

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Josef L. Gehring, legal owner(s) 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 Regulations and/or Deputy Zoning Commissioner should approve offstreet parking in a residential zone and within a residential transition area.

Please refer to accompanying letter

Proper y 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.

Contract Purchaser Josef L. Gehring Legal Owners Anne E. Gehring
Address 1116 Linkside Drive Address Baltimore, Maryland 21234
Petitioner's Attorney Protector's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of November, 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 13th day of January, 1980, at 11:30 o'clock P.M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Josef L. & Anne E. Gehring, legal owner(s) of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 FT. HOSE MAPS, which are attached hereto, hereby make application to file for a SPECIAL PERMIT

Residential in a Residential zone to use the herein described property for Offstreet Parking in a Residential Zone

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 33,900 sq. ft. DEED REF. ---
GRADING 100 % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 20' x 50' AREA 3,000 sq. ft.
NUMBER OF FLOORS 2 TOTAL HEIGHT 12'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .69

BUILDING USE Restaurant Storage
GROUND FLOOR 3,000 sq. ft. OTHER FLOORS 3,000 sq. ft.

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 50 OTHER FLOORS 0 TOTAL 50

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 21,600 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM ---

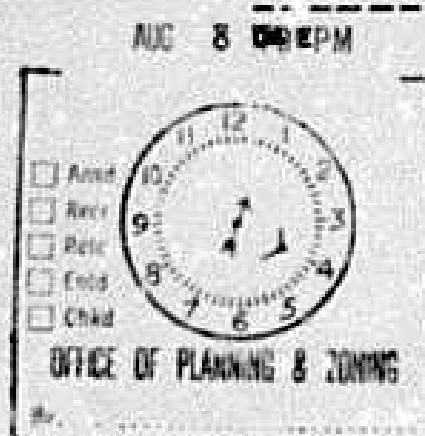
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM ---

UTILITIES SECURITY APPROVAL

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

Josef L. Gehring Anne E. Gehring
Legal Owner Legal Owner
Address 1116 Linkside Drive Address 1116 Linkside Drive
Baltimore, Maryland 21234 Baltimore, Maryland 21234

THE PLANNING BOARD HAS DETERMINED ON --- THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-21.1(P) OF THE BALTIMORE COUNTY CODE, 1966.



IDCA FORM NO. 2 REVISED 9-12-77

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Josef L. Gehring
1116 Linkside Drive
Baltimore, Maryland 21234

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 23rd day of November, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Gehring

Petitioner's Attorney ---

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 27, 1979

RE: Item No. 45
Petitioner - Gehring
Special Hearing Petition

Dear Mr. & Mrs. Gehring:

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.

The subject property, which is currently zoned Business, Local (B.L.) and Density, Residential (D.R.S. 5) is located on the north side of Joppa Road, northwest of Harford Road, and is improved with an abandoned dwelling. Adjacent properties to the east and west are zoned B.L., and are improved with a service station and dwellings, respectively, while individual dwellings exist to the northeast, fronting on Harford Road.

Because of your proposal to raze the existing dwelling and construct a restaurant and provide accessory parking in the residentially zoned portion of this property, this Special Hearing is required. As indicated in previous correspondence from this office, the proposed parking area is situated in a residential transition area as defined in the Baltimore County Zoning Regulations. Even though a recent decision from the Circuit Court indicated that only dwellings are permitted in said area, it was your decision to proceed with this petition as submitted and allow it to be heard on its own merit. For this reason, it was scheduled for a hearing date.

Item No. 45 - Gehring
Page Two
December 27, 1979

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/sf

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

October 25, 1979

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

Re: Item #45 (1979-1980)

Property Owner: Josef L. & Anne E. Gehring
N/S Joppa Rd. 315' W. Harford Rd.
Existing Zoning: B.L. & DR 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone and within a residential transition area (IDCA 79-35 SP)
District: 9th

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:

Comments were supplied for this property for Project PIP 79-35 SP. This property was also the subject to Zoning Item #2 (1979-1979).

Highways:

Joppa Road is an existing County road, which has been reconstructed in this vicinity as a divided highway on a right-of-way of varying width, see Drawing #73-0322, File 5, (the "curve data" as shown on the submitted plan is incorrect); no further highway improvements are proposed at this time.

This property is a portion of the plat of "Carneyland", recorded W.P.C. No. 4, Folio 34; and, Woodleigh Road, presently unimproved, is shown thereon as a 40-foot right-of-way at the north end of this site.

Woodleigh Road, if improved in the future as a public road, would be as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary re-vertible easements for slopes would be required for such improvements. The submitted plan does not show Woodleigh Road, or a Forster Avenue, nor does it provide any reference to the recorded plat of Carneyland; further, it does not show the dwelling now on this site.

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

Item #45 (1979-1980)
Property Owner: Josef L. & Anne E. Gehring
Page 2
October 25, 1979

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 the stripping of top soil.

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:

There is a public 12-inch water main in Joppa Road and recently constructed 8-inch public sanitary sewerage in "Woodleigh Avenue" (Drawing #73-0342, File 1).

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed restaurant. There is a fire hydrant at Mason Avenue and Joppa Road.

Very truly yours,

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

END:EAN:FWR:ss

cc: J. Tremmer
J. Wimbley
J. Somers
W. Munchel

N-NE Key Sheet
36 & 37 NE 18 Pos. Sheets
NE 9 E Topo
71 Tax Map

November 19, 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 #45, Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: Josef L. and Anne E. Gehring
Location: N/S Joppa Road 315' W Harford Road
Existing Zoning: B.L. and D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone and within a residential transition area (IDCA 79-35-SP)
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.

All exterior lighting should be of the cut-off type and limited to no more than 12 feet in height.

Landscaping should be provided where possible.

Very truly yours,

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

September 24, 1979

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

Item No. 45 - ZAC - Meeting of August 21, 1979
Property Owner: Josef L. & Anne E. Gehring
Location: N/S Joppa Rd. 315' W Harford Rd.
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone and within a residential transition area (IDCA 79-35-SP)

Acres: 9th
District:

Dear Mr. Hammond:

No major traffic problems are expected by the requested special hearing for off street parking in a residential zone.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/mja

October 8, 1979

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

Dear Mr. Hammond:

Comments on Item #45, Zoning Advisory Committee Meeting of August 21, 1979, are as follows:

Property Owner: Josef L. & Anne E. Gehring
Location: N/S Joppa Rd. 315' W Harford Rd.
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone and within a residential transition area (IDCA 79-35-SP)

Acres: 9th
District:

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Ian J. Foreman
Ian J. Foreman, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/rth

cc: J. A. Butcher

August 28, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Josef L. & Anne E. Gehring

Location: N/S Joppa Rd. 315' W Harford Rd.

Item No. 45 Zoning Agenda Meeting of 8/21/79

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Hegardt* Noted and Approved: *George M. Hegardt*
Planning Group
Special Inspection Division
Fire Prevention Bureau

September 5, 1979

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

Dear Mr. Hammond:

Comments on Item #45 Zoning Advisory Committee Meeting, September 5, 1979 are as follows:

Property Owner: Josef L. & Anne E. Gehring
Location: N/S Joppa Road 315' W Harford Road
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone and within a residential transition area (IDCA 79-35-SP)

Acres: 9th
District:

The items checked below are applicable:

- X 4. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X 8. A building permit shall be required before construction can begin.
- X 9. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
2. Three sets of construction drawings will be required to file an application for a building permit.
- X 7. 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.
6. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
1. No Comment.
- XJ. Comments: A fire wall shall be provided at east property line. Plan does not indicate compliance to Handicapped Code.
NOTES: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:zrz

RE: PETITION FOR SPECIAL HEARING : BEFORE
for off-street parking in a : COUNTY BOARD OF APPEALS
residential zone :
N/S of Joppa Road 315' : OF
W. of Harford Road :
9th District : BALTIMORE COUNTY
Josef L. Gehring, et ux :
Petitioners : No. 80-140-SPH

OPINION

This case comes before the Board on appeal from a decision of the Zoning Commissioner of Baltimore County denying the requested off-street parking in a residential zone. A special hearing was held this day, February 26, 1981, to rule on this decision.

Testimony presented to the Board this day indicates major changes in the posture of the property in question. At the time of the Zoning Commissioner's Order of April 15, 1980, some of the adjacent property was zoned D.R. 5.5, and with this zoning classification the transition area impacted the subject site so that the off-street parking request was denied. In October, 1980, the new comprehensive zoning maps were adopted. On the 1980 comprehensive map all of the adjacent land is either D.R. 16, R.O. or some commercial classification and, therefore, the transition area no longer impacts the subject site. For this reason, the Board will reverse the Order of the Zoning Commissioner and order the request for off-street parking be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of March, 1981, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 15, 1980, be REVERSED, and that the off-street parking petitioned for, be and the same is hereby GRANTED, subject to approval of all proper Baltimore County authorities and regulations, and strict compliance with an approved site plan.

Josef L. Gehring, et ux - #80-140-SPH

2.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

John V. Murphy
John V. Murphy

Patricia Milhous
Patricia Milhous

SED:ftz
80-2
1/10/80

Petitioners: Josef L. Gehring, and * BEFORE THE
Anne Gehring, his wife, * PLANNING BOARD
Location: N/S Joppa Road * OF
315' West of Harford Road * BALTIMORE COUNTY
Ninth Election District * CASE NO. 80-140-SPH
*** **

MOTION TO AMEND PETITION

Josef L. Gehring, and Anne Gehring, his wife, by S. Eric DiNenna, their attorney, respectfully move to amend the Petition for a Special Hearing for off-street parking in a residential zoning to delete that portion of the Petition that states "and within a residential transition area".

The grounds for the motion are as follows:

1. That this part of the Petition was filed in error by the Petitioners in proper person;
2. That the Petitioners were erroneously advised to file the Petition in this manner;
3. That the property in question, in fact, does not lie within the transitional area as defined by the Baltimore County Zoning Regulations.

S. Eric DiNenna
S. ERIC DINENNA
Attorney for Petitioners

I HEREBY CERTIFY that a copy of the foregoing Motion to Amend Petition was hand delivered to John W. Hessian, II, Esquire, People's Counsel for Baltimore County, Baltimore County Office Building, Towson, Maryland, on January 10, 1980.

S. Eric DiNenna
S. ERIC DINENNA
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
825-1630

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
N/S of Joppa Road, 315' W of Har-
ford Road - 9th Election District : ZONING COMMISSIONER
Josef L. Gehring, et ux - Petitioners : OF
NO. 80-140-SPH (Item No. 5) :
: BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as the result of a Petition for Special Hearing to approve off-street parking in a residential zone and within a residential transition area.

Just prior to the hearing, the Petitioners' attorney, S. Eric DiNenna, filed a Motion to Amend Petition, certifying delivery of a copy of same to John W. Hessian, III, People's Counsel, by which the Petitioners sought to delete that portion of the Petition that stated "and within a residential transition area". His assigned reasons were that such language was included by reason of erroneous advice and that the subject property did not lie within a transition area as defined in the Baltimore County Zoning Regulations. On this Motion, the hearing was continued to afford People's Counsel the opportunity to appear in favor of or in opposition to the Motion and the premise upon which it was filed. On January 15, 1980, Mr. Hessian presented the testimony of Mr. James G. Hoswell and Mr. Donald W. Johnson, both of the Planning Office staff, who testified as to their interpretation of the regulations applicable to "transition area" and were cross-examined by Mr. DiNenna. The hearing was concluded and a ruling on the Motion was reserved pending an Order on the Petition for Special Hearing.

Testimony developed by the Petitioners at the original hearing, which was conducted on January 10, 1980, was based upon the Petition filed without deletion of the language deemed in error by the Petitioners' attorney and was to the effect that the subject property has a frontage of 74.79 feet on Joppa Road and a depth of 439.62 feet. The parcel is zoned B.L. for a depth of

approximately 130 feet, with the balance of the land being zoned D.R.5.5. Adjacent land within 300 feet of the subject site is zoned for either commercial or residential uses as indicated on the site plan introduced by the Petitioners and marked Petitioners' Exhibit 1. The vacant property adjacent to and on the east of the subject property is zoned D.R.5.5 and subdivided into 20 foot lots; the property to the east of this vacant tract is zoned D.R.16 and is presently used for residential purposes; the property to the north is zoned both B.L. and D.R.5.5; the property to the west is zoned B.L.; and the property to the south is vacant and owned by the State Highway Administration. This then is the setting in which the Petitioners propose to construct a 3,000 square foot restaurant in the area zoned B.L., with proposed parking for said restaurant in the area zoned D.R.5.5.

The only pertinent question raised by the Petition, the Motion to Amend the Petition, and the testimony developed at the hearing is whether or not the area zoned D.R.5.5 is a transition area and, as such, precluded parking therein in conjunction with the proposed restaurant use in the B.L. Zone.

Section 1B01.1.B.1.a.1. of the Zoning Regulations defines "residential transition areas" as follows:

"A residential transition area is any D.R.1, D.R.2, D.R.3.5, D.R.5.5, or D.R.10.5 zone or part thereof which lies (a) within 300 feet of any point on a dwelling other than an apartment building, or (b) within 250 feet of any point lying within a vacant lot of record which is itself wholly or partially classified as D.R. and which is two acres or less in area."

Counsel for the Petitioners argues that the vacant lot of record lying within 250 feet is a parcel of land of approximately 9 acres, is subdivided into 20 foot lots, and, as such, is not subject to being developed; since D.R.16 is not a zone subject to transition, the residences on Harford Road do not establish the need to apply the 300 foot standard; and, if the transition area requirements are applied to require the subject property to be used only for residences, the effect would amount to confiscation of the Petitioners' property since the setback requirements would negate such development.

On the other hand, People's Counsel and his witnesses from the Planning Office argue that the transition area requirements, as to 300 feet from a residence, is applicable irrespective of the D.R. Zone in which the residence exists since the purpose of the transition area is to protect the residential use.

This position of People's Counsel appears to be supported by the language of the Zoning Regulations as contained in the following Sections and tables:

Section 1B01.1.B.1.a.2. - "A residential transition use is any one of the uses listed as such in the following table and hereby classified as set forth therein" (refer to table) and

Section 1B01.1.B.1.b. - "Restrictions in Residential Transition Areas. In any residential transition area situated as described in the following table, only residential transition uses shall be permitted, and only as indicated" (refer to table).

In referring to the aforementioned tables, with application to the proposed parking in a D.R.5.5 Zone to support a permitted use in an adjoining B.L. Zone, it is clear that only Group I, II, or III uses (see table for Section 1B01.1.B.1.a.2.) are permitted in the transition area in instances where the adjacent dwelling is within 300 feet of the tract to be developed and lies within any D.R. Zone (see table for Section 1B01.1.B.1.b.). To conclude that the word "adjacent" only applies to the abutting vacant 9 acre tract containing 20 foot undevelopable lots and thereby limit the transition area to only 250 feet would do injustice to the spirit and intent of these above cited Sections of the Zoning Regulations and fragment the legal definition of the word.

In view of the above, the Motion to Amend the Petition is hereby DENIED.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1980, that off-street parking in a

residential zone and within a residential transition area, as requested in the herein Petition for Special Hearing, is, for the reasons set forth above, DENIED.

W. E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 15, 1980

BY John W. Hessian, III

ORDER RECEIVED FOR FILING

DATE April 15, 1980

BY John W. Hessian, III

ORDER RECEIVED FOR FILING

DATE April 15, 1980

BY John W. Hessian, III

ORDER RECEIVED FOR FILING

DATE April 15, 1980

BY John W. Hessian, III

Petitioners: Josef L. Gehring, and *
Anne Gehring, his wife, *
Location: N/S Joppa Road *
315' West of Harford Road *
Ninth Election District *
* BALTIMORE COUNTY
* CASE NO. 80-140-SPH
*** **

MOTION TO AMEND PETITION

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The grounds for the motion are as follows:

1. That this part of the Petition was filed in error by the Petitioners in proper person;
2. That the Petitioners were erroneously advised to file the Petition in this manner;
3. That the property in question, in fact, does not lie within the transitional area as defined by the Baltimore County Zoning Regulations.

S. ERIC DINENNA
Attorney for Petitioners

I HEREBY CERTIFY that a copy of the foregoing Motion to Amend Petition was hand delivered to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, Baltimore County Office Building, Towson, Maryland, on January 10, 1980.

S. ERIC DINENNA
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
825-1630

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Joppa Rd., 315' :
W of Harford Rd., 9th District : OF BALTIMORE COUNTY
JOSEF L. GEHRING, et ux, Petitioners : Case No. 80-140-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 21st day of December, 1979, a copy of the foregoing Order was mailed to Mr. Mrs. Josef L. Gehring, 1116 Linkside Drive, Baltimore, Maryland 21234, Petitioners.

John W. Hessian, III

May 15, 1980

Case No. 80-140-SPH
Item No. 5
N/S of Joppa Road, 315' W of Harford Rd
Petition for Special Hearing
Josef L. Gehring, et ux

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting 1-sign
- ☒ 4. Copy of Certificates of Publication 12/22/79
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☐ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance, John W. Hessian, III, Req.
- ☒ 9. Copy of Order - Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☐ 11. 200' Scale Location Plan
- ☐ 12. 1000' Scale Location Plan
- ☐ 13. Memorandum in Support of Petition
- ☐ 14. Letter(s) from Protestant(s)
- ☐ 15. Letter(s) from Petitioner(s)
- ☐ 16. Protestants' Exhibits to
- ☐ 17. Petitioners' Exhibits to
- ☒ 18. Letter of Appeal, Josef L. Gehring
- ☒ 19. Motion to Amend Petition
- ☒ 20. IDCA Application

Mr. & Mrs. Josef L. Gehring
1116 Linkside Drive
Baltimore, Maryland 21234

Petitioners

John W. Hessian, III, Esquire
James E. Dyer

People's Counsel

Request Notification

August 9, 1979

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Request for Special Hearing for Offstreet Parking
in a Residential Zone and within a Residential
Transition Area

Dear Mr. Hammond:

Please be advised that I am aware of the recent policy of the Zoning Office, in which it is felt that offstreet parking in a residential zone is not permitted when it falls within a residential transition area.

It is my contention that said policy has no application to the accompanying Petition and, for this reason, I respectfully request that the matter be heard on its own merits.

I additionally request that I be provided with an interpretation and waiver of this policy inasmuch as the proposed use does not involve residential development of building lots and/or homes, etc., which I believe is the actual intent of the legislation.

Your prompt attention to and processing of both my Petition and this request is greatly appreciated.

Very truly yours,

Josef L. Gehring
JOSEF L. GEHRING

cc: Petition Request

DESCRIPTION TO ACCOMPANY PETITION REQUEST
TO PERMIT OFFSTREET PARKING IN A RESIDENTIAL ZONE
NINTH ELECTION DISTRICT

Beginning at a point on the north side of Joppa Road, approximately three hundred and fifteen feet (315') west of the centerline of Harford Road, and thence running the four (4) following courses and distances:

1. N 28° 33' 16" E 445.1'
2. S 65° 28' 37" W 75.10'
3. S 28° 28' 56" W 439.62'
4. thence easterly by a curve to the right, with a radius of 918.04', the distance of 74.79', the chord bearing of S 59° 09' 43" E 74.79', to the place of beginning.

Saving and excepting all portions of the subject property which presently enjoy a Business, Local (B.L.) zoning classification.

April 15, 1980

S. Eric DiNenna, Esquire
Suite 205, Alex. Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S of Joppa Road, 315' W of Har-
ford Road - 9th Election District
Josef L. Gehring, et ux -
Petitioners
NO. 80-140-SPH (Item No. 5)

Dear Mr. DiNenna:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/esl

Attachments

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

1116 Linkside Drive
Baltimore, Maryland 21234
November 23, 1979

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

RE: Request for Special Hearing for
Offstreet Parking in a Residential
Zone within a Residential Transition
Area
N/S Joppa Road, W of Harford Road
9th Election District

Dear Mr. Dyer:

In response to your letter of November 19, 1979, please be
advised that we wish to proceed with our Petition request, as
referenced above.

We do not feel that the case outlined in your letter has
application or relevance to our request and ask that it be
considered on its own merits.

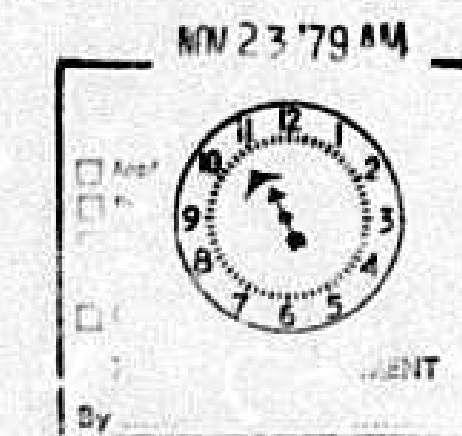
Your prompt attention to and processing of my request is
greatly appreciated.

Very truly yours,

JOSEF L. GEHRING

ANNE E. GEHRING

cc: File



S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 423-1630
January 10, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition No. 80-140-SPH
Petitioners: Josef L. Gehring, et ux

Dear Mr. Commissioner:

Please enter my appearance on behalf of the Petitioners in the
above captioned matter.

Very truly yours,

S. ERIC DINENNA

SED:fzt

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

1116 Linkside Drive
Baltimore, Maryland 21234
November 23, 1979

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

RE: Request for Special Hearing for
Offstreet Parking in a Residential
Zone within a Residential Transition
Area
N/S Joppa Road, W of Harford Road
9th Election District

Dear Mr. Dyer:

In response to your letter of November 19, 1979, please be
advised that we wish to proceed with our Petition request, as
referenced above.

We do not feel that the case outlined in your letter has
application or relevance to our request and ask that it be
considered on its own merits.

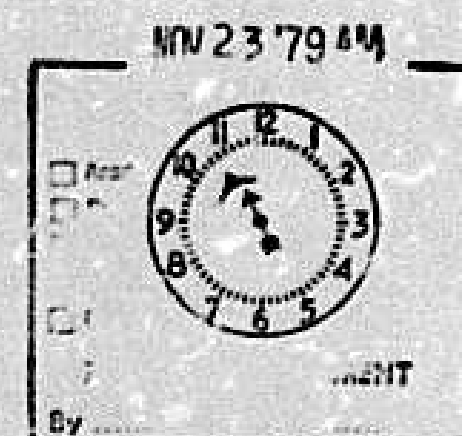
Your prompt attention to and processing of my request is
greatly appreciated.

Very truly yours,

JOSEF L. GEHRING

ANNE E. GEHRING

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 19, 1979

Mr. & Mrs. Josef L. Gehring
1116 Linkside Drive
Baltimore, Maryland 21234

RE: Petition for Special Hearing for
Off-street Parking in a Residential
Zone within a Transition Area
N/S of Joppa Road, W of Harford
Road - 9th Election District
Item No. 45

Dear Mr. & Mrs. Gehring:

Reference is made to your letter of August 9, 1979, addressed to
the Zoning Commissioner, which has been referred to me for reply. You
request that the above Petition be heard on its own merit, regardless of
this office's interpretation of the Baltimore County Zoning Regulations, which
would prohibit such a use in a residential transition area.

Notwithstanding the above request, this office has recently received an
Opinion and Order from the Circuit Court concerning a similar case; i.e.,
parking in a residential transition area. I am enclosing a copy of this Opinion,
which finds that such parking is prohibited. It is requested that you review
this Opinion and advise this office in writing as to whether or not you still
desire to proceed with your request.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED/sf

Enclosure

cc: Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

JOSEF OF VIENNA INC.
Coiffures International

May 13, 1980

Zoning Appeal Court
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: No. 80-140-SPH (Item No. 5)
N/S of Joppa Road, 315' W of Har-
ford Road - 9th Election District
Josef L. Gehring, et ux - Petitioners

Dear Sir:

I wish to appeal the decision made in reference to the
above on my behalf.

This vacant lot has a frontage of 74.79 feet on Joppa
Road and a depth of 429.62 feet. The parcel is zoned B. L.
for a depth of approximately 130 feet, with the balance of the
land being zoned D. R. 5.5. Adjacent land within 300 feet
of the subject site is zoned for either commercial or resi-
dential uses.

The vacant property adjacent to and on the east of the
subject property is zoned D. R. 5.5. The property to the east
of this vacant tract is zoned D. R. 16 and is presently used
for residential and commercial purposes; the property to the
north is zoned both B.L. and D.R. 5.5; the property to west
is zoned F.L.; and the property to the south is vacant and owned
by the State Highway Administration.

Enclosed is my check to cover costs of an appeal.

Very truly yours,

JOSEF L. GEHRING

Enc. Ck.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 28, 1979

Mr. & Mrs. Josef L. Gehring
1116 Linkside Drive
Baltimore, Maryland 21234

RE: Petition for Special Hearing
N/S Joppa Rd., 315' W of Harford Road
Case No. 80-140-SPH

Dear Sir:

This is to advise you that \$52.50 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remitted to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Mr. & Mrs. Josef L. Gehring
1116 Ashbroke Drive
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Special Hearing - N/S Joppa Rd., 315' W of Harford Road
Case No. 80-140-SPH

TIME: 1:30 P.M.

DATE: Thursday, January 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

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

Date: December 19, 1979

FROM: Petition No. 80-140-SPH - Item 45

Petition for Special Hearing
North side of Joppa Road, 315 feet West of Harford Road
Petitioner - Josef L. Gehring, et ux

9th District

HEARING: Thursday, January 10, 1980 (1:30 P.M.)

It is this office's opinion that commercial parking is not permitted in a residential transition area.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:dms

August 9, 1979

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Request for Special Hearing for Offstreet Parking
in a Residential Zone and within a Residential
Transition Area

Dear Mr. Hammond:

Please be advised that I am aware of the recent policy of the Zoning Office, in which it is felt that offstreet parking in a residential zone is not permitted when it falls within a residential transition area.

It is my contention that said policy has no application to the accompanying Petition and, for this reason, I respectfully request that the matter be heard on its own merits.

I additionally request that I be provided with an interpretation and waiver of this policy inasmuch as the proposed use does not involve residential development of building lots and/or homes, etc., which I believe is the actual intent of the legislation.

Your prompt attention to and processing of both my Petition and this request is greatly appreciated.

Very truly yours,

Josef L. Gehring

cc: Petition Request

PETITION FOR SPECIAL HEARING

9th District

ZONING: Petition for Special Hearing

LOCATION: North side of Joppa Road, 315 feet West of Harford Road

DATE & TIME: Thursday, January 10, 1980 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:

Petition for 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 offstreet parking in a residential zone and within a residential transition area.

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

Being the property of Josef L. Gehring, et ux, as shown on plat plan filed with the Zoning Department

HEARING DATE: Thursday, January 10, 1980 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

JOSEF OF VIENNA Inc.
Coutures International

May 13, 1980

Zoning Appeal Court
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: No. 80 140 SPM (Item No. 5)
N/S of Joppa Road, 315' W of Harford Road - 9th Election District
Josef L. Gehring, et ux - Petitioners

Dear Sir:

I wish to appeal the decision made in reference to the above on my behalf.

This vacant lot has a frontage of 74.79 feet on Joppa Road and a depth of 429.62 feet. The parcel is zoned B. L. for a depth of approximately 130 feet, with the balance of the land being zoned D. R. 5.5. Adjacent land within 300 feet of the subject site is zoned for either commercial or residential uses.

The vacant property adjacent to and on the east of the subject property is zoned D. R. 5.5. The property to the east of this vacant tract is zoned D. R. 16 and is presently used for residential and commercial purposes; the property to the north is zoned both B.L. and D.R. 5.5; the property to west is zoned B.L. and the property to the south is vacant and owned by the State Highway Administration.

Enclosed is my check to cover costs of an appeal.

Very truly yours,

Josef L. Gehring

Enc. Ck.

1/7/81 - Notified the following of hearing set for Thurs. Feb. 26, '81, at 10 a.m.:

Mr. and Mrs. Josef Gehring
S. Eric DiNenna
J. W. Hession, Esq.

J. E. Dyer
W. Hammond

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 7, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(h). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-140-SPH

JOSEF L. GEHRING, et ux

SPH-Off-street parking in a residential zone

N/S of Joppa Rd., 315' W of Harford Rd.

9th District

4/15/80 - Z. C. (Hammond) DENIED petition for off-street parking in a residential zone

ASSIGNED FOR:

cc: Mr. and Mrs. Josef Gehring

S. Eric DiNenna

John W. Hession, III, Esq.

J. F. Dyer

William Hammond

Petitioners

Counsel for Petitioners

People's Counsel

Zoning Office

" "

June Holmen, Secretary

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

March 17, 1981

S. Eric DiNenna
Suite 205, Alex Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 80-140-SPH
Josef L. Gehring, et ux

Dear Mr. DiNenna:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eshenhart, Adm. Secretary

Encl.

cc: Mr. and Mrs. Josef L. Gehring
John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. N. E. Gerber
Mr. J. Haswell

45

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 8th day of August, 1979.

Filing Fee \$ 65 Received: Check

Cash

Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Josef L. Gehring Submitted by J.B. Byrnes

Petitioner's Attorney Reviewed by

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

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u>					Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No					
Previous case: <u> </u>					Map # <u> </u>					

PETITION FOR SPECIAL HEARING
9th District
LOCATION: North side of Joppa Road, 315 feet West of Harford Road
DATE & TIME: Thursday, January 10, 1980 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:
Petition for 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 offstreet parking in a residential transition area.
All that parcel of land in the Ninth Election District of Baltimore County:
Beginning at a point on the north side of Joppa Road, approximately three hundred and fifteen feet (315') west of the centerline of Harford Road and thence running the four (4) following courses and distances:
1. N 28° 23' 18" E 445.00'
2. N 65° 28' 37" W 75.10'
3. S 28° 28' 36" W 48.67'
4. Thence easterly by a curve to the right, with a radius of 918.04', the distance of 74.79', the chord bearing of S 89° 09' 43" E 74.79' M.L. to the place of beginning.
Being the property of Josef L. Gehring, et al., as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, January 10, 1980 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
Dec. 28

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 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 in each of one successive week before the 10th day of January, 1980, the first publication appearing on the 20th day of December, 1979.

L. Frank Shuman
Manager.

Cost of Advertisement, \$ 75

PETITION FOR SPECIAL HEARING

9th District
LOCATION: North side of Joppa Road, 315 feet West of Harford Road
DATE & TIME: Thursday, January 10, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Beginning at a point on the north side of Joppa Road, approximately three hundred and fifteen feet (315') west of the centerline of Harford Road, and thence running the four (4) following courses and distances:
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2. N 65° 28' 37" W 75.10'
3. S 28° 28' 36" W 48.67' M.L.
4. Thence easterly by a curve to the right, with a radius of 918.04', the distance of 74.79', the chord bearing of S 89° 09' 43" E 74.79' M.L. to the place of beginning.
Being the property of Josef L. Gehring, et al., as shown on plat plan filed with the Zoning Department.
Hearing Date: THURSDAY, JANUARY 10, 1980
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

THE ESSEX TIMES, INC.
812 EASTERN BLVD
BALTIMORE, MD 21221

Dec. 20, 1979

This is to Certify, That the annexed advertisement was inserted in THE JEFFERSONIAN, a newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive week before the 20th day of December, 1979.

L. Frank Shuman
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86389
DATE April 14, 1980 ACCOUNT 01-662
AMOUNT \$52.50
RECEIVED FROM Josef of Vienna
FOR Advertising and Posting for Case No. 80-140-BPH
8605 4280 13 52.50
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 5/23/80
Posted for: Board of Appeals
Petitioner: Josef L. Gehring, et al.
Location of property: N/S of Joppa Rd., 315' W of Harford Rd.
Location of Signs: front of property, facing Joppa Rd.
Remarks:
Posted by: Sean Coleman Date of return: 5/23/80
Signature

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 5/23/80
Posted for: Board of Appeals
Petitioner: Josef L. Gehring, et al.
Location of property: N/S of Joppa Rd., 315' W of Harford Rd.
Location of Signs: front of property, facing Joppa Rd.
Remarks:
Posted by: Sean Coleman Date of return: 5/23/80
Signature

80-140-SPH

9th District

N/S of Joppa Rd., 315'
W of Harford Road

Josef L. Gehring, et al.
1 SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83294

DATE December 12, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Josef of Vienna
FOR Filing Fee for Case No. 80-140-BPH

8805 4280 13 25.00
VALIDATION OR SIGNATURE OF CASHIER

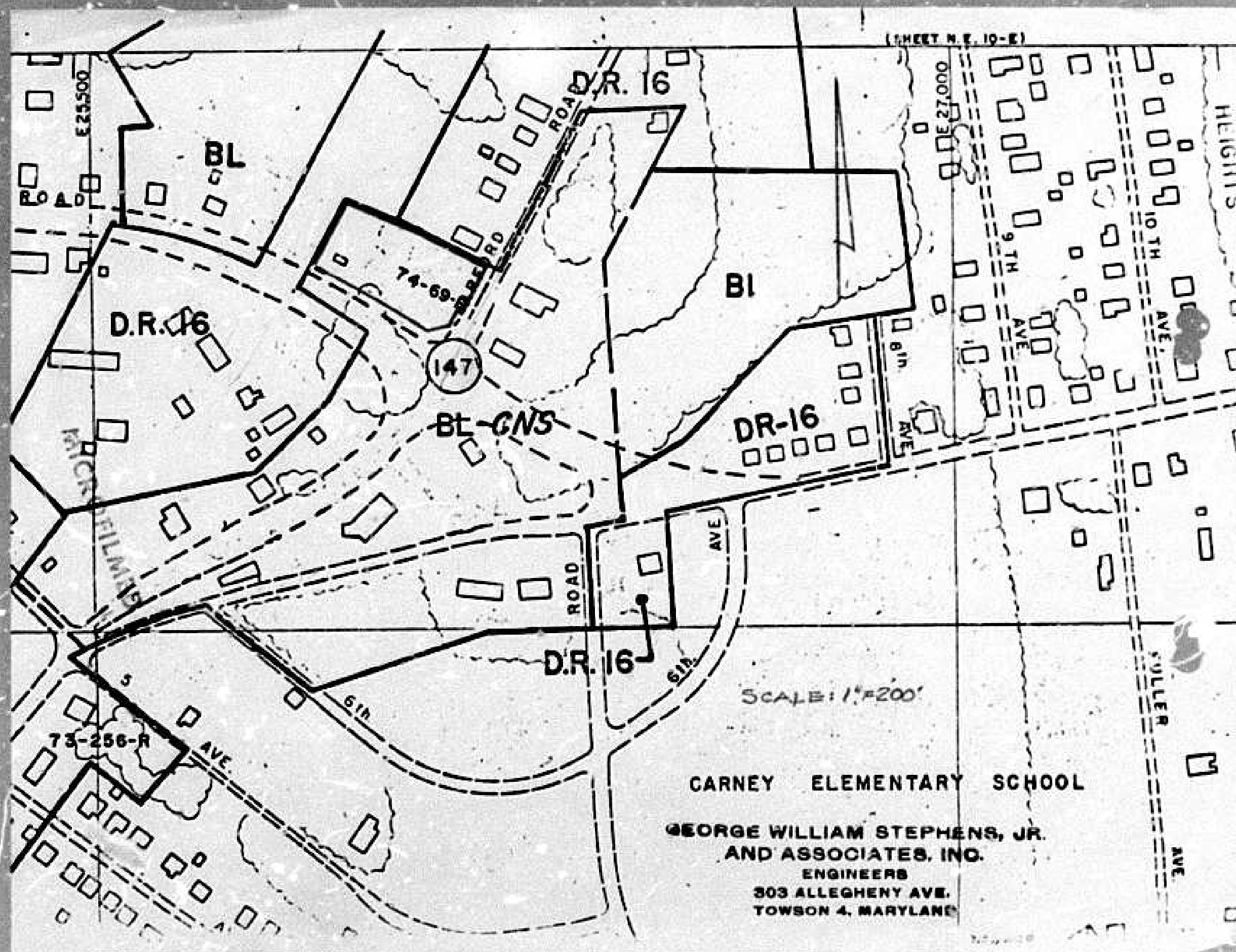
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 088829

DATE May 15, 1980 ACCOUNT 01-662

AMOUNT \$10.00

RECEIVED FROM Josef of Vienna
FOR Filing fee for Appeal of Case No. 80-140-BPH

8805 4280 16 40.00
VALIDATION OR SIGNATURE OF CASHIER



Property Zoned: B.L./D.R. 16

9th Election District

Existing Use: Unimproved

Proposed Use: Restaurant, Retail, and

Accompanying Offstreet Parking Area

Required Parking: $3000 \div 50 = 60$ Spaces

Provided Parking: 60 Spaces

Proposed Entrance to be constructed
per State Highway Administration
requirements.

- PARKING NOTES -

1. The subject parking area is immediately adjacent to the existing commercial zoning classifications and the proposed restaurant use it will serve.

2. Only passenger vehicles, excluding buses, will use the requested parking area.

3. No loading, service or any use other than the parking of passenger automobiles/buses will be permitted.

4. All lighting of the parking areas will be low level (not to exceed 2') and will be arranged so as not to reflect glare onto adjacent residential premises.

5. Screening around the perimeter of all parking areas will be provided as indicated and/or as required by the Office of Planning and Zoning.

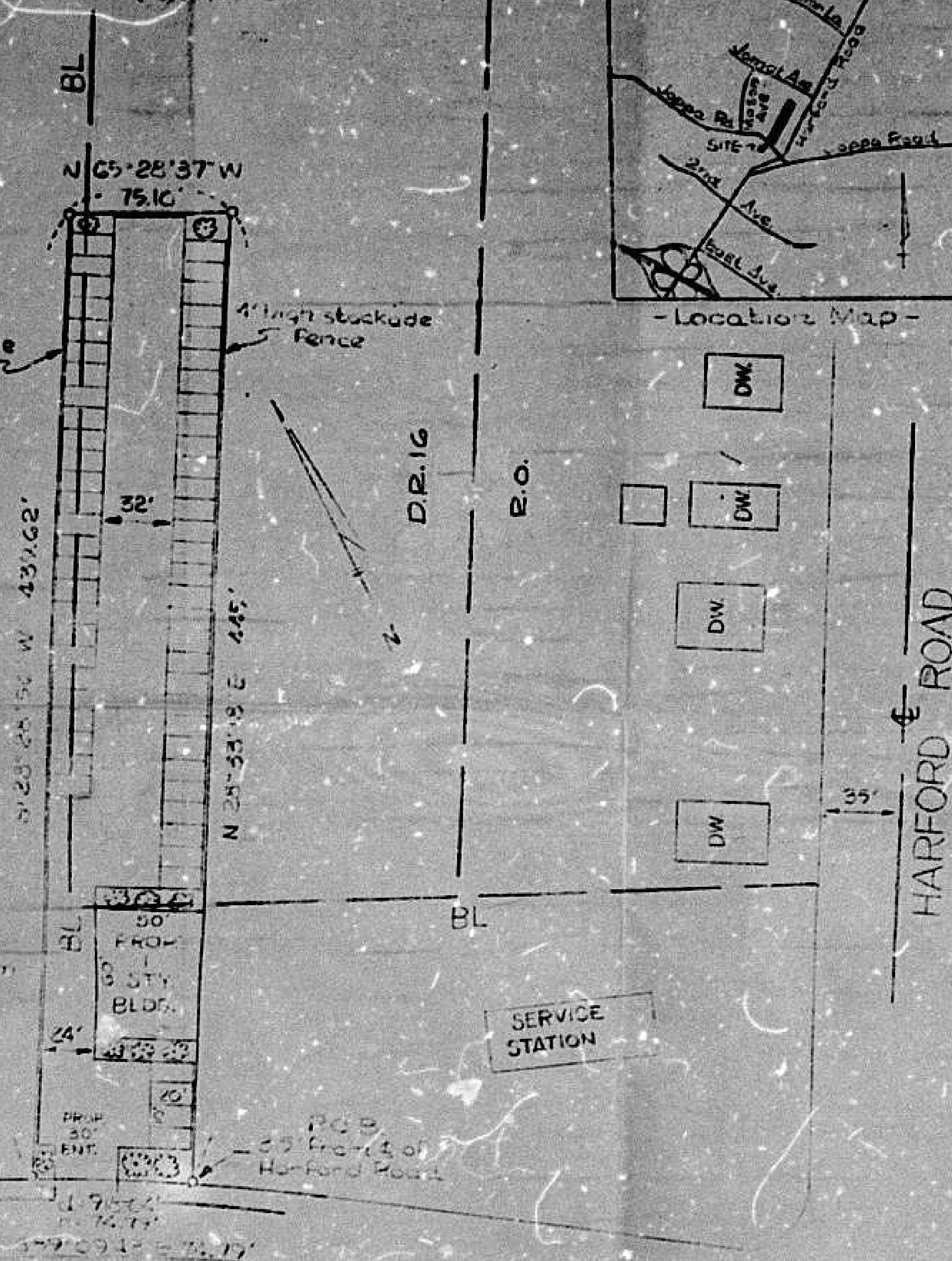
6. All parking areas and drives to be surfaced with concrete curbs and properly drained.

7. The vehicular access (i.e. entrance) is to be installed as per all applicable S.H.A. requirements. All parking spaces 10' x 20'.

(Unimproved Land)



- Location Map -



NOTES: Existing Structures

to be removed.

Proposed Station and

Service Area to be

constructed.

JOPPA ROAD

SCALE

1" = 50'

(Unimproved Land S.H.A.)

PLAT TO ACCOMPANY
PETITION REQUEST FOR
OFFSTREET PARKING IN
A RESIDENTIAL ZONE

Petitioners Exhibit #1

Property Zoned: B.L./D.R.5.5
 9th Election District
 Existing Use: Unimproved
 Proposed Use: Restaurant and Accompanying
 Offstreet Parking Area
 Required Parking: $3000 \div 50 = 60$ Spaces
 Provided Parking: 60 Spaces
 Proposed Entrance to be constructed
 per State Highway Administration
 requirements.

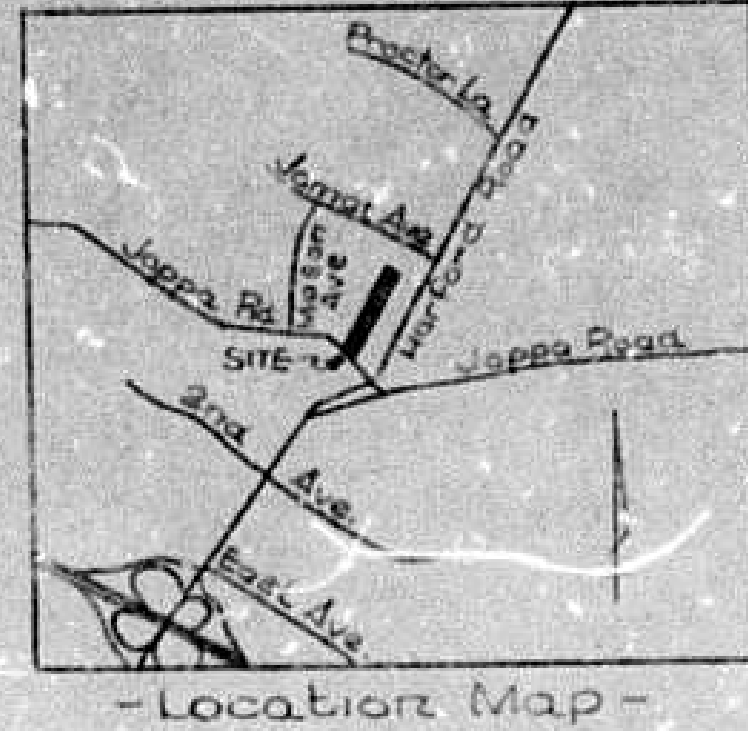
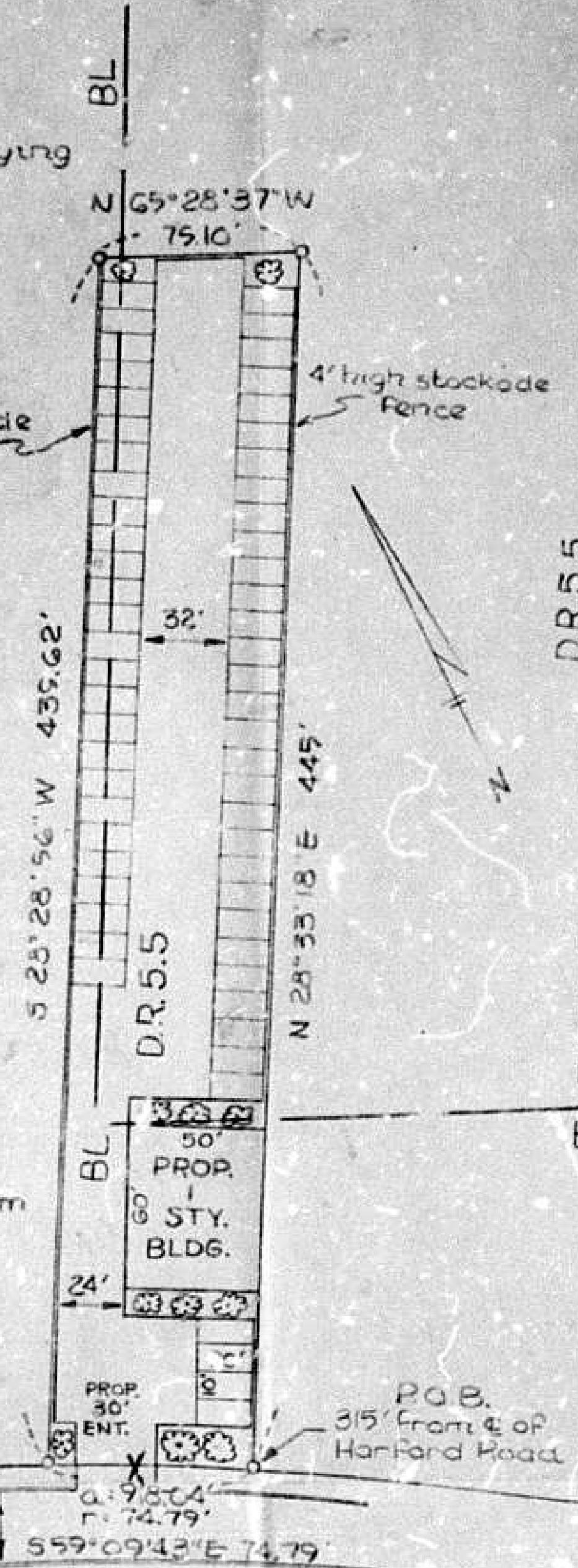
- PARKING NOTES -

1. The subject parking area is immediately adjacent to the existing commercial zoning classifications and the proposed restaurant use it will serve.
2. Only passenger vehicles, excluding buses, will use the requested parking area.
3. No loading, service or any use other than the parking of passenger automobiles/buses will be permitted.
4. All lighting of the parking areas will be low level (not to exceed 8') and will be arranged so as not to reflect glare onto adjacent residential premises.
5. Screening around the perimeter of all parking areas will be provided as indicated and/or as required by the Office of Planning and Zoning.
6. All parking areas and drives to be macadam with concrete curbs and properly drained.
7. The vehicular access (i.e. entrance) is to be installed as per all applicable S.H.A. requirements. All parking spaces 10' x 20'.

NOTES: Existing Structure to be removed.
 Public water and sewer service exists on site.

(Unimproved Land - S.H.A.)

(Unimproved Land)



PLAT TO ACCOMPANY
 PETITION REQUEST FOR
 OFFSTREET PARKING IN
 A RESIDENTIAL ZONE

SCALE
 1" = 50'

Property Zoned: B.L./D.R.5.5
 9th Election District
 Existing Use: Unimproved
 Proposed Use: Restaurant and Accompanying
 Offstreet Parking Area
 Required Parking: $2500 \div 50 = 50$ Spaces
 Provided Parking: 60 Spaces
 Proposed Entrance to be constructed
 per Baltimore County Standards.

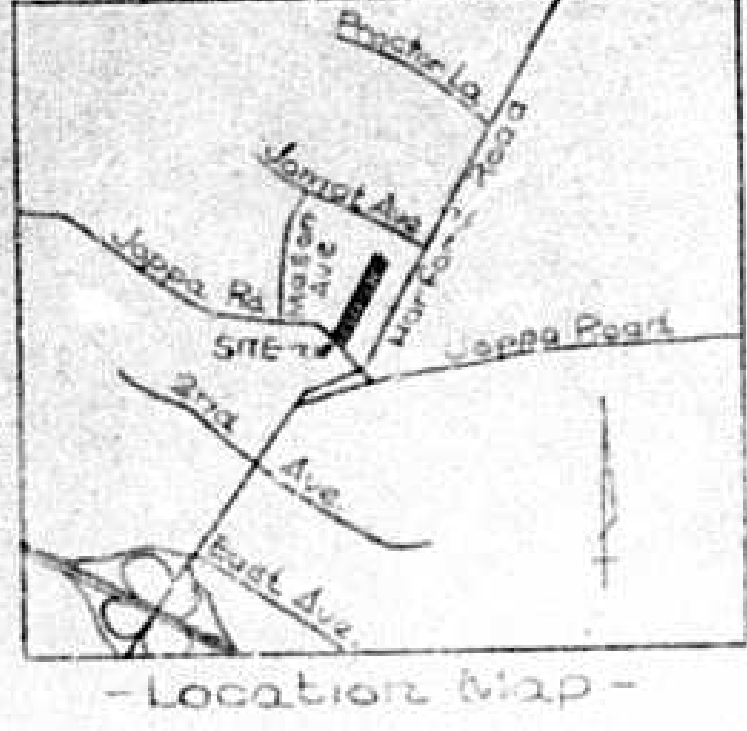
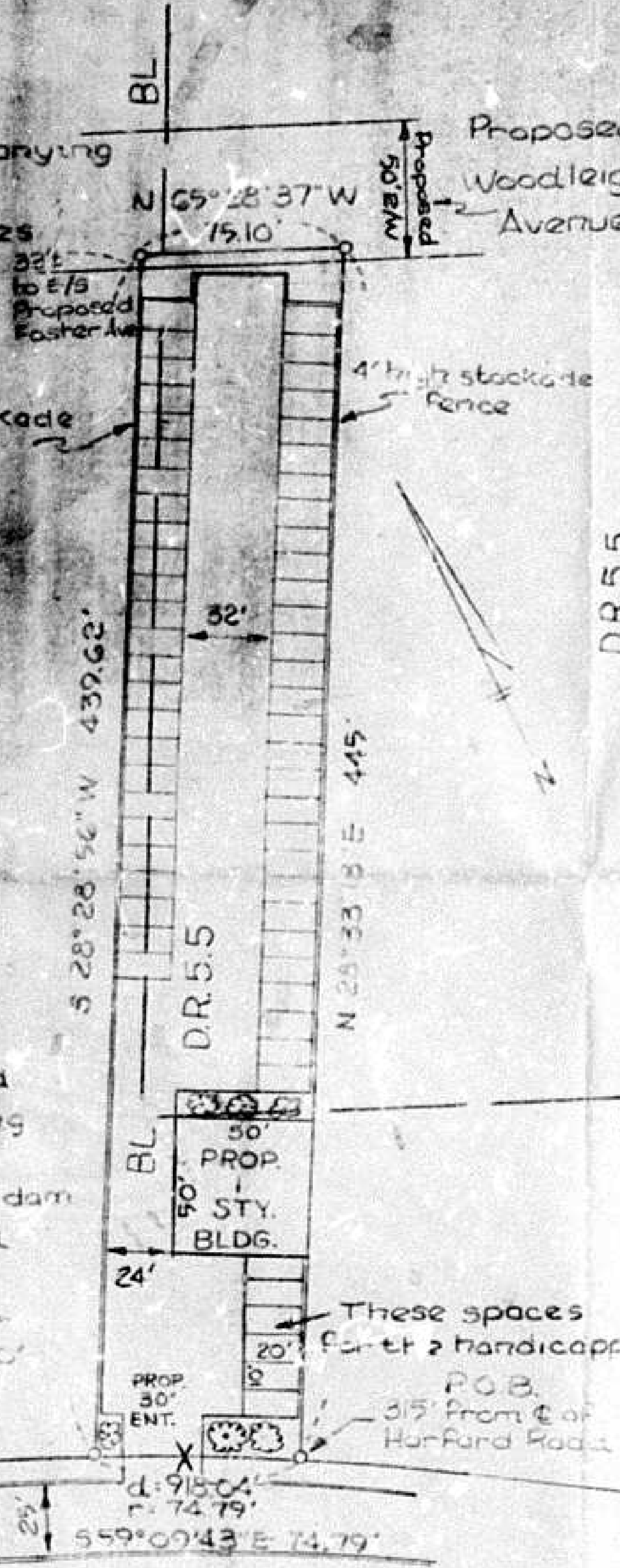
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6. All parking areas and drives to be macadam with concrete curbs and properly drained.
7. The vehicular access (i.e. entrance) is to be installed as per all applicable S.H.A. requirements. All parking spaces 10' x 20'.

NOTES: Existing Structure to be removed.
 Public water and sewer service exists on site.

(Unimproved Land - S.H.A.)

(Unimproved Land)



PLAT TO ACCOMPANY
 PETITION REQUEST FOR
 OFFSTREET PARKING IN
 A RESIDENTIAL ZONE

SCALE
 1" = 50'

REVISED PLANS

OCT 21 1994

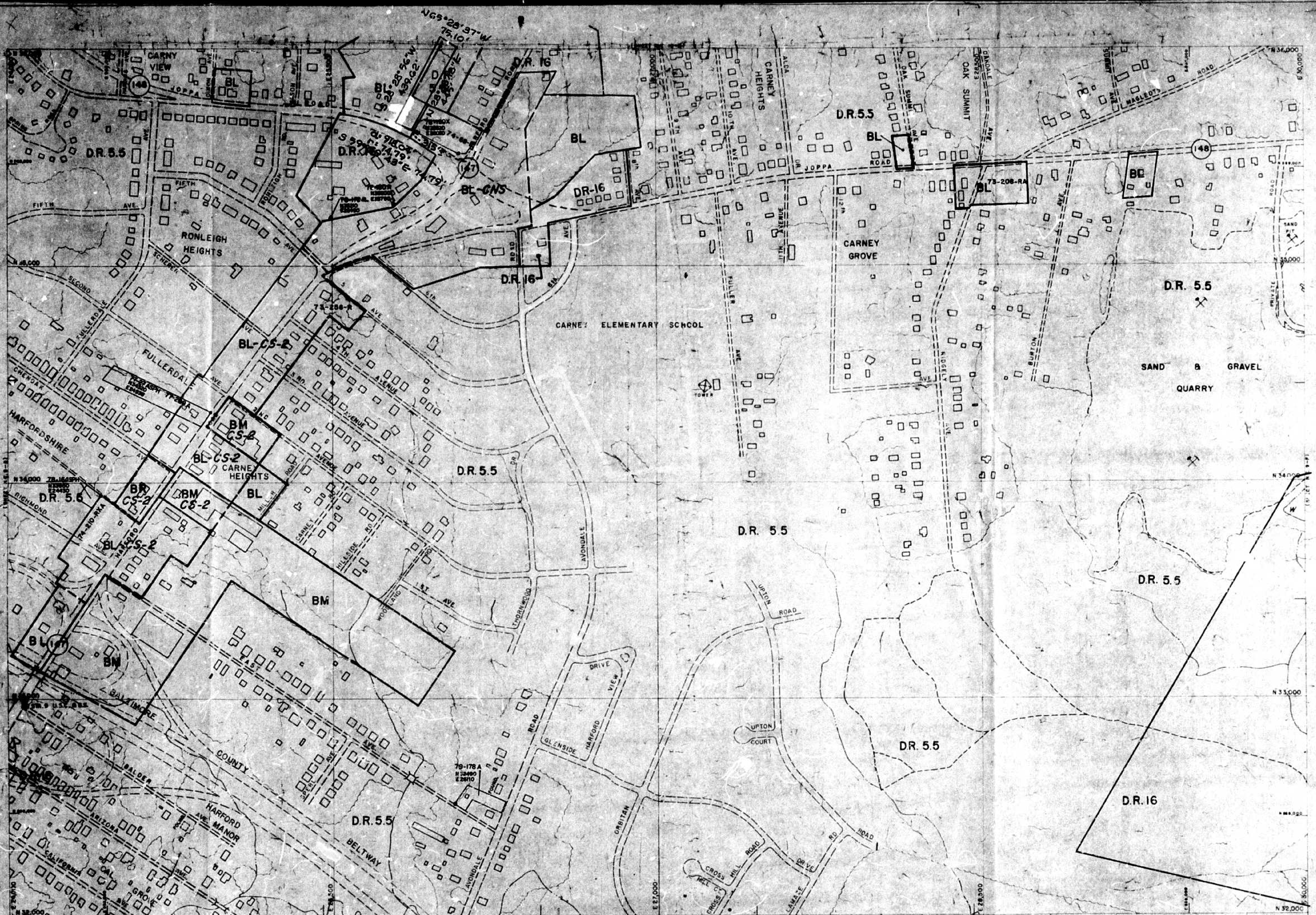


DEPARTMENT

By

NE GE
 9th Dist.

Rev 10/31/79



N-NE M-NW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT 7, 1976 & OCT 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76
CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	PARKVILLE	N-E
		DATE OF PHOTOGRAPHY APRIL 1953		9-E
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				

MICROFILMED



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PARKVILLE	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953		9-E
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

055 4408 72

$d = 112.04'$
 $S = 74.79'$
 $Spc. 091$
 $S 280 28' 56'' W 439.52'$
 $N 650 20' 37'' W 75.10'$
 $N 280 33' 18'' E 445'$

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000