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 40 parking spaces instead of the required 52 spaces (40 spaces instead of 47 spaces granted under previous variance 85-31 A) of the Zoning Regulations of Caltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. That without the requested variance, Petitioner will sustain practical difficulty and unreasonable hardship relating to the Wendy's Restaurant at the property.

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. Contract Furchaser: Lessee: Legal Owner(s): DayCo Food, Inc. D. W. Maclay (Type or Print Name) (Type or Print Name) Whit Broken Signature (Robert Boxley) DavCo Building, 1657 Crofton Blyd. R. Crofton, Maryland 21114 Attorney for Petitioner: Stanley S. Fine 3500 Oaklawn, S-650 (214)522-8200 (Type or Print Name) Dallas, Texas 75219 City and State Suite 300, 222 E. Redwood Street Name, address and phone number of legal owner, contract purchaser or representative to be contacted

2

Attorney's Telephone No.: 1301) 752-6597 3500 Oaklawn, S-650 (214)522-8200 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_ 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 106, County Office Building in Towson, Baltimore on the 2nd day of October

Baltimore, Maryland 21202

City and State

Η

FOR

IVED

SPELLMAN, LARSON & ASSOCIATES, INC. 3

> SUITE 110 - JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 823-3535

JOSEPH L. LARSON LOUIS J. PIASECKE, P. R. ALBERT REMY MARK C. MARTIN

MCC Group - Maryland HGB Venture

DESCRIPTION FOR A VARIANCE TO ZONING, JOPPA ROAD, HARFORD ROAD, AVONDALE ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

South 58 Degrees 46 Minutes 45 Seconds East 122.22 feet) to the north side of Spur "C" (cutoff road connecting Harford Road with Avondale Road) and running themce and binding on the north side of Spur "C" easterly by a curve to the right with a radius of 731.58 feet the distance of 49.14 feet (the chord of the arc bears North 86 Degrees 10 Minutes 38 Seconds East 49.13 feet) North 88 Degrees 06 Minutes 05 Seconds East 38.72 feet South 81 Degrees 30 Minutes 11 Seconds East 42.65 feet northeasterly by a curve to the left with a radius of 317.03 feet the distance of 49.94 feet (the chord of the arc bears North 83 Degrees 36 Minutes 51 Seconds East 49.89 feet) and North 79 Degrees 06 Minutes 04 Seconds East 13.34 feet to the westernmost side of Avondale Road herein referred to and running thence and binding on the westernmost side of Avondale Road North 2 Degrees 13 Minutes 51 Seconds West 60.65 feet to the place of beginning.

Containing 0.7585 acres of land, more or less.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION

IN RE: PETITION ZONING VARIANCE BEFORE THE SW/corner of Joppa and Avondale Roads - 11th Election ZONING COMMISSIONER District OF BALTIMORE COUNTY D. W. Maclay, Case No. 86-138-A Petitioner \* \* \* \* \* \* \* \* \* \* AMENDED ORDER IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1985, that the Order dated October 3, 1985 be and is hereby AMENDED to read "...to permit 40 parking spaces instead of the required 52 spaces..."

Baltimore County

AJ/srl cc: Stanley S. Fine, Esquire People's Counsel

DA

PETITION FOR VARIANCE 11th Election District

LOCATION:

Southwest corner of Joppa and Avondale Roads

DATE AND TIME:

Wednesday, October 2, 1985 at 11:30 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 Variance from Section 409.2b(3) to allow 40 parking spaces instead of the required 52 spaces (40 spaces instead of 47 spaces granted under previous variance 85-31-A).

Being the property of\_\_ 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

80



SUITE 110 - JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

JOSEPH L. LARSON LOUIS J. PIASECKS P. S.

ALBERT REMY

MARK C. MARTIN

1.7177

DESCRIPTION FOR A VARIANCE TO ZONING, JOPPA ROAD, HARFORD ROAD, AVONDALE ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the West side of Avondale Road, of varying width, and the South side of Joppa Road, of varying width, and running thence and binding on the South side of Joppa Road northwesterly by a curve to the right with a radius of 659.87 feet the distance of 187.80 feet (the chord of the arc bears North 65 Degrees 28 Minutes 45 Seconds West 187.16 feet) and westerly by a curve to the left with a radius of 90.00 feet the distance of 96.55 feet (the chord of the arc bears North 86 Degrees 15 Minutes 38 Seconds West 91.99 feet) to the southeast side of Harford Road, of varying width, and running thence and binding on the southeast side of Harford Road southwesterly by a curve to the left with a radius of 200.00 feet the distance of 24.50 feet (the chord of the arc bears South 39 Degrees 00 Minutes 50 Seconds West 24.49 feet) South 35 Degrees 30 Minutes 15 Seconds West 27.77 feet southwesterly by a curve to the right with a radius of 400.00 feet the distance of 27.90 feet (the chord of the arc bears South 37 Degrees 30 Minutes 08 Seconds West 27.80 feet) and South 39 Degrees 30 Minutes 00 Seconds West 7.02 feet thence leaving the southeast side of Harford Road and running South 48 Degrees 19 Minutes 56 Seconds East 27.20 feet and southeasterly by a curve to the left with a radius of 387.03 feet the distance of 122.90 feet (the chord of the arc bears

> RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION

RE: PETITION FOR VARIANCE SW Corner of Joppa & Avondale Rds., 11th District

D. W. MACLAY, et al,

Petitioners

or final Order.

OF BALTIMORE COUNTY

Hillis Cole Friedman

People's Counsel for Baltimore County

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

Phyllis Cole Friedman

Peter Max Zimmerman

Towson, MD 21204

494-2188

copy of the foregoing Entry of Appearance was mailed to Stanley S.

Attorney for Petitioners; and Mr. Robert Boxley, DavCo Food, Inc.,

DavCo Bldg., 1657 Crofton Blvd., Crofton, MD 21113, Lessee.

Fine, Esquire, Suite 300, 222 E. Redwood Street, Baltimore, MD 21202,

Peter Max Zimmerman

Deputy People's Counsel Rm. 223, Court House

I HEREBY CERTIFY that on this 10th day of September, 1985, a

above-captioned matter. Notices should be sent of any hearing dates or

other proceedings in this matter and of the passage of any preliminary

: BEFORE THE ZONING COMMISSIONER 24 OF PLANING & ZONCAS

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

September 26, 1985

Scanley S. Fine, Esquire Suite 300, 222 E.Redwood Street Baltimore, Maryland 21208

RE: Petition for Variance SW corner of Joppa & Avondale Roads 11th Election District D. W. Maclay, et al, Petitioners Case 86-138-A

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.

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

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

or nation to a contract the state of the sta

No. 012505

Commissioner

R-01-615-000 JABLON AMOUNT \$ 66.00 PROME STANKLY STANKY, EST. FOR William tiving & History Story BD30+\*

VALIDATION OR SIGNATURE OF CASHIE

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

August 30, 1985

NOTICE OF HEARING RE: PETITION FOR VARIANCE SW corner of Joppa & Avondale Roads 11th Election District D. W. Maclay, et al, Petitioners Case No. 86-138-A

ATE: Wednesday, October 2, 1985	TIME:	11:30 a.m.				
	ATE:	Wednesday,	October	2,	1985	

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

No. 008526 IORE COUNTY, MARYLAND OF FINANCE - REVENUE DIVISION LLANEOUS CASH RECEIPT

Pursuant to the pertisement, posting of property, and the hearing on the Petition and H appearing that strict compliance with the Baltimore County Zoning Regulations would/works mot 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, sefety, and general welfare of the community, the variance(s) should /shouldx not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October 19 85, that the Petition for Zoning Variance to permit 40 parking spaces instead of the required 47 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. A temporary sign may be placed on the property for no more than 60 days per year, subject to the appropriate use permits approved by Baltimore County.

AJ/srl

cc: Stanley S. Fine, Esquire People's Counsel

ORDE DA

> BALTIMORE COUNTY
> OFFICE OF PLANNING AND ZONING
> TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

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

SEPTEMBER 9, 1985

Re: Zoning Advisory Meeting of JULY 2, 1985

Item # 406
Property Owner: D.W. MACLAY, etal
Location: SW/COK. JOPPA RO. ANDNOOLE RO.

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

There are no site planning factors requiring comment. )A County Review Group Meeting is required. (\* )A County Review Group Meeting is required.
 ( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 ( )This site is part of a larger tract; therfore 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 (X)Landscaping: Must comply with Baltimore County Landscape Manual.

(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 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.

cc: James Hoswell

Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 24, 1985

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

MEMBERS

Department of

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

State Roads Commission

Engineering

Bureau of

Industrial

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

> RE: Item No. 406 - Case No. 86-138-A Petitioners - D.W. Maclay, et al 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, Chairman Zoning Plans Advisory Committee

JED:nr Enclosures

cc: Spellman, Larson & Associates, Inc. Suite 110 - Jefferson Building 105 West Chesapeake Avenue Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

July 15, 1985

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

> Re: Item #406 (1984-1985) Property Owners D. W. Maclay S/W Cor. Joppa Rd. & Avondale Rd. District 11th

Dear Mr. Jablon:

HARRY I PISTEL P. E. DIRECTOR

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

General Comments:

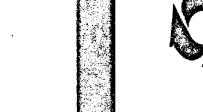
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage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

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.

> Very truly yours, James A. While JAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp

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Maryland Department of Transportation

July 18, 1985

Re: Item # 406

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

Att: N. Commodari

Property Owner: D.W. Maclay, et al Location: SW/Cor. Joppa Road and Avondale Road @ Harford Road (Route 147) Existing Zoning: B.L.-Proposed Zoning: Var. to permit 40 parking spaces in lieu of the required 52 spaces. Acres: 0.75

District: 11th

Dear Mr. Commodari:

On review of the submittal of 4/29/85, and a field inspection, the State Highway Administration finds the parking variance generally acceptable.

Very truly yours,

Chenl Re Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es cc: J. Ogle

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



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

Stephen E. Collins Director

July 31, 1985

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

> Item No. 420,402,403,404(406),407, and 408 ZAC-Meeting of July 2, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

Traffic Engineering Assoc. II

MSF/ccm

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

July 19, 1985

a the transfer of the the transfer of the book attended the

TED ZALESKI, JR.

Mr. Arnold Jahlon, Zoning Commissioner Comments on Item # 406 Zoning Advisory Committee Meeting are as follows: Property Owner: D. W. Maclay, et al SW/Cor. Joppa Road and Avondale Road District: APPLICABLE ITEMS ARE CIRCLED:

All structures shall comform to the Raldimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. C. Residential: Two sets of construction drawings are required to file a permit application. ... seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced Seals are not acceptable.

E. All Use Groups except H-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. H-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table h01, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department. Co. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_\_, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure 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 Use Groupe are from Use to Use to Mixed Uses . See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Flain, Tidal/Riverine. 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 elevations above sea level for the lot and the finish floor levels including basement.

Comments: See newest industry standards on sloped roof glazing adopted in June of this year by B.O.C.A.

E. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County CC ice Building at 111 W. Chesapeake Avenue, Towson, Maryland 2120L. Marles & Sumban Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date September 25, 1985 TO Zoning Commissioner

Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-138-A

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

Office of Planning and Zoning

NEG:JGH:slm

## 86-138-H

### CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE 11th Election District

LOCATION: Southwest corner LOCATION: Southwest corner of Jopps and Avondale Roads DATE AND TIME: Wednesday, Oc-tober 2, 1985 at 11:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Cresspeake Avenue, Towson, Manufact.

The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hear-

Person for Variance from Sec-tion 409-25(3) to allow 40 perlung spaces instead of the required 52 spaces (40 spaces instead of 47 spaces granted under previous variance 85-31-A).

Being the property of D. W. Meckey, et al as shown on the piel fited with

in the event that this Petition is granted, a building permit may be seved within the thirty (30) day ap-peal period. The Zorung Commissaid 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 OPDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

00100-LB2129 9/11

TOWSON, MD. September 11 19 85

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 11 19 85

TOWSON TIMES.

Publisher

34.00

## PETITION FOR VARIANCE 11th Election District

LOCATION: Southwest corn Jopps and Avondale Roads
DATE AND TIME: Wednesday, October 2, 1985 at 11:30 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 Variance from Section 409.2h(3) to allow 40 parking spaces instead of the required 52 spaces (40 spaces instead of 47 spaces granted under previous variance 85-31-A).

Being the property of D. W. Maclay, et al 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

period. The Zoning Commissioner will, however, entertain any request for a way 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
Sept. 12.

086-138-A

## CERTIFICATE OF PUBLICATION

0

September 12.2 TOWSON, MD., ..

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 12 19 85

THE JEFFERSONIAN,

Publisher

22.00

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

0

86-138-A

District // T/	Date of Posting 9/6/55	
Posted for: 19x19-ncs		
Petitioner: De Maclay at al		
Petitioner: De 11 Mac/ay at al  Location of property: 510/10x, Force of fr	ondola Rds	
Location of Signs: 1- Faing in tersor fion of to	forford + Jung - 1 Facing	
Intersection of Jospo & Hvon dolo, both 1	Topres. Y' Fr. You dweet on pring	4-21
Remarks:	ps/s	7,04-
Posted by Dat	te of return: 9/13/85	
Number of Signs:		

Case No. 86-138-4

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

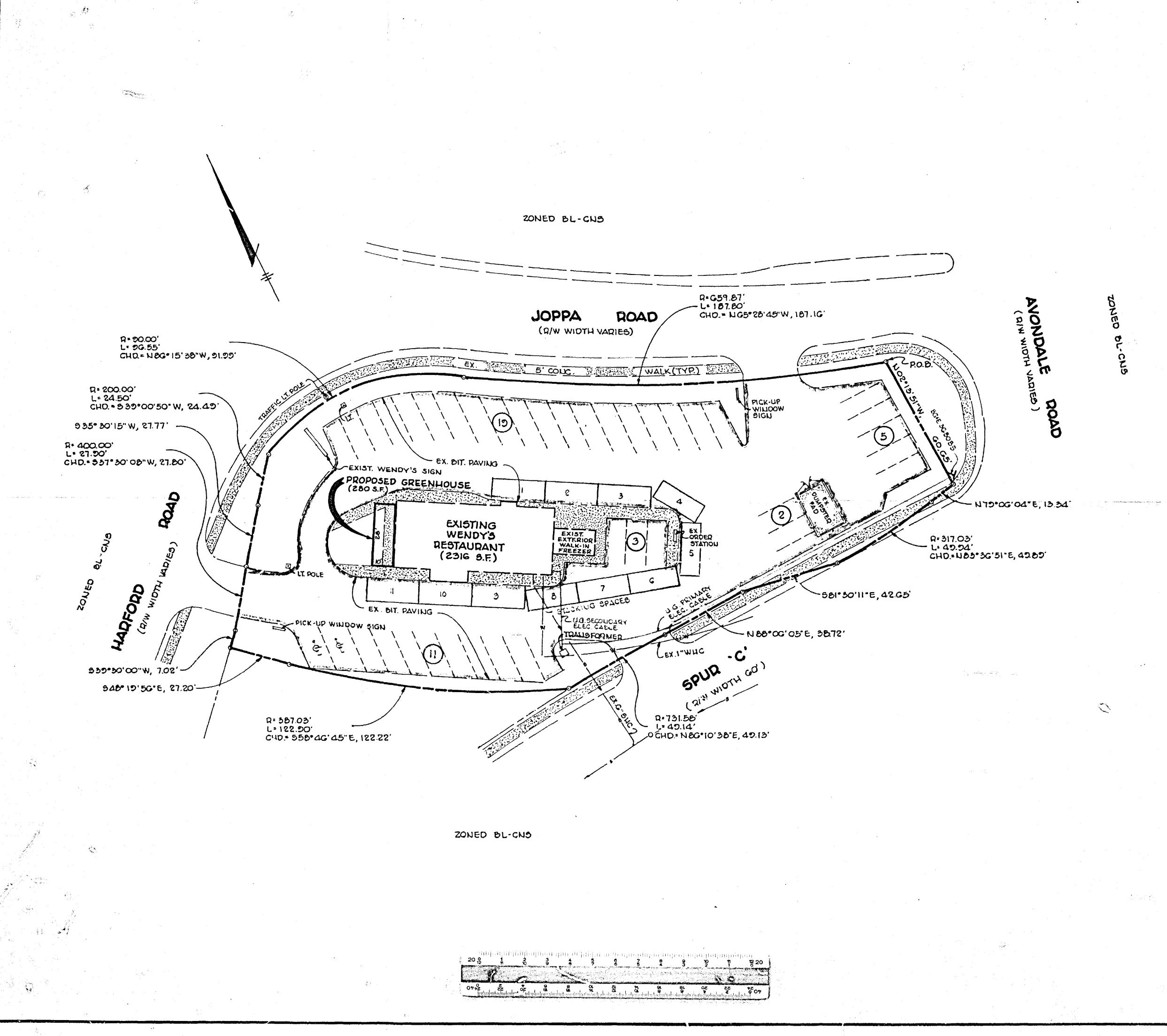
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

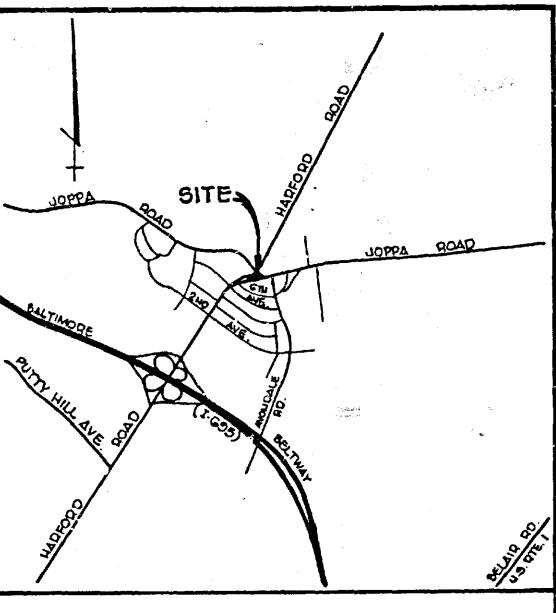
Your petition has been received and accepted for filing this day of August , 19**85**.

Zoning Commissioner

Petitioner D. W. Maclay, et al

Petitioner's Attorney Stanley S. Pine, Esquire Received by ? JAMES E. DYER, Chairman Zoning Plans Advisory Committee





VICINITY MAP

## GENERAL NOTES

EXISTING ZONING

EXISTING DESTAURANT ADEA

PROPOSED GREENHOUSE AREA

TOTAL DESTAURANT AND GREENHOUSE AREA

PARKING DEOUIDED:
TOTAL DESTAURANT AND GREENHOUSE AREA IN S.F. +50 = 52

PARKING PROPOSED

A VARIANCE TO THE ZONING REGULATIONS IS REQUIRED TO ALLOW 40 PARKING SPACES INSTEAD OF THE REQUIRED 52 AS STIPULATED IN SECTION 403.2 b (3).

TOTAL SITE AREA

PREPARED BY EVALIS, HAGAN & HOLDEFER, INC., DATED 4-13-7G.

CONTRACTOR TO NOTIFY MOUTHLITY (301-559-0100) 3 DAYS PRIOR \*
TO DIGGING SO THAT ALL UTILITIES CAN BE MARKED IN THEIR APPROXIMATE LOCATION.

REFER TO THE FORMAL LANDSCAPE PLAN DATED 9-18-64 PREPARED BY HORD COPLAN MACHT IN CONJUNCTION WITH THE PREVIOUS ZONING CASE NO. 85-31-A.

REFER TO PREVIOUS ZONING CASE NO. 85-31-A DATED 8-1-84 WHEREBY A VARIANCE WAS GRANTED TO PERMIT 40 PARKING SPACES IN LIEU OF THE REQUIRED 47 SPACES.

VARIANCE PETITION - CASE NO. REVISIONS

NE-TE

TECHEN

DOTE 3/5/86

NO. DATE DESCRIPTION

1 6-3-85 LANDSCAPE NOTE, ADD P.O.D.

## SPELLMAN, LARSON

ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

OWNER

M.C.C.GROUP - MARYLAND H. †
G.B. VENTURE
3500 OAKLAWN
C1527, CAXET CALLAC

4416

ITEM NO.

VARIANCE PLAT

11 EL. DIST. BALTIMORE CO., MD.

SCALE: 1°= 20' DES. SY: - SHT. 1 OF 1

DATE: APRIL 27, 1985 DRN BY: AWD

\*84054



# Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

October 23, 1997

Mr. William Monk
William Monk, Inc.
Courthouse Commons, Suite C-6
222 Bosley Avenue
Towson, MD 21204-4300

RE: Zoning Verification 9801 Harford Road Zoning Case 86-138-A 11th Election District

Dear Mr. Monk:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your clients' request is to add an approximately 85 square feet (cashier's window) addition to the existing building/drive-thru operation. The above referenced zoning hearing number approved 40 parking spaces in lieu of the required 52 ( a variance of 12 spaces). With the proposed addition, the number of parking spaces required would be 44. Your request is to calculate the restaurant spaces at 16 per 1,000 square feet (per the zoning bill which took effect 5-26-88). Provided that the requirements of Sections 409.4.C and 409.8.A.4 of the Baltimore County Zoning Regulations, which also took effect that same date, are satisfied, the proposed small cashier window addition would be approved as being within the spirit and intent of zoning hearing case 56-138-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.

h afull fre

Flanner II Zoning Review

JJS:rye

c: zoning case 86-138-A

Enclosure



Printed with Soybean Ink on Recycled Paper