

PETITION FOR ZONING VARIANCE 83-275-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 409.2 to allow 24 parking spaces in lieu of the required 59 parking spaces.

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

1. Established commercial use with need of addition in commercial zone.
2. Hardship and difficulty to be presented at 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.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
406 W. Pennsylvania Avenue
Towson, Maryland 21204
Address
City and State
Attorney's Telephone No.: 825-1630

Legal Owner(s):
William Brewer
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
Name
406 W. Pennsylvania Ave. 825-1630
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of May, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of June, 1983, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-275-XA
SUBJECT: William Brewer

Date: May 17, 1983

As to the determining of non-conformance, this office offers no comment; however, this office does not support the requested variance. If in fact the number of spaces required by Section 409 of the Baltimore County Zoning Regulations are reasonable in this particular instance, unmet parking needs would adversely impact the adjacent residential area.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess

PETITION FOR SPECIAL HEARING 83-275-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
406 W. Pennsylvania Avenue
Towson, Maryland 21204
Address
City and State
Attorney's Telephone No.: 825-1630

Legal Owner(s):
William Brewer
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
Name
406 W. Pennsylvania Ave. 825-1630
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of May, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of June, 1983, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Md. 21204

Frank S. Lee
1277 Neighbors Ave
Baltimore, Md. 21237

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

Year Petition has been received and accepted for filing this 4th day of May, 1983

Petitioner: William Brewer
Petitioner's Attorney: S. Eric DiNenna, Esq.
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1983

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

RE: Item No. 158 - Case No. 83-275-SPHA
Petitioner - William Brewer
Variance & Special Hearing Petitions

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 case. 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 partially constructed addition to the rear of the existing tavern, the variance is required, while the special hearing is needed to verify that a portion of the existing parking area is nonconforming.

The submitted site plan must be revised to indicate that 24 parking spaces are provided on site. In addition, I indicated that the parking area should be paved with macadam, tar or chip, etc. However, you stated that you would discuss this matter at the hearing.

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,

[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Frank S. Lee
1277 Neighbors Ave
Baltimore, Md. 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 6, 1983

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

Re: Item #158 (1982-1983)
Property Owner: William Brewer
S/S Woodrow Avenue 690.40' W. from centerline
of S. Marlyn Avenue
Acres: 0.37 District: 15th

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.

Highways:

Woodrow Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way in this vicinity, with a standard type roadway termination.

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

Sediment Control:

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

Storm Drains:

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

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

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of June, 1983, that the herein Petition for Variance(s) to permit 24 parking spaces in lieu of the required 59 spaces, in accordance with the site plan prepared by Frank S. Lee, dated February 4, 1983, and marked Petitioner's Exhibit 5, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan shall indicate 24 parking spaces.
2. The seating capacity for the entire 2,877.6 square foot tavern area shall be limited to 70.
3. The parking area shall be paved with tar and chip and be installed within 4 years from the date of this Order.
4. 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.

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

ORDER RECEIVED FOR FILING

DATE June 22, 1983
BY My Commission
COMMUNAL - DISTRICT

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 to approve a nonconforming use for parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of June, 1983, that a nonconforming use for parking in a residential zone, along the entire eastern portion of the property line, has existed and has been conducted on the property since 1945 and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

Item #158 (1982-1983)
Property Owner: William Brewer
Page 2
April 6, 1983

Storm Drains: (Cont'd)

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements of residential and commercial development.

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in Woodrow Avenue.

A fire hydrant is located at the intersection of Marilyn and Woodrow Avenues.

Very truly yours,

Robert A. Martin
Robert A. Martin, P.E., Chief
Bureau of Public Services

RAM:EM:FW:ms

cc: William Munchel

E-W Key Sheet
1 SE 29 Pos. Sheet
SE 1 H Topo
97 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 12, 1983

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

Item No. 156, 158, 159, 161 - ZAC Meeting of March 1, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 156, 158, 159, 161.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/cem

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 158, Zoning Advisory Committee Meeting of March 1, 1983

Property Owner: William Brewer

Location: S/S Woodrow Ave. District 15

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

(X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

Zoning Item # 158
Page 2

() Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

() Soil percolation tests have been conducted.
() The results are valid until _____.
() Revised plans must be submitted prior to approval of the percolation tests.

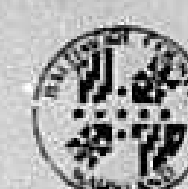
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____ is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

(X) All roads and parking areas should be surfaced with a dustless, bonding material.

() No health hazards are anticipated.

() Others _____

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

March 30, 1983

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William Brewer

Location: S/S Woodrow Avenue 590.40' W. from centerline of S. Marilyn Avenue

Item No.: 158 Zoning Agenda: Meeting of March 1, 1983

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 operation.

() 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.

REVIEWED BY *John J. Forrest*
Planning Group
Special Inspection Division

JK /ah/cm

Noted and

Approved:

George M. Wagoner
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

TED TALEM JR.
DIRECTOR

March 11, 1983

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

Dear Mr. Hammond:

Comments on Item # 158 Planning Advisory Committee Meeting March 1, 1983 are as follows:

Property Owner: William Brewer
Location: S/S Woodrow Ave. 590.40' from centerline of S. Marilyn Avenue
Existing Zoning: R-1
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 59 spaces.

Special hearing to approve a non-conforming use for parking in a residential zone.
Acres: 0.37
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1961/ Council Bill 1-82 State of Maryland Code for Law Enforcement and Appeal and other applicable Codes.

X B. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Item 2, Section 407 and Table 1102.

F. Requested variances comply with the Baltimore County Building Code, Section 10.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, the services of a Registered in Maryland Architect or Engineer verify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: Section 103.4 is applicable when a structure is increased in area. All exits shall be in complete compliance & Section 1105.6.3 shall be complied with and the new construction shall comply to all code requirements. Provide a minimum of 2 handicapped spaces/signs, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 2127 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Dunbar
Charles E. Dunbar, Chief
Plans Review

CEB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 2, 1983

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

Z.A.C. Meeting of: March 1, 1983

RE: Item No: 153, 154, 155, 156, 157, 158, 159, 160, 161
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,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

406 W. Pennsylvania Avenue
Towson, Maryland 21204

S. Eric DiNenna, P.A.
Attorney at Law

301-423-1630
301-296-6420

April 19, 1983

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

RE: Item #158 Wm. Brewer
Petition for Variance - Woodrow Avenue
My File No.: 83-6

Dear Mr. Commissioner:

Prior to setting the hearing in the above captioned matter, would you be so kind as to contact me to clear a date for hearing so as to avoid any potential conflict with my position as Master in Chancery for the Circuit Court for Baltimore County.

Thank you for your cooperation.

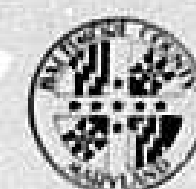
Very truly yours,

S. ERIC DINENNA

SED:wjt

cc: Mr. Nicholas Comadari

Mr. William Brewer, Petitioner



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 22, 1983

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

RE: Petitions for Special Hearing
and Variance
S/S of Woodrow Ave., 690.40' W
of the center line of S. Marlyn
Ave. - 15th Election District
William Brewer - Petitioner
NO. 83-275-SPHA (Item No. 158)

Dear Mr. DiNenna:

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

Very truly yours,

Jean M.H. Jung
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

406 W. Pennsylvania Avenue
Towson, Maryland 21204

S. Eric DiNenna, P.A.
Attorney at Law

301-423-1630
301-296-6420

April 19, 1983

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

RE: Item #158 Wm. Brewer
Petition for Variance - Woodrow Avenue
My File No.: 83-6

Dear Mr. Commissioner:

Prior to setting the hearing in the above captioned matter, would you be so kind as to contact me to clear a date for hearing so as to avoid any potential conflict with my position as Master in Chancery for the Circuit Court for Baltimore County.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:wjt

cc: Mr. Nicholas Comadari

Mr. William Brewer, Petitioner



83-419

S. Eric DiNenna, P.A.
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-423-1630
301-296-6420

March 3, 1983

Mr. Nicholas Comadari
Office of the Zoning Commissioner
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Item #158
Special Hearing - Woodrow Avenue

Dear Nick: Wm. Brewer

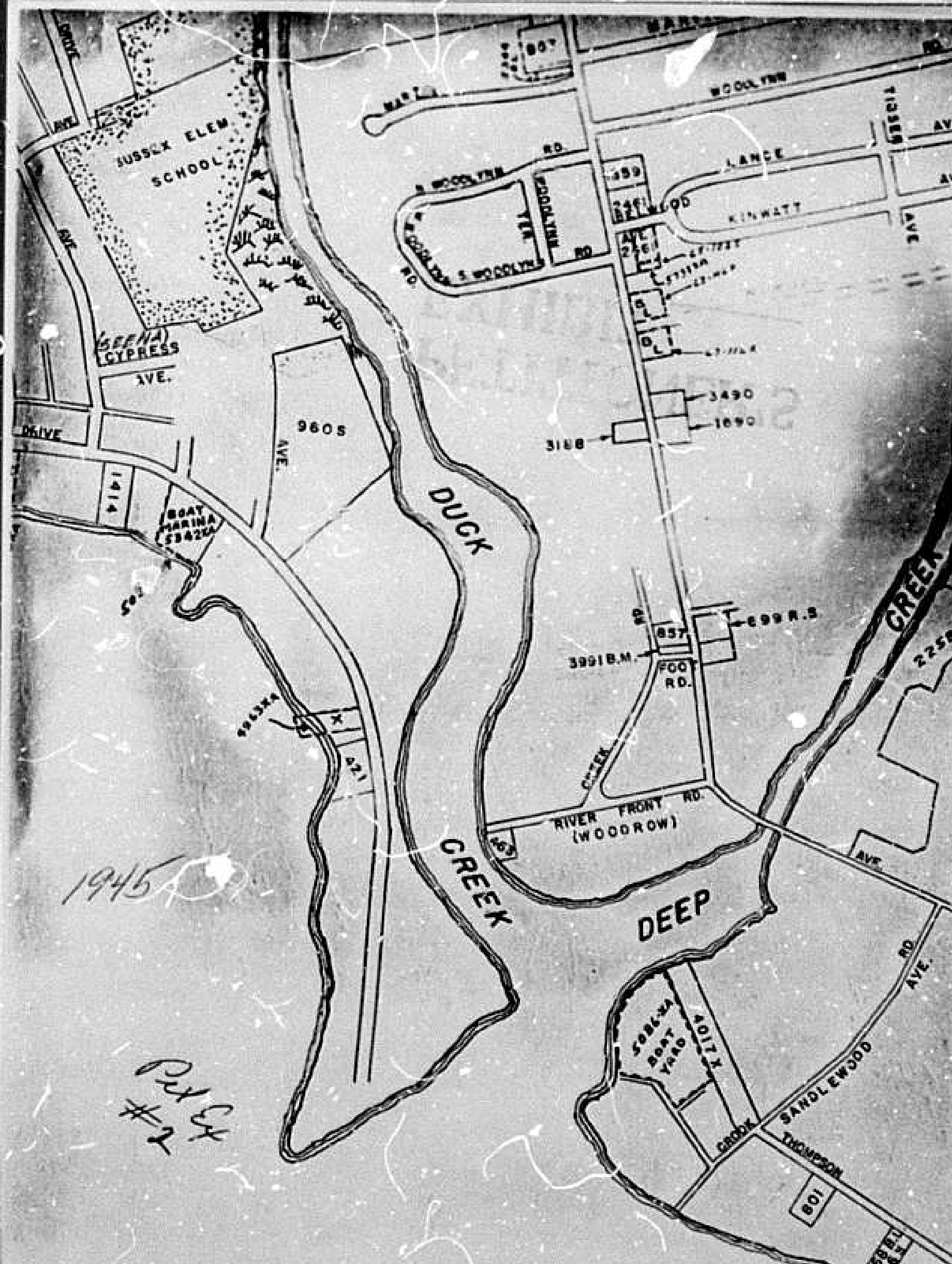
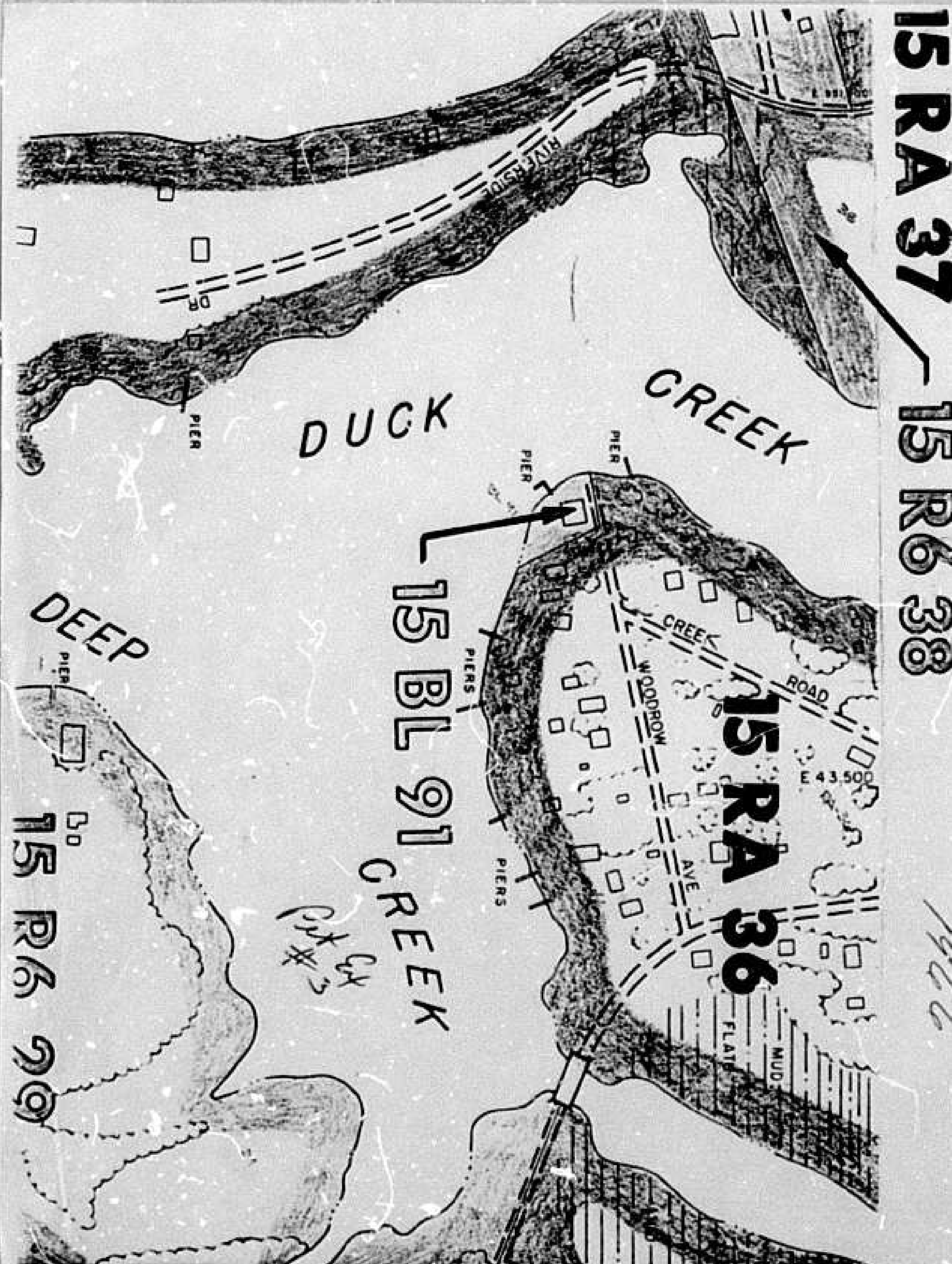
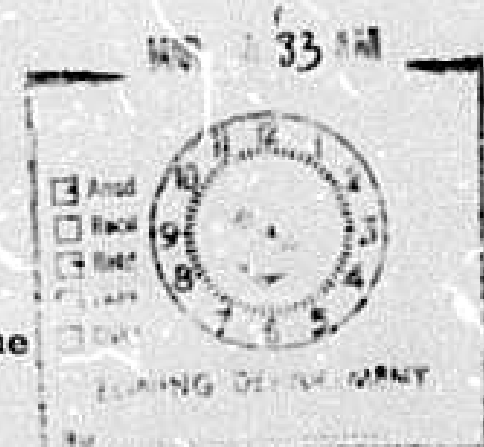
Prior to setting the above captioned matter in for hearing, would you be so kind as to contact me so that we can arrange an agreeable date to avoid any conflicts with my sitting as Master in the Circuit Court for Baltimore County.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:wjt



PETITION FOR SPECIAL HEARING AND VARIANCE

15th Election District

ZONING: Petition for Special Hearing and Variance
LOCATION: South side of Woodrow Avenue, 690.40 ft. West of the centerline of S. Marlyn Avenue
DATE & TIME: Thursday, June 9, 1983 at 11:00 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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for parking in a residential zone and Variance to allow 24 parking spaces in lieu of the required 59 parking spaces

The Zoning Regulation to be excepted as follows:
Section 409.2 - parking spaces required for dwelling and restaurant use

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

Being the property of William Brewer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 9, 1983 at 11:00 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

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

February 4, 1983

My Friend's Tavern
801 Woodrow Avenue
Baltimore, Maryland 21221

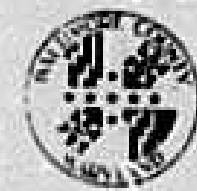
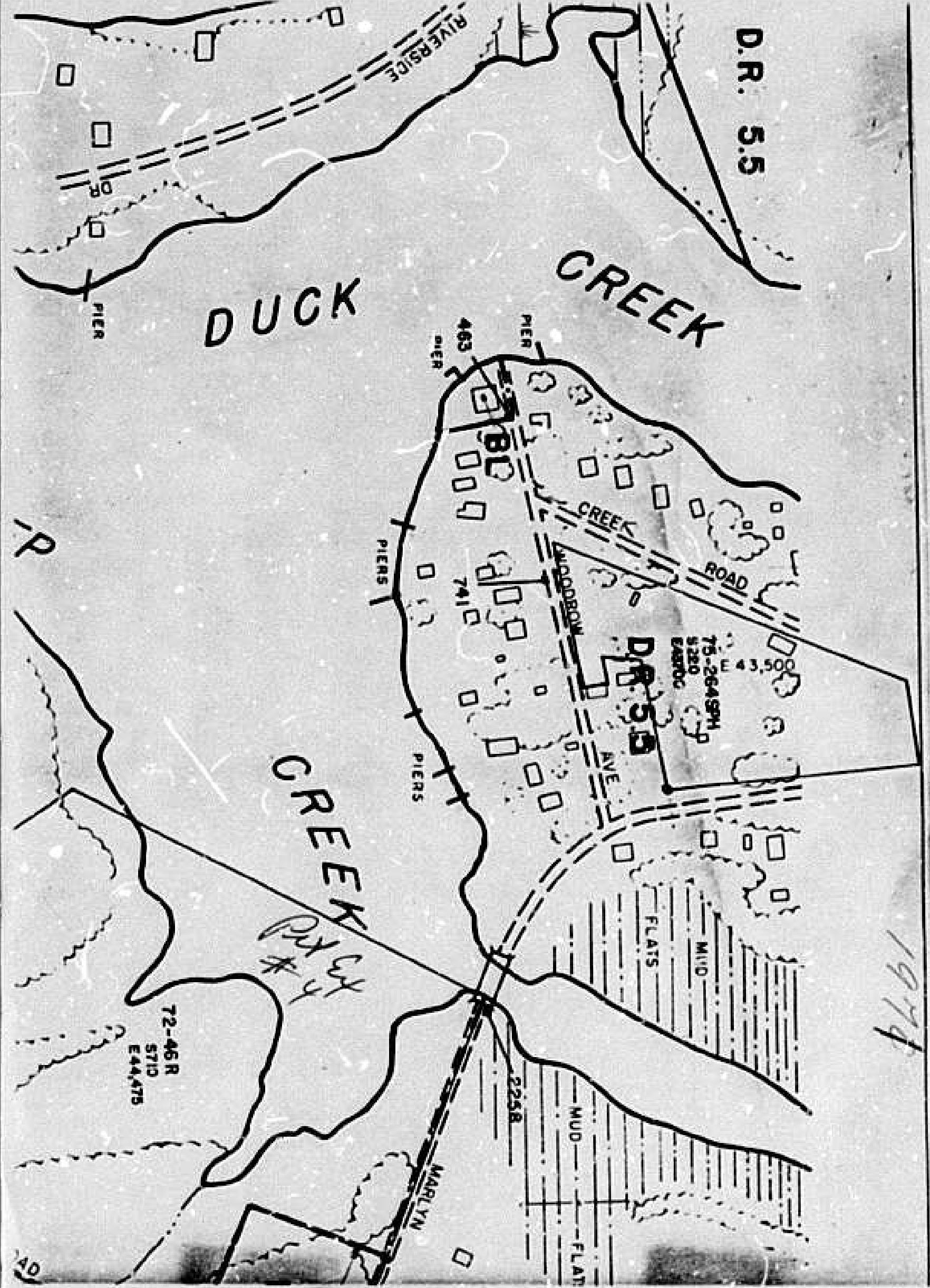
Beginning for the same on the south side of Woodrow Avenue at the distance of 690.40 feet measured along the south side of Woodrow Avenue from the center of the existing S. Marlyn Avenue, thence running and binding on the south side of Woodrow Avenue South 84 degrees 00 minutes West 89 feet more or less, thence crossing the end of Woodrow Avenue North 6 degrees 00 minutes West 30 feet, to the waters of Deep Creek, thence binding on the waters of Deep Creek as follows: South 56 degrees 00 minutes West 57 feet more or less, South 19 degrees 00 minutes East 100 feet more or less and South 73 degrees 00 minutes East 120 feet more or less, and thence running North 6 degrees 00 minutes West 142 feet more or less to the place of beginning.

Containing 0.37 acres of land more or less.

Being known and designated as Lot 21 plat of Deep Creek Avenue Park, 7

folio 2.

Special Hearing includes above property, saving and excepting that portion zoned B.L. Variance includes entire property.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 31, 1983

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

Re: Petitions for Special Hearing & Variance
S/S of Woodrow Avenue, 690.40' W of the
c/l of S. Marlyn Avenue
William Brewer - Petitioner
Case No. 83-275-SPHA

Dear Mr. DiNenna:

This is to advise you that \$70.62 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
WILLIAM E. HAMMOND
Commissioner

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

No. 117655

DATE 4/22/83 ACCOUNT R-01-615-000

AMOUNT \$70.62

RECEIVED FROM My Friends Tavern

FOR Advertising & Posting Case #83-275-SPHA

1061 0 055*****706210 5232A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 112382

DATE 2/16/83 ACCOUNT R-01-615-000

AMOUNT \$200.00

RECEIVED FROM S. Eric DiNenna

FOR Filing fee for Special Hearing & Variance

1061 0 055*****200010 2162A

VALIDATION OR SIGNATURE OF CASHIER

May 11, 1983

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

NOTICE OF HEARING

Re: Petitions for Special Hearing and Variance
S/S of Woodrow Avenue, 690.40' W of the
c/l of S. Marlyn Avenue
William Brewer - Petitioner
Case No. 83-275-SPHA

TIME: 11:00 A.M.

DATE: Thursday, June 9, 1983

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

TOWSON, MARYLAND

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

No. 112382

DATE 2/16/83 ACCOUNT R-01-615-000

AMOUNT \$200.00

RECEIVED FROM S. Eric DiNenna

FOR Filing fee for Special Hearing & Variance

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF BALTIMORE COUNTY

Petition for Special Hearing and Variance
1061 0 055*****706210 5232A

Public Hearing
Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
June 9, 1983 at 11:00 A.M.

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

Public Hearing under Section 106.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve a nonconforming use for parking in a residential zone and Variance to allow 50 parking spaces in lieu of the required 80 parking spaces.

The Zoning Commission should approve a nonconforming use for parking in a residential zone and Variance to allow 50 parking spaces in lieu of the required 80 parking spaces.

Being known and designated as Lot 21 plat of Deep Creek Avenue Park, 7 folio 2.

Special Hearing included above property, saving and excepting that portion zoned B.L. Variance includes entire property.

Containing 0.37 acres of land more or less.

Being known and designated as Lot 21 plat of Deep Creek Avenue Park, 7 folio 2.

Special Hearing included above property, saving and excepting that portion zoned B.L. Variance includes entire property.

Containing 0.37 acres of land more or less.

Being known and designated as Lot 21 plat of Deep Creek Avenue Park, 7 folio 2.

Special Hearing included above property, saving and excepting that portion zoned B.L. Variance includes entire property.

Containing 0.37 acres of land more or less.

The Times

Middle River, Md., May 19, 1983

This is to Certify, That the annexed

Notice Pertains

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 19th day of

May, 1983

Charles J. Smith
Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5/20/83

Posted for: Petition for Special Hearing & Variance

Petitioner: W. William Brewer

Location of property: S/S Woodrow Ave. 690.40' W of c/l of S. Marlyn Ave.

Location of Signs: entrance to property facing north

Remarks: None

Posted by: W. William Brewer Date of return: 5/27/83

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 1983

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 each

one time before the 19th

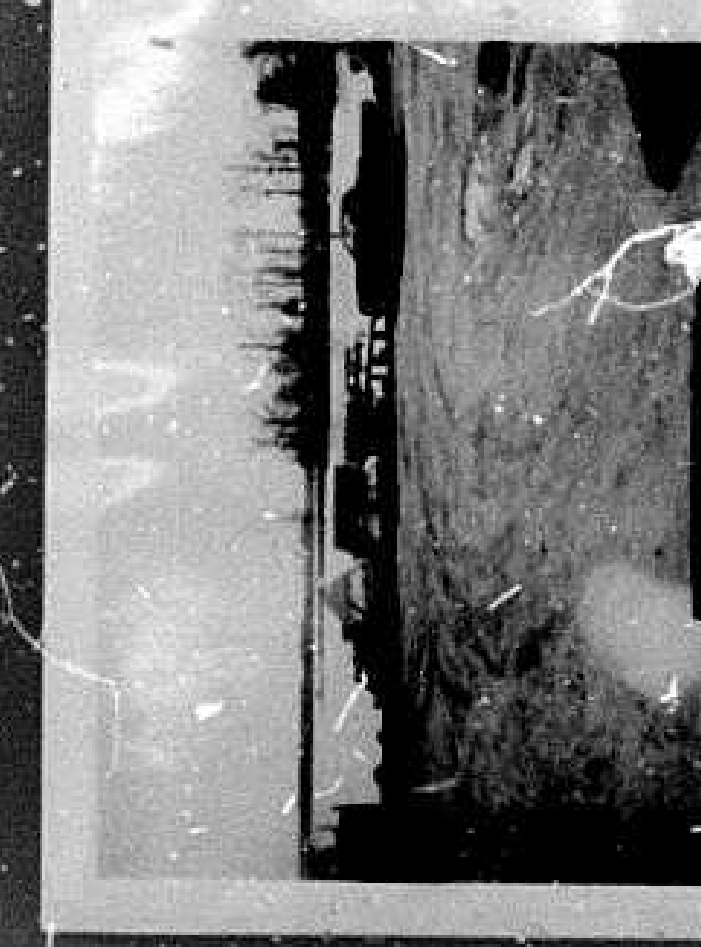
day of June, 1983, the last publication

appearing on the 19th day of May

1983.

L. Frank Smith
Manager.

Cost of Advertisement: \$200.00



PETITION FOR SPECIAL HEARING AND VARIANCE
1061 0 055*****706210 5232A

Public Hearing
Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
June 9, 1983 at 11:00 A.M.

To Whom It May Concern:

I, the undersigned, do hereby certify that I have absolutely no objections to the variance for parking spaces for My Friends Tavern located at 801 Woodrow Avenue, Baltimore, Md. 21221.

Sincerely,

John D. Lee

803 Woodrow Ave

Known to before me on this 8th day of June 1983

E. E. Brewer

Expires 7/1/86

To Whom It May Concern:

I, the undersigned, do hereby certify that I have absolutely no objections to the variance for parking spaces for My Friends Tavern located at 801 Woodrow Avenue, Baltimore, Md. 21221.

Sincerely,

Mr. W. William Brewer

807 Woodrow Ave

Known to before me on this 8th day of June 1983

E. E. Brewer

Expires 7/1/86

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

Charles Dietrich and Daisy Dietrich, his wife legal owners of the property herein

On the south side of River Front Road (Woodrow Ave.) near Deep Creek in the 15th Election District of Baltimore County, beginning on the south side of River Front Road at the easternmost shore line of Deep Creek, thence of River Front Road at the easternmost shore line of Deep Creek, thence easterly, on said side of River Front Road, 100' more or less, to the easternmost outline of Lot No. 21 on the plat of "Deep Creek Avenue Park", recorded in Book 100, folio 6, thence southerly with said outline 100' more or less, to the northeasternmost shore line of Deep Creek and thence westerly, on said shore line, 200' more or less, to beginning. Being lot No. 21 on aforesaid plat.

Whereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A-1" Residential zone to an "C-1" Commercial zone.

Reason for Re-Classification: Commercial use

Character of use for which above property is to be used: Residential
 Building: Building
 Size and height of building: front 20 feet; depth 45 feet; height 10 feet.
 Front and side set backs of building from street lines: front 25 feet; side 10 feet.
 Property to be posted as provided by Zoning Regulations.

Whereby, agree to pay expenses of above re-classification, 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.

Charles Dietrich
Daisy Dietrich
 Legal Owner

Address: 21 Woodrow Ave., Baltimore 21, Md.
Box 417, Route 10, Beltsville, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 25th day of September, 1945, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Becker Bldg., in Towson, Baltimore County, on the 25th day of September, 1945, at 2:30 o'clock P.M.

John H. [Signature]
 Zoning Commissioner of Baltimore County
 (over)

Forward to the advertisement, posting of property, and public hearing on the above petition and it appeared that by reason of location the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of September, 1945, that the above described property, as well as the same is hereby reclassified, from and after the date of this Order, from an "A-1" zone to a "C-1" zone.

John H. [Signature]
 Zoning Commissioner of Baltimore County

Forward to the advertisement, posting of property and public hearing on the above petition and it appeared that by reason of location the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of September, 1945, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a zone.

Zoning Commissioner of Baltimore County

Approved Upon recommendation of the Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

Charles [Signature]
 For Zoning

File: April 24, 1946

\$12.00

RECEIVED OF Charles Dietrich and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Woodrow Avenue, 15th District of Baltimore County, pursuant to petition being filed for reclassification.

Hearings:
Tuesday, Sept. 25, 1945,
at 2:30 p. m.

Zoning Commissioner

PAID
 SEP 6 1945
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD.
 THIS IS TO CERTIFY that the enclosed advertisement was published in THE JEFFERSONIAN, a daily newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of September, 1945, at 2:30 o'clock P.M., in accordance with the order of the Zoning Commissioner of Baltimore County, in the Becker Bldg., in Towson, Baltimore County, on the 25th day of September, 1945, at 2:30 o'clock P.M.

THE JEFFERSONIAN.

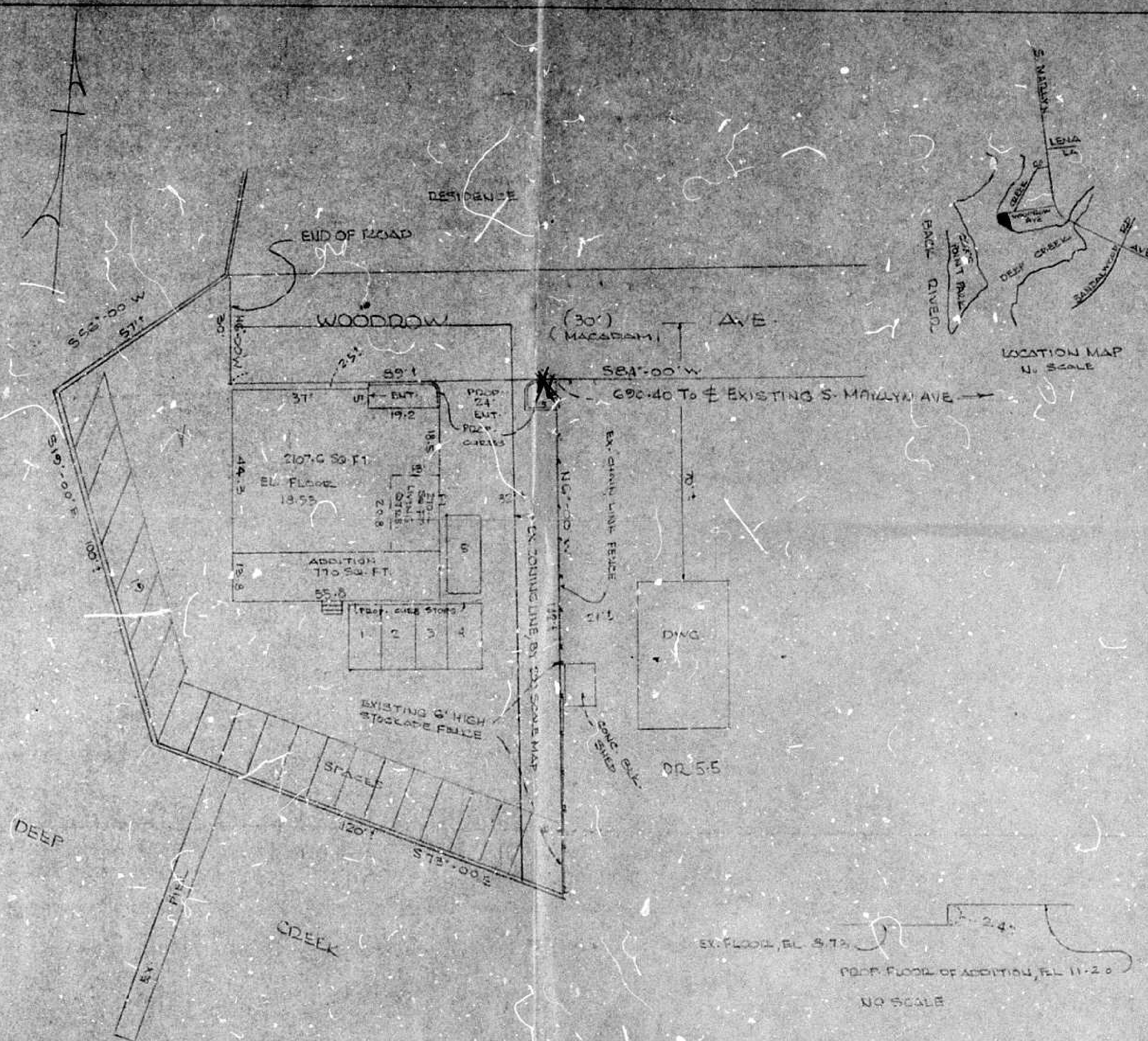
ZONING DEPARTMENT - BALTIMORE COUNTY, MD.
 Certificate of Posting of Re-Classification of Special Permit Notice

Date of Posting: Sept. 25, 1945
 District: 15
 Location of Sign on Property: 21 Woodrow Ave., Baltimore 21, Md.
 Location of sign: North side of River Front Road at Deep Creek
 Location of sign: East side of River Front Road at Deep Creek
 Re-Classification of Special Permit Petition: From A-1 to C-1
 Petitioner: Charles Dietrich and Daisy Dietrich
 Remarks: See over

NO PLAT
 IN
 THIS FOLDER

Pet #1
 EXHIBIT 1

PETITIONER'S
 EXHIBIT 1



PLAT TO ACCOMPANY PETITION FOR A VARIANCE
AND A NON CONFORMING USE

NON CONFORMING USE - TO ALLOW PARKING IN A RESIDENTIAL ZONE
VARIANCE - TO ALLOW 25 PARKING SPACES IN LIEU OF THE REG. 59

EXISTING USE - TAVERN & RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - BL
PROPOSED ZONING - SAME
AREA OF EXISTING TAVERN = 2107.6 SQ. FT.
AREA OF ADDITION = 170.0 " "
TOTAL = 2277.6 " "
AREA OF LOT = 0.37 AC.

PUBLIC WATER AND SEWERAGE SERVICE LOT

NO. OF SPACES REQ. (BAR AND ADDITION = 2277.60) (1/50 SQ. FT.) = 58 SPACES
RESIDENCE

NO. OF SPACES PROVIDED

EXISTING PARKING AREA CONSISTS OF COMPACTED DIRT & STONE

TOTAL = 58 SPACES
VARIANCE 34

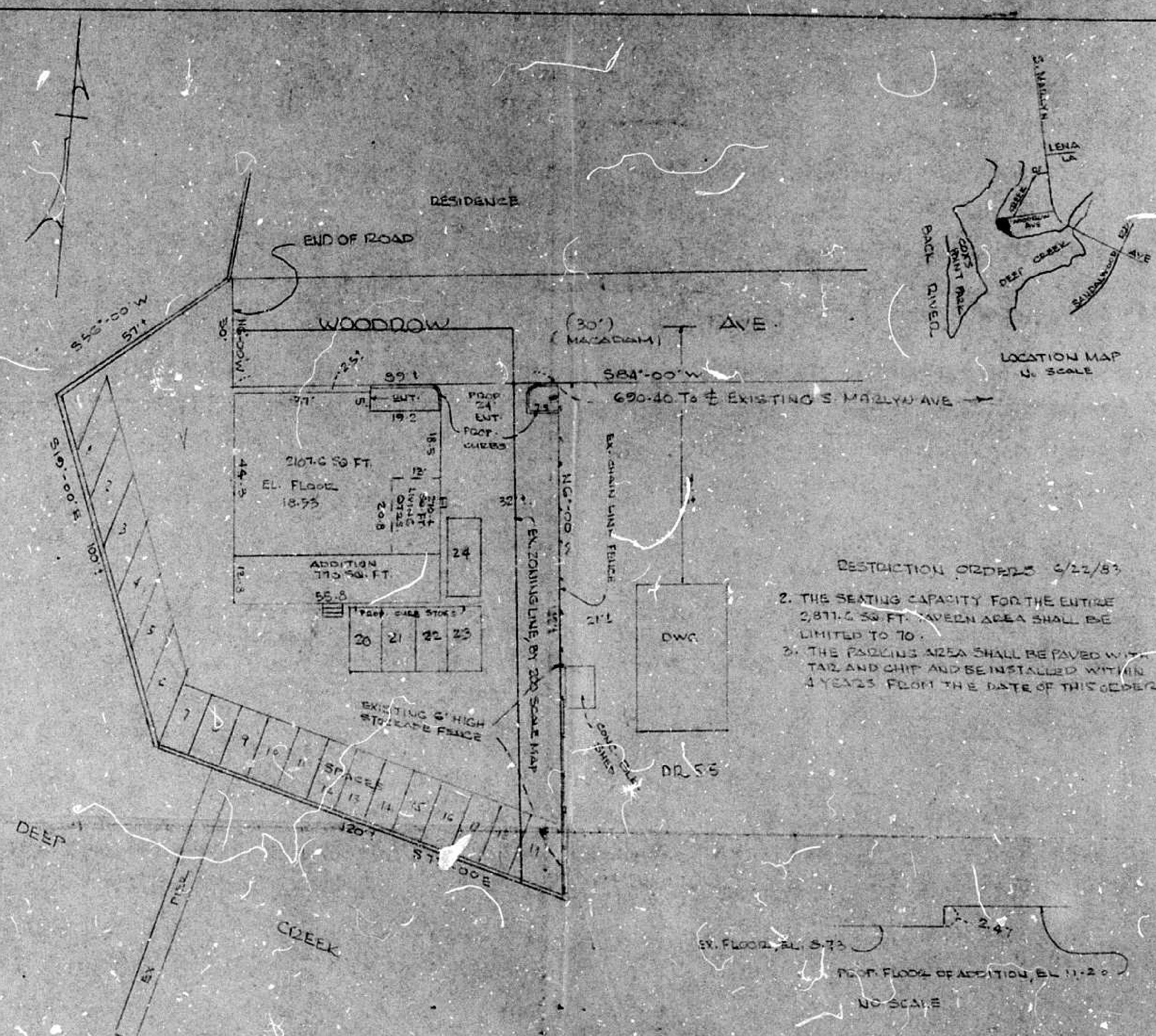
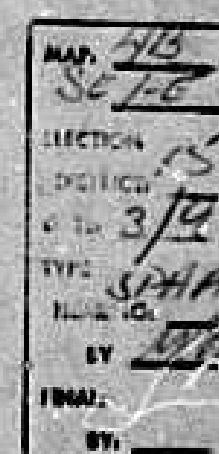
**PETITIONER'S
EXHIBIT 5**

MY FRIEND'S TAVERN
LOT 21 PLAT OF
"DEEP CREEK AVENUE PARK"
PLAT BOOK 7-2

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=20' DATE 2-4-83

Tom W. S.

FRANK S. LEE
1277 NEWBURN AVE.
BALTIMORE, MD. 21221
681-6922



PLAT TO ACCOMPANY PETITION FOR A VARIANCE
AND A NON CONFORMING USE

NON CONFORMING USE - TO ALLOW PARKING IN A RESIDENTIAL ZONE
VARIANCE - TO ALLOW 25 PARKING SPACES IN LIEU OF THE REG. 59

EXISTING USE - TAVERN & RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - BL
PROPOSED ZONING - SAME
AREA OF EXISTING TAVERN = 2107.6 SQ. FT.
AREA OF ADDITION = 170.0 " "
TOTAL = 2277.6 " "
AREA OF LOT = 0.37 AC.

PUBLIC WATER AND SEWERAGE SERVICE LOT

NO. OF SPACES REQ. (BAR AND ADDITION = 2277.60) (1/50 SQ. FT.) = 58 SPACES
RESIDENCE

NO. OF SPACES PROVIDED

EXISTING PARKING AREA CONSISTS OF COMPACTED DIRT & STONE

TOTAL = 58 SPACES
VARIANCE 34

MY FRIEND'S TAVERN
LOT 21 PLAT OF
"DEEP CREEK AVENUE PARK"
PLAT BOOK 7-2

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=20' DATE 2-4-83

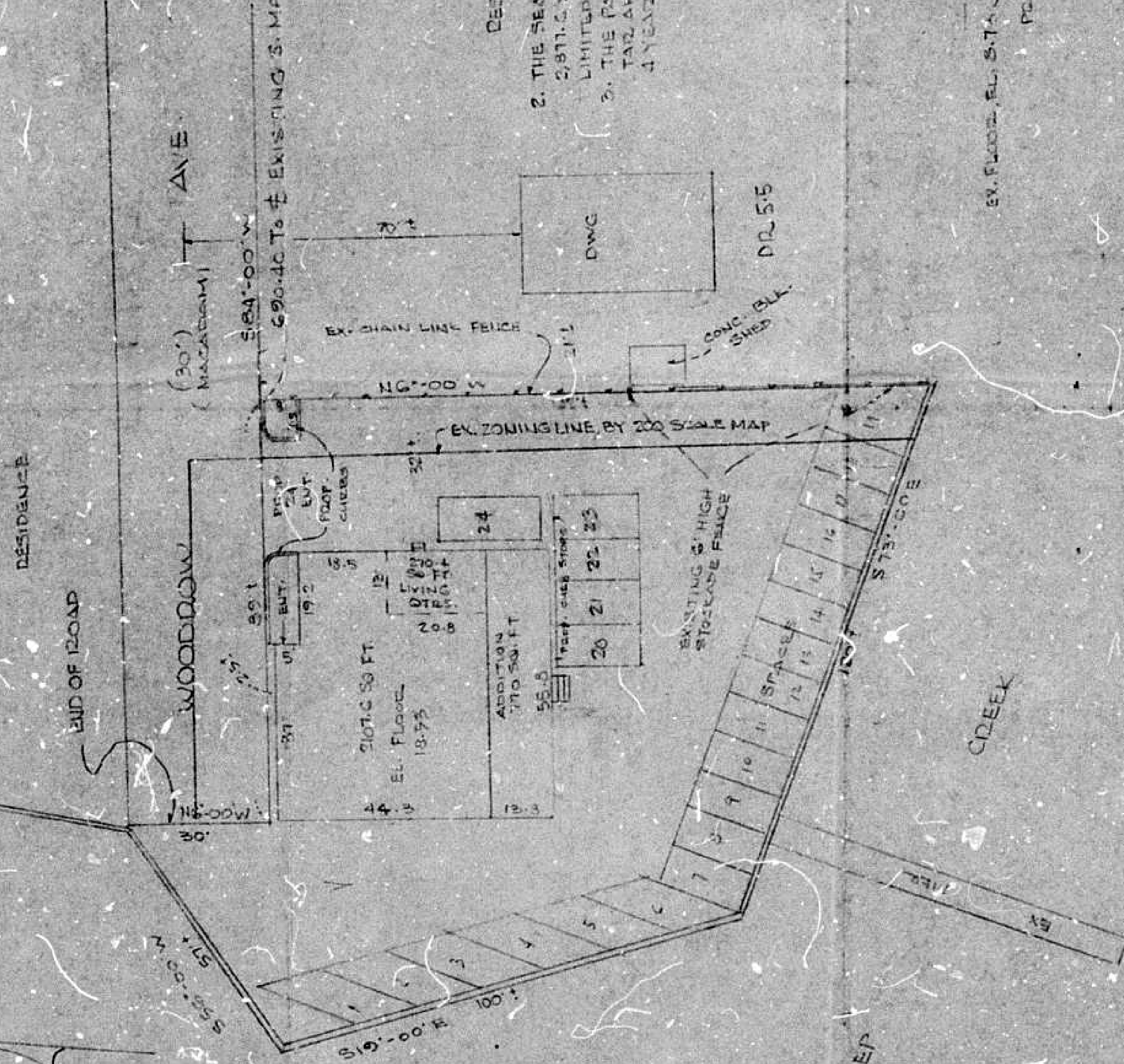
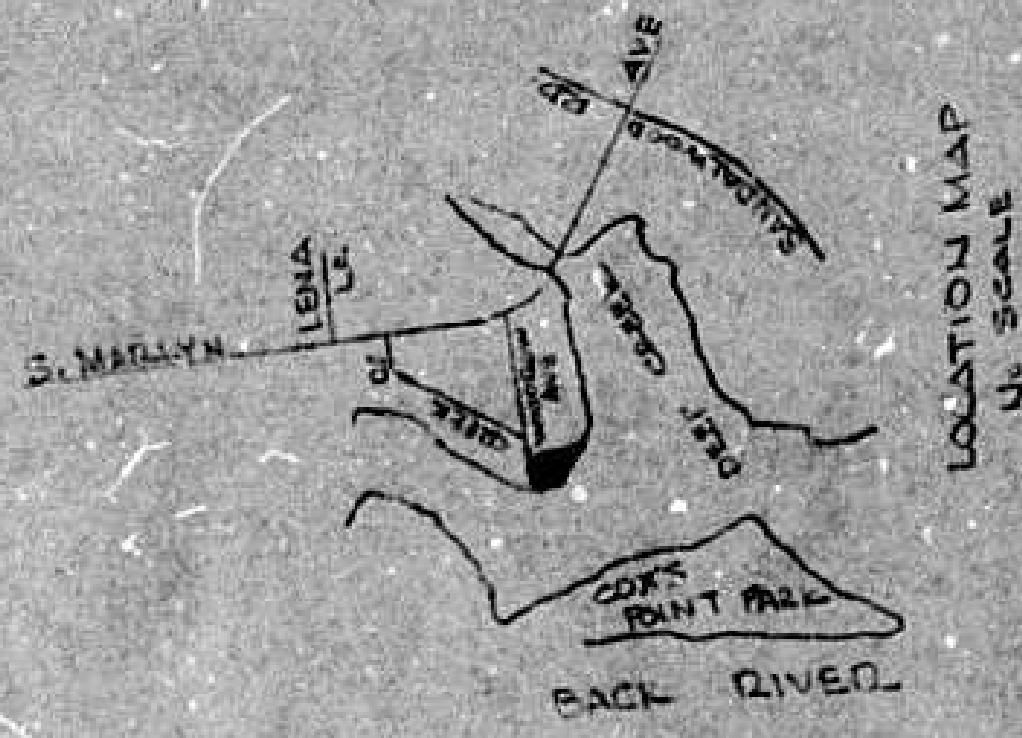
REVISED 7-6-83

PLANS APPROVED - 83
OFFICE OF PLANNING & ZONING

FRANK S. LEE
1277 NEWBURN AVE.
BALTIMORE, MD. 21221
681-6922



- RESTRICTION ORDERED 6/22/83
- THE SEATING CAPACITY FOR THE ENTIRE 2811.6 SQ. FT. TAVERN AREA SHALL BE LIMITED TO 70.
 - THE PARKING AREA SHALL BE PAVED WITH TAR AND CHIP AND BE INSTALLED WITHIN 4 YEARS FROM THE DATE OF THIS ORDER.



- RESTRICTION ORDERS 6/22/83
2. THE SEATING CAPACITY FOR THE ENTIRE 2877.6 SQ. FT. TAVERN AREA SHALL BE LIMITED TO 70.
 3. THE PARKING AREA SHALL BE PAVED WITH TAR AND CHIP AND BE INSTALLED WITHIN 4 YEARS FROM THE DATE OF THIS ORDER.

EX. FLOOR, EL. 5.74

PEOP. FLOOR BE ADDITION, EL. 11.20

NO SCALE

PLAT TO ACCOMPANY PETITION FOR A VARIANCE
AND A NON CONFORMING USE

NON CONFORMING USE - TO ALLOW PARKING IN A RESIDENTIAL ZONE
VARIANCE - TO ALLOW 25 PARKING SPACES IN LIEU OF THE REQ. 59

OWNER:
WILLIAM BREWER
801 WOODROW AVE
BALTO, MD. 21221
687-9686

MY FRIENDS TAVERN
LOT 21 PLAT OF
"DEEP CREEK AVENUE PARK"
PLAT BOOK T-2

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'
DATE 2-4-83

REVISED 7-6-83

PLANS APPROVED - 83
OFFICE OF PLANNING & ZONING

FRANK R. LEW
1277 NEW YORK AVE
BALTIMORE, MD. 21207
687-6972

EXISTING USE - TAVERN & RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - RL
PROPOSED ZONING - SAME
AREA OF EXISTING TAVERN - 2107.6 SQ. FT.
AREA OF ADDITION - 770.0 "
TOTAL - 2877.6 "
AREA OF LOT - 0.37 AC.

PUBLIC WATER AND SEWERAGE SERVICE LOT

NO. OF SPACES REQ. (BAR AND ADDITION - 2877.60) (1/50 SQ. FT.) - 59 SPACES
RESIDENCE

NO. OF SPACES PROVIDED

EXISTING PARKING AREA CONSISTS OF COMPACTED GRASS

TOTAL - 24 SPACES

TOTAL - 59 SPACES
15
34