The undersigned, 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 Variance from Section 238.1 to allow a front yard set back of 23 feet in lieu of the required 25 feet.

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

- 1. Structure complete as per valid ermit;
- 2. Shape of property; 3. Other hardship and difficulty to be shown at time of hearing.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

CONGRECOXREDOMEREX Lessee: Legal Owner(s): MICHAEL FARINACCI (Type or Print Name) William Ranck BY: Signature William Rauck, President 106 Roosevelt Street (Type or Print Name) MENNA and Se ERIC DINENNA P. A. 9942 York Road

Cockeysville, MD 21030 Name, address and phone number of legal owner, contract purchaser or representative to be contacted S. ERIC DINENNA & S. Eric DiNenna, P. A After a Telephone No.: 825-1630 406 W. Pennsylvania Avr. 825-1630

Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of _______, 19_82_, 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 _____ day of __August____, 19.82 at 10:15 o'clock

__A_a.

M. S. Caltrider

June 3, 1982

Mr. William Hammond Zoning Commissioner County Office 31dg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-1-82 ITEM: #245 Property Owner: Texas Star, Inc. Location: S/W corner York Rd. (Route 45) and Church Lane Existing Zoning: B.R. Proposed Zoning: Variance to permit a front yard setback of 23' in lieu of the required 25'. Acres: 0.35 District: 8th

Dear Mr. Hammond:

On review of the site plan of May 11, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Okeul L Charles Lee, Chief Bureau of Engineering

Access Permits By: George Wittman

cc: Mr. J. Wimbley

CL:GW:vrd

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1982

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

M'cholas B. Commodas Chairman

Department of Traffic Engineering Fire Prevention

Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

. Eric DiNenna, Esquire 406 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 245 - Case No. 83-49-A Petitioner - Texas Star, Incorporated Variance Petition

Dear Mr. DiNenna:

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 care. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to legalize the setback of the existing beef-pit located to the south side of the existing restaurant this hearing is required.

Enclosed are all comments submitted from the members of the committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

nichalas & Commederi; NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC: bsc Enclosures cc: Mr. Michael Parinacci 106 Roosevelt Street Lutherville, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

RE: ZAC - April 20, 1982

TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS

Mr. William Hammond

coning Commissioner

Dear Mr. Hammond:

items #237 through item #245.

County Office Building Townon, Maryland 21.04

DIRECTOR

Frank S. Lee 1277 Neighbors Avenue Baltimore, Md. 21237 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORD
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

HARRY J PISTEL P. E. DIRECTOR

June 15, 1982

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

> Re: Item #245 (1981-1982) Property Owner: Texas Star, Incorporated S/W corner York Rd. and Church La. Acres: 0.35 District: 8th

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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 141 (1971-1972) 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 245 (1981-1982).

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley V-SE Key Sheet 61 NW 5 Pos. Sheet NW 16 A Topo

51 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD I ROOP, M.D. M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

August 10, 1982

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

Dear Mr. Hammond:

Acres:

District:

Comments on Item #245, Zoning Advisory Committee Meeting of June 1, 1982, are as follows:

> Property Owner: Texas Star, Incorporated Location: Existing Zoning: Proposed Zoning:

SW/Cor. York Road and Church Lane Variance to permit a front yard setback of

23' in lieu of the required 25'.

Metropolitan water and sewer exist.

Prior to approval of a Building Permit for construction, renova-

tion and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Jection, Environmental Support Services, Baltimore County Department of Fealth, for review and approval. Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOW. CN. MARYLAND 21204

NORMAN E. GENDER DIRECTOR

August 10, 1982

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

Dear Mr. Hammond:

Comments on item #245, Zoning Advisory Committee Meeting, June 1, 1982 , are as follows:

Property Owner: Texas Star, Incorporated Location: SW/corner York Road and Church Lane Acres: 0.35 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the a propriateness 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 petition meets the requirements of the Division of Current Planning and Development.

> John L. Wimbley Planner III

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toil Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Very truly yours,

Current Planning & Development

CRM/GMJ/rlj

C. Richard Moore

Sincerely,

The Department of Traffic Engineering has no comment concerning

June 9, 1982

Assistant Traffic Engineer

cc: J. A. Butcher

Therefore, IT IS OR. ERED by the Zoning Commissioner of Baltimore County, this day of _____November___, 19.82__, that the berein Petition for Variance(s) to permit a front yard setback of 23 feet in lieu of the required 25 feet, for the expressed purpose of allowing the existing 7' x 20' addition, described as a 'beef pit', to remain as an attachment to the Corner Stable Lounge, in accordance with the site plan prepared by Frank S. Lee, dated May 11, 1982, and marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The variance granted herein shall terminate upon the expiration of 10 years measured from September 9, 1982 or upon expiration or termination of the lease dated November 4, 1981 between Texas Star, Inc., and Michael A. Farinacci, whichever occurs first.
- 2. The existing fence between the petitioner's property and the property immediately to the south, owned by James G. Stratakis, et al, shall be kept free from any trash and debris which might accumulate on the petitioner's side and maintained in as good a condition as it existed as of September 9, 1982.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of **Baltimore County**

Phone: 687-6922

ORDER RECEIVED FOR FILING

FRANK S. LEE

Registered Land Surveyor

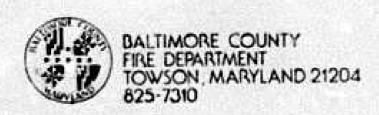
12/7 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 11, 1982

The Stable Bar and Restaurant 9942 York Road 8th District Baltimore County, Maryland

Beginning for the same at the intersection of the west side of York Foad with the south side of Church Lane, thence running and binding on the west side of York Boad South 18 degrees 32 minutes 06 seconds East 29.39 feet, thence leaving York Road for six lines of division as follows: South 75 degrees 12 minutes 43 seconds West 51.77 feet, North 14 degrees 47 minutes 17 seconds West 3 feet, South 75 degrees 12 minutes 43 seconds West 70.18 feet, South 6 degrees 07 minutes 43 econds West 38.27 feet, North 83 degrees 33 minutes 52 Jeconds West 54.33 feet and North 6 degrees 07 minutes 43 seconds East 134.49 feet to the south side of Church Lane, thence running and binding on the south side of Church Lane as follows: South 83 degrees 09 minutes 29 seconds Fast 129.64 feet and by a line curving to the right with a Radius of 41 feet for a distance of 43.79 feet (with a chord bearing of South 50 degrees 50 minutes 47 seconds East 40.25 feet) to the place of beginning.

Containing 0.35 acres of laid m. e or less.



PAUL H REINCKE CHIEF

June 14, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Texas Star, Incorporated

Location: SW/Cor. York Road and Church Lane

Item No.: 245 Centlemen:

Zoning Agenda: Meeting of June 1, 1982

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 operation.
- . 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. Noted and Leone Millemonds

REVIEWER: Colt 1 1 1 1 1 1 1 1 Approved: Planning Group Special Inspection Division

RE: PETITION FOR VARIANCE

SW corner of York Rd. and

Church Lane, 8th District

JK/mb/cm

INTER-OFFICE CORRESPONDENCE

June 16, 1982

BALTIMORE COUNTY, MARYLAND

W. Hammond Nick Commodari Charles E. Burnham Zoning Advisory Committee SUBJECT Meeting June 1, 1982

> ITEM NO. 238 See comments. ITEM NO. 239 See comments. ITEM NO. 240 Standard comments.

ITEM NO. 241 ITEM NO. 242 ITEM NO. 243

ITEM HO. 214

ITEM NO. 245

See comments. See comments.

Standard comments.

See comments.

Standard comments

Charles E. Burnham

MK 25 '82 44

ZONING COMMISSIONER

BALTIMORE COUNTY

Plans Review Chief

CEB:rrj

SED:wjt 8-24-82 82-41

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Fire Prevention Bureau

TEXAS STAR, INC., Petitioner : Case No. 83-49-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 date: which may be now or hereafte: designated therefor, 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 Countel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, and S. Eric DiNenna, P.A., 406 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Mr. Michael Farinacci, 106 Roosevelt Street, Lutherville, Maryland 21093, Lessee.

> when the house and John W. Hessian, III

RE: Petition for Variance SW/corner York Road & Church Lane

> Texas Star, Inc., Petitioner Case No.: 83-49-A

.

SUBPOENA DUCES TECUM

MR. COMMISSIONER:

Please issue for the following witness to testify for the Petitioner, Texas Star, Inc., in the above entitled cause, and make the writ returnable on Tuesday, the 31st day of August, 1982 at 10:15 o'clock A. M.; Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland 21204.

DOUGLAS SWAN Office of Planning and Zoning for Baltimo: County County Office Building Towson, Maryland 21204 (Baltimore County)

DUCES TECUM - To appear and bring all records, plans and maps relative to Permit Number 39717/C-1436-81, location Church Lane and York Road, Cockeysville, Maryland.

S. ERIC DINENNA, P. A. 406 W. Pennsylvania Avenue Towson, Maryland 21204 COPY LEFT 825-1630 Attorneys for Petitioner Stude

Mr. Sheriff: CHARLES H. W. AER. IR. OF BALTIMONE COUNTS

Please issue summons in accordance with the above.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeaks Avenue Towson, Maryland 21204

Z.A.C. Meeting of: June 1, 1982

RE: Item No: 237, 238, 239, 240, 241, 242, 243, 244 (245) Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours. Une hich between Wm. Nick Petrovich, Assistant Department of Planning

SED:wjt 8-24-82 82-41

> RE: Patition for Variance SW/corner York Road & Church Lane

Texas "-ar, inc., Petiti r

ZONING COMMISSIONER

MIG 25 '82 44

Case No.: 83-49-A

BALTIMORE COUNTY

SUBPOENA DUCES TECUM

MR. COMMISSIONER:

Please issue for the following witness to testify for the

Petitioner, Texas Star, Inc., in the above entitled cause, and make the writ returnable on Tuesday, the 31st day of August, 1982 at 10:15 o'clock A. M.; Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland 21204.

Room

DOUGLAS SWAN office of Planning and Zoning for Baltimore County County Office Building Towson, Maryland 21204 (Baltimore Count)

DUCES TECUM - To appear and bring all records, plans and maps relative to Permit Number 39717/C-1436-81, location Church Lane and York Road, Cockeysville, Maryland.

COST \$.00 SUMMONED 19 NON EST __________19 NON SUNT COPY LEFT . 8/27. CHARLES H. HICKEY, JR. OF HALT YORK COUNTY

Mr. Sheriff:

S. ERIC DINENNA, P. A. 406 W. Pennsylvania Avenue Towson, Maryland 21204 825-1 30 Attorneys for Petitioner

Please issue summons in accordance with the above

Zoning Commissioner of Baltimore County

JAMES G. STRATAKIS, et al

WILLIAM H. RAUCK, et al

* IN TH

CIRCUIT COURT

IN EQUITY

PLAINTIFFS *

-v- FOR BALTIMORE COUNTY

DEFENDANTS * 162/370/111082

CONSENT ORDER

THIS MATTER, having been consented and agreed to by all parties involved, it is this 97 day of 201, 1982, by the CIRCUIT COURT FOR BALTIMORE COUNTY, sitting in Equity, ORDEPFD,

- 1. That the Order of this Honorable Court dated May 20, 1982 and signed by the Honorable John F. Fader, II, requiring that full compliance with the twenty five foot (25) setback restriction, be accomplished within one hundred twenty (120) days of said Order, be and the same is hereby dismissed and rescinded.
- 2. That the building designated as the "Charcoal Deli" located on the property owned by Texas Star, Inc., leased by William Rauck, sublet by Michael Farinacci, be removed from said property in ten (10) years from the date of this Order.
- 3. That in the event that the Plaintiff herein incurs any court costs or attorney fees in the enforcement of this Order, through the court system, and prevails in said litigation, then the Defendants herein will be responsible for and pay forthwith any such fees, court costs and reasonable counsel fees.
- 4. That the Defendants shall maintain, free from any trash or damages, the fence presently located between the property owned by Texas Star, Inc. and James G. Stratakis, Georgia Stratakis, Katherine Strakes and Mary Antonakos, said fence to be maintained by Defendants in as good condition as exists on the date of this Order.

1111 SEP 9 1982

AGREEMENT

Page 3 of 3

Church Lane

(EXAMPLE # 1)

Corner Stable Lounge Location of 19942 York Road, Cockepsville Proposed Addition (NEW FACKITY)

William it. Rauck

Landlord

Michael A. Farinacci

5. That the Defendants, WILLIAM RAUCK and MICHAEL FARINACCI, will tender the amount of Three Thousand Dollars (\$3,000.00) to the Plaintiffs upon the signing of this Order by the Court and in consideration thereof, the Plaintiffs shall not appeal or protest any setback variance request heard by the Zoning Commission of Baltimore County and any continued hearing of same by the Zoning Commission for the building and property which

John Dard

CONSENTED AND AGREED TO BY:

is the subject matter of this case.

Polick-18

ROBERT E. DONADIO, Attorney for the Defendant RAUCK

S. ERIC DINENNA, Attorney for the Defendant FARINACCI

EDWARD C. COVAHEY, Attorney for the PLAINTIFFS

DONADIO & DONADIO

PETITION FOR VARIANCE

8th Election District

ZONING:

Petition for Variance

LOCATION:

Southwest corner of York Road and Church Lane

DATE & TIME:

Tuesday, August 31, 1982 at 10:15 A.M.

PUBLIC HEARING: Re

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Futition for Variance to allow a front yard setback of 23 ft.

The Zoning Regulation to be excepted as follows: Section 238.1 - front yard setback in a B.R. zone

in lieu of the required 25 ft.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Texas Star, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 10:15 A.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 Mr. William H. Rauck, President of The Texas Star, Inc., party hereinafter referred to as Landlord, has agreed on this 4 day of Mycmbez, 1981, to lease with respect to the following terms and provisions to Mr. Michael A. Parinacci, sole owner of lun Foods, Co., party hereinafter referred to as Tenant, the property so described (Example \$1) located at the Corner Stable Lounge, 9942 York Road, Cockeysville, Maryland, where land, existing building, and existing business are so owned by the Texas Star, Inc.

Phoperty Rental agreement (Ravet and Feringer) Page 1 of 3

Section (I) The New Pacility.

Art. A) At the described location (EX.#1) a seven feet by twenty feet structure will be constructed requiring a block foundation and concrete slab. (Structure hereinafter referred to as New Facility.)

Art. B) Landlord has agreed to supply utilities, meaning natural gas, electric, water and sewage, from the Corner Stables Lounge, hereinafter referred to as Existing Building, and be installed at the sole expense of the Tenant.

(1) Gas and electric consumption will be determined in one of the following ways:

a) In-line meters be installed to monitor utility usage.

b) Or, a reasonable estimate in terms of a flat monthly rate be made and decided upon mutually by Landlord and Tenant.

In either case, on a monthly basis, full compensation for utility consumption by the New Pacility will be made by Tenant to Landlord.

However, if Balto. Gas & Electric Co., requires separate

services to be installed with separate meters, billing will occur directly from B.G. & E. to Tenant.

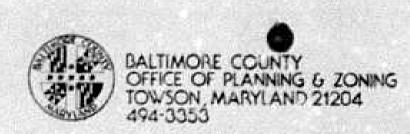
(2) Hot and cold water costs are included in the pre-

Art. C) All alterations, installations, modifications, constructions, and maintenance required to build and upkeep the New Facility will be at the Tenant's and only the Tenant's expense.

established monthly rent. (Sect. III , Art. A)

Art. D) All installations, meaning all materia's, equipment, structures, props, signs, etc., used to develop and operate the New Facility, discluding the foundation and concrete slab, is from the beginning the property of the Tenant and without condition will remain indefinitely the property of the Tenant and will be dismantled, emoved, and cleared from the premises only by the Tenant and at the Tenant's sole expense not leter than ninety days after termination of this lease.

PLTITIONER'S
EXHIBIT___



WILLIAM E HAMMOND ZONING COMMISSIONER

August 26, 1982

S. Eric Linenna, Esquire 406 W. Pennsylvania Avenue Towson, Maryland 21204

Re: Petition for Variance
SW/corner York Rd. & Church Lane
Texas Star, Inc. - Petitioner
Case #83-49-A Item #245

Dear Mr. DiNenna:

This is to advise you that \$68.63 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF F NANCE REVENUE DIVISION MISCELLANEOUS GASH RECEIPT No. 112329

TE 11/1/82 ACCOUNT R-01-615-000

AMOUNT \$68.62

MECRIVED S. Eric DiNears, Esquire

Advertising & Posting Case #83-49-A

(Texas Star. Inc.)

6 DB2******** 585250 =029A

VAL'DATION OR SIGNATURE OF CASHIER

Section (II) Purpose and Usage of the New Pacility.

Art. A) The New Facility will be a food service facility designed primarily for carry out purposes.

Art. B) The primary food type to be sold will be sandwiches of beef, has, and sausage all cooked over an open flame.

Page 2 of 3

Art. C) So as not to produce a competitive vending situation with Corner Stable Lounge, the following items will not be sold at the New Facility.

(1) B-B-Q Spare Ribs

(2) French Fries

(3) Beverages

Art. D) Landlord has agreed to permit the New Facility to open on Fridays, Saturdays, and Sundays from 10:00 a.m. to 10:00 p.m. However, if business proves present during other times throughout the week, with the Landlord's permission, the Tenant may open other days.

Section (III) Terms.

Art. A) The Landlord has agreed to accept from Tenant as rent for the said property the monthly sum of \$ 200.00, plus gas and electric costs (if applicable), plus five percent of the gross intake over and above \$700.00 per day, and all payments are due monthly beginning exactly one month after the first retail business day of the New Pacility, and payments will continue for the remainder of two years or until termination of lease. (Sect.III, Art. C)

Art. B) At the end of this two year period, the Landlord has further agreed to renew this lease agreement under the same terms and conditions for an additional three years upon Tenant's request.

Art. C) If at any time throughout the duration of this lease agreement, the Tenant experiences unbearable financial conditions due to lack of business, he may temporarily or indefinitely shut down the facility. If a permanent shut down is decided upon by Tenant, both Landlord and Tenant agree to terminate fully this lease agreement and properties will be handled according to Section (I), Art. D.

Art. D) Tenant will assume responsibility of any increase to property tax newly assessed and directly resulting from the modifications, constructions, or improvements concerning the New Facility, and this increase will be paid to Landlord on an annual basis for the entire duration of this lease.

Art. E) If the Landlord, for any reason throughout the duration of this lease agreement, chooses or is forced to sell or surrender rights to the said properties, this agreement will remain in effect until said term expires.

August 4, 198

S. Eric DiMenna, Esquire 406 W. Pennsylvania Avenue Towson, Maryland 21204

HOTICE OF REARIES

Re: Petition for Variance
SW/corner York Road & Church Lane
Texas Star, Inc. - Petitioner
Case #53-49-A Item #245

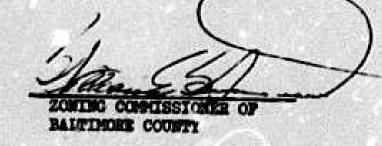
TARE	the state of	AMERICA STREET	
A MANUFACTURE OF THE PARTY OF T			į

DATE: Tuesday, August 31, 1932

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 V. CHESAPEARE AVENUE.

TOWSON, MARYLAND

cc: Michael Farinacci 106 Roosevelt Street Lutherville, Maryland 21093



406 W. Pennsyl nia Rvenue Joseph, Maryland 21204

301-523-1630 301-296-6520



September 17, 1982

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

> RE: Item No. 245 - Case No.: 83-49-A
> Texas Star, Inc., Petitioner
> Variance Petition My File No.: 82-41

Dear Mr. Hammond:

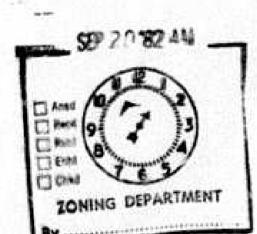
As per everyone's understanding at the hearing in the above captioned matter, enclosed please find the Consent Order executed the 9th day of September, 1982 by Judge Fader.

Accordingly, would you be so kind as to issue your Order in this matter at your convenience.

Very touly yours

SED:wjt

cc: Robert E. Donadio, Esquire Edward C. Covahey, Esquire Mr. Michael Parinacci Mr. William Rauck



District & th	Date of Posting august 12, 198.
Posted for Wariange	INC. Date of Posting August 12, 198. LINC. LINC.
Petitioner Calles Star	INC.
Location of property: Q. M./	100 GROSE POSTEN LETTEN CONTRACTOR
Location of Signs: SW/Countr	of york Roll and Church Fane
	<i>y v</i>
Posted by A. J. Anala.	Date of return aug ust 201852
Posted by	Date of return august 20,1862

PETITION	MAPPING			PROGRESS			SHEET				
FUNCTION	Wall Map		Orig	Original		Duplicate		Tracing		200 Sheet	
	date	by	date	Ьу	date	by	date	by	jate	Ьу	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: U. Cu					ed Pla		or des	crint	on	Ye	

Iten# 237

Previous case: 81-192 (New

Number of Signs:



WILLIAM E HAMMOND ZONING COMMISSIONER

November 4, 1982

S. Eric DiNenna, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petition for Variance SW/corner of York Road and Church Lane - 9th Election District Texas Star Inc. - Petitioner NO. 83-49-A (Item No. 245)

Dear Mr. DiNenna:

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

> Very truly yours, WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: Edward C. Covahey, Esquire 614 Bosley Avenue Towson, Maryland 21204

> Robert E. Donadio, Esquire 309 East Joppa Road Towson, Maryland 21204

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 12 19 82 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xxxxxxxxxxxx xxx one time xxxxxxxxx ax before the 31st day of _____ August____, 19_82_ the and publication appearing on the 12th day of _____ August

Cost of Advertisement, \$ __

THE JEFFERSONIAN.

BALTIMORE COUNTY, MARYLAND

William E. Hammond	
TO Zoning Commissioner Norman E. Gerber, Director PROM Office of Planning and Zoning	Date_August 10, 1982
SUBJECT Zoning Petition No. 83-49-A	

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

Director of Planning and Zoning

NEG:JGH:SLC

cc: Arlene January Shirley Hess

^		Chairman, Zoning Plans Advisory Committee
	•	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing this

Petitioner Tums Star, Incompany

Petitioner's Attorney S. Bris Miles, Bog.

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

WILLIAM E. HAMMOND

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this	day of	May	, 1982
Filing Fee \$ 25.00	Received:	<u>_</u> 'c	heck
			ash

No. 108123 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT E. Hammond, Zoning Commissioner

VALIDATION OR SIGNATURE OF CASHIET

the Petition for assignment of a

