

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Walter Kwartka and

I, or we, Anthony R. Bialozynski, Jr., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 109-2a(3) to permit 28 parking spaces in lieu of the required 74 spaces.

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

Hardship: The owners (listed below are not able to support the existing establishment with-out additional services which requires an area equal to two (2) parking spaces.

80-263-A
 63
 BALTIMORE COUNTY, MARYLAND
 WALTER KWARTKA, et al.
 180' SE of
 Homberg Avenue
 15th District

ORDER RECEIVED FOR FILING
 DATE August 1, 1980

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Walter Kwartka
 Address: 104 Back River Neck Rd., Baltimore, Md. 21221
 Petitioner's Attorney: Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1 28th day

of April 1980, 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 24th day of June 1980 at 1:30 o'clock P.M.

Walter Kwartka
 Zoning Commissioner of Baltimore County.

(over)

6/24/80
 1:30 P.M.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SW/S of Back River Neck Rd., 180' :
 SE of Homberg Ave., 15th District : OF BALTIMORE COUNTY
 WALTER KWARTKA, et al, Petitioners : Case No. 80-263-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel

John W. Hession, III
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 17th day of June, 1980, a copy of the foregoing Order was mailed to Mr. Walter Kwartka and Mr. Anthony R. Bialozynski, Jr., 104 Back River Neck Road, Baltimore, Maryland 21221, Petitioners.

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

PROPERTY DESCRIPTION

BEGINNING for the same at a point on the south side of Back River Neck Road 60 feet wide, said point beginning at a distance of 180 feet southeasterly from the point formed by the intersection of the southside of Back River Neck Road with the centerline of Homberg Avenue 40 feet wide thence being all of Lots Nos. 7 and 8, and the southeasternmost 3 feet of Lot No. 9, as shown on Plat No. 3 of land belonging to Henry Homberg, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 Folio 129. THE improvements thereon being known as No. 104 Back River Neck Road Fifteen Election District of Baltimore County, Maryland. CONTAINING .3995 Acres more or less.



PETITION FOR VARIANCE
 15th District

ZONING: Petition for Variance for parking
 LOCATION: Southwest side of Back River Neck Road, 180 feet Southeast of Homberg Avenue
 DATE & TIME: Tuesday, June 24, 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 Variance to permit 28 parking spaces in lieu of the required 74 spaces
 The Zoning Regulation to be excepted as follows:
 Section 109-2a(3) - parking space
 All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Walter Kwartka, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 24, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 TO: _____ Date: June 5, 1980
 John D. Seyffert, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Petition No. 80-263-A Item 63

Petition for Variance for parking
 Southwest side of Back River Neck Road, 180 feet Southeast of Homberg Avenue
 Petitioner - Walter Kwartka, et al

Fifteenth District

HEARING: Tuesday, June 24, 1980 (1:30 P.M.)

This office is not opposed to the granting of the petitioner's request; however, if granted, it is requested the details of landscaping be required for submittal to and approval by the Division of Current Planning and Development.

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

JDS:JGH:ob

We the undersigned having adjoining properties to the rear of 104 Back River Neck Rd. named as the left do not wish to have screening separating properties. Such as trees, bushes or fencing for safety sake.

John Sharaha 17 HALEY RD
Georg Hubner 11 Haley Rd
Ronald Bottom 21 Haley Rd, 21221
Grace Waddell 19 Haley Rd
Ray Gutierrez 13 Haley Rd 21221
Luther Phillips 15 Haley Rd 21221

PETITIONER'S EXHIBIT 1

We the undersigned having adjoining properties to the rear of 104 Back River Neck Rd. named as the left do not wish to have screening separating properties. Such as trees, bushes or fencing for safety sake.

John Sharaha 17 HALEY RD
Georg Hubner 11 Haley Rd
Ronald Bottom 21 Haley Rd, 21221
Grace Waddell 19 Haley Rd
Ray Gutierrez 13 Haley Rd 21221
Luther Phillips 15 Haley Rd 21221

May 27, 1980

Mr. Walter Kwartka
 Mr. Anthony R. Bialozynski, Jr.
 104 Back River Neck Road
 Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - SW/S Back River Neck Road, 180' SE of Homberg Avenue - Case No. 80-263-A

TIME: 1:30 P.M.

DATE: Tuesday, June 24, 1980

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

William E. Hammond
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF BALTIMORE COUNTY

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:

1. On April 25, 1978, former Zoning Commissioner George J. Martinak granted a variance to permit thirty parking spaces in lieu of the required seventy-one spaces (Case No. 78-215-ASPH).
2. The Petition, in effect, requests a variance of five additional parking spaces from that previously granted.
3. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.
4. The granting of the variance will not adversely affect the health, safety, and general welfare of the community.

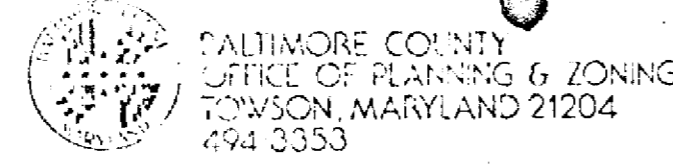
and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1980, that the herein Petition for Variance to permit twenty-eight parking spaces in lieu of the required seventy-four spaces, in accordance with the site plan prepared by Robert T. Hofmann and Associates, Inc., dated September 6, 1979, and lastly revised April 22, 1980, should be and the same is GRANTED, from and after

the date of this Order, subject, however, to the following restrictions:

1. There shall be no entrance to or exit from the subject property to the alley running parallel with the west property line.
2. Compliance with the comments submitted by the Department of Permits and Licenses, dated October 25, 1979.
3. Approval of the above referred to site plan by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1980

Mr. Walter Kwartka
Mr. Anthony Bialozynski, Jr.
104 Back River Neck Road
Baltimore, Maryland 21221

RE: Petition for Variance
SW/S Back River Neck Rd., 180'
SE Homberg Avenue
Case No. 80-263-A

Dear Sirs:

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 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

WER:ej

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1980

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

ooo
Nicholas B. Commodari
Chairman

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

Messrs. Walter Kwartka and
Anthony R. Bialozynski, Jr.
104 Back River Neck Road
Baltimore, Maryland 21221

RE: Item No. 63
Petitioners - Walter Kwartka, et al
Variance Petition

Gentlemen:

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.

This property was the subject of a previous zoning hearing (Case No. 78-215-ASPH) in which a Variance for the number of parking spaces and a Special Hearing for parking in a residential zone were granted. As indicated on the plans submitted with that hearing, the existing barbecue area, which is located adjacent to the dwelling was proposed to be razed, and two parking spaces were to be provided in this area. In view of the fact that this did not happen, this Variance is now being requested in order to allow this situation to remain.

In view of the fact that the Variance must be advertised as if it was a new petition, i.e. 28 spaces provided in lieu of the required 74 spaces, this petition was delayed the scheduling of a hearing until the forms were changed accordingly. I personally spoke with the representatives of this Committee from Traffic Engineering and the Planning Office and they indicated that since the net effect of this change would be four parking spaces, these comments would remain as originally submitted.

Item No. 63
Variance Petition
June 13, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:hk

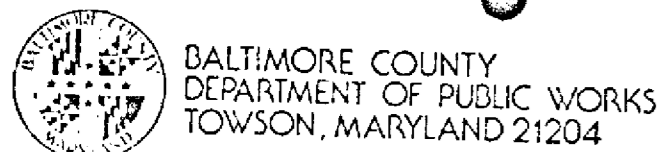
Enclosures

cc: Robert T. Hofmann, and Assoc.
Suite 679 Oxford Bldg.
8600 La Salle Road
Towson, Md. 21204

ORDER RECEIVED FOR FILING

DATE August 1, 1980

BY *My Computer*
ADMINISTRATIVE ASSISTANT



THORNTON M. MOURING
DIRECTOR

November 16, 1979

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

Re: Item #63 (1979-1980)
Property Owner: Walter Kwartka and Anthony R. Bialozynski
S/W/S Back River Neck Rd. 180' S/E Homberg Avenue
Existing Zoning: B.L.-C.S. 2 and DR 10.5
Proposed Zoning: Variance to permit 28 parking spaces in lieu of the required 31 spaces.
District: 15th Acres: 0.3995
Note: See Case No. 78-215A (Item No. 159; 1977-1978)

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:

Baltimore County highway and utility improvements are not directly involved.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The comments which were supplied for this property for Zoning Items 246 (1976-1977) and 159 (1977-1978) and Project IDCA 78-10SP are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 63 (1979-1980).

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

END:EAM:FWR:ss

I-SE Key Sheet, NE 2 H Position Sheet
6 NE 32 Topo, 37 Tax Map



STEPHEN E. COLLINS
DIRECTOR

November 21, 1979

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

Item No. 63 - ZAC - Meeting of September 25, 1979
Property Owner: Walter Kwartka and Anthony R. Bialozynski
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 10.5
Proposed Zoning: Variance to permit 28 parking spaces in lieu of the required 31 spaces.

Acres: 0.3995
District: 15th
Note: See Case No. 78-215-A (Item No. 159; 1977-78)

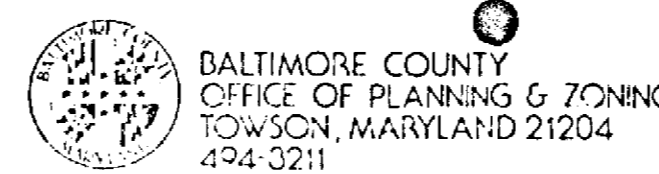
Dear Mr. Hammond:

The requested variance to parking can be expected to cause some minor parking problems in the area.

Sincerely yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm



JOHN L. WIMBLEY
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 #63, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: Walter Kwartka and Anthony R. Bialozynski
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.
Existing Zoning: B.L.-C.S. 2 and D.R. 10.5
Proposed Zoning: Variance to permit 28 parking spaces in lieu of the required 31 spaces
Acres: 0.3995
District: 15th
Note: See Case No. 78-215-A (Item No. 159; 1977-1978)

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.

Screening must be shown on the site plan as previously approved.

All access must be eliminated at the rear to or from the alley.

Very truly yours,

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

November 14, 1979

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

Dear Mr. Hammond:

Comments on Item #63, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

Property Owners: Walter Kwartka & Anthony R. Bialozynski
Location: SW/C Back River Neck Rd. 180' SE Homberg Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 10.5
Proposed Zoning: Variance to permit 28 parking spaces in lieu of the required 31 spaces.
Acres: 0.3995
District: 15th
Note: See Case No. 78-215-A (Item No. 159; 1977-1978)

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

Very truly yours,

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

LJF/JEP/sth

Paul H. Reincke
CHIEF
October 8, 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 Walter Kwarta & Anthony R. Bialozynski
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.

Item No. 63 Zoning Agenda: Meeting of 9/25/79

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

REVIEWER: Carl Joseph Noted and Approved: George M. Heymann
Planning Group Fire Prevention Bureau
Special Inspection Division

JOHN D. SEVEFERT
DIRECTOR
October 25, 1979

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

Dear Mr. Hammond:

Comments on Item #63 Zoning Advisory Committee Meeting, are as follows: See Previous Item No. 159:1977-1978) 78-215A

Property Owners: Walter Kwarta & Anthony R. Bialozynski
Location: S/W/S Back River Neck Road 180' SE Homberg Ave.
Existing Zoning: B.1. - C.S. 2 & D.R. 10.5
Proposed Zoning: Variance to permit 28 parking spaces in lieu of the required 31 spaces.

- Acres: 0.3925
District: 15th
- The items checked below are applicable:
- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
 - B. A building permit shall be required before construction can begin. Change of occupancy from residential to mixed uses L-3 residential and X C. Additional Permits shall be required. P-3 assembly uses.
 - X D. Building shall be upgraded to new use - requires alteration permit.
 - X 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.
 - X J. Comment: Barbecue Pit was not on previous plans, it will require that it be separated from the dwelling by a minimum 2 hour fire wall. 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. Burman
Charles E. Burman, Chief
Plans Review

October 25, 1979

Messrs. Walter Kwarta and
Anthony R. Bialozynski, Jr.
104 Back River Neck Road
Baltimore, Maryland 21221

RE: Petition for Variance
SW/S of Back River Neck Road, 180'
SE of Homberg Avenue - 15th Election
District
Walter Kwarta, et al - Petitioners
NO. 86-263-A (Item No. 63)

Gentlemen:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

October 25, 1979

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ of one time _____ before the _____ day of _____ 1980, the first publication appearing on the _____ day of _____ 1980.

THE JEFFERSONIAN
George M. Heymann
Manager

Cost of Advertisement \$ _____

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: _____	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: 78-215ASPH	Map # _____									

PETITION FOR VARIANCE

15th District
Zoning: Petition for Variance for parking
Location: Southwest side of Back River Neck Road, 180 feet Southeast of Homberg Avenue
Date & Time: Tuesday, June 24, 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 on the petition for variance to permit 28 parking spaces in lieu of the required 31 spaces.
The Zoning Regulation to be accepted as follows: Section 409.24(b)(3) - parking space
All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point on the south side of Back River Neck Road 60 feet wide, River Neck Road beginning at a said point beginning at a distance of 180 feet southeasterly from the point formed by the intersection of the south side of Back River Neck Road with the centerline of Homberg Avenue 40 feet wide thence being all of Lots Nos. 7 and 8, and the southeasterly 3 feet of Lot No. 9, as shown on Plat No. 3 of the land belonging to Henry Homberg, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.D. No. 7 Folio 122.
The improvements thereon being known as No. 104 Back River Neck Road, Fifteenth Election District of Baltimore County, Maryland, containing 3995 acres more or less.
Being the property of Walter Kwarta, et al, as shown on plat plan filed with the Zoning Department.
HEARD AT: JUNE 24, 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
Essex, Md., June 5, 1980

This is to Certify, That the annexed notice was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____ 1980.
George M. Heymann Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 12th day of September, 1979.
Filing Fee \$ 25.00 Received: _____ Check _____ Cash _____ Other _____

Petitioner: Walter Kwarta, et al Submitted by: William E. Hammond
Petitioner's Attorney: _____ Reviewed by: _____

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

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 28th day of April, 1980.

Petitioner: Walter Kwarta, et al
Petitioner's Attorney: _____ Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 6/19/80
Posted for: Petition for Variance
Petitioner: Walter Kwarta, et al
Location of property: SW/S Back River Neck Rd., 180' SE of Homberg Ave.
Location of Signs: front of property, 104 Back River Neck Rd.
Remarks: _____
Posted by: Glen Callman Date of return: 6/19/80

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & PERSONNEL
MISCELLANEOUS CASH RECEIPT

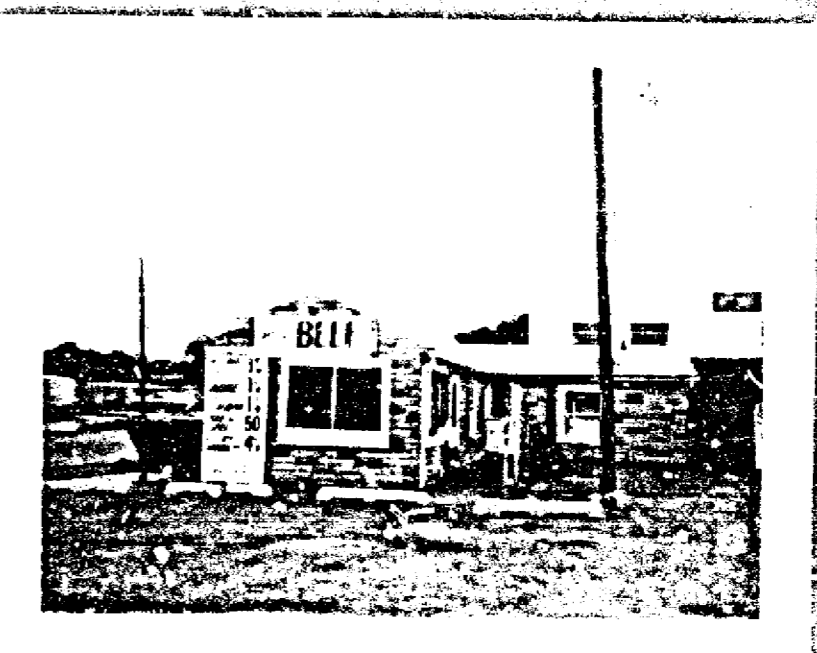
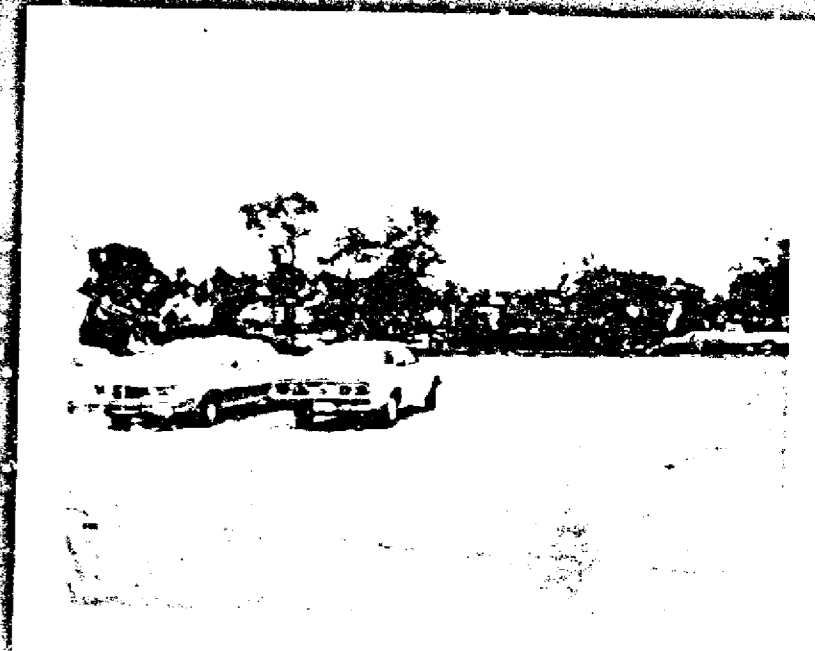
DATE: June 21, 1980 ACCOUNT: 61-662 AMOUNT: \$53.50

RECEIVED: Walter Kwarta and Anthony R. Bialozynski, Jr.
FOR: Advertising and Posting for Item No. 86-263-A

DATE: September 12, 1979 ACCOUNT: 01-662 AMOUNT: \$25.00 (Cash)

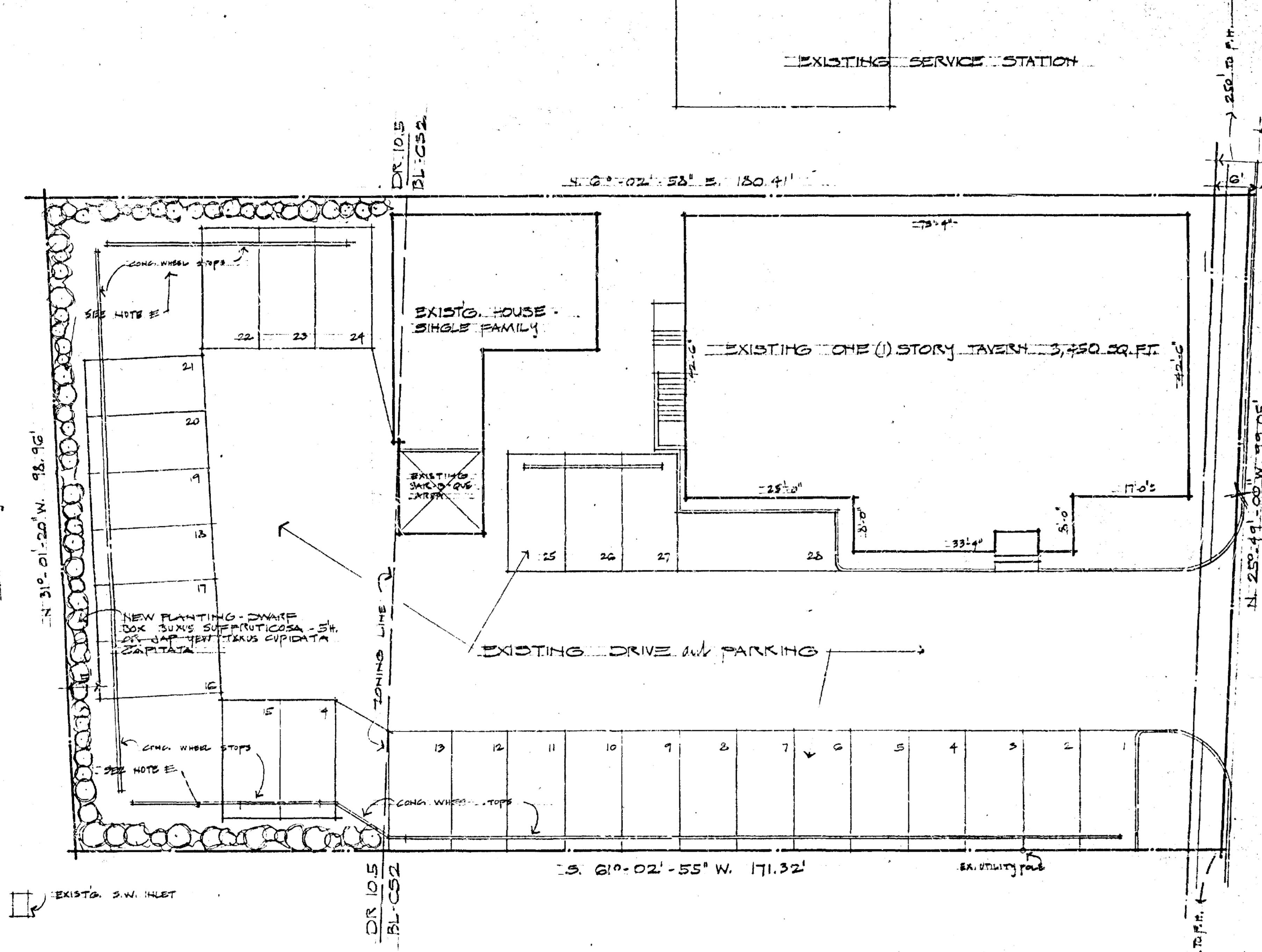
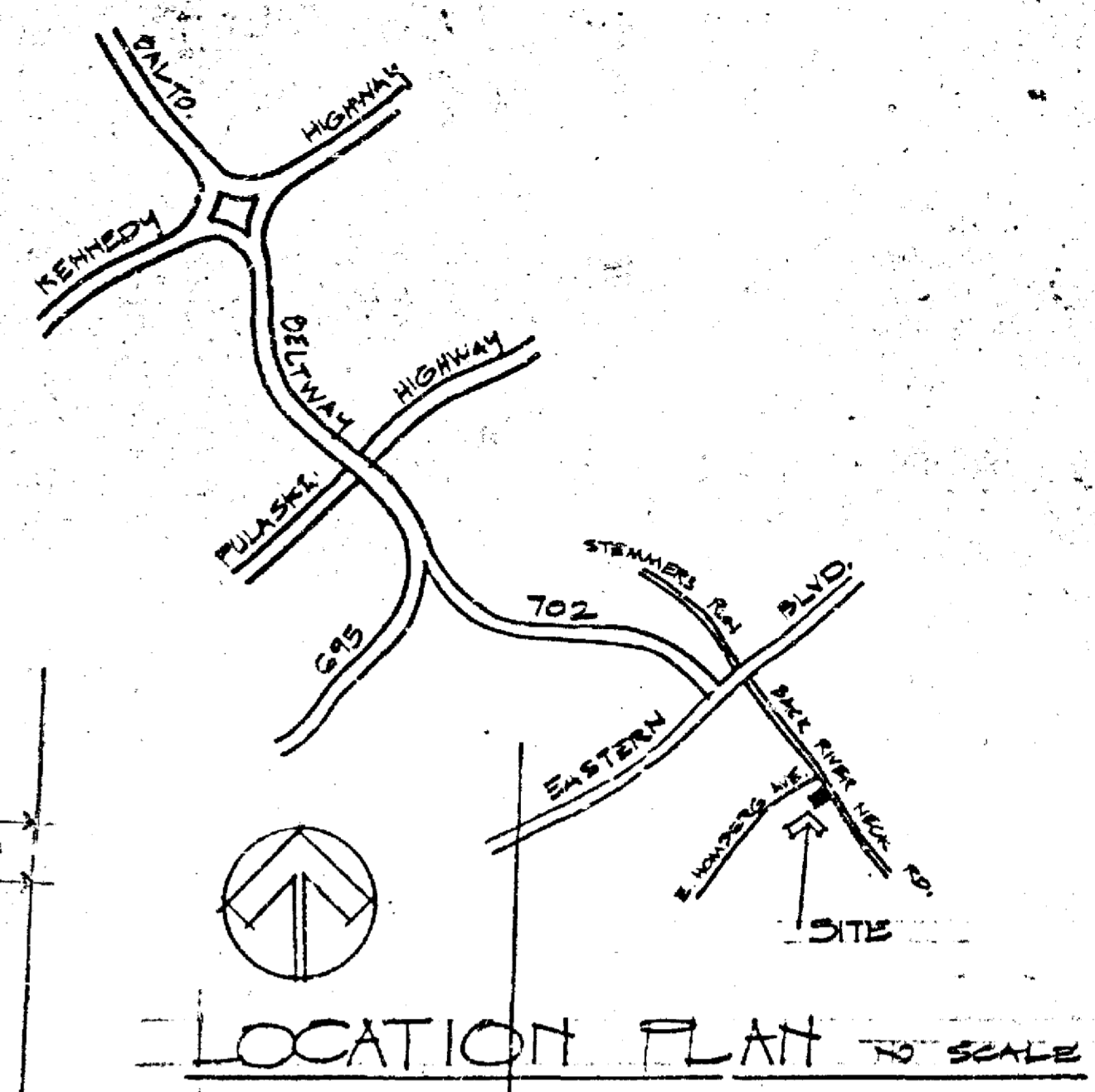
RECEIVED: Walter Kwarta and Anthony R. Bialozynski, Jr.
FOR: Filing Fee for Variance

NO. 83181



SECTION 409 ITEMS A THRU H
BALTO. CO. ZONING REGULATIONS

- A. THE LAND USED FOR OFF-STREET PARKING ADJAINS THE BUS AREA INVOLVED
- B. THE PARKING AREA WILL BE USED BY PASSENGER VEHICLES ONLY
- C. THE PARKING AREA WILL NOT BE USED FOR LOADING AND/OR SERVICES OF ANY TYPE
- D. LIGHTING WILL CONFORM TO REQUIREMENTS OF ADJACENT PROPERTY OWNERS WISHES.
- E. PLANTING SCREENING WILL BE INSTALLED AS REQ. - (SEE LISTING FOR VARIATION)
- F. ALL PARKING WILL BE PAVED & DRAIN TO PROPER INLET
- G. SEE PLAN FOR PARKING ARRANGEMENT
- H. THE PARKING AREA WILL BE OPEN FOR GENERAL USE (EMPLOYEES AND VISITORS) DURING BUS HOUR. THE USE DURING OFF-HOURS WILL BE MINOR. THE PAVING CURBS, ETC. WILL BE WELL MAINTAINED.



SITE PLAN SCALE: 1" = 10'-0"

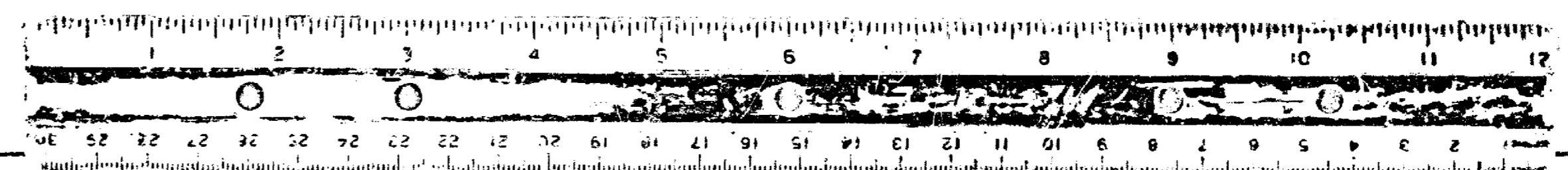
LOT #7 and 8 - HENRY HOMBURG

PARKING DATA:

EXISTING TAVERN	3,450 S.F. + 50 S.F.	= 67 SPACES
EXISTING RESIDENCE		= 2 SPACES
BAR-B-QUE AREA	150 S.F. + 50 S.F.	= 3 SPACES
TOTAL		74 SPACES

PROVIDED 28 SPACES

VARIANCE APPROVED G.10.76 REQUIRED 30 SPACES
BALTO. CO. FILE # 76.215 A



BACK RIVER NECK ROAD

MOTTEWELL AVE.

AREA OF PARCEL: 17,403 S.F. / 3995 SQ. FT.
PRESENT ZONING: DR 10.5 BAL CO 1992
PLAT BOOK #7 FOLIO 129
15th ELECTION DISTRICT

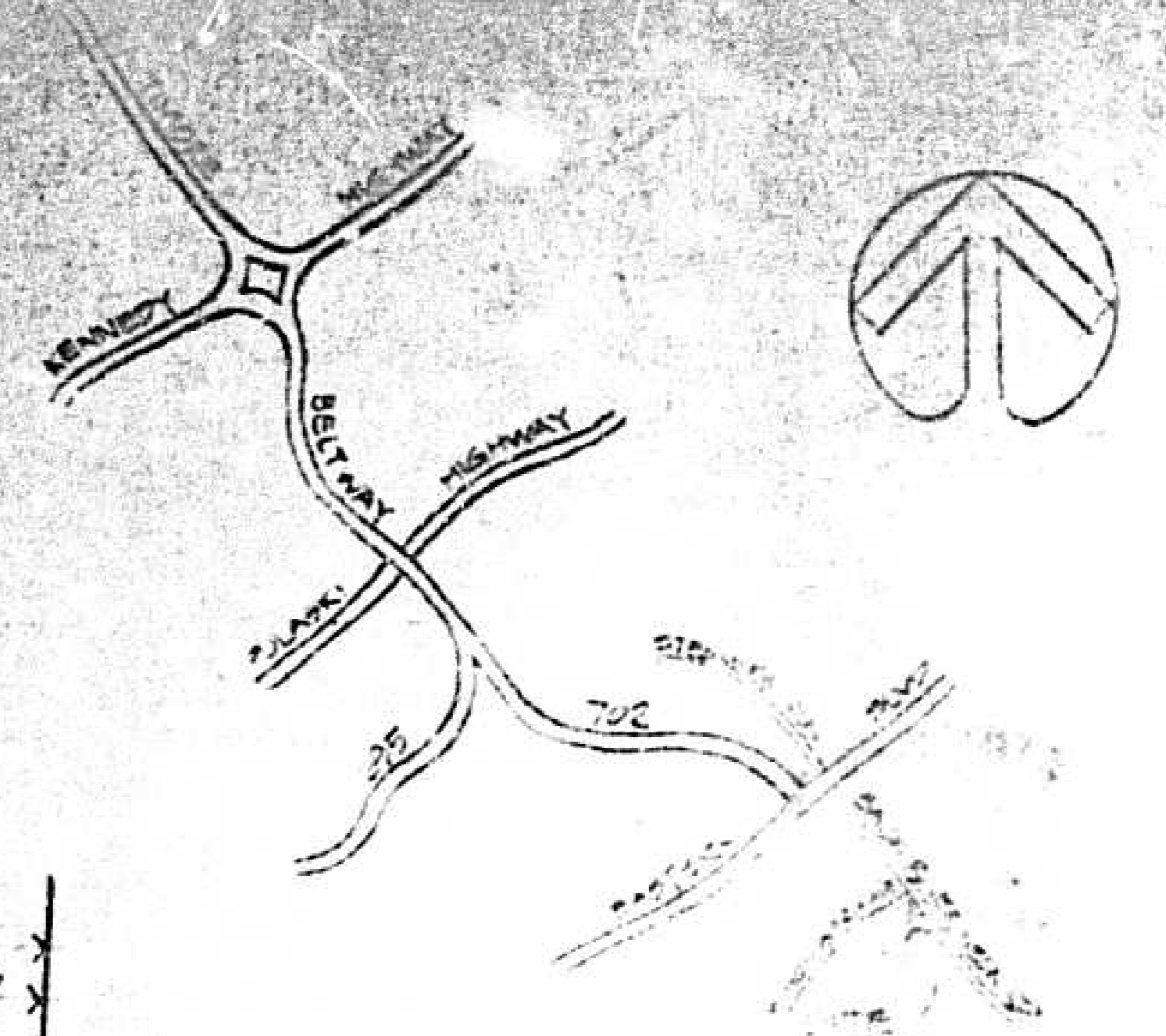
SEAL OF BALTO. CO. APR 28 1980 PM
OFFICE OF PLANNING & ZONING

robert l. hoffmann and associates, inc. architects
suite 675 - oxford bldg.
8600 la salle rd.
towsen, md. 21204

variance-plan
THE LOFT
104 BACK RIVER NECK ROAD
BALTO. CO., MD.

SITE PLAN

ARCHITECTURAL REGISTRATION BOARD
3114-A
SCALE AS SHOWN
scale: 1" = 10'
comm. no. 53-79
date: APR 21 1980



LOCATION PLAN

EXISTING SERVICE STATION

COMMERCIAL USE

MOFEWELL AVE

AREA OF PARCEL:
7,405 SQ. FT.
.3395 AC

PRESENT ZONING - PL-C52
5TH ELECTION DISTRICT
PLAT BOOK #7 FOLD 129

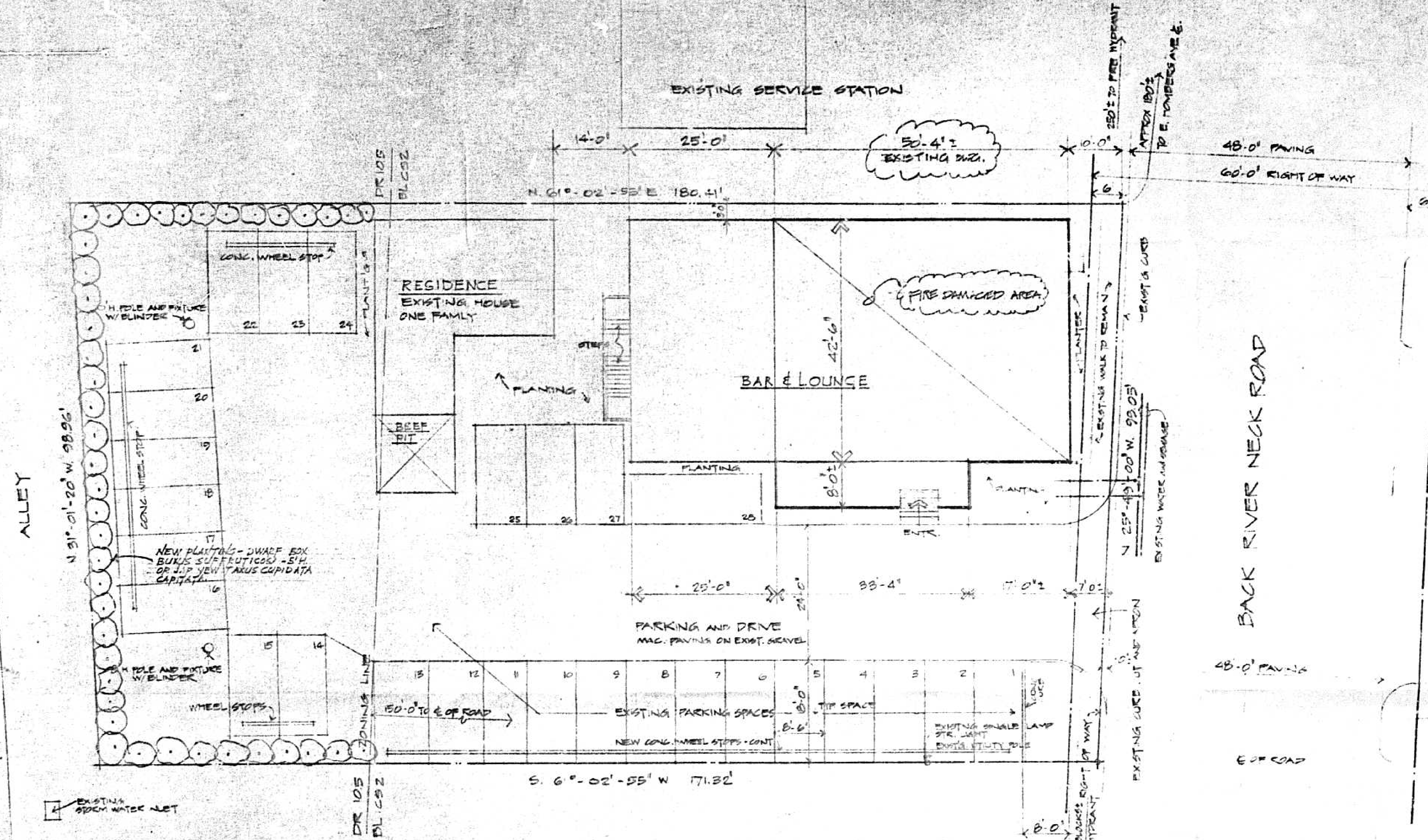
FIRE DAMAGED DOG.

EXISTING AUTO REPAIR

ADDITION
THE LOFT
104 Back River Neck Rd.
Baltimore, Md.

ROBERT T. HOFMANN JLL
ARCHITECT
677 BRAD RD.
EQUUS LANE RD.
TOWSON, MD 21284

SITE PLAN



BACK RIVER NECK ROAD

48'-0" PAVING

E OF ROAD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *d.e. O'Leary*
PLANNING
DATE: 6/1/83
BY: *Paula P. ...*
ZONING COMMISSIONER
DATE: 6/6/83
80-263-A
C-668-83

VACANT - DURAND REALTY INC.

SITE PLAN SCALE: 1" EQUALS 10'-0"

LOT #7 and 8 - HENRY HORNBERG

PARKING DATA

EXISTING TAVERN	8,450 S.F.	+ 10 S.F.	= 69 SPACES
EXISTING RESIDENCE			2 SPACES
BAR-B-QUE AREA	150 S.F.	+ 50 S.F.	= 3 SPACES
TOTAL			74 SPACES

PROVIDED 20 SPACES

VARIANCE APPROVED 6-16-76
BALTO. CO. FILE # 70-215A
VARIANCE APPROVED 7-31-80
BALTO. CO. FILE # 80-263A

REQUIRED 30 SPACES
REQUIRED 98 SPACES

VARIANCE RESTRICTIONS

- 7B-215A
1. INSTALL AND MAINTAIN SCREEN PLANTING.
- B-263A
1. THERE SHALL BE AN ENTRANCE TO OR EXIT FROM THE SUBJECT PROPERTY TO THE ALLEY RUNNING PARALLEL WITH THE WEST PROPERTY LINE.
2. CONTAINING WITH THE COMMENTS SUBMITTED BY THE DEPARTMENT OF PERMITS AND LICENCES, DATED OCTOBER 25, 1978.
3. APPROVAL OF THE WORKS REFERRED TO SITE PLAN BY THE DEPARTMENT OF TRAFFIC SAFETY AND THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING, INCLUDING LANDSCAPING AND SCREENING, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

