

Business Parking Notes

- The land used for parking (and is on the same property, as the business (restaurant/lounge) involved (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- The parking area is used by passenger vehicles only (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- The parking area is used for parking only - (no other services). (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing (B.C.Z.R. 1955; Resolution: Nov. 21, 1956.)
- A tar and chip paved surface is provided as required by Baltimore County. (B.C.Z.R. 1955; Paragraph 400.4.e; Resolution: November 21, 1956.)
- The site plan drawing shows the parking arrangement and access. Resolution: November 21, 1956.)
- The restaurant/lounge is in operation from 12 a.m. to 2 a.m. (B.C.Z.R. 1955; paragraph 400.4.e; Resolution: November 21, 1956.)

General Notes

- Area of Property: 1.33 Ac.
- Existing Zoning of Property: DR-5.5; 4' BL
- Existing Use of Property: Restaurant (Sit Down)
- Proposed Zoning of Property: DR-5.5; 4' BL w/ Front Yard Variance
- Proposed Use of Property: Restaurant (Sit Down)
- Parking Data (See Table Below)
- Petitioner is requesting a variance to Sec. 232.1 of the Zoning Regulations to permit a front yard of 5' instead of the required 10' (A Variance of 5' and a distance of 35' from the 2' of Harford Road instead of the required 40' (A Variance of 5')
- Petitioner is requesting a variance to Sec. 303.2 of the Zoning Regulations to permit a front yard of 5' instead of the average distance of adjacent structure of 25' (A Variance of 5')
- Site is located in the Gunpowder Falls Watershed
- Public Sewer and Water available to site
- Indicated existing lights

Location Plan

Parking Data

Existing Bldg. 1	10,602/50	212 Parking Spaces
Existing Bldg. 2	8,219/30	28 Parking Spaces
Existing Bldg. 3	14,819/30	77-27
Proposed Addition	2300/30	46 Parking Spaces
5A Proposed Parking For Addition = 35 Spaces		
6 Proposed Parking Spaces To Be Leased From 3500 sq ft Office		
7 Proposed Parking For 3500 sq ft Office		
8 Proposed Parking Spaces = 33		
9. Total Parking Spaces Required: 212 + 46 = 256		
Less Variance Granted		124
10. Total Parking Spaces Provided:		
Existing Spaces		88
Proposed Spaces		35
Less from 3303		10
		113

PLAT OF PROPOSED IMPROVEMENTS

3306 HARFORD ROAD

Election District 13
Scale: 1" = 40'

Baltimore County, Md.
October 13, 1979
Rev. Jan. 1, 1980
Rev. Feb. 28, 1980

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *10/13/79*
BY: *[Signature]*
DATE: *10/13/79*
80-166-A
C-722-83

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of April, 1980, that the herein Petition for the Variance(s) to permit a front yard setback of five (5) feet in lieu of the required ten (10) feet, a distance of thirty-five (35) feet from the centerline of the street in lieu of the required forty (40) feet, and a front yard setback of five (5) feet in lieu of the required average front yard setback of twenty-five (25) feet, all in keeping with the site plan prepared by Paul Lee Engineering, Inc., dated February 28, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Continuous plant screening, compact and a minimum of four (4) feet high, and fence must be provided around the perimeter of the entire off-street parking area located at 9306 Harford Road and along the easternmost property line of 9303 Harford Road.
2. Submission of a long term lease for the proposed parking behind 9303 Harford Road.
3. Compliance with the comments submitted by the Baltimore County Fire Department, dated November 26, 1979.
4. All of the above restrictions must be reflected on a site plan and be approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jan M.N. Jones
Deputy Zoning Commissioner of Baltimore County

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

Re: Item #256 (1975-1976)
Property Owner: Edgar and Ethel Sperl
W/S Harford Rd., 90' S/E of 2nd Avenue
Existing Zoning: BL & DR 5.5
Proposed Zoning: Variance to permit 88 parking spaces in lieu of the required 212 spaces and Special Hearing to permit off-street parking in a residential zone.
Acres: 0.96 District: 9th

Dear Mr. DiNanna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

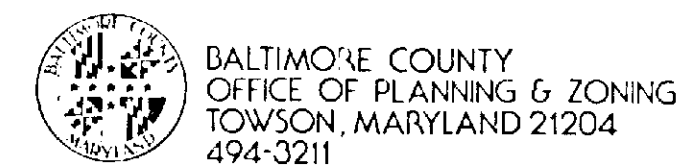
General:

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #256 (1975-1976).

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

END:EAM:FWR:ss

N-NS Key Sheet
35 NS 17 Pos. Sheet
NS 9 E Topo
71 Tax Map



JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

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 #104, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: William A. Sullivan, et al
Location: W/S Harford Road 125.26' S. Second Avenue
Existing Zoning: B.L.-C.S. 2 and D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 5' and 35' to the center of Harford Road in lieu of the required 10' and 40' respectively
Acres: 0.96
District: 9th
Previous Cases: 77-27-ASPH (Item No. 256; 1975-76) 77-299-A (Item #207; 1976-77)

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



STEFHEN E. COLLINS
DIRECTOR

January 16, 1980

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

Item No. 104
Property Owner: William A. Sullivan, et al
Location: W/S Harford Rd. 125.26' S Second Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 5' and 35' to the center of Harford Rd. in lieu of the required 10' and 40' respectively.

Acres: 0.96
District: 9th
Previous Cases: 77-27-ASPH (Item No. 256; 1975-76) 77-229-A (Item No. 207; 1976-77)

Dear Mr. Hammond:

The proposed Variance to the front setback will severely limit the sight distance along Harford Road. This limiting of sight distance, combined with the substandard driveway entrance, will cause traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/hmd



James J. O'Donnell
Secretary
M. S. Calhider
Administrator

January 28, 1980

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

Att: N. Commodari

Dear Mr. Hammond:

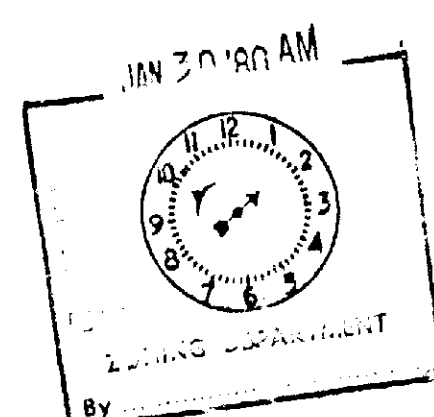
At the request of the petitioner's attorney, an inspection was made during a peak time of the restaurant-lounge operation--10:00 on a recent Saturday evening. It was obvious from the extremely large number of vehicles parked all over the area, that the business generates a large volume of traffic. However, the inspection revealed no particular problem on Harford Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:mah



My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



James J. O'Donnell
Secretary
M. S. Calhider
Administrator

December 3, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 15, 1979
ITEM: 104.
Property Owner: William A. Sullivan, et al
Location: W/S Harford Rd. (Route 147) - 125.26' S Second Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 5' and 35' to the center of Harford Rd. in lieu of the required 10' and 40' respectively.
Acres: 0.96
District: 9th
Previous Cases: 77-27-ASPH (Item No. 256; 1975-76) 77-229-A (Item No. 207; 1976-77)

Dear Mr. Hammond:

The parking arrangement on the plan indicates a scaled distance of a 16' wide lane between parking spaces at the rear of the building. This width is too narrow for the only means of access to the lot, in any event. With vehicles backing into the lane from the parking spaces along the south property line, the situation would be critical and would cause a back-up that could extend out onto Harford Road. The situation is further aggravated by the 2 parking spaces against the rear of the building being aligned 90° to what is indicated on the plan. In order to provide an acceptable flow of traffic, the spaces against the rear of the building should be eliminated.

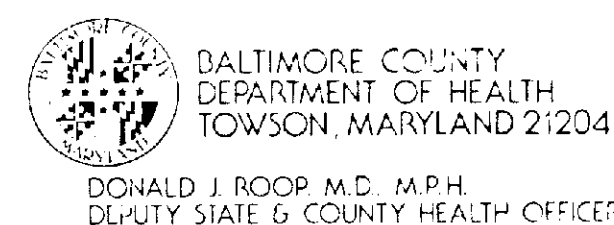
The parking in the rear of the bakery should not be given much consideration since any arrangement between the property owners could be terminated at any time.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203 By: John E. Meyers



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

January 10, 1980

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

Dear Mr. Hammond:

Comments on Item #104, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: William A. Sullivan, et al
Location: W/S Harford Rd. 125.26' S Second Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 5' and 35' to the center of Harford Rd. in lieu of the required 10' and 40' respectively.
Acres: 0.96
District: 9th
Previous Cases: 77-27-ASPH (Item No. 256; 1975-76) 77-229-A (Item No. 207; 1976-77)

Metropolitan water and sewer exist.

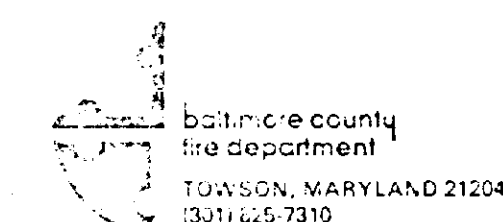
Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

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

LJF/fthg

cc: J. A. Butcher



Paul H. Reincke
CHIEF

November 26, 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 William A. Sullivan, et al

Location: W/S Harford Rd. 125.26' S Second Ave.

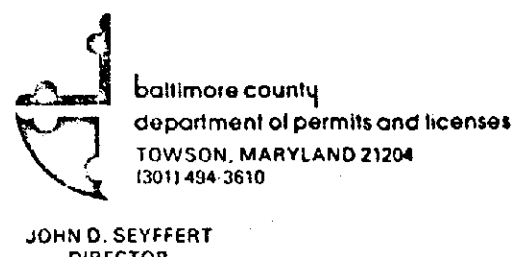
Item No. 104 Zoning Agenda: Meeting of 11/15/79

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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. Existing building violates section 8-751. Building should be fully sprinklered to permit place of occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

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



JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

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

Dear Mr. Hammond:

Comments on Item #104 Zoning Advisory Committee Meeting, November 15, 1979
are as follows:

Property Owner: William A. Sullivan, et al
Location: US Harford Road 125.26' S Second Ave.
Existing Zoning: B.L. - C.S. 2 & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 5' and 35' to the center
of Harford Road in lieu of the required 10' and 40' respectively.

Acres: 0.96
District: 9th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- G. 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 _____.
- I. No Comment.
- J. Comment:

NOTE: 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:raj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

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

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96,97, 98, 99, 100, 101, 102, 103, 104
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

BNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
Y. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOISARIS

THOMAS H. ROYER
MRS. LORRAINE F. CHINCUS
ROGER B. HAYDEN

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

ROBERT Y. CUDDELL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 87-155-A Item 104

Date: February 12, 1980

Petition for Variance for front yard setbacks
West side of Harford Road, 125.26 feet South of Second Avenue
Petitioner - William A. Sullivan, et al

9th District

HEARING: Thursday, February 28, 1980 (9:30 A.M.)

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

JDS:JGH:ub

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

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5311

DESCRIPTION

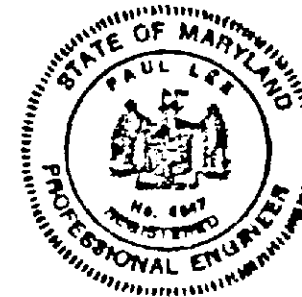
9306 HARFORD ROAD

NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Front Yard Variance.

Beginning for the same at a point, said point of beginning being located on the west side of Harford Road and approximately 125.26 feet more or less as measured southerly from the centerline of 2nd Avenue, thence binding on said west side of Harford Road (1) S 35 degrees 57 minutes 40 seconds W - 84.48 feet, thence leaving said west side of Harford Road the three following courses: (2) N 63 degrees 01 minutes 20 seconds W - 494.13 feet, (3) N 35 degrees 40 minutes 16 seconds E - 84.41 feet, and thence (4) S 63 degrees 01 minutes 20 seconds E - 494.56 feet to the point of beginning.

Containing 0.96 acres of land more or less and known as # 9306 Harford Road, Baltimore County, Maryland.



Engineers - Surveyors - Site Planners

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

NOTICE OF HEARING

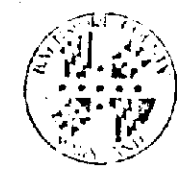
RE: Petition for Variance - W/S of Harford Road, 125.26' S of Second Avenue
William A. Sullivan, et al - Case No. 80-166-A

TIME: 9:30 A.M.

DATE: Thursday, February 28, 1980

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

TOWSON, MARYLAND



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 28, 1980

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
Towson, Maryland 21204

RE: Petition for Variances
W/S of Harford Rd., 125.26' S of
Second Ave. - 9th Election District
William A. Sullivan, et al -
Petitioners
NO. 80-166-A (Item No. 104)

Dear Mr. DiNenna:

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

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Imelda Dawling
9303 Fullerdale Avenue
Baltimore, Maryland 21234

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 11, 1980

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
Towson, Maryland 21204

RE: Petition for Variance
W/S Harford Rd., 125.26' S of
Second Ave - William A. Sullivan,
et al - Case No. 80-166-A

Dear Sir:

This is to advise you that \$55.61 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

To Whom It May Concern:

George W. Fields

Pet. Exh. 2

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: G. H. R. Revised Plans:
 Change in outline or description Yes
No
 Previous case: 460 Map #

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

Filing Fee \$ 25.00 Received: Check

Received: _____ Check _____
 _____ Cash _____
 _____ Other _____

E. Thomas Belland
 William E. Hammond, Zoning Commissioner
 Petitioner John A. Thompson Submitted by SEB
 Petitioner's Attorney SEB Reviewed by MB

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

District 9 Date of Posting 27/10/80

Posted for: Petition for Variance
Petitioner: William A. Sullivan, et al
Location of property: W/S Harford Rd., 125.26' S of Second Ave.

Location of Signs: Front of property (9303 Harford Rd.)

Remarks: _____
 Posted by: Ben Z. [Signature] Date of return: 2/1/84
 Signature

1 sign

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE "REVENUE DIVISION" MISCELLANEOUS "SH RECEIPT"	No. 5605
RECEIVED FROM BORDEN Restaurant, Inc. Filing Fee for Case No. 80-166-A	DATE February 20, 1930 ACCOUNT 01-662
RECEIVED FROM William A. Sullivan Advertisin and Posting for Case No. 80-166-A	DATE February 20, 1930 ACCOUNT 01-662
RECEIVED FROM William A. Sullivan Advertisin and Posting for Case No. 80-166-A	DATE February 20, 1930 ACCOUNT 01-662

[illegible]

TOWSON, MD.,-----, 19--

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 ten successive weeks before the _____ day of _____ 19____, the _____ publication appearing on the _____ day of _____ 19____.

THE JEFFERSONIAN.

Cost of Advertisement, \$ 74⁵⁰

**PETITION
FOR VARIANCE**

9th District
Zoning: Petition for Variance
for front yard setbacks
Location: West side of
Harford Road, 125.56 feet
South of Second Avenue.
Date & Time: Thursday,
February 28, 1980 at 9:30 a.m.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

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

Petition for Variance to permit a front yard setback of 10 feet in lieu of the required 15 feet and a distance of 35 feet from the centerline of the street in lieu of the required 40 feet and a front yard setback of 10 feet in lieu of the required average front yard setback of 15 feet.

Regulations to

The Zoning Regulations are hereby accepted as amended, to read:

Section 232.1. Artistic Signage.

Section 2303.2. Front yard setbacks.

All that parcel of land in the Ninth District of Baltimore County, Maryland, for the same at point, said point of beginning as shown on the plat located on the northeast corner of the intersection of the Road approximately 128.26 feet more or less as measured southward from the centerline of the avenue, these hindings of the Maryland and District of Columbia 35 degrees 5' minutes north 60 degrees 0' minutes east bearing said west side of the Harford Road the third of four courses to the south of the 0.1 minutes 29 seconds 54.93 feet to the point of beginning of the 0.1 minutes 29 seconds 54.93 feet or less and known as 908 Harford Road, and shown on the plat filed with the Zoning Department.

Witness my hand and the seal of the Board of Zoning Adjustment, this 14th day of June, 1980.

THURSDAY, JUNE 28, 1980

Public Hearing Room,
County Office Building, 1
North Avenue, Towson,
Maryland.

by
WILLIAM E. HAMMOND
Zoning Commission
of Baltimore County

THE ESSEX TIMES AEGTS

Bel Air, Md., Feb 7 1950

This is to Certify, That the annexed

was inserted in THE EXPOS, a newspaper printed and published in Hartford County, once in each

of one successive

weeks before the 1950 day of

19

Publisher.

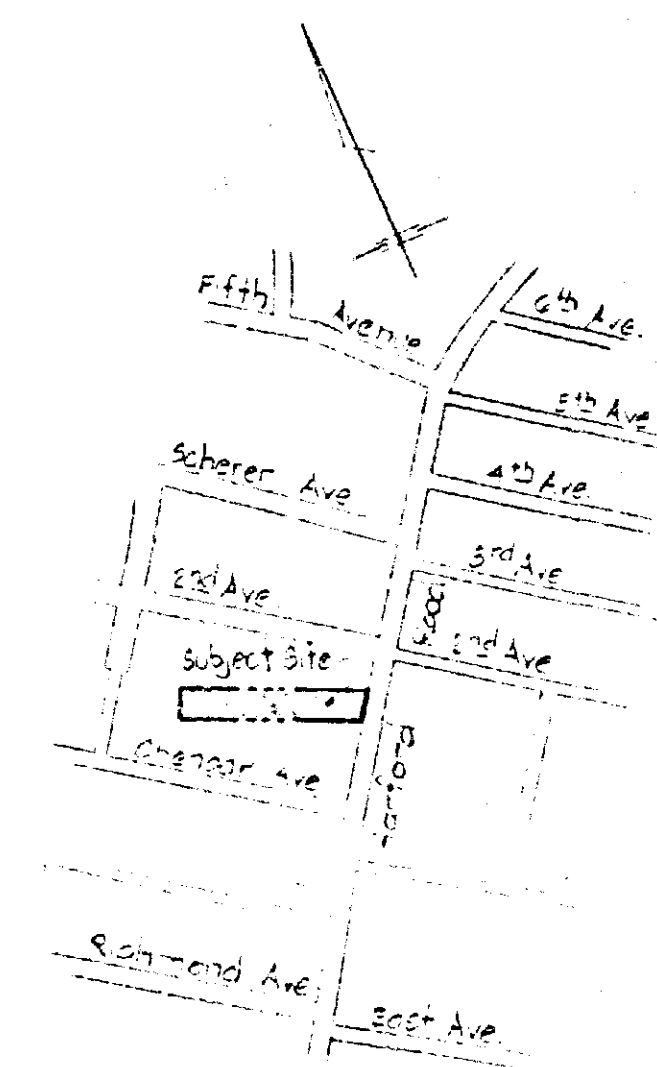
Petition Exhibit #1

Business Parking Notes

- The land used for parking adjoins (and is on the same property) as the business (restaurant/lounge) involved (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used by passenger vehicles only (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used for parking only - (no other services). (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- A tar and chip paved surface is provided as required by Baltimore County. (B.C.Z.R. 1955; Paragraph 400.4.6; Resolution; November 21, 1956.)
- The site plan drawing shows the parking arrangement and access. (Resolution; November 21, 1956.)
- The restaurant/lounge is in operation from 10 a.m. to 2 a.m. (B.C.Z.R. 1955; paragraph 400.4.2; Resolution; November 21, 1956.)

General Notes

- Area of Property - 0.26 Ac. ±
- Existing Zoning of Property - "DR-5.5" & "BL"
- Existing Use of Property - Restaurant (Sit Down)
- Proposed Zoning of Property - "DR-5.5" & "BL" w/ Front Yard Variance
- Proposed Use of Property - Restaurant (Sit Down)
- Parking Data (See Table Below)
- Petitioner is requesting a variance to Sec. 232.1 of the Zoning Regulations to permit a front yard of 0' instead of the required 13' (A Variance of 13') and a distance of 0' from the E. of Hartford Road instead of the required 40' (A Variance of 40').
- Petitioner is requesting a variance to Sec. 303.2 of the Zoning Regulations to permit a front yard of 5' instead of the average distance of adjacent structure of 25' (a variance of 20').
- Site is located in the Gunpowder Falls Watershed
- Public Sewer and water available to site.
- ▲ Indicates existing lights -



Location Plan
Scale: 1" = 500'

Parking Data

- Existing Building - 10,002 Sq. ft.
- Required Parking - 10,002 P.S. ± 212 Parking Spaces
- Existing Parking - 82 P.S. ± 6 Valet - 88 Parking Spaces
- Variance Granted for 124 P.S. Granted Dec 17, 1976 - 77-27
- Proposed Addition - 1st Floor 433 Sq. ft. Rest. 433 P.S. ± 208 Parking Spaces
2nd Floor 433 Sq. ft. Office 433 P.S. ± 208 Parking Spaces
Total 866 P.S. ± 416 Parking Spaces
- Required Parking Spaces for Addition - 10 P.S.
- Proposed Parking Spaces for addition to be leased from 2303 Hartford Road - 10 P.S.
- Required parking for 2303 Hartford Road - 10 P.S.
1st Floor - 2340 Sq. ft. Retail (1/200) - 12.7 Parking Spaces
2nd Floor - 2340 Sq. ft. Office (1/500) - 5.1 Parking Spaces
Required Parking Spaces - 17.8 - 18 P.S.
- Proposed Parking Spaces - 33
A. Additional Parking Spaces - 13
B. Parking Spaces to be leased to 2306 Hartford Road - 10

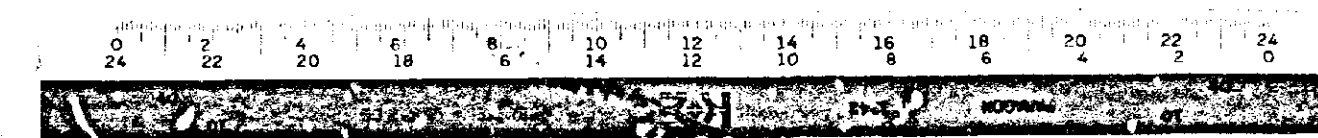
Plat to Accompany Petition
For
Yard Variance

9303 HARFORD ROAD

Election District #9
Scale: 1" = 40'

Baltimore County, Md.
October 19, 1979
Rev. Jan. 7, 1980

Insert
Scale: 1" = 20'

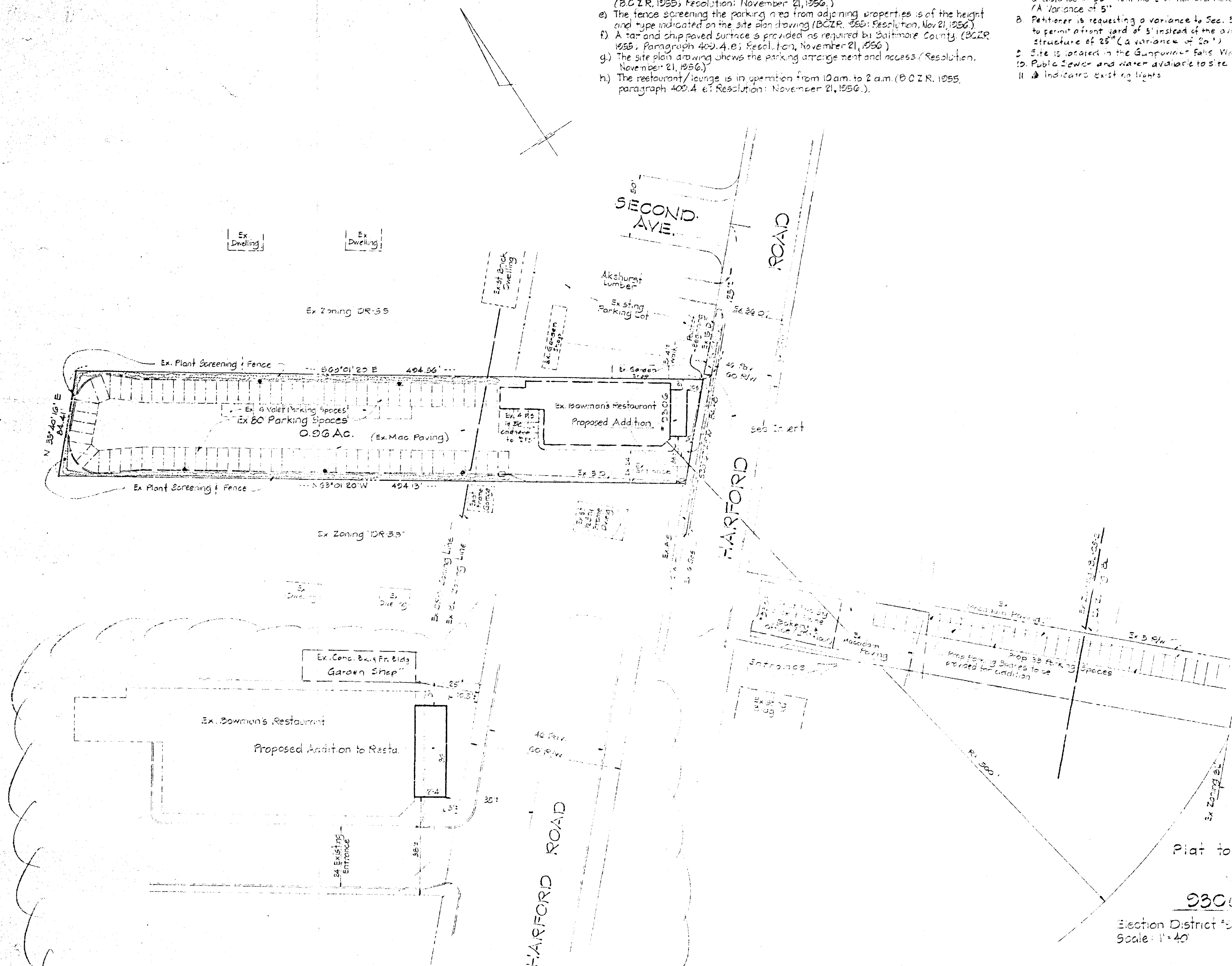


- a) The land used for parking adjoins land on the same property as the business (restaurant/lounge) involved (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- b) The parking area is used by passenger vehicles only (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- c) The parking area is used for parking only - (no other service). (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- d) Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution: November 21, 1956.)
- e) The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing (B.C.Z.R. 350; Resolution: Nov. 21, 1956.)
- f) A tar and chip paved surface is provided as required by Baltimore County (B.C.Z.R. 1955, Paragraph 400.4.e; Resolution: November 21, 1956.)
- g) The site plan drawing shows the parking arrangement and access (Resolution: November 21, 1956.)
- h) The restaurant/lounge is in operation from 10 a.m. to 2 a.m. (B.C.Z.R. 1955, paragraph 400.4.e; Resolution: November 21, 1956.)

1. Area of Property * 2.86Ac.
2. Existing Zoning of Property * DR-55 (S.U.)
3. Existing Use of property * Restaurant (S.U.)
4. Proposed Zoning of Property * DR-35 (S.U.) with a Variance
5. Proposed Use of Property * Restaurant (S.U.)
6. Parking Data (See Table Below)
7. Petitioner is requesting a variance to Section 2 of the Zoning Regulations to permit a front yard of 5' instead of the required 30' (A Variance of 5') and a distance of 35' from the E of Hartford Road instead of the required 40' (A Variance of 5').
8. Petitioner is requesting a variance to Section 3 of the Zoning Regulations to permit a front yard of 5' instead of the required distance or adjacent structure of 25' (A variance of 20').
9. Site is located in the Gunpowder Falls Watershed.
10. Public Sewer and Water available to site.
11. Indicates existing lots.



Location Plan
Scale 1" = 500'



1. Existing Building * 10,602 sq ft 10,602 Sq ft
2. Required Parking * 22 P.S. @ 50' * 22 Parking Spaces
3. Existing Parking * 22 P.S. @ 50' * 22 Parking Spaces
4. Variance Granted for 124 P.S. Granted Dec 17, 1976 * 77-27
5. Proposed Addition: 1st Floor 453 sq ft Rest 453-50 * 9-06 Parking Spaces
2nd Floor 453 sq ft Office 453-500 * 10-21 Parking Spaces
2-37 Parking Spaces
Total Additional Parking Spaces
for Addition = 10 P.S.
6. Proposed Parking Spaces for addition to be leased from
3303 Hartford Road.
7. Required parking for 3303 Hartford Road
1st Floor: 2540 sq ft. Retail (1300) = 12.7 Parking Spaces
2nd Floor: 2540 sq ft Office (1300) = 5.1 Parking Spaces
Required Parking Spaces 17.8 = 18 P.S.
8. Proposed Parking Spaces * 33
A. Additional Parking Spaces * 15
B. Parking Spaces to be leased to 3306 Hartford Road * 10

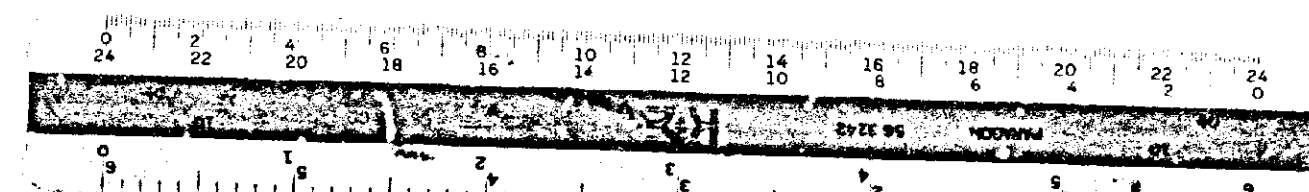
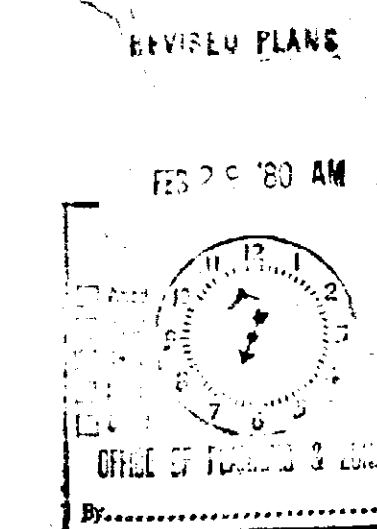
Plat to Accompany Petition

Ward Variance

9306 HARFORD ROAD

Election District #9
Scale: 1" = 40'

Baltimore County, Md.
October-10, 1980
Rev. Jan. 7, 1980
Rev. Feb. 28, 1980

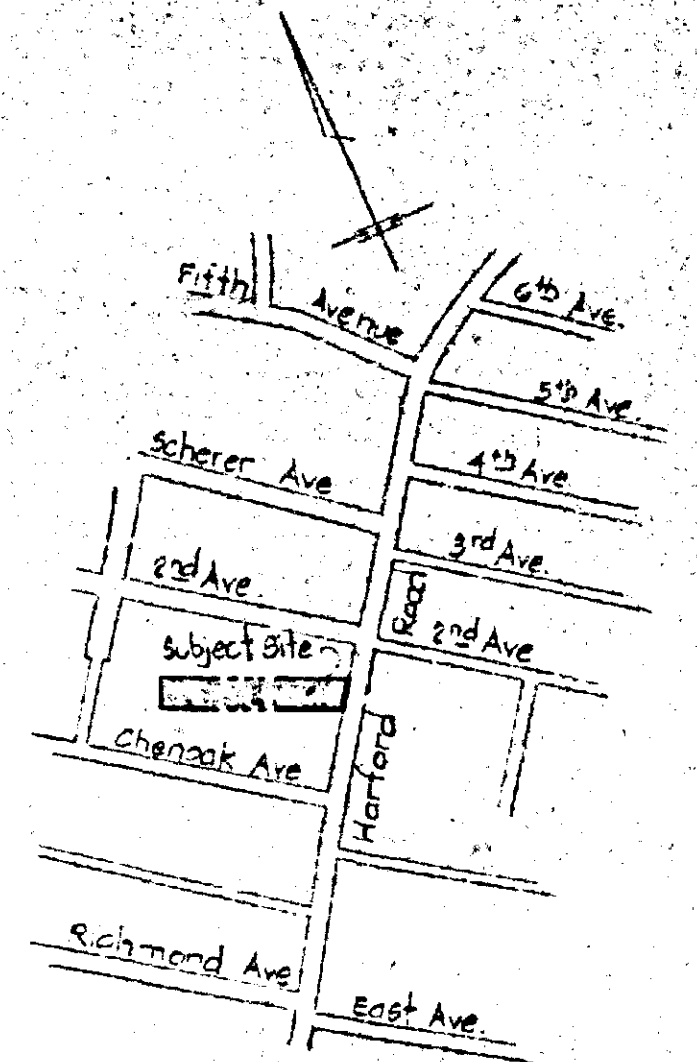


Business Parking Notes

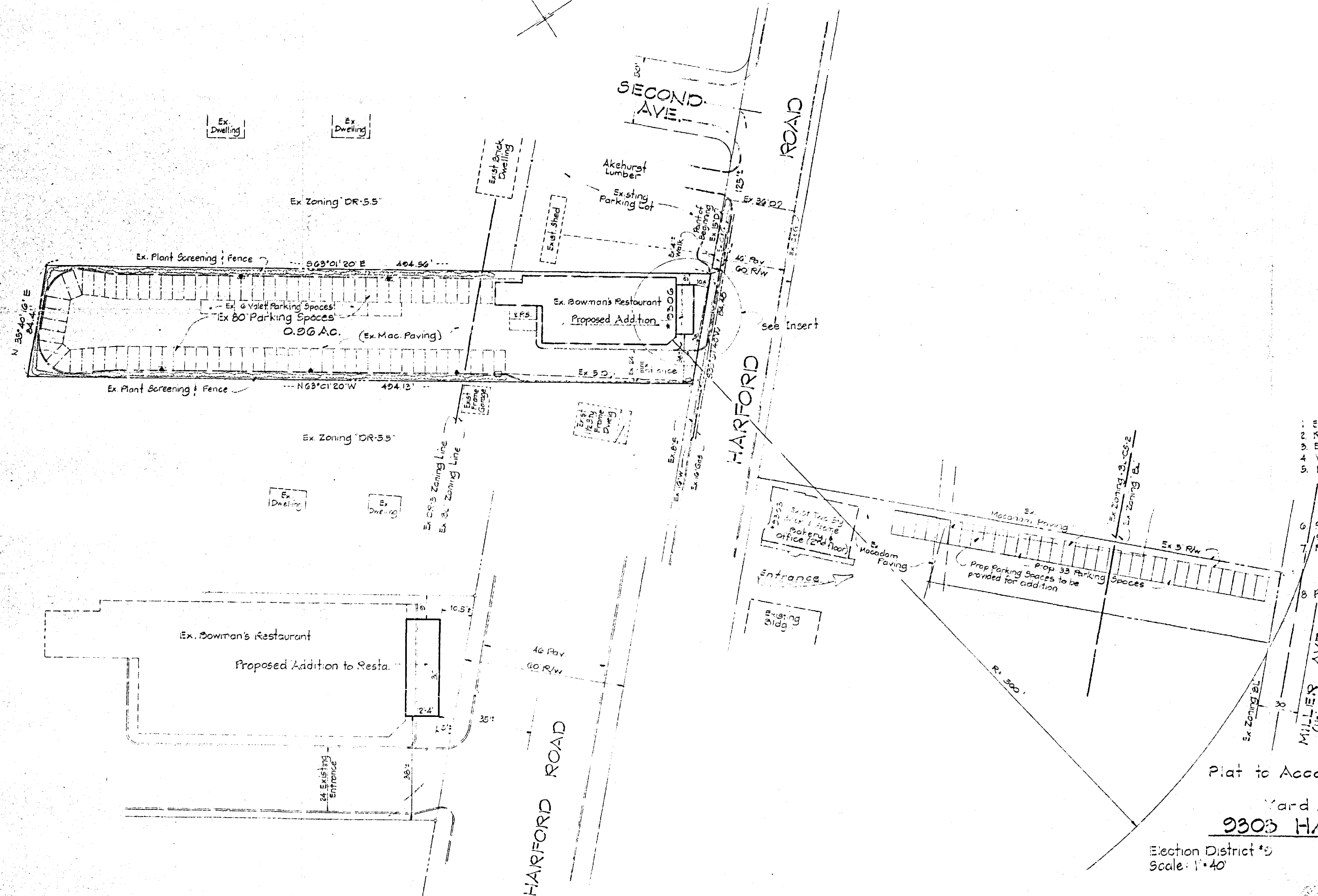
- The land used for parking adjoins (and is on the same property) as the business (restaurant/lounge) involved. (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used by passenger vehicles only. (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used for parking only - (no other services). (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing. (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- A tar and chip paved surface is provided as required by Baltimore County. (B.C.Z.R. 1955; Paragraph 402.4.e; Resolution; November 21, 1956.)
- The site plan drawing shows the parking arrangement and access. (Resolution; November 21, 1956.)
- The restaurant/lounge is in operation from 10 a.m. to 2 a.m. (B.C.Z.R. 1955; paragraph 402.4.e; Resolution; November 21, 1956.)

General Notes

- Area of Property - 0.06 Ac. ±
- Existing Zoning of Property - "DR-5.5" & "BL"
- Existing Use of Property - Restaurant (Sit Down)
- Proposed Zoning of Property - "DR-5.5" & "BL" w/ Front Yard Variance
- Proposed Use of Property - Restaurant (Sit Down)
- Parking Data (See Table Below)
- Petitioner is requesting a variance to Sec. 32.1 of the Zoning Regulations to permit a front yard of 6' instead of the required 10' (A Variance of 4') and a distance of 36' from the E of Harford Road instead of the required 40' (A Variance of 4').
- Site is located in the Gunpowder Falls Watershed.
- Public Sewer and Water available to Site.
- Indicates existing lights.



Location Plan
Scale 1" = 500'



Insert
Scale 1" = 20'

Parking Data

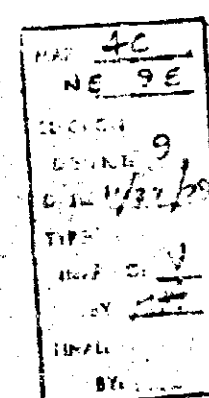
- Existing Building - 10,602 Sq. ft.
- Required Parking - 212 Parking Spaces
- Existing Parking - 82 P.S. + 6 Valet - 88 Parking Spaces
- Variance Granted for 124 P.S., Granted Dec 17, 1976 - 77-27
- Proposed Addition: 1st Floor 453 Sq. ft. Rest. 453/500 - 9.06 Parking Spaces
2nd Floor 453 Sq. ft. Office 453/500 - 9.06 Parking Spaces
Total 18.12 Parking Spaces
- Required Parking Spaces for Addition - 10 P.S.
- Proposed Parking Spaces for addition to be leased from 9303 Harford Road:
1st Floor - 2540 Sq. ft. Retail (1/200) - 12.7 Parking Spaces
2nd Floor - 2540 Sq. ft. Office (1/200) - 5.1 Parking Spaces
Required Parking Spaces 17.8 - 18 P.S.
- Proposed Parking Spaces - 33
A. Additional Parking Spaces - 15
C. Parking Spaces to be leased to 9306 Harford Road - 10

Plat to Accompany Petition
For
Front Yard Variance

9303 HARFORD ROAD

Election District #9
Scale: 1" = 40'

Baltimore County, Md.
October 19, 1979



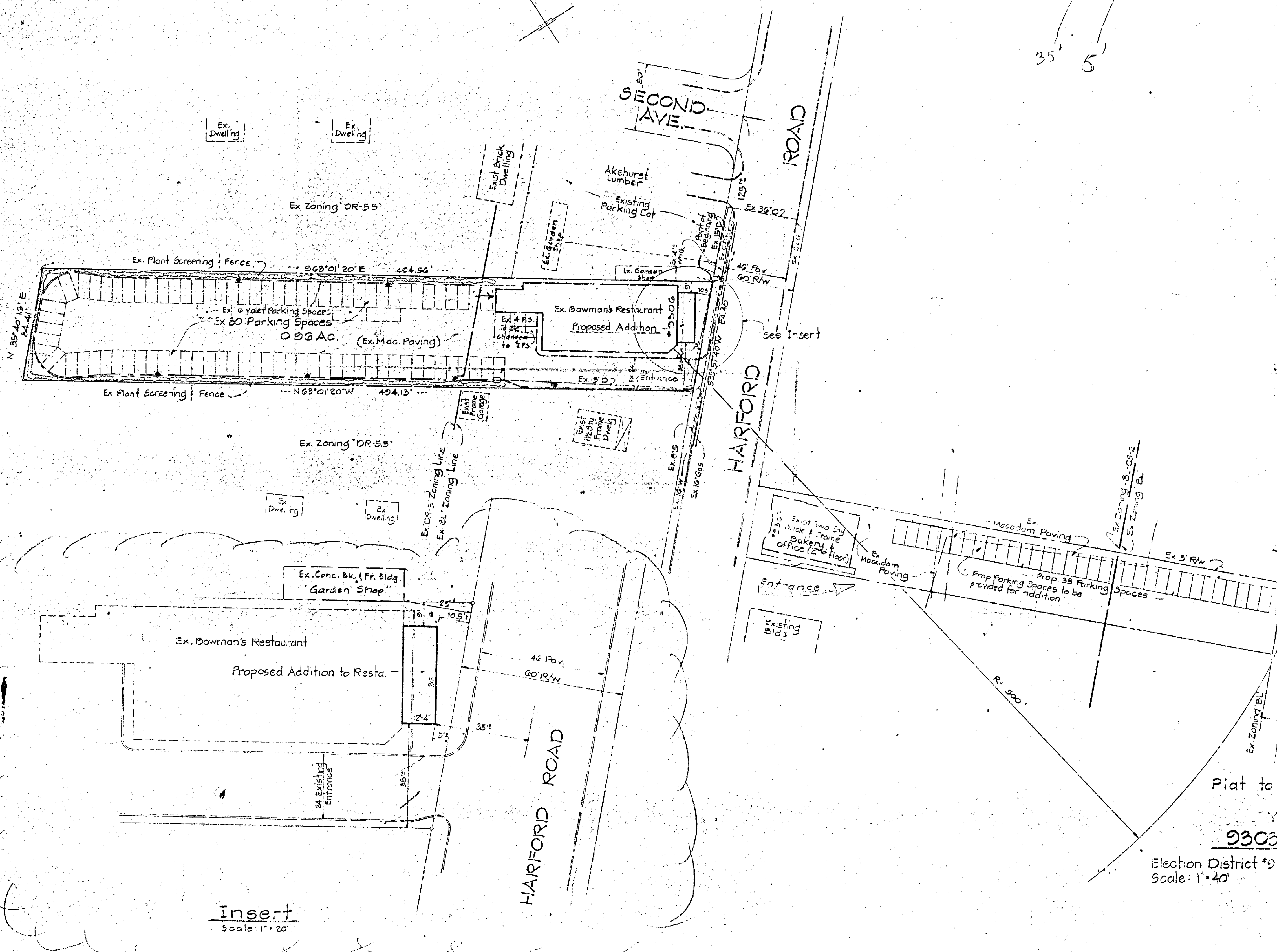
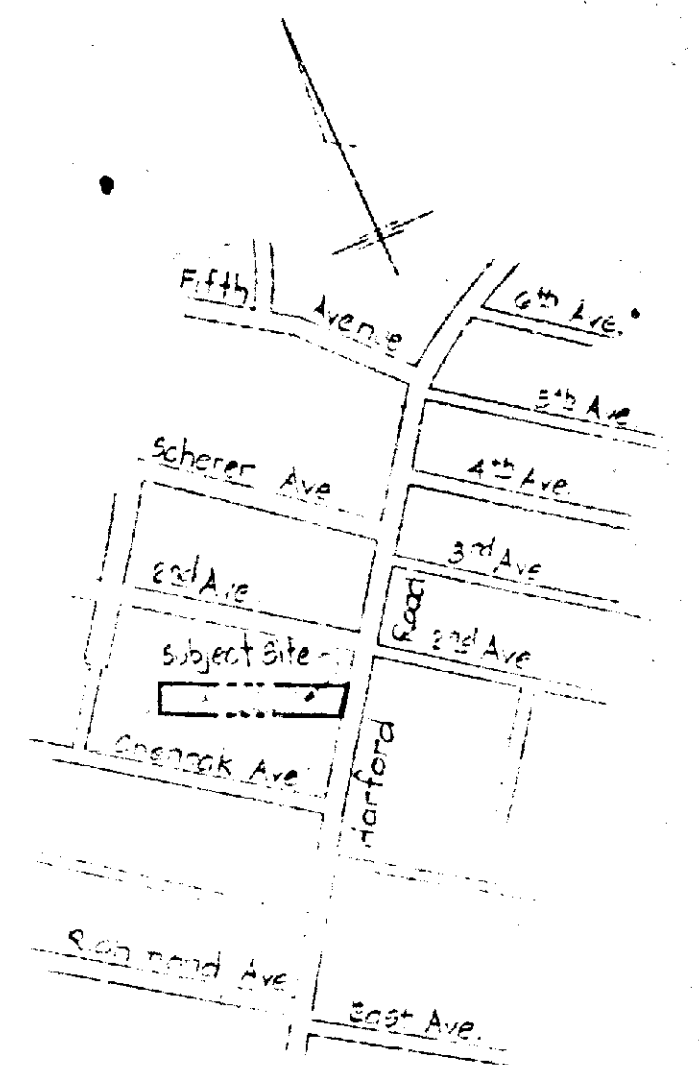
Business Parking Notes

- The land used for parking adjoins (and is on the same property) as the business (restaurant/lounge) involved (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used by passenger vehicles only (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The parking area is used for parking only - (no other services). (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution; November 21, 1956.)
- The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- A tar and chip paved surface is provided as required by Baltimore County. (B.C.Z.R. 1955; Paragraph 409.4. e; Resolution; November 21, 1956.)
- The site plan drawing shows the parking arrangement and access. (Resolution; November 21, 1956.)
- The restaurant/lounge is in operation from 10 a.m. to 2 a.m. (B.C.Z.R. 1955, paragraph 409.4. e; Resolution; November 21, 1956.)

General Notes

- Area of Property - 0.0646.
- Existing Zoning of Property - "DR-5.5" & "B1".
- Existing Use of Property - Restaurant (Sit Down).
- Proposed Zoning of Property - "DR-5.5" & "B1" w/ Front Yard Variance.
- Proposed Use of Property - Restaurant (Sit Down).
- Parking Data (See Table Below).
- Petitioner is requesting a variance to Sec. 22.1 of the Zoning Regulations to permit a front yard of 6' instead of the required 10' (A variance of 4') and a distance of 36' from the E. of Harford Road instead of the required 40' (A Variance of 4').
- Petitioner is requesting a variance to Sec. 22.2 of the Zoning Regulations to permit a front yard of 5' instead of the average distance of adjacent structure of 25' (A variance of 20').
- Site is located in the Gunpowder Falls Watershed.
- Public Sewer and water available to site.
- ▲ Indicates existing lights.

Location Plan
Scale: 1" = 500'



Parking Data

- Existing Building - 10,002 Sq. Ft.
- Required Parking - 2.2 Parking Spaces
- Existing Parking - 2.2 Parking Spaces
- Variance Granted for 124 P.S. Granted Dec 17, 1976 - 77-27
- Proposed Addition - 1st Floor 459 Sq. Ft. Rest. 459 Sq. Ft. 2.06 Parking Spaces
2nd Floor 459 Sq. Ft. Office 459 Sq. Ft. 2.06 Parking Spaces
Total 459 Sq. Ft. 4.12 Parking Spaces
- Proposed Parking Spaces for addition to be leased from 9303 Harford Road.
- Required parking for 9303 Harford Road
1st Floor = 2540 Sq. Ft. Retail (1/200) = 12.7 Parking Spaces
2nd Floor = 2540 Sq. Ft. Office (1/300) = 8.1 Parking Spaces
Required Parking Spaces 20.8
- Proposed Parking Spaces - 33
A. Additional Parking Spaces - 13
B. Parking Spaces to be leased to 9303 Harford Road - 10

Plat to Accompany Petition
For

Yard Variance
9303 HARFORD ROAD

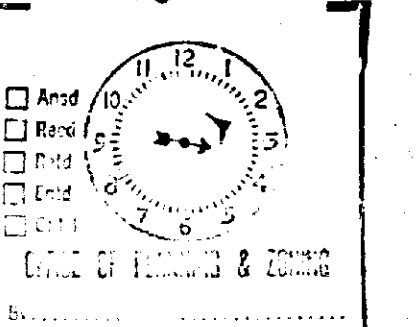
Election District 49
Scale: 1" = 40'

Baltimore County, Md.
October 10, 1980
Rev. Jan. 7, 1980

OFFICE COPY

Item 104
REVISED PLANS

JUN 16 '80 PM



Insert
Scale: 1" = 20'