

PETITION FOR ZONING VARIANCE 84-249-A
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 238.1 (303.2) to permit a front yard setback of 5 feet instead of the required average of 51.5 feet, and 238.2 to allow a side yard setback of 10' instead of the required 30'. 109.2.b.(3) to permit 97 parking spaces in lieu of the required 104. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Construction of beef pit on either side or front of building would hinder the flow of traffic on parking lot.
2. The site now being petitioned for would be more visible to roadway and customers and in turn better for business.
3. Recommended as the best location by the State Highway Administration.
4. Neighboring businesses have expressed approval of location for beef pit.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February, 1984, 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 held before the Zoning Commissioner of Baltimore County, in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of March, 1984, at 10:15 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

Case No. 84-249-A (Item No. 178)
Petitioner - Amedio G. Lorenzo, et ux
Page 2

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,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:mch
Enclosures

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Amedio G. Lorenzo, et ux
84-249-A
Date: March 13, 1984

Please note that a CRG meeting is required. Further, please consider the comments to ZPAC from Current Planning and Development to be part of this comment.

Norman E. Gerber per Robert A. Morton
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

000
Nicholas B. Commodari
Chairman

MEMBER:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Bulldozing Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Amedio G. Lorenzo
8014 Pulaski Highway
Baltimore, Maryland 21237

RE: Case No. 84-249-A (Item No. 178)
Petitioner - Amedio G. Lorenzo, et ux
Variance Petition

Dear Mr. & Mrs. Lorenzo:

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 proposal to locate a beef stand on the front of the subject property, this variance for parking and setback is required.

If you are not aware, the rear of this property, currently used for parking, was the subject of a previous hearing (Case #68-11-SPH). In this file is an approved plan with the notation of "dustless and durable surface" for the parking in the rear. I discussed the requirement of a paved parking surface with Mr. Jablon, Zoning Commissioner, and he felt if the plan was approved with that requirement then with the addition of the beef pit, this office should not require that area to be paved. He stated that the entire matter should be discussed at the hearing.

In addition to the above, the site plan should be revised to indicate the square footage of the existing building and the proposed beef stand.



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

January 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-24-84
ITEM: #178.
Property Owner: Amedio G. Lorenzo, et ux
Location: N/S Pulaski Highway, Route 40-E, 385' E. Chesaco Avenue
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 5' in lieu of the required 51.1'.
Acres: 151.17/154.65 X 305/305.45
District: 15th

Dear Mr. Jablon:

On review of the site plan and field inspection for the proposed "Beef Stand", the State Highway Administration finds the proposal generally acceptable.

All business associated with the Beef Stand must be conducted outside the State Highway Administration Right of Way.

On the day of inspection, it was noted an existing outdoor advertising sign was located within the existing S.H.A. Right of Way at the center island of Route 40-E.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
365-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 171707 North Calvert St., Baltimore, Maryland 21213 - 0717

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Mr. A. Jablon -2- January 27, 1984

This sign must be relocated outside the State Highway Administration right of way.

All additional comments regarding the outdoor advertising sign should be through Mr. Morris Stein at 659-1640.

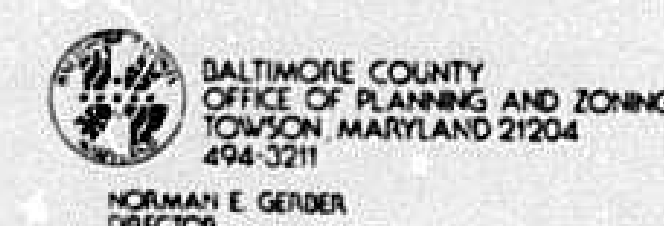
Very truly yours,
Charles R.
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle
Mr. M. Stein



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/24/84
Item # 178
Property Owner: Amedio G. Lorenzo, et ux
Location: N/S Pulaski Hwy. 395' E. of Chesaco Ave.

Dear Mr. Jablon:

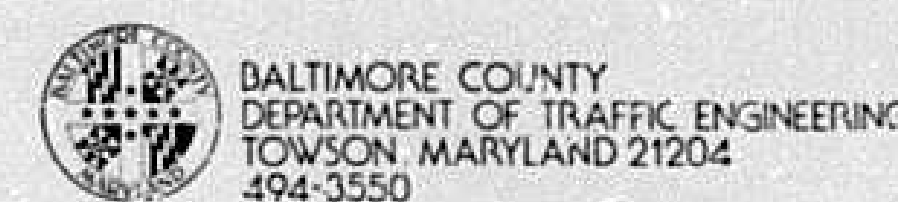
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
The parking calculations must include spaces for the existing and proposed buildings. These must be calculated separately and submitted as separate items.
Prop. P.U. has been checked and found to be in violation of the zoning ordinance. Location will interfere with neighboring or adjacent property.

Eugene A. Boker
Eugene A. Boker
Chief, Current Planning and Development

cc: James Roswell



STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 178 -ZAC- Meeting of January 24, 1984
Property Owner: Amedio G. Lorenzo, et ux
Location: N/S Pulaski Highway 395' E. Chesaco Avenue
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 5' in lieu of the required 51.1'.

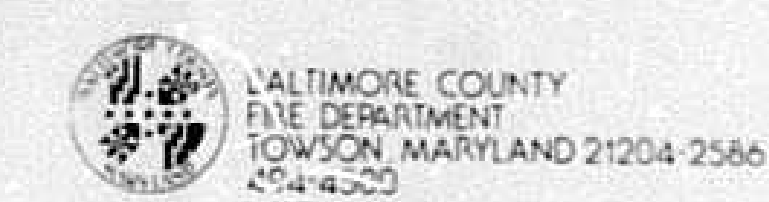
Acres: 151.17/154.65 X 395/305.40
District: 15th

Dear Mr. Jablon:

The proposed beef stand is too close to this entrance to this site. The stand should be moved away from the entrance or the entrance width should be reduced.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cdm



PAUL H. REINCKE
CHIEF

February 14, 1984

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: Amedio, et ux

Location: N/S Pulaski Hwy. 395' E. Chesaco Avenue

Item No.: 178

Zoning Agenda: Meeting of January 24, 1984

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.

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

REVISOR: *Paul H. Reincke* 2/15/84 Approved: *George M. Hegardt*
Planning Group
Special Inspection Division

/mb

Mr. & Mrs. Amedio G. Lorenzo
3014 Pulaski Highway
Baltimore, Maryland 21237

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
21st day of February, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

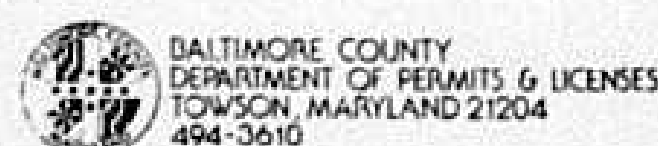
Petitioner: Amedio G. Lorenzo et ux Received by: *Nick Commodari*
Petitioner's Attorney: *Nick Commodari*
Chairman, Zoning Plans Advisory Committee

Zoning Item # 178
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.
☐ 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.
- ☐ All roads and parking areas should be surfaced with a dustless, bonding material.
- ☐ No health hazards are anticipated.
- ☒ Others: *A copy of the Bureau of Health Dept. requirements regarding beef-pit operations has been mailed to the owner.*

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

SS 26 1080 (2)



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

February 1, 1984

Dear Mr. Jablon:

Comments on Item # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Amedeo G. Lorenzo, et ux
Location: N/S Pulaski Highway 385' E. Chesaco Avenue
Existing Zoning: E.R. -CS-1
Proposed Zoning: Variance to permit a front yard setback of 5' in lieu of the required 51.1'

Address: 151.17/154.65 x 305/305.45
District: 15th.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Building and Age; and other applicable Codes.

☒ A building/ & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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 6'0 for Commercial uses or 3'0 for One & Two Family use group 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, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

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, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change is use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

☒ Comments - No additional comment unless for some reason the location is changed.

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 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. DuSh, Superintendent

Towson, Maryland - 21204

Date: January 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 24, 1984

RE: Item No: 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, & 190.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NWP/1h

Enclosures - 17

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Pulaski Hwy., 385' E of : OF BALTIMORE COUNTY
Chesaco Ave. (8014 Pulaski :
Hwy., 15th District :
AMEDIO G. LORENZO, et ux, : Case No. 84-249-A
Petitioners :
: : : : : :
: : : : : :

ENTRY OF APPEARANCE

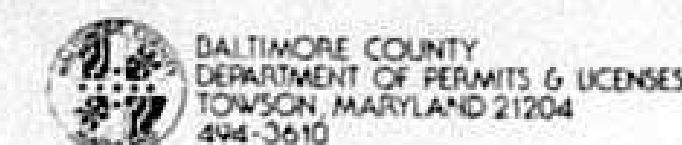
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Amedio G. Lorenzo, 8014 Pulaski Highway, Baltimore, MD 21237, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 7, 1984

Dear Mr. Jablon:

Comments on Item # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Amedio G. Lorenzo, et ux
Location: N/S Pulaski Highway 385' E. Chesaco Avenue
Existing Zoning: E.R. -CS-1
Proposed Zoning: Variance to permit a front yard setback of 5' in lieu of the required 51.1'

Address: 151.17/154.65 x 305/305.45
District: 15th.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Building and Age; and other applicable Codes.

☒ A building/ & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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 6'0 for Commercial uses or 3'0 for One & Two Family use group 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, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

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, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change is use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

☒ Comments - a permit is required for the proposed beef stand and any other improvements to the property.

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 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

PETITIONER'S EXHIBIT 2

Attention Zoning Commissioner:

I have been approached by Michael DiCarlo concerning his possible construction of a beef stand at the tavern next door to my business. I have no problems with this as a neighboring business at all.

Yours Truly

Michael W. DiCarlo

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1984

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

cc:

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Landing Administration
Industrial Development

Mr. & Mrs. Amedio Lorenzo
8014 Pulaski Highway
Baltimore, Md. 21237

RE: Item No. 178 -
Amedio G. Lorenzo, et ux
Variance Petition

Dear Mr. Lorenzo:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. Michael Flanigan - 494-3554

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

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

NBC:bsc

file

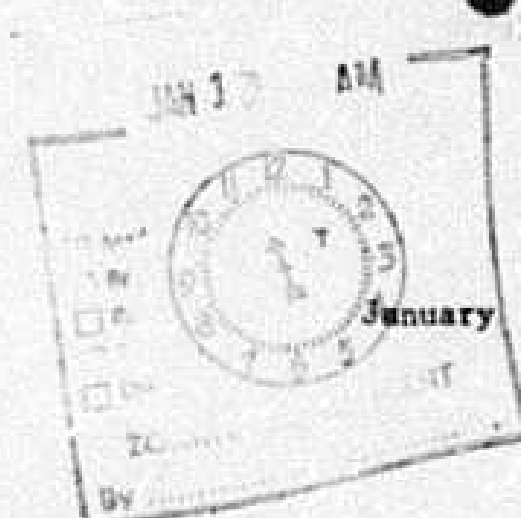
AMEDIO GEORGE LORENZO, et ux

Item No. 178

1/13/84

To: Mr. & Mrs. Lorenzo

g



January 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I have recently filed a petition for a zoning variance with the Baltimore County Zoning Department. I am also aware of the time involved before a hearing is scheduled and would very much like this hearing to take place as soon as possible. The reason for this is that I have much work to do, if I am to open in the spring. The business I am undertaking is seasonal and now is the ideal time to take care of these things. To apply for permits, build stand and order equipment now would be foolish if petition for variance was denied.

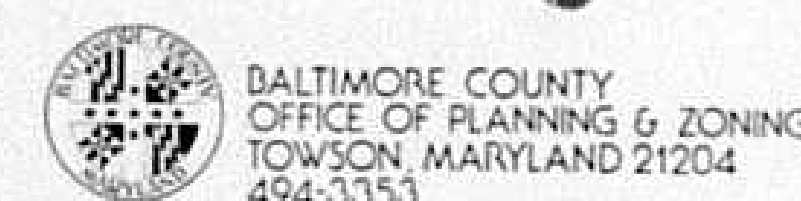
Your cooperation would be greatly appreciated.

Sincerely,

Michael W. DiCarlo
Michael W. DiCarlo

866-5034

Michael DiCarlo
5916 Clayton Avenue
Baltimore, Maryland 21206



ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1984

Mr. Michael DiCarlo
5916 Clayton Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
N/S Pulaski Highway, 385' E
of Chesaco Avenue
(8014 Pulaski Highway) - 15th
Election District
Amedio G. Lorenzo, et ux - Petitioner
NO. 84-249-A (Item No. 178)

Dear Mr. DiCarlo:

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:ecb

Attachments

cc: People's Counsel

FENCE MATERIALS
AND INSTALLATION

JEFF KEMPTON

BALTIMORE FENCE SUPPLY CORPORATION
8034 PULASKI HIGHWAY
BALTIMORE, MARYLAND 21237
301 - 391-1041

March 1, 1984

Mr. & Mrs. Amedio G. Lorenzo
8014 Pulaski Highway
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variances
N/S Pulaski Hwy., 385' E of Chesaco
Ave. (8014 Pulaski Highway)
Amedio G. Lorenzo, et ux - Petitioners
Case No. 84-249-A

TIME: 10:15 A.M.

DATE: Thursday, March 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 124042

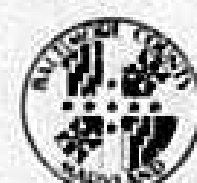
DATE: 3-10-84 ACCOUNT: R-01-615-017

AMOUNT: 18.00

RECEIVED FROM: *Michele M. DiCarlo*
FOR: *Highway & 174 Corridor*

055*****1000010 011AA

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

March 19, 1984

Mr. & Mrs. Amedio George Lorenzo
8014 Pulaski Highway
Baltimore, Maryland 21237

Re: Petition for Variances
N/S Pulaski Hwy., 385' E of Chesaco
Avenue (8014 Pulaski Highway)
Case No. 84-249-A

Dear Mr. & Mrs. Lorenzo:

This is to advise you that \$54.20 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 128263

DATE: 4-3-84 ACCOUNT: R-01-615-000

AMOUNT: 54.02 - MONEY ORDER

RECEIVED FROM: *M. DiCarlo*
FOR: *Advertising & posting Case # 84-249-A*

055*****042010 4032A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

249-A

District: 15th Date of Posting: 3-23-84

Posted for: *Variances*

Petitioner: *Amedio and Marianna Lorenzo*

Location of property: *8014 Pulaski Highway*

Location of Sign: *North side of Pulaski Highway in front of 8014 Pulaski Highway*

Remarks:

Posted by: *A.J. Jablon* Date of return: 3-22-84

Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-249-A

District: 15th Date of Posting: 3/11/84

Posted for: *Variances*

Petitioner: *Amedio G. Lorenzo et ux*

Location of property: *N/S Pulaski Highway, 385' E of Chesaco Ave*

Location of Sign: *front of property (N/S 8014 Pulaski Hwy)*

Remarks:

Posted by: *Arnold Jablon* Date of return: 3/15/84

Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 March 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #53189

Req. #159193,

was inserted in The Dundalk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week

for one successive week before the

9th day of March 1984; that is to say,

the same was inserted in the issues of March 9, 1984

Kimbel Publication, Inc.
per Publisher.

By *K.C. Belter*

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., 1984-1985

of one time before the 29th

day of March 1984, the last publication

appearing on the 8th day of March

1984

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 20.00

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: North side Pulaski Highway, 385 ft. East of Chesaco Avenue (8014 Pulaski Highway)
DATE & TIME: Thursday, March 29, 1984 at 10:15 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 Variances to permit a front yard setback of 5 ft. instead of the required average of 51.5 ft. and to allow a side yard setback of 10 ft. instead of the required 30 ft.

Being the property of Amedio G. Lorenzo, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR VARIANCE
N/S Pulaski Highway, 385' E of Chesaco Avenue (8014 Pulaski Highway) - 15th Election District
Amedio G. Lorenzo, et ux
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-249-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a front yard setback of 5' instead of the required average of 51.5', to permit a side yard setback of 10' instead of the required 30', and to allow 97 parking spaces instead of the required 104, as are more fully described on Petitioners' Exhibit 1.

The Petitioners, by their lessee Mike DiCarlo, appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners own and operate a tavern on their property, which is bifurcated by a zoning line. The portion of the property fronting Pulaski Highway, and on which the tavern is located, is zoned B.R. The rear portion of the property is zoned D.R. 5.5. In 1967, the Petitioners received a special permit to allow off-street parking on the portion zoned D.R. 5.5, pursuant to Section 409.4 of the Baltimore County Zoning Regulations, (BZ23), to serve their commercial business. (see Case No. 68-11-SPH) The property in its entirety has 97 parking spaces.

The lessee wishes to place a "beef pit" on the site, and has entered into a lease agreement with the Petitioners to do so. Placement of the beef pit would be along Pulaski Highway, and would need to be to the side to avoid interruption of traffic flow onto and off the site. The tavern is located in the center of the property, approximately 51' from the front property line, and

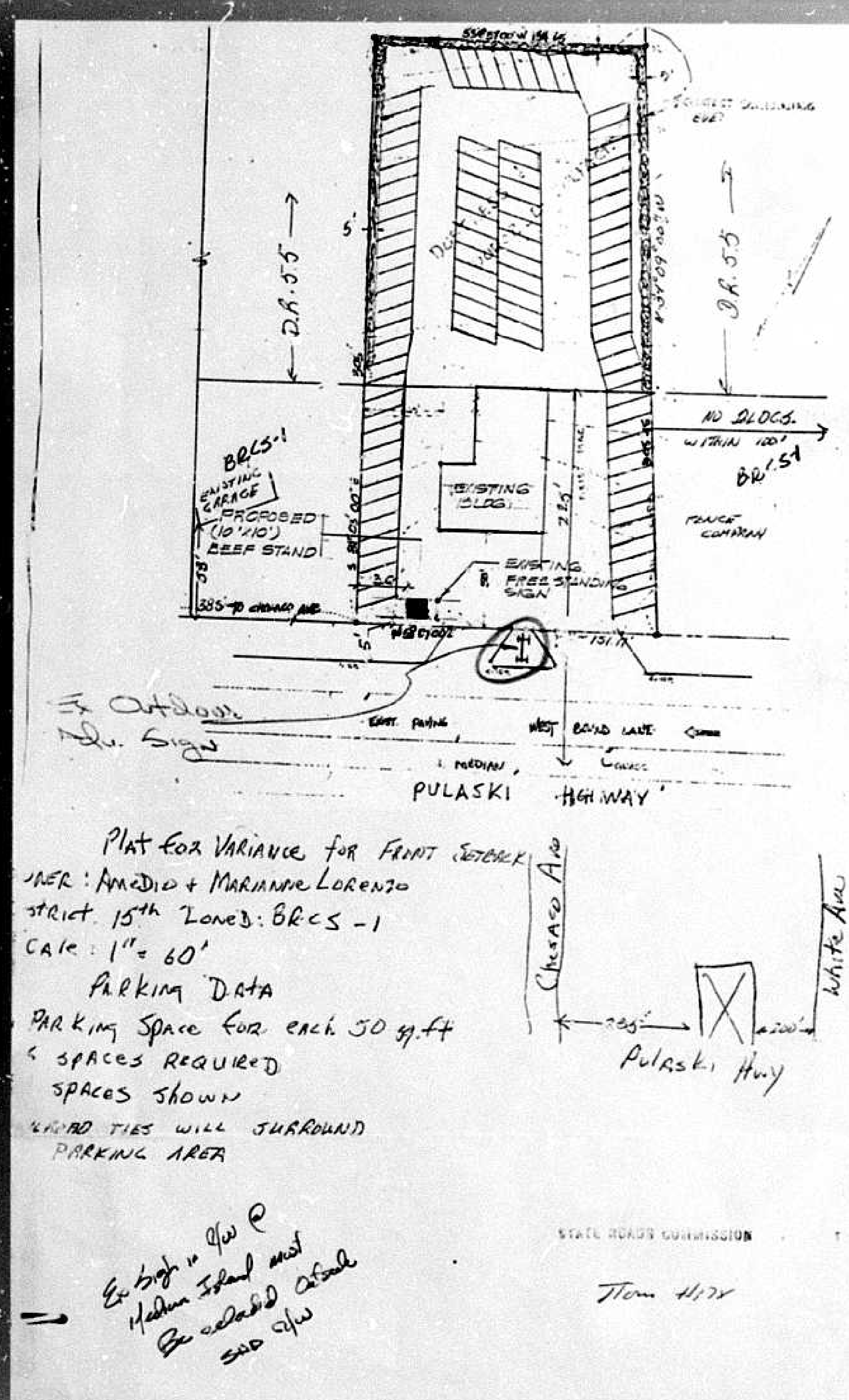
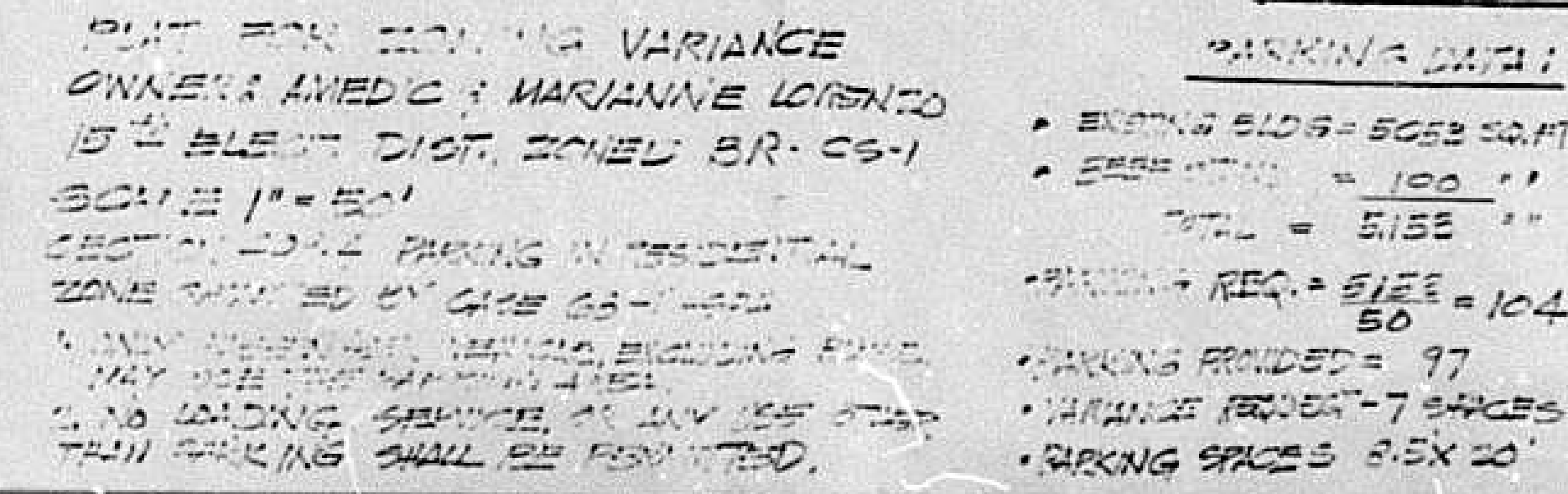
UNDER RECEIVED FOR FILING

DATE: April 4, 1984
BY: *[Signature]*

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1. The Petitioners may apply for the building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding

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Zoning Commissioner
of
Baltimore County

STAFF ROADS COMMISSION

Tom H. 7