

PETITION FOR ZONING VARIANCE

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 409.2B (3) to allow 50 parking spaces in lieu of the required 53 spaces.

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

1. That without the requested variance, Petitioner will sustain practical difficulty and unreasonable hardship relating to the proposed addition to the Wendy's restaurant at 9817 York Road.
2. The requested variance will not harm the public health, safety and general welfare of the area, and it is in accordance with the spirit and intent of the Zoning Regulations.

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.

CONVEYANCE FROM LESSOR TO LESSEE:

DayCo Food, Inc. (Type or Print Name)
Signature (Robert Boxley)
DayCo Building, 1657 Crofton Blvd.
Crofton, Maryland 21114
City and State

Legal Owner(s):
Padonia Joint Venture
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Stanley S. Fine
(Type or Print Name)
Signature
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: (301) 752-6597

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Padonia Joint Venture 296-9300
1516 York Rd, Lutherville, MD 21093
City and State
Pullen and Paul Realty, Inc.
Name
1516 York Rd, Lutherville, MD 21093
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 1985, 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 108, County Office Building in Towson, Baltimore County on the 24th day of September, 1985 at 9:30 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

Case No. 86-121-A

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 19th day of August, 1985.

Received by: [Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Padonia Joint Venture
Petitioner's Attorney: Stanley S. Fine, Esquire

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

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

Stanley S. Fine, Esquire
Suite 300, 222 East Redwood Street
Baltimore, Maryland 21202

RE: Item No. 12 - Case No. 86-121-A
Petitioner - Padonia Joint Venture
Variance Petition

Dear Mr. Fine:

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.

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,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Pullen and Paul Realty, Inc.
1516 York Road
Lutherville, Maryland 21093

Gilder-Murray & Associates
P. O. Box 1044
College Park, Maryland 20740

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3610

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 23, 1985
Item # 12
Property Owner: PADONIA JOINT VENTURE
Location: E/SIDE YORK RD. 327.6' S. OF
E OF GALLOWAY 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.
- ☐ Preliminary 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 22-58 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 of Baltimore County.
- ☒ The property is located in a deficient service area as defined by §111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by §111 178-79, and as conditions change traffic capacity may become more limited. The Basic Service Area is re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Rober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 12 - ZAC Meeting of July 23, 1985
Property Owner: Padonia Joint Venture
Location: E. Side York Road, 327.6' S. of the centerline of Galloway Avenue
Existing Zoning: B.L.-CT
Proposed Zoning: Variance to allow 50 parking spaces in lieu of the required 53 spaces

Acres: .641 acres
District: 8th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,
[Signature]
Traffic Engineering Associate II

HEF/aza

Maryland Department of Transportation
State Highway Administration

William K. Hollman
Secretary
Hal Kassoff
Administrator

July 24, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: ZAC Meeting of 7-23-85
ITEM: 12
Property Owner: Padonia Joint Venture
Location: E. Side York Rd. Route 45, 327.6' S. of the centerline of Galloway Ave.
Existing Zoning: B.L.-CT
Proposed Zoning: Variance to allow 50 parking spaces in lieu of the required 53 spaces
Acres: .641 acres
District: 8th

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the revised submittal of 5-16-85, the State Highway Administration finds the plan generally acceptable.

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

CL:GW:maw

cc: Mr. J. Ogil

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-6451 D.C. Metro - 1-800-492-0002 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 6, 1985

Mr. Arnold Jablon
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: Padonia Joint Venture

Location: E. side York Rd., 327.6' S. of the centerline of Galloway Avenue

Item No.: 12

Zoning Agenda: Meeting of 7/23/85

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 of 100 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.

REVIEWER: [Signature] Planning Group
Approved: Roy W. Kemmer Fire Prevention Bureau
Special Inspection Division

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

August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 12 Zoning Advisory Committee Meeting are as follows:
Property Owner: Padonia Joint Venture
Location: E/Side York Road, 327.6' S. of the c/l of Galloway Avenue
District: 8th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.S.I. #17-1-1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residences: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All the Groups require a 6" high wall of clear wall. See Table 101, Section 102.2, Section 102.3, and Table 102. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and coverage ratio type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☒ When filing for a permitted Change of Use/Accessory Permit, an alternative permit application shall also be filed along with the same area of acceptable construction indicating how the existing area is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the Groups Code or to the same use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Protection. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the flood plain levels including basement.
- ☒ Comments: Show curb cuts, ramps and building access for handicapped. Also useability under the A.B.S.I. Standard A117.1 - 1990.
- ☒ Three above and 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Rober, Chief
Building Plans Section

L272/55

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 Petitioner for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

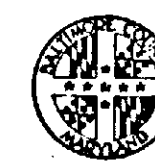
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A, 86-126-A, 86-127-A, 86-128-A, 86-129-A, and 86-130-A

There are no comprehensive planning factors requiring comments on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:clm



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

ARNOLD JABLON
ZONING COMMISSIONER

October 2, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
E/S York Road, 327' S of the
C/L of Galloway Avenue,
(9817 York Road)
8th Election District
Padonia Joint Venture,
Petitioner
Case No. 86-121-A

Dear Mr. Fine:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bg

Attachments

cc: People's Counsel

Pullen and Paul Realty, Inc.
1516 York Road
Lutherville, Maryland 21093

IN RE: PETITION FOR VARIANCE
E/S York Road, 327' S of the
C/L of Galloway Avenue,
(9817 York Road)
8th Election District
Padonia Joint Venture,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-121-A

The Petitioner herein requests a variance to allow 50 parking spaces in lieu of the required 53 spaces.

Testimony on behalf of the the Petitioner indicated that the existing Wendy's fast food restaurant was constructed in 1977 and has had no renovations since that time. In 1980 the number of seats were reduced from 92 to 80 to accommodate a salad bar. The Petitioner now proposes to add an 11' x 26' solarium with 20 seats in order to enhance the restaurant's image and remain competitive. At this time, 43% of the business is drive-through. It is anticipated that a similar percentage will remain drive-through and, in fact, the level of sales will be maintained rather than increased. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2 day of October, 1985, that the herein Petition for Variance to allow 50 parking spaces in lieu of the required 53 spaces, in accordance with the site plan prepared by Gilder-Murray & Associates, revised May 16, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10/2/85
BY [Signature]

PETITION FOR VARIANCE 8th Election District

LOCATION: East side of York Road, 327' S. South of the centerline of Galloway Avenue (9817 York Road)

DATE AND TIME: Tuesday, September 24, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Zoning Variance from Section 409.2b (3), to allow 50 parking spaces in lieu of the required 53 spaces.

Being the property of Padonia Joint Venture as shown on the plat filed with the Zoning Office.

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

EXHIBIT A

BEGINNING for the same at a pipe now planted at the point formed by the intersection of the easternmost side of York Road (30 feet wide) as shown on City Highway Administration Plat No. 42203 with the last 46' of Galloway Ave. line of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 170 etc. was conveyed by Raymond M. Griffith, et al to Padonia Joint Venture, thence running on the easternmost side of said York Road as now surveyed south 18 degrees 46 minutes 06 seconds east 181.73 feet to a pipe now planted at the intersection of the fourth or south 89 degrees 00 minutes 46 seconds east 166.93 foot line of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 174 etc. was conveyed by Nettie Price to Padonia Joint Venture, thence leaving said road and running with and binding on a part of said line south 89 degrees 00 minutes 46 seconds east 137.47 feet to a stone heretofore planted at the end of said line, thence running with said binding on the first or north 18 degrees 31 minutes 46 seconds west 100 foot line of said deed and the fourth and fifth lines of said first described deed in all north 18 degrees 31 minutes 46 seconds west 193.65 feet to a stone heretofore planted at the end of said fifth line, thence running with and binding on a part of said last or 199 foot line south 86 degrees 46 minutes 14 seconds west 156.55 feet to the place of beginning.

CONTAINING 0.641 acres of land more or less.

BEING the remainder of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 170 etc. was conveyed by Raymond M. Griffith, et al to Padonia Joint Venture and the remainder of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 174 etc. was conveyed by Nettie Price to Padonia Joint Venture.

RE: PETITION FOR VARIANCE
E/S York Rd., 327' S/Centerline of Galloway Ave. (9817 York Rd.)
8th District
PADONIA JOINT VENTURE,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-121-A

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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Stanley S. Fine, Esquire, Suite 300, 222 E. Redwood St., Baltimore, MD 21202, attorney for Petitioner; and Mr. Robert Boxley, DavCo Food, Inc., DavCo Bldg., 1657 Crofton Blvd., Crofton, MD 21113, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

RE: Petition for Variance
E/S York Rd., 327' S/centerline
of Galloway Ave. (9817 York Road)
8th Election District
Padonia Joint Venture, Petitioner
Case No. 86-121-A

Dear Mr. Fine:

This is to advise you that \$66.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Payment made to Baltimore County, Maryland, City Office Building, Room 106, Towson, Maryland.

Na. 012306

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

DATE 9-23-85 ACCOUNT R-01-615-000 PRELY,

AMOUNT \$ 66.00

RECEIVED Stanley Fine Esq.

FOR Advertising & Posting Case 86-121-A

VALIDATION OF SIGNATURE OF CASHIER

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S York Rd., 327' S/centerline
of Galloway Ave. (5817 York Road)
8th Election District
Paconia Joint Venture, Petitioner
Case No. 86-121-A

TIME: 9:30 a.m.

DATE: Tuesday, September 24, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 008566

DATE: 7-9-85 ACCOUNT: K-01115-570

AMOUNT: \$177.00

RECEIVED FROM: [Signature]

FOR: \$1 fee for Jan 12 P. 1st J. 4

8 BODE****1000000 5052F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 5, 1985.

THE JEFFERSONIAN,

B. Ventak

Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE

8th Election District

LOCATION: East side of York

Road, 327' S/centerline of

Galloway Avenue (5817 York

Road)

DATE AND TIME: Tuesday, Sep-

tember 24, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

The Zoning Commission of Bal-

timore County, by authority of the Zon-

ing Act and Regulations of Baltimore

County, will hold a public hearing

on the Petition for Variance from

Section 10-111 of the Zoning Ordinance

appearing in the Baltimore County

Official Code, 1985 Edition, at the

public hearing on the petition for

variance as shown on the plan filed with

the County Office.

In the event that this Petition is

granted, a building permit may be

issued within the thirty (30) day, and

subject, The Zoning Commission will

thereafter, upon any request for

a copy of the minutes of the hearing

during that period for good cause

shown, such request must be received

in writing by the date of the hearing or

shown as made at the hearing.

By Order of

ALFONSO JARON,

Zoning Commissioner

of Baltimore County

Notary

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-121-A

Dist. of 8th

Date of Posting: 9/1/85

Posted for: [Signature]

Petitioner: Paconia Joint Venture

Location of property: E/S York Rd., 327' S/centerline of

Galloway Ave. (5817 York Rd.)

Location of Signs: E/S York Rd., between 15' from road and 15' from

rear of property, facing east, 15' from road and 15' from

rear of property, facing east, 15' from road and 15' from

Remarks: 2nd sign will be visible from road, 15' from rear of property, 15' from

Posted by: [Signature]

Date of return: 9/1/85

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 4, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 4, 1985.

TOWSON TIMES,

B. Ventak

34.00

PETITION FOR VARIANCE

8th Election District

LOCATION: East side of York

Road, 327' S/centerline of

Galloway Avenue (5817 York

Road)

DATE AND TIME: Tuesday, Sep-

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PUBLIC HEARING: Room 106,

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shown as made at the hearing.

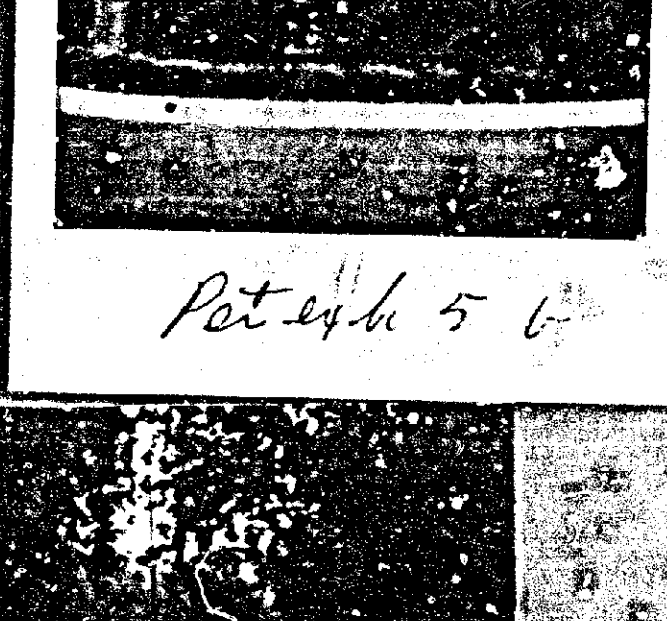
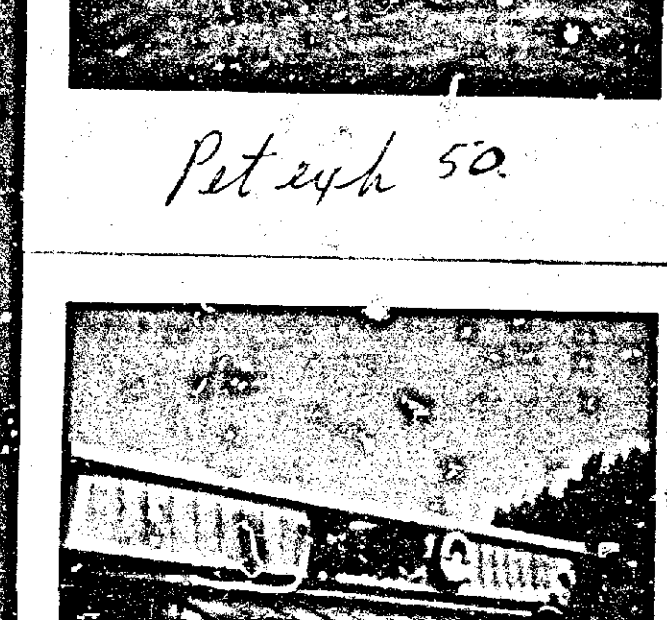
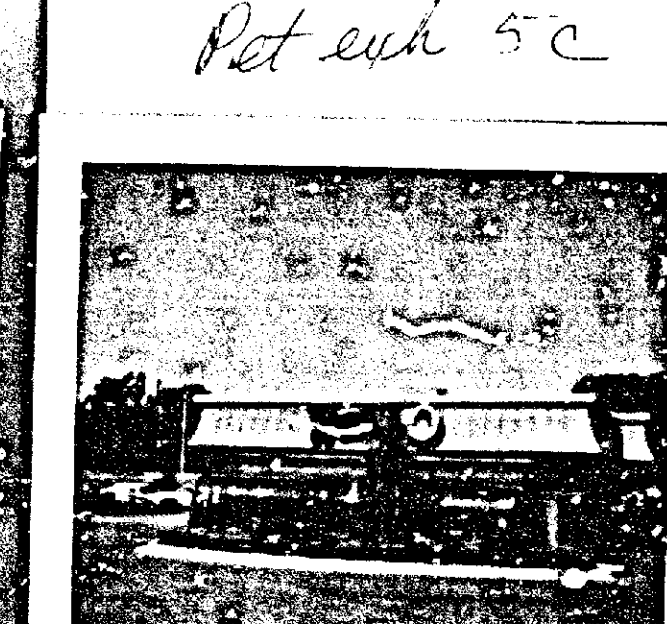
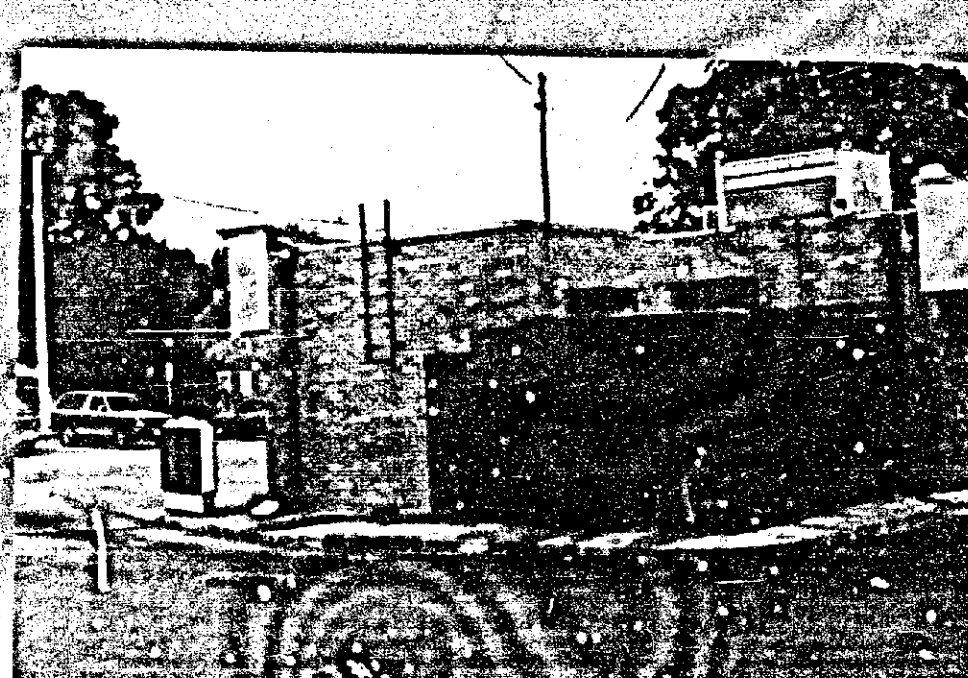
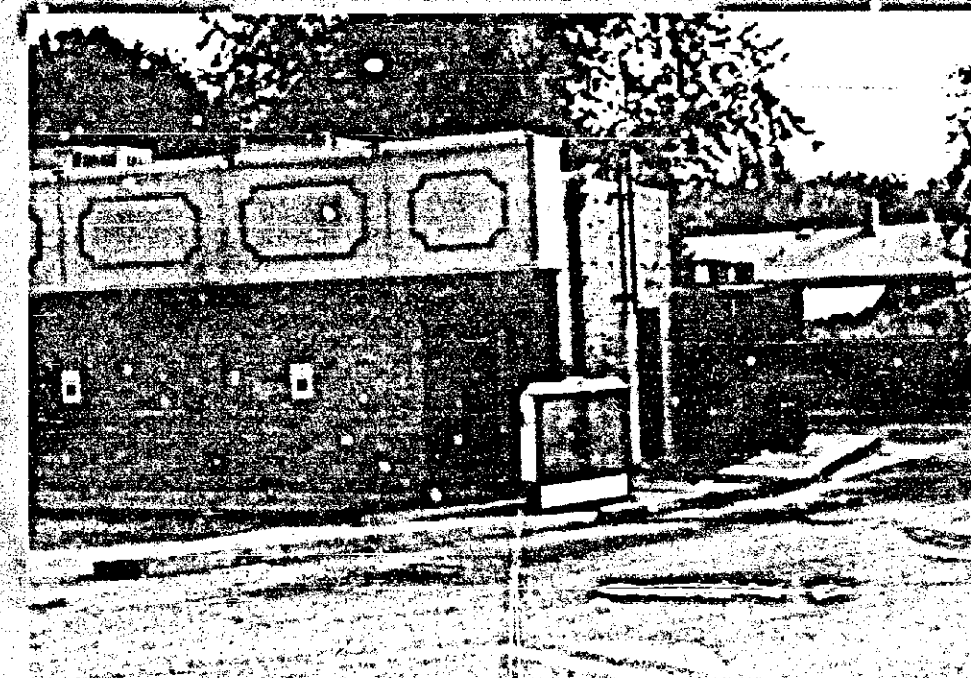
By Order of

ALFONSO JARON,

Zoning Commissioner

of Baltimore County

Notary



Pet. ex. 5c

Pet. ex. 5d

Pet. ex. 5e

PETITION FOR ZONING VARIANCE

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 409.2B (3) to allow 50 parking spaces in lieu of the required 53 spaces.

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

1. That without the requested variance, Petitioner will sustain practical difficulty and unreasonable hardship relating to the proposed addition to the Wendy's restaurant at 9817 York Road.
2. The requested variance will not harm the public health, safety and general welfare of the area, and it is in accordance with the spirit and intent of the Zoning Regulations.

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.

CONVEYANCE FROM LESSOR TO LESSEE:

DayCo Food, Inc. (Type or Print Name)
 Signature (Robert Boxley)
 DayCo Building, 1657 Crofton Blvd.
 Crofton, Maryland 21114
 City and State

Legal Owner(s):
 Padonia Joint Venture
 (Type or Print Name)
 Signature
 (Type or Print Name)
 Signature

Attorney for Petitioner:
 Stanley S. Fine
 (Type or Print Name)
 Signature
 Suite 300, 222 E. Redwood Street
 Baltimore, Maryland 21202
 City and State
 Attorney's Telephone No.: (301) 752-6597

Padonia Joint Venture 296-9300
 Address
 1516 York Rd, Lutherville, MD 21093
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Pullen and Paul Realty, Inc.
 Name
 1516 York Rd, Lutherville, MD 21093
 Address
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 1985, 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 108, County Office Building in Towson, Baltimore County on the 24th day of September, 1985 at 9:30 o'clock.

By: [Signature]
 Zoning Commissioner of Baltimore County.

Case No. 86-121-A

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 19th day of August, 1985.

Petitioner: Padonia Joint Venture
 Petitioner's Attorney: Stanley S. Fine, Esquire

Received by: [Signature]
 Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

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

Stanley S. Fine, Esquire
 Suite 300, 222 East Redwood Street
 Baltimore, Maryland 21202

RE: Item No. 12 - Case No. 86-121-A
 Petitioner - Padonia Joint Venture
 Variance Petition

Dear Mr. Fine:

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.

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,
 James E. Dyer, Jr.
 Chairman
 Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Pullen and Paul Realty, Inc.
 1516 York Road
 Lutherville, Maryland 21093

Gilder-Murray & Associates
 P. O. Box 1044
 College Park, Maryland 20740

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3610

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 23, 1985
 Item # 12
 Property Owner: PADONIA JOINT VENTURE
 Location: E/SIDE YORK RD. 327.6' S. OF
 E OF GALLOWAY 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 22-58 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.
- ☒ Unsubstantiated: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Service Area is re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Rober
 Chief, Current Planning and Development

cc: James Hoswell

ORDER RECEIVED FOR FILING
 DATE: 8/19/85
 BY: [Signature]

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

STEPHEN E. COLLINS
 DIRECTOR

August 26, 1985

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

Item No. 12 - ZAC Meeting of July 23, 1985
 Property Owner: Padonia Joint Venture
 Location: E. Side York Road, 327.6' S. of the centerline of Galloway Avenue
 Existing Zoning: B. L. - CT
 Proposed Zoning: Variance to allow 50 parking spaces in lieu of the required 53 spaces

Acres: .641 acres
 District: 8th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,
 [Signature]
 Traffic Engineering Associate II

HEF/aza

Maryland Department of Transportation
 State Highway Administration

William K. Hollman
 Secretary
 Hal Kassoff
 Administrator

July 24, 1985

Mr. A. Jablon
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-23-85
 ITEM: 12
 Property Owner: Padonia Joint Venture
 Location: E. Side York Rd. Route 45, 327.6' S. of the centerline of Galloway Ave.
 Existing Zoning: B.L.-CT
 Proposed Zoning: Variance to allow 50 parking spaces in lieu of the required 53 spaces
 Acres: .641 acres
 District: 8th

Dear Mr. Jablon:

On review of the revised submittal of 5-16-85, the State Highway Administration finds the plan generally acceptable.

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

CL:GW:maw

cc: Mr. J. Ogil

My telephone number is (301) 659-1350
 Teleprinter for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 555-6451 D.C. Metro - 1-800-492-0002 Statewide Toll Free
 P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
 CHIEF

August 6, 1985

Mr. Arnold Jablon
 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: Padonia Joint Venture

Location: E. side York Rd., 327.6' S. of the centerline of Galloway Avenue

Item No.: 12

Zoning Agenda: Meeting of 7/23/85

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 of 100 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.

REVIEWER: [Signature] Noted and Approved: Roy W. Kemmer
 Planning Group Fire Prevention Bureau
 Special Inspection Division

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

TED ZALESKI, JR.
 DIRECTOR

August 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 12 Zoning Advisory Committee Meeting are as follows:

Property Owner: Padonia Joint Venture
 Location: E/Side York Road, 327.6' S. of the c/l of Galloway Avenue
 District: 8th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.S.I. #17-1-1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residences: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
- ☐ All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Single Group require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 5'-0" of an interior lot line. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and coverage ratio type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☐ When filing for a permitted Change of Use/Accessory Permit, an alteration permit application shall also be filed along with the Change of Use/Accessory Permit application and the existing structure shall be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the Groups Code or to the same Group.
- ☐ The proposed project appears to be located in a Flood Plain, Flood Protection. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the flood plain levels including basement.
- ☒ Comments: Show curb cuts, ramps and building access for handicapped. Also useability under the A.B.S.I. Standard A117.1 - 1990.
- ☐ Three above and 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 extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Rober
 Chief
 Building Plans Section

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 Petitioner for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A, 86-126-A, 86-127-A, 86-128-A, 86-129-A, and 86-130-A

There are no comprehensive planning factors requiring comments on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:clm



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

ARNOLD JABLON
ZONING COMMISSIONER

October 2, 1985

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
E/S York Road, 327' S of the
C/L of Galloway Avenue,
(9817 York Road)
8th Election District
Padonia Joint Venture,
Petitioner
Case No. 86-121-A

Dear Mr. Fine:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bg

Attachments

cc: People's Counsel

Pullen and Paul Realty, Inc.
1516 York Road
Lutherville, Maryland 21093

IN RE: PETITION FOR VARIANCE
E/S York Road, 327' S of the
C/L of Galloway Avenue,
(9817 York Road)
8th Election District
Padonia Joint Venture,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-121-A

The Petitioner herein requests a variance to allow 50 parking spaces in lieu of the required 53 spaces.

Testimony on behalf of the the Petitioner indicated that the existing Wendy's fast food restaurant was constructed in 1977 and has had no renovations since that time. In 1980 the number of seats were reduced from 92 to 80 to accommodate a salad bar. The Petitioner now proposes to add an 11' x 26' solarium with 20 seats in order to enhance the restaurant's image and remain competitive. At this time, 43% of the business is drive-through. It is anticipated that a similar percentage will remain drive-through and, in fact, the level of sales will be maintained rather than increased. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2 day of October, 1985, that the herein Petition for Variance to allow 50 parking spaces in lieu of the required 53 spaces, in accordance with the site plan prepared by Gilder-Murray & Associates, revised May 16, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10/2/85
BY [Signature]

PETITION FOR VARIANCE 8th Election District

LOCATION: East side of York Road, 327' S. South of the centerline of Galloway Avenue (9817 York Road)

DATE AND TIME: Tuesday, September 24, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Zoning Variance from Section 409.2b (3), to allow 50 parking spaces in lieu of the required 53 spaces.

Being the property of Padonia Joint Venture as shown on the plat filed with the Zoning Office.

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

EXHIBIT A

BEGINNING for the same at a pipe now planted at the point formed by the intersection of the easternmost side of York Road (30 feet wide) 327' S of the centerline of Galloway Avenue (9817 York Road) with the last 46' of Galloway Avenue; line of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 170 etc. was conveyed by Raymond M. Griffith, et al to Padonia Joint Venture, thence running on the easternmost side of said York Road as now surveyed south 18 degrees 46 minutes 06 seconds east 181.73 feet to a pipe now planted at the intersection of the fourth or south 89 degrees 00 minutes 46 seconds east 166.93 foot line of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 174 etc. was conveyed by Nettie Price to Padonia Joint Venture, thence leaving said road and running with and binding on a part of said line south 89 degrees 00 minutes 46 seconds east 137.47 feet to a stone heretofore planted at the end of said line, thence running with and binding on the first or north 18 degrees 31 minutes 46 seconds west 100 foot line of said deed and the fourth and fifth lines of said first described deed in all north 18 degrees 31 minutes 46 seconds west 193.65 feet to a stone heretofore planted at the end of said fifth line, thence running with and binding on a part of said last or 199 foot line south 86 degrees 46 minutes 14 seconds west 156.55 feet to the place of beginning.

CONTAINING 0.641 acres of land more or less.

BEING the remainder of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 170 etc. was conveyed by Raymond M. Griffith, et al to Padonia Joint Venture and the remainder of that tract of land which by deed dated July 30, 1973 and recorded among the Land Records of Baltimore County in Liber EWK, Jr. No. 5385 folio 174 etc. was conveyed by Nettie Price to Padonia Joint Venture.

RE: PETITION FOR VARIANCE
E/S York Rd., 327' S of the centerline of Galloway Ave. (9817 York Rd.)
8th District
PADONIA JOINT VENTURE,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-121-A

ENTRY OF APPEARANCE

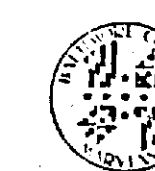
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Stanley S. Fine, Esquire, Suite 300, 222 E. Redwood St., Baltimore, MD 21202, attorney for Petitioner; and Mr. Robert Boxley, DavCo Food, Inc., DavCo Bldg., 1657 Crofton Blvd., Crofton, MD 21113, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

RE: Petition for Variance
E/S York Rd., 327' S/centerline
of Galloway Ave. (9817 York Road)
8th Election District
Padonia Joint Venture, Petitioner
Case No. 86-121-A

Dear Mr. Fine:

This is to advise you that \$66.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Payment made to Baltimore County, Maryland, City Office Building, Room 106, Towson, Maryland.

Na. 012306

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

DATE 9-23-85 ACCOUNT R-01-615-002 PRELY,

AMOUNT \$ 66.00

RECEIVED Stanley Fine Esq.

FOR Advertising & Posting Case 86-121-A

VALIDATION OF SIGNATURE OF CASHIER

Stanley S. Fine, Esquire
Suite 300, 222 E. Redwood Street
Baltimore, Maryland 21202

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S York Rd., 327' S/centerline
of Galloway Ave. (5817 York Road)
8th Election District
Pacoma Joint Venture, Petitioner
Case No. 86-121-A

TIME: 9:30 a.m.

DATE: Tuesday, September 24, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 008566

DATE: 7-9-85 ACCOUNT: K-01-15-570

AMOUNT: \$177.00

RECEIVED FROM: [Signature]

FOR: \$1 fee for Jan 12 P. 1st J. 4

8 BODE****1000000 5052F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 5, 1985.

THE JEFFERSONIAN,

B. Ventak

Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE

8th Election District

LOCATION: East side of York

Road, 327' S/centerline

of Galloway Avenue (5817 York

Road)

DATE AND TIME: Tuesday, Sep-

tember 24, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

The Zoning Commission of Bal-

timore County, by authority of the Zon-

ing Act and Regulations of Baltimore

County, will hold a public hearing

on the Petition for Variance from

Section 10-101 (1) to allow for parking

spaces in lieu of the required 50 parking

spaces on the property of Pacoma Joint

Venture as shown on the plat filed with

the County Office.

In the event that this Petition is

granted, a building permit may be

issued within the thirty (30) day, and

approved. The Zoning Commission

will, however, reserve 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 or

shown or made at the hearing.

By Order of

ALFONSO JARON,

Zoning Commissioner

of Baltimore County

State of Maryland

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-121-A

Dist. of 8th

Date of Posting: 9/1/85

Posted for: [Signature]

Petitioner: Pacoma Joint Venture

Location of property: E/S York Rd., 327' S/centerline

of Galloway Ave.

5817 York Rd.

Location of Signs: [Signature]

Remarks: [Signature]

Posted by: [Signature]

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 4, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 4, 1985.

TOWSON TIMES,

B. Ventak

34.00

PETITION FOR VARIANCE

8th Election District

LOCATION: East side of York

Road, 327' S/centerline

of Galloway Avenue (5817 York

Road)

DATE AND TIME: Tuesday, Sep-

tember 24, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

The Zoning Commission of Bal-

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during this period for good cause

shown. Such request must be received

in writing by the date of the hearing or

shown or made at the hearing.

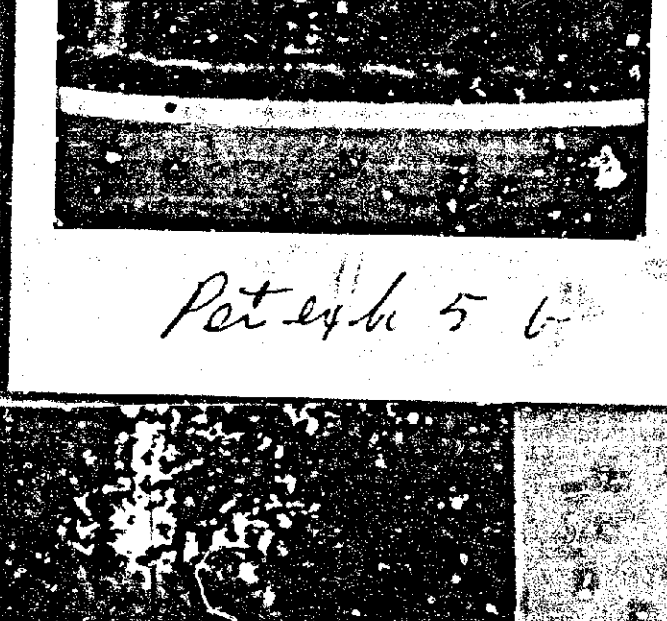
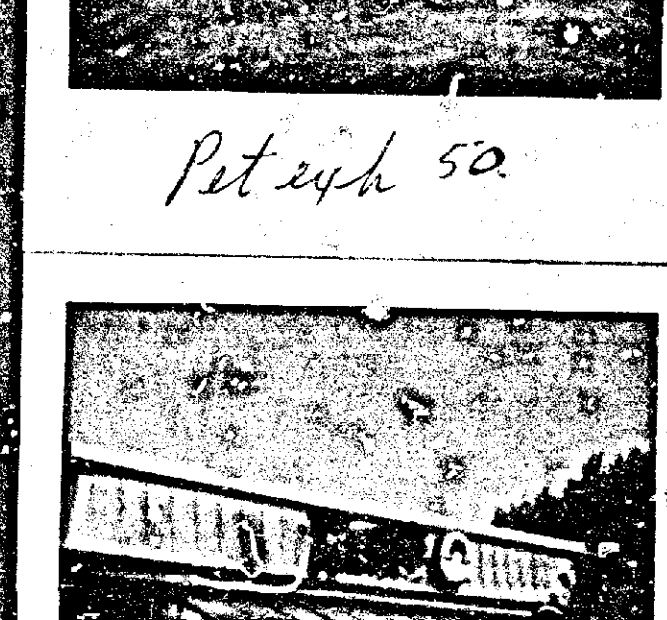
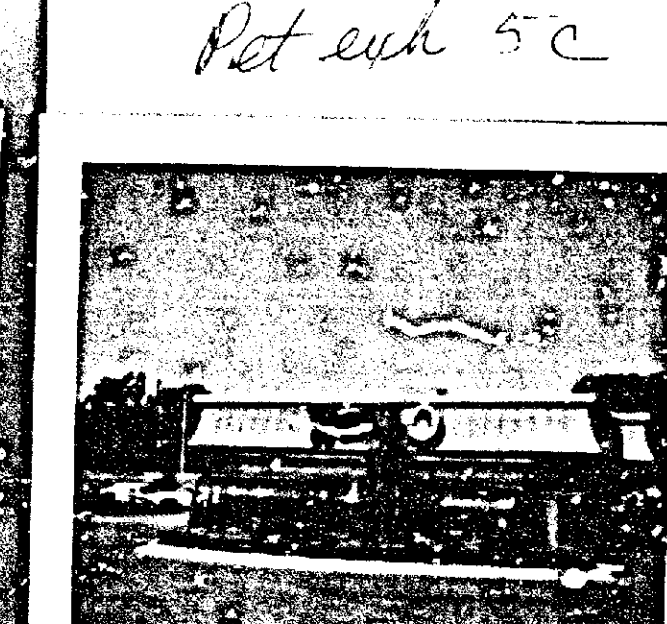
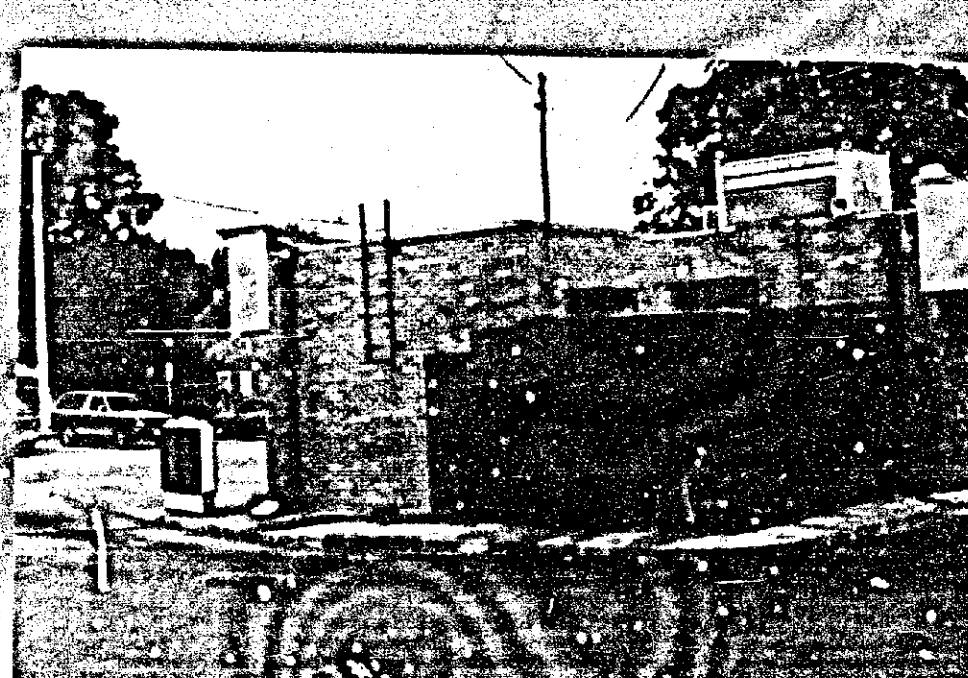
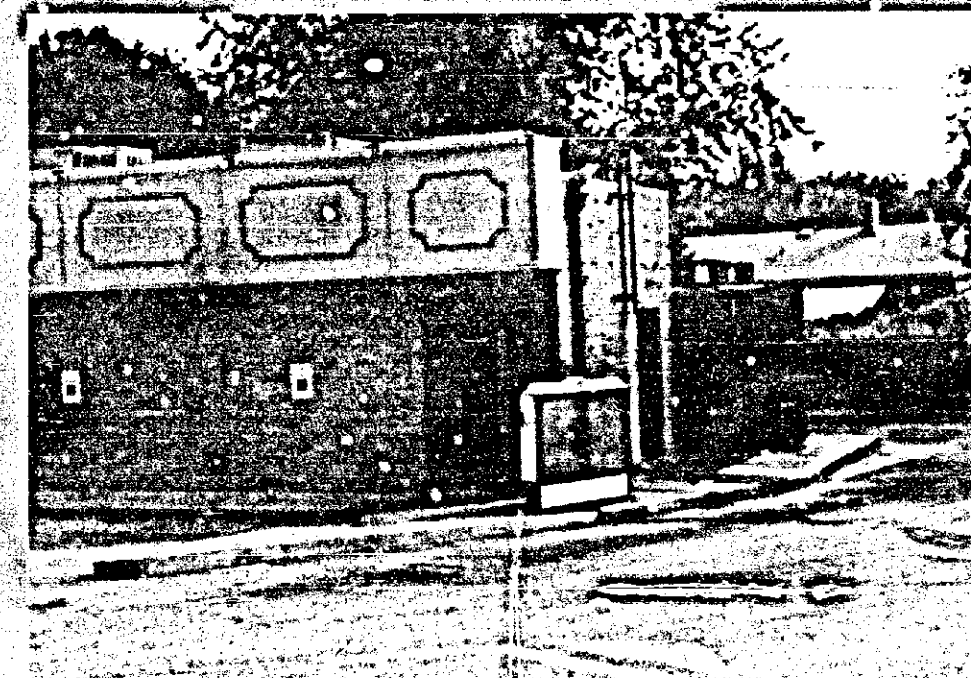
By Order of

ALFONSO JARON,

Zoning Commissioner

of Baltimore County

State of Maryland



Pet. exh 5c

Pet. exh 5d

Pet. exh 5e