE COUNTY CODE.
DATE 7-20-79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

Kindly advise John B. Howard, Esq., 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Legal Owner of all proceedings on the within I.D.C.A. Application.

John B. Howard

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: June 6, 1979

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: <u>Lake Property</u>	FINAL PLAN <u>X</u>
PROJECT NUMBER: <u>PIP No. 79-21SP</u>	PRELIMINARY PLAN <u></u>
LOCATION: <u>Dulaney Valley Road</u>	TENTATIVE PLAN <u></u>
DISTRICT: <u>10C4</u>	DEVELOPMENT PLAN <u></u>
	FINAL PLAN <u></u>

This application for special exception (No. 79-21SP) was received by the Developers Design Approval Section on May 22, 1979, and we comment as follows:

General: Non-Urban Area

This property was the subject of Zoning Item 304-A (1968-1969).

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line; and, in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S 11 and 17 A, as amended, respectively.

The Petitioner indicates no use of, nor requirements for either of these public facilities for this specific site for parking; and further, as this 2.08 acre site, zoned RC-4, per Section 22-15.1 (e) (3) B (ii) of Bill 12-77 (IDCA) is not subject to the provisions of Section 1 (e) (1) A (2) and 1 (e) (1) B (1), this project is recommended for approval.

Storm Drains: (Dulaney Valley Branch - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of approximately 58,320 square feet. As this property, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the proposed further development of this site, this project is recommended for approval. Estimated 100-year design storm runoff increase for this specific site of 9.85 cfs.

RECEIVED Ellsworth N. Diver, P.E.
JUN 8 1979
Chief, Bureau of Engineering

END: EAM:FWH:SS

OFFICE OF PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

P.P. NO. 79-21SP

LOCATION: DULANEY VALLEY ROAD

IDCA Analysis

- Nearest Arterial Intersection DULANEY VALLEY RD & JARRETSVILLE PIKE
 - Level of Service C
- Trip Generation from Site 193 SPACES X 3 TRIPS/SPACE = 579 TRIPS/DAY
 - Proposed Level of Service C
- Proposed Roads Improvements Programmed for Construction Within Next Two Years.

Recommendation C
Approval: C. B. Howard

RECEIVED

JUN 8 1979

OFFICE OF PLANNING & ZONING

Denial:

Remarks:

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

November 1, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Variance and Special Hearing
NE/S of Dulaney Valley Road opposite Loch Raven Drive - 10th Election District
Peerce's Plantation, Inc. - Petitioner
NO. 80-100-ASP (Item No. 246)

Dear Mr. Howard:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

CARL L. GERHOLD
PHILIP F. CROSS
JOHN P. ETZEL
WILLIAM B. LORICH
GORDON T. LANDSON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

May 21, 1979

Zoning Description for Special Hearing and Variance for Peerce's Plantation

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

Beginning for the same on the northeast side of Dulaney Valley Road at the corner formed by a sharp turn toward the northeast in said road at Loch Raven Drive and running thence and binding on the northeast side of Dulaney Valley Road, North 51 degrees 52 minutes West 245.89 feet, thence leaving said road and binding on the outlines of the land of the petitioner herein, the two following courses and distances viz: North 38 degrees 08 minutes East 435.60 feet and South 51 degrees 52 minutes East 170 feet to the northwest side of Dulaney Valley Road and thence binding on the northwest side of said road, South 29 degrees 39 minutes 30 seconds West 445 feet to the place of beginning.

Containing 2.08 Acres of land more or less.

Being the property of the petitioner as shown on a plat filed in the office of the zoning commissioner.

Special Hearing:

The area for the special hearing includes all that portion of the above described property, currently zoned RC 4.

Variance:

The area for the variance includes all that portion of the above described property currently zoned BI.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner

Date: September 19, 1979

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 80-100 SpH/A
Petition for variance and special hearing for parking
Northeast side of Dulaney Valley Road, opposite Loch Raven Drive
Petitioner- Peerce's Plantation

10th District

Although some residential development is permitted in R.C. zones, these zones are Resource Conservation zones designed for "special" purposes. This office questions whether or not the petitioner's request for a special permit under Section 409.4 of the Baltimore County Zoning Regulations can be granted in an R.C. 4 zone.

John D. Seyffert, Director
Office of Planning and Zoning

JDS/JGH

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 to issue a use permit for business or industrial parking in a residential zone will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the Baltimore County Zoning Regulations; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of November, 1979, that a use permit for business or industrial parking in a residential zone, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Restaurant use only.
2. Compliance with Section 409.4 of the Baltimore County Zoning Regulations.
3. A revised site plan shall be submitted, delineating the location and size of the private septic system and indicating thereon the prohibited parking, and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
NE/S of Dulaney Valley Rd. opposite
Loch Raven Drive, 10th District
: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

PEERCE'S PLANTATION, INC.,
Petitioner
: Case No. 80-100-ASPH

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 25th day of September, 1979, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Gerhold Cross & Steel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 4th day of September, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Pearce's Plantation, Inc.

Petitioner's Attorney: John B. Howard, Esq.

Reviewed by: *Nicholas B. Commodari*

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 5, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 246
Petitioners - Pearce's Plantation, Inc.
Variance and Special Hearing Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

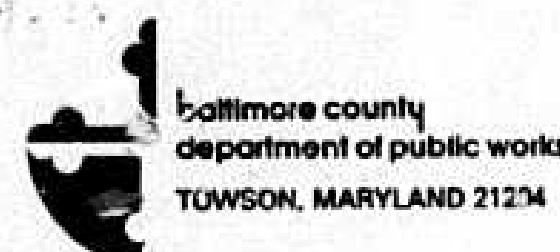
Because of your client's proposal to increase the parking area for his existing restaurant, this combination hearing is requested in order to legalize the existing nonconforming situation. Particular attention should be afforded to the comments of the Health Department and revised plans must be submitted indicating the well and septic system locations.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

cc: Gerhold, Cross & Etzel



THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #246 (1978-1979)
Property Owner: Pearce's Plantation, Inc.
W/S Dulaney Valley Rd. opp. Loch Raven Dr.
Existing Zoning: B.L. & R.C. 4
Proposed Zoning: Variance to permit 162 parking spaces in lieu of the required 193 spaces and Special Hearing to allow off street parking in a residential zone.
(IDCA 79-21SP)
Acres: 2.08 District: 10th

Dear Mr. Hammond:

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:

This property which is a portion of an overall larger tract of land shown on Tex Map 53, was the subject of Zoning Item 304-A (1968-1969) and Project PIP 79-21SP.

Highways:

Dulaney Valley Road, an existing public road, is proposed to be relocated in the future in the vicinity of this property, from Windemere Parkway southwesterly to a point approximately 1,600 feet westerly of this property, and constructed as a 50-foot closed section roadway on a 70-foot right-of-way. The remaining two severed portions of Dulaney Valley Road are to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Highway rights-of-way widenings including any necessary revertible easements for slopes will be required in connection with any grading or building permit application or further development of this property.

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

Item #246
Property Owner: Pearce's Plantation, Inc.
Page 2
July 18, 1979

Storm Drains:

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

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:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite water supply and sewage disposal facilities. This property which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11 and 17A, as amended, indicate "No Planned Service" in the area.

Very truly yours,

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

END:EAM:FWR:SS

cc: J. Trenner
J. Somers
J. Wimbley

U-SE Key Sheet
62 & 63 NE 13 & 14 Pos. Sheets
NE 16 D Topo
53 Tax Map



LESLIE H. GRAEF
DIRECTOR

August 16, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #246, Zoning Advisory Committee Meeting, June 5, 1979, are as follows:

Property Owner: Pearce's Plantation Inc.
Location: NE/S Dulaney Valley Road opp. Loch Raven Dr.
Existing Zoning: B.L. and RC-4
Proposed Zoning: Variance to permit 162 parking spaces in lieu of the required 193 spaces and Special Hearing to allow off street parking in a residential zone. (IDCA 79-21-SP)
Acres: 2.08
District: 10th

This office has reviewed the subject petition and offer 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, III
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 454-3550

STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. - ZAC - 246
Property Owner: Peerce's Plantation, Inc.
Location: NE/S Dulany Valley Rd. opp. Loch Raven Dr.
Existing Zoning: B.L. & R.C. 4
Proposed Zoning: Variance to permit 162 parking spaces in lieu of the required 193 spaces and Special Hearing to allow off street parking in a residential zone. (IDCA 79-21-SP)

Acres: - 2.08
District: - 10th

Dear Mr. Hammond:

The requested variance to parking may cause some parking problems in the area.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/mz

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1979

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

Z.A.C. Meeting of: June 5, 1979

RE: Item No: 245, 246, 247, 248
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER S. HAYDEN
ROBERT Y. DUGEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON N. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

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

DATE: November 1, 1979 ACCOUNT: 01-662

AMOUNT: \$57.31

RECEIVED FROM: Cook, Howard, Deane & Tracy
FOR: Advertising and Posting for Case No. 80-100-SPH.4

8894 8897 2 57.81
VALIDATION OR SIGNATURE OF CASHIER

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

DATE: September 11, 1979 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: John P. Howard, Esquire
FOR: Filing Fee for Case No. 80-100-SPH.4

8897 7835 11 50.00
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 246, Zoning Advisory Committee meeting of June 5, 1979, are as follows:

Property Owner: Peerce's Plantation, Inc.
Location: NE/S Dulany Valley Rd. opp. Loch Raven Dr.
Existing Zoning: B.L. & R.C. 4
Proposed Zoning: Variance to permit 162 parking spaces in lieu of the required 193 spaces, and Special Hearing to allow off street parking in a residential zone. (IDCA 79-21-SP)
Acres: 2.08
District: 10

The restaurant is presently served by a water well and sewage disposal system, both appear to be functioning properly. No parking or vehicular traffic should be allowed in the vicinity of the sewage system.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph6

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 20, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of one time ~~successive~~ before the 9th day of October, 1979, the 20th publication appearing on the 20th day of September 19 79.

THE JEFFERSONIAN,
L. Leank Smith
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Lt. Thomas E. Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of June 5, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Date: July 6, 1979

ITEM # 246 Property Owner: Peerce's Plantation, Inc.
Location: NE/S Dulany Valley Rd. opp. Loch Raven Dr.
No Comments

ITEM # 247 Property Owner: Paul E. Poropoulos
Location: SW/S Woodward Dr. & Beck St.
No Comments

ITEM # 248 Property Owner: Kenneth Praley
Location: NW/C Greenbank Rd. & Patuxent Rd.
No Comments

PETITION FOR VARIANCE AND SPECIAL HEARING
20,140 Petition for Variance for parking spaces and Special Hearing for parking
LOCATION: Northeast side of Dulany Valley Road, opposite Loch Raven Drive
DATE & TIME: Tuesday, October 9, 1979 at 1:30 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 on the petition for variance to permit 162 parking spaces in lieu of the required 193 spaces and Special Hearing for parking on the same on the northeast side of Dulany Valley Road at the corner formed by a sharp turn toward the northeast in the rear of Loch Raven Drive and facing the intersection of Dulany Valley Road and Beck Street, North 51 degrees 32 minutes West 200.00 feet, thence bearing and running and ending on the outside of the lot of the Petitioner, thence the line, bearing course and distance N. 10 degrees 00 minutes East 65.00 feet and South 51 degrees 32 minutes East 120 feet to the northeast side of Dulany Valley Road and thence ending on the northeast side of said road. South 10 degrees 30 minutes 30 seconds West 445 feet to the place of beginning.
Containing 2.08 Acres of land more or less.
Being the property of Peerce's Plantation, Inc., as shown on Plat plan filed with the Zoning Department.
Hearing Date: Tuesday, October 9, 1979 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Towson, Md. 21204

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 September 20 1979

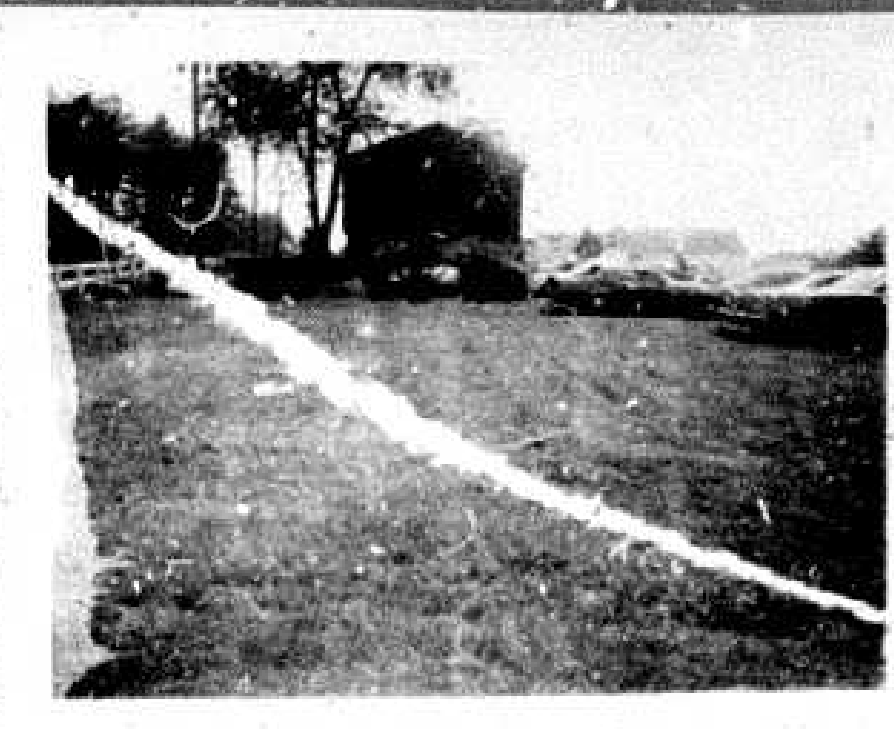
THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE & SPECIAL HEARING - was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 21st day of September 19 79, that is to say, the same was inserted in the issues of September 20, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting of May 23, June 5 and June 1, 1979

MEETING May 29, 1979

ITEMS 241 See Comments
242 See Comments
243 Standard Comments - No objections
244 Standard Comment - No Objections

MEETING June 5, 1979

ITEM 245 See Comments
246 Parking variance - No comment.
247 See Comments
248 Standard Comment

MEETING June 19, 1979

ITEM 249 See Comments
250 See Comments
251 See Comments
252 See Comments
253 See Comments
254 Standard Comment
255 See Comments

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TS:rrj

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10 Date of Posting 9/12/79
Posted for: Petition for Variance & Special Hearing
Petitioner: Peerce's Plantation, Inc.
Location of property: NE/S Dulany Valley Rd. opposite Loch Raven Drive
Location of Signs: Corner of property opposite Loch Raven Drive
Remarks:
Posted by: *Sean Coleman* Signature Date of return: 9/12/79

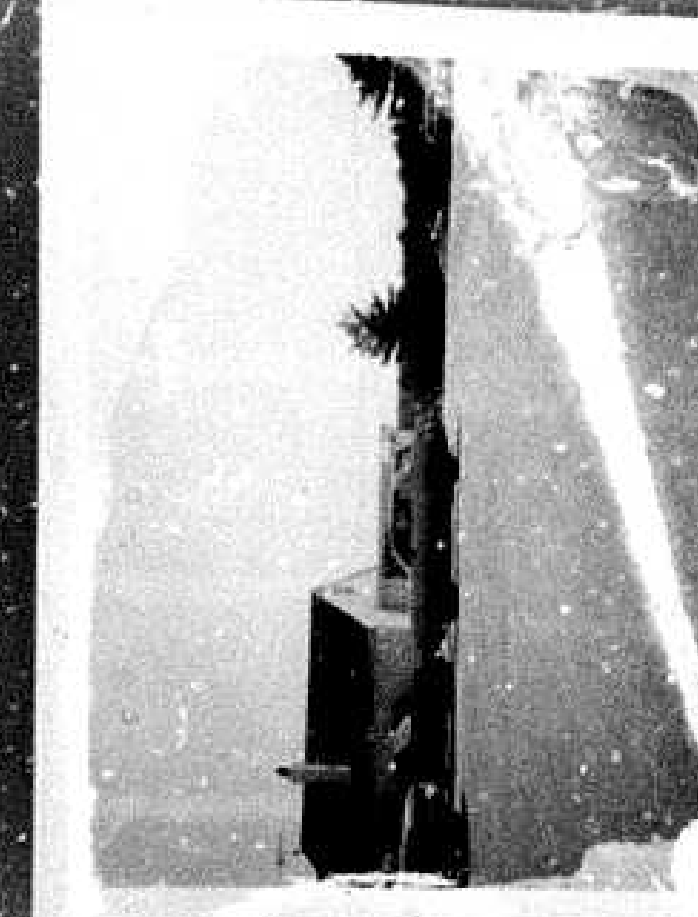
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

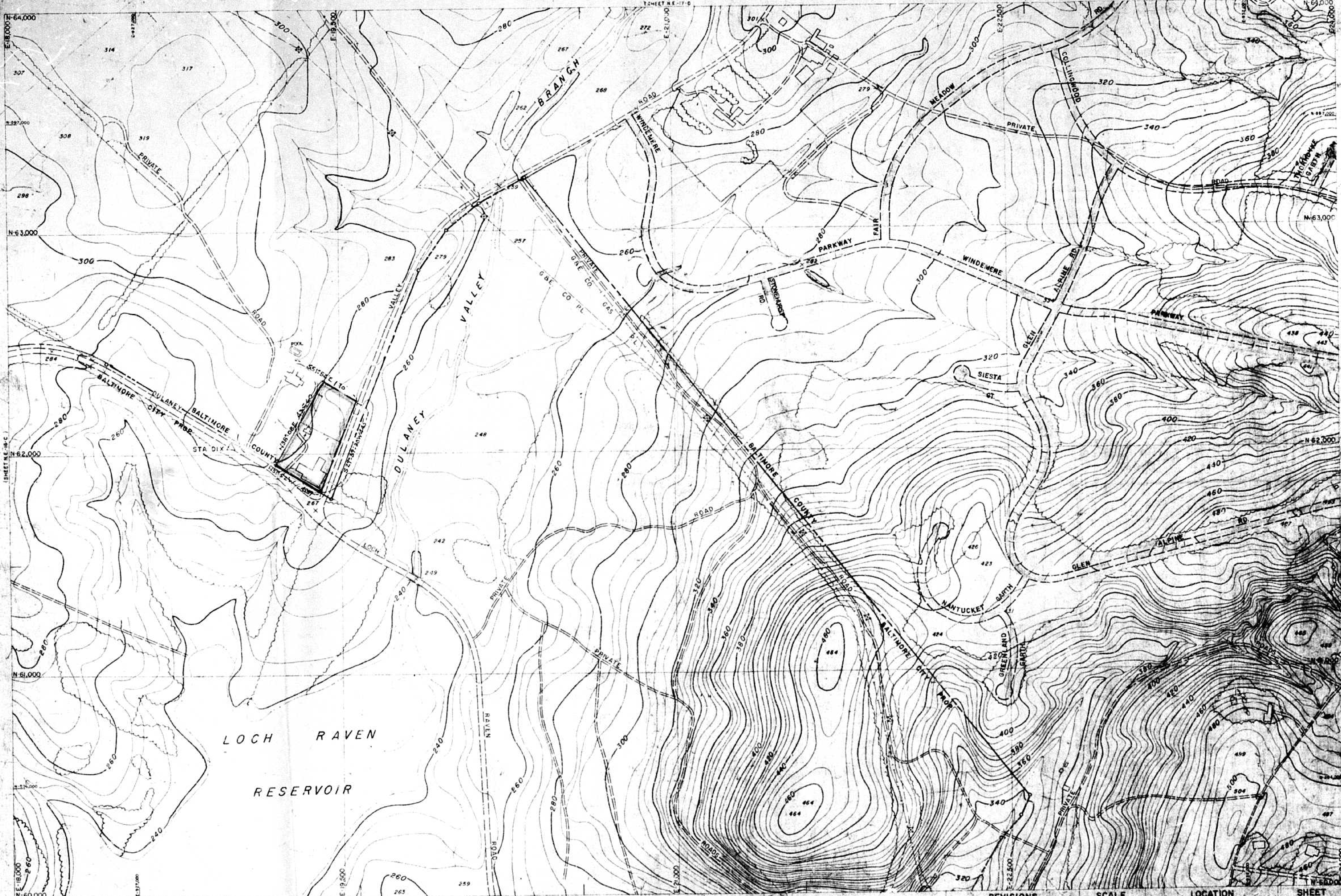
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 15th day of May 1979 Filing Fee \$ 50.00 Received ☒ Check ☐ Cash ☐ Other

Eric DiNenna
S. Eric DiNenna
Zoning Commissioner
Petitioner: Peerce, M. Lake Submitted by Maxine Hoen
Petitioner's Attorney John Howard Reviewed by Dane Otte

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





U - SE
R - NE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

PROPERTY OF
PERCE M. LAKE
174 DISTRICT BALTO. CO.
2.08 ACRES
ENK 17-5524-761
5860-802

ARTERIAL INTERSECTION
DULANEY VALLEY RD
AND TIMONIUM ROAD

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	WINDEMERE	NE
		DATE OF PHOTOGRAPHY APRIL 1958		16-0
Topography Compiled by Photogrammetric Methods MAPS INCORPORATED - BALTIMORE 22, MARYLAND				

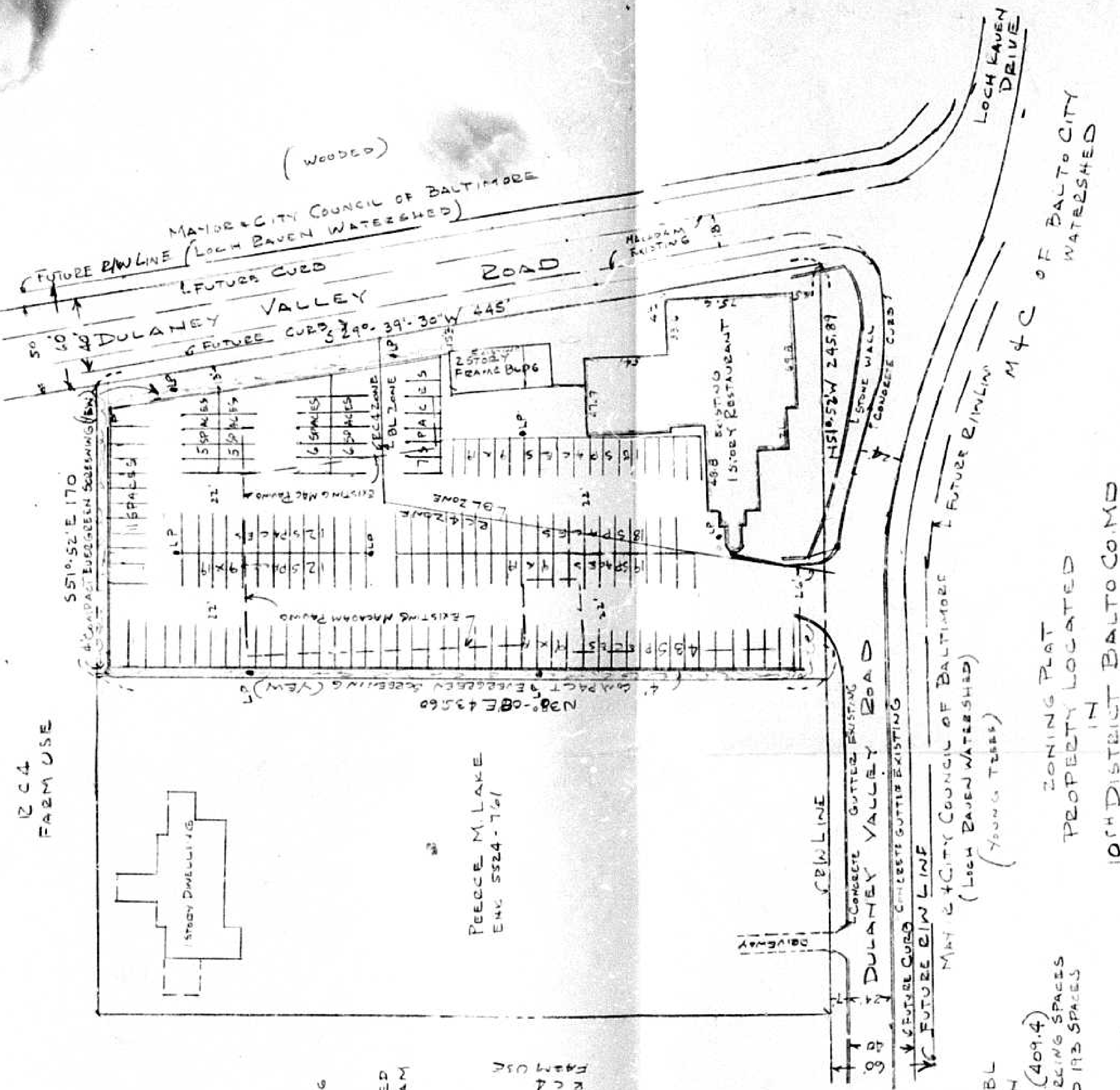
5-13-76

RC4
FARM USE

ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED. SURFACE TO BE PAVED WITH MACADAM OR BITUMINOUS CONCRETE. TIME OF OPERATION 11 AM TO 2 AM.

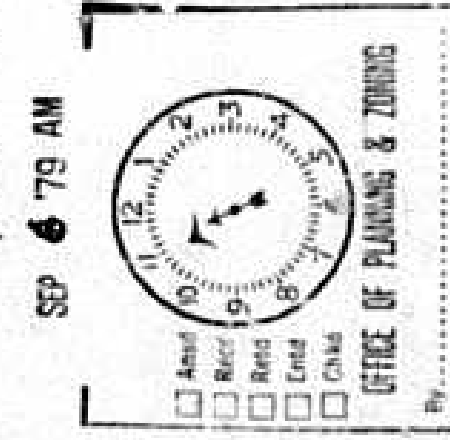
DATE
BY

PEECE M. LAKE
ENC 5524-761



AREA 2.08 ACRES
EXISTING ZONING RC4 AND BL
PROPOSED: SPECIAL PERMIT TO PARK IN
A RESIDENTIAL ZONE (409.4)
VARIANCE OF 162 PARKING SPACES
INSTEAD OF REQUIRED 193 SPACES

PARKING DATA
FLOOR AREA IN RESTAURANT 9650'
9650' $\pm$ 50 = 193 SPACES REQUIRED
162 SPACES PROVIDED
REVISED PLANS



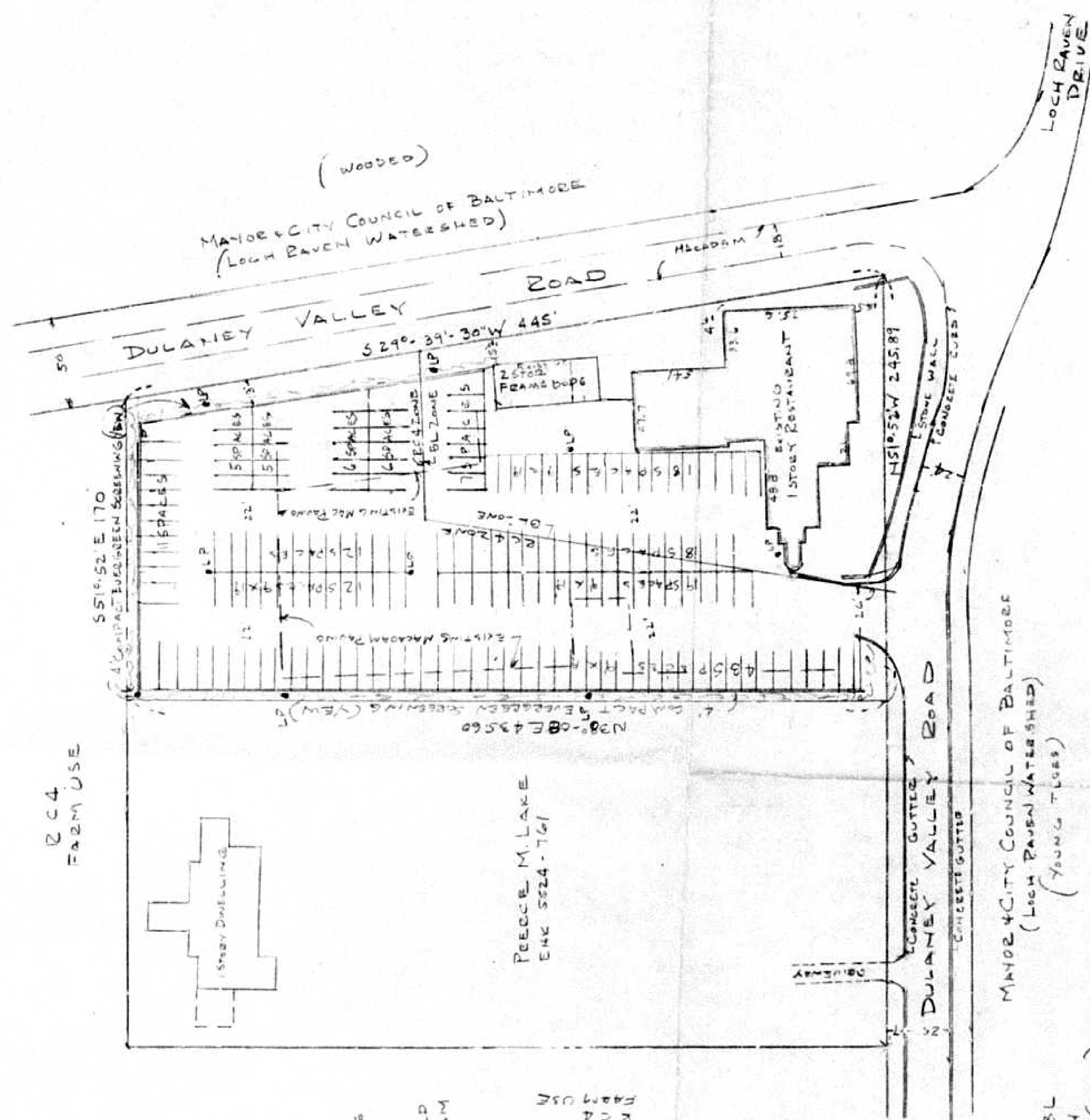
REVISED SEPT 6, 1979
SCALE 1"=50' MAY 8, 1979
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE, TOWSON, MD.

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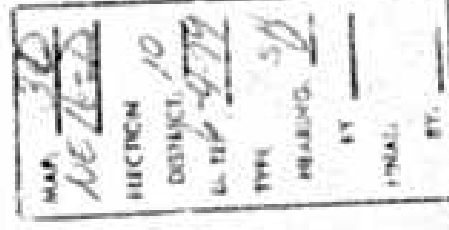
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