

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 (1) 409.2 to permit 124 spaces in lieu of 281 spaces (plus credit 47 spaces as per case #76-118A) (2) Section 232.2b to allow 0' side yard set back in lieu of required 10' (3) Section 232.3b to allow 10' rear yard set back in lieu of required 20' (4) Section 232.1 to allow 2' front yard set back in lieu of 10' and to allow 32'6" distance from the center line of street in lieu of required 40'.

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: Legal Owner(s):
Signature: Lorenzo Romiti
Address: 406 W. Pennsylvania Avenue, Towson, Maryland 21204

MAP 47A
CE 22
RECEIVED
DECEMBER 13
D.T.O. 4/1/85
TYPE
PLANNING A
BY
TRIAL
BT

86-227-A
#105

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of December, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1985, at 1:30 o'clock.

Callahan
Zoning Commissioner of Baltimore County.

(over)

addition to the 13 spaces available on the City portion of Lot B instead of the required 234 spaces.

There were no Protestants and the immediate neighbors on Maxwell Avenue support the Petitioners' proposal. See Petitioners' Exhibit 2.

Although the Petitioners do not have the legally prescribed parking, directly across the street on Holabird Avenue and adjacent to Lot C, the C & P Telephone Company has a large parking lot which has been used by patrons of the restaurant and many other businesses on Holabird Avenue for many years. The combination of available parking lots has sufficiently satisfied the parking demands and has prevented any traffic congestion on the residential streets in the area. No change is expected because of the proposed expansion. In addition, the Petitioners own another property within approximately 500 feet of Lot A. If necessary, they have agreed to pave this property and provide an additional 20 spaces. It appears from the testimony and evidence presented that 110 spaces would provide sufficient parking availability to the patrons of the Petitioners' business.

The Petitioners seek relief from Section 232.1, 232.2.b, 232.3.b, and 409.2, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of December, 1985, that the herein Petition for Zoning Variances to permit a side yard setback of zero feet instead of the required 10 feet; a rear yard setback of 10 feet instead of the required 20 feet; a front yard setback of 2 feet instead of the required 10 feet; a distance of 32 1/2 feet from the centerline of a street instead of the required 40 feet; and 77 parking spaces, in addition to the 13 spaces on the City portion of Lot B, instead of the required 234 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 shall provide 20 of the 110 parking spaces granted above on property they own

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IN RE: PETITION ZONING VARIANCES
SE/corner of Holabird and Maxwell Avenues - 12th Election District
Lorenzo Romiti, et al,
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of zero feet instead of the required 10 feet, a rear yard setback of 10 feet instead of the required 20 feet, a front yard setback of 2 feet instead of the required 10 feet, a distance of 32 1/2 feet from the centerline of the street instead of the required 40 feet, and 124 parking spaces instead of the required 281 spaces, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. Frank Rasinski, a professional planner and designer, also testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned B.L., has been improved with a restaurant, bar, and carry out for over 50 years. The Petitioners purchased the property in 1952 and were granted a variance to permit 77 parking spaces instead of the required 124 spaces in Case No. 76-118-A. Subsequent thereto, they have decided to expand their business and have purchased three individual lots, one immediately adjacent to the restaurant on the corner of Holabird and Maxwell Avenues, one which straddles the City-County line on the opposite corner, and one across from the restaurant on Holabird Avenue. The adjacent lot is improved with a service-garage building, which is situated on the west property line adjoining Maxwell Avenue. The

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DATE December 13, 1985
BY John P. Langley

situated behind the Coach House Restaurant & Lounge, which is within approximately 500 feet of their existing restaurant located on Lot A.

2. 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.

Zoning Commissioner of Baltimore County

AJ/arj
cc: S. Eric DiNenna, Esquire
People's Counsel

RECEIVED FOR FILING
DATE December 13, 1985
BY John P. Langley

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Petitioners propose to raze it because it has been determined to be unsafe and to replace it with a two-story building to be connected to the existing restaurant. The first floor will have a dining area, kitchen, and carry out, which will be located on the southwest corner of the building on Maxwell Avenue. The second floor will have offices for the family operations. The service garage, its prospective replacement, and the existing restaurant front on Holabird Avenue. The rear of the service garage is set back 10 feet from the rear property line which abuts an alley adjoining a D.R.5.5 Zone, and the existing restaurant has a front yard setback of 2 feet and a distance from the centerline of Holabird Avenue of 32 1/2 feet. The proposed building will utilize the identical setback lines as the service garage. Although the Petitioners have a legitimate claim to nonconforming setbacks, they have elected to obtain the appropriate variances.

In addition, 281 parking spaces will be required as a result of the projected expansion, which includes the existing restaurant. In order to provide the required parking, they have purchased what are identified as Lots B and C on Petitioners' Exhibit 1, in addition to the existing parking area adjacent to the restaurant. Lot B, located across from the restaurant on Maxwell Avenue and presently improved with a building which will be razed, will provide eight spaces on the County portion of the property and 13 spaces on the City portion. Lot C, improved with a beauty shop, will provide 22 spaces, as well as the five spaces required for the beauty shop.

In Case No. 76-118-A, the petitioners were granted a parking variance of 47 spaces, thereby reducing the number of spaces now required from 281 to 234. Although the Petitioners requested 124 spaces instead of the required 281 spaces, this request is a misnomer; they are really requesting 77 spaces in

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PETITION FOR VARIANCE
12th Election District

LOCATION: Southeast corner of Holabird and Maxwell Avenues (6721-23 Holabird Avenue)

DATE AND TIME: Monday, December 2, 1985 at 1:30 p.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 (1) 409.2.b.(3) to permit 124 spaces in lieu of 281 spaces (plus credit 47 spaces as per case #76-118-A) (2) Section 232.2b to allow 0' side yard set back in lieu of required 10' (3) Section 232.3b to allow 10' rear yard set back in lieu of required 20' (4) Section 232.1 to allow 2' front yard set back in lieu of 10' and to allow 32'6" distance from the centerline of street in lieu of required 40'.

Being the property of Lorenzo Romiti, 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 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 DABLOW
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RECEIVED FOR FILING
DATE December 13, 1985
BY John P. Langley

PARCEL "A"

Beginning at a point at the intersection of the South side of Holabird Avenue and the East side of Maxwell Avenue and running the following courses and distances respectively Vis: S 73°-30'-00" E 70.91', S 88°-47'-00" E 189.90' N 81°-21'-00" E 30.00', S 20°-21'-50" E 117.58', S 81°-21'-00" W, 30.00', N 89°-02'-45" W 211.77', N 20°-20'-30" W 147.30' to the place of:

Being all that land known as 6721-23 Holabird Avenue lying in the 12th Election District Baltimore County. Lots 191 thru 199

PARCEL "B"

Beginning at a point at the intersection of the South side of Holabird Avenue and the West side of Maxwell Avenue and running S 20°-20'-30" E 132.15 to N. Edge of existing 10' alley thence binding on N. edge of alley 80 to a line of division between Baltimore County and Baltimore City thence binding on said line a distance of 120' to a point on the south side of Holabird Avenue thence binding on said south side Holabird Avenue S 73°-30'-00" E 40' to the place of beginning.

Being all that land known as 6719 Holabird Avenue lying in the 12th Election District Baltimore County. Lots 57 thru 89

PARCEL "C"

Beginning at a point on the North side Holabird Avenue and running by a line curving to the right with a radius of 585.98' for a distance of 82.58' then leaving said line and running the following courses and district resp. vis: S 5°-42'-00" E 150.20'

S 84°-18'-00" W 81.50', N 5°-42'-00" W 164.50' to the place of beginning.

Being all that land known as 6732 Holabird Avenue lying in the 12th Election District, Baltimore County. Lots 47 thru 50

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE Corner Holabird & Maxwell Aves., (6721-23 Holabird Ave.), 12th Dist. : OF BALTIMORE COUNTY
LORENZO ROMITI, et al., : Case No. 86-227-A
Petitioners :

ENTRY OF APPEARANCE

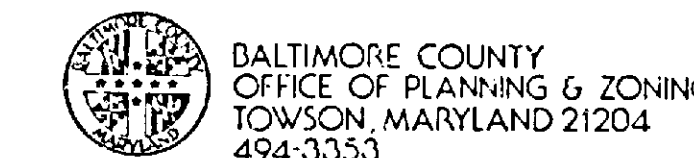
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 8th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

November 27, 1985

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

Re: Petition for Variance
SE/Corner Holabird & Maxwell Avenues
(6721-23 Holabird Ave.)
12th Election District
Lorenzo Romiti, et al - Petitioners
Case No. 86-227-A

Dear Mr. DiNenna:

This is to advise you that \$82.70 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 016141

DATE: 11-2-85 ACCOUNT: R-01-615000

AMOUNT \$ 82.70

RECEIVED FROM: Robert Romiti

FOR: Advertising - Petition 86-227-A

VALIDATION OR SIGNATURE OF CASHIER

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

November 1, 1985

NOTICE OF HEARING

PETITION FOR VARIANCE
RE: SE/cor. Holabird & Maxwell Aves.
(6721-23 Holabird Ave.)
12th Election District
Lorenzo Romiti, et al - Petitioners
Case No. 86-227-A

TIME: 1:30 p.m.

DATE: Monday, December 2, 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. 012667
DATE: 11-2-85 ACCOUNT: R-01-615000
AMOUNT: \$82.70
RECEIVED FROM: Robert Romiti
FOR: Advertising - Petition 86-227-A
VALIDATION OR SIGNATURE OF CASHIER

Zoning Commission
County Office Building
Room 106
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 86-227-A
Variance

TO WHOM IT MAY CONCERN:

Please be advised that we are in favor of the zoning variance being granted in the above referenced case.

We have lived at our present address for approximately thirteen years. During that time we have not had the usual problems individuals encounter when they reside next to a commercial area. The Romitti family has always been concerned with their impact on our neighborhood. They assign their employees to pick up trash, sweep the parking areas and trim grassy areas and shrubs. They have used shrubs to enhance the parking area and to act as a buffer between the parking area and streets.

We have found that their customers whether young adults, families or individuals to be extremely well mannered. We have not had any problems with individuals loitering on the parking lots or on the neighborhood streets. We are not awakened in the wee hours of the morning with loud and disorderly individuals. We do not have to call the police because of rowdiness. In fact the only time we see police cars at Squire's Cafe is when an officer is having his/her lunch. We are sure you will find this unusual for a restaurant with a liquor license.

The Romitti family has always been interested in letting their neighbors know what their plans are. In the past we have had other commercial owners who did their improvements without permits or proper authorization.

The Romitti family added to the security of the neighborhood by adding new lights to their parking area. Even though Baltimore County streets lights are closer the lights from the parking area illuminates our property better. Because of better lighting we feel safer walking our own streets.

Yes, we are in favor of the variance being granted in the above referred case, because we know that the Romitti family will make our neighborhood a better place to live. We know that they will be improving their property and thereby improving our neighborhood.

Mr. & Mrs. Robert T. Allen
1806 Maxwell Avenue
Dundalk, Maryland 21222
November 31, 1985

PETITIONER'S
EXHIBIT 2

Very truly yours,
Robert T. Allen
Robert T. Allen
Carol S. Allen
Carol S. Allen

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1985

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

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

RE: Item No. 105 - Case No. 86-227-A
Petitioners - Lorenzo Romiti, et al
Variance Petition

Dear Mr. DiNenna:

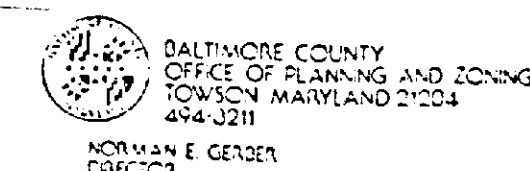
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this 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.
James E. DYER
Chairman
Zoning Plans Advisory Committee

JED:npr

Enclosures



ARNOLD JABLON
ZONING COMMISSIONER

NOVEMBER 12, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 24, 1985
Item # 105
Property Owner: LORENZO ROMITI, et al
Location: SE/CORNER OF HOLABIRD AVE. & MAXWELL 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.
An record plat will be required and must be recorded prior to issuance of a building permit.
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 22-99 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 11/17/85.
Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by §111.17a-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 4th level intersection as defined by §111.17a-79, and its conditions change traffic capacity by double cross lanes. The Traffic Services Annex is re-evaluated annually by the County Council.
Additional comments:

Enone A. Boser
Chair, Current Planning and Development

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

STEPHEN F. COLLINS
DIRECTOR

September 23, 1985

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

Item No. 105 -ZAC- Meeting of September 24, 1985
Property Owner: Lorenzo Romiti, et al
Location: S/E corner of Holabird Avenue and Maxwell Ave.
BL
Existing Zoning: BL
Proposed Zoning: BL
Variance to permit 124 spaces in lieu of 281 spaces (plus credit 47 spaces as per case #76-118A) and to allow 0' side yard set back in lieu of required 10' and to allow 10' rear yard set back in lieu of required 20' and 2' front yard set back in lieu of 10' and to allow 32'6" distance from the centerline of street in lieu of required 40'.

Acres: 12th
District: required 40'.

Dear Mr. Jablon:

The requested variances to parking can be expected to cause serve parking problems in the residential area to the rear of the site. The location of the carry out section of the restaurant can be expected to cause traffic problems on Maxwell Avenue.

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

MSP/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

September 26, 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: Lorenzo Romiti, et al
Location: S/E corner of Holabird Avenue and Maxwell Avenue
Item No.: 105 Zoning Agenda Meeting of 9/24/85

Comments:

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

(x) 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: *Paul H. Reincke* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

November 11, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 105 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lorenzo Romiti, et al
Location: SE Corner of Holabird Avenue and Maxwell Avenue
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.G. 211, #11-1 - 1980) and other applicable Code and standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are 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 with a permit application. Reproduced seals are not acceptable.

() All Use Groups except R-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. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. All walls built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-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 construction type is provided. See Table 401 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 required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of successfully constructed 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 Groups are from Use _____ to Use _____ or to Mixed Use. See Section 311 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevation above sea level for the lot and the finished floor levels including basement.

NOTE:

() Comments Section 505.2 shall be applicable. See Table 401 and 501 for permitted construction type and permissible height and area. Exits shall comply to Article 6. Sprinklers as required in Section 1702.0 shall be provided. Compliance to the State Handicapped Code shall be required.

() 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 117 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles J. DiBene
By: C. J. DiBene, Chief
Building Plans Review

L72786

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 21, 1985

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

SUBJECT: Zoning Petition No. 86-227-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office offers no comment.

NEG:JGH:slm

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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 November 18, 1985

THIS IS TO CERTIFY that the annexed advertisement of Arnold Jablon in the matter of P.O. #1411 - Reg. #1 84010 - Pet. for Var. - 88 lines @ 35.20.
was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks; that is, on the 15th day of November 1985; that is to say, the same was inserted in the issues of Nov. 14, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. O'Neil*

PETITION FOR VARIANCE
17th Election District
LOCATION: Southeast corner of
Holabird and Maxwell Avenues
6721-23 Holabird Avenue
DATE AND TIME: Monday, December 2, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 116,
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 on the Petition for Variance from Section (1) 409.21.02 to permit 124 spaces in lieu of 281 spaces (plus credit 47 spaces as per case No. 76-118A) (2) Section 232.2b to allow 0' side yard set back in lieu of required 10' (3) Section 232.3b to allow 10' rear yard set back in lieu of required 20' (4) Section 232.1 to allow 2' front yard set back in lieu of 10' and to allow 32'6" distance from the centerline of street in lieu of required 40'.
Being the property of Lorenzo Romiti, et al as shown on the site plan 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 14, 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 November 14, 1985.

THE JEFFERSONIAN,

P.J. Ventral
Publisher
Cost of Advertising
27.50

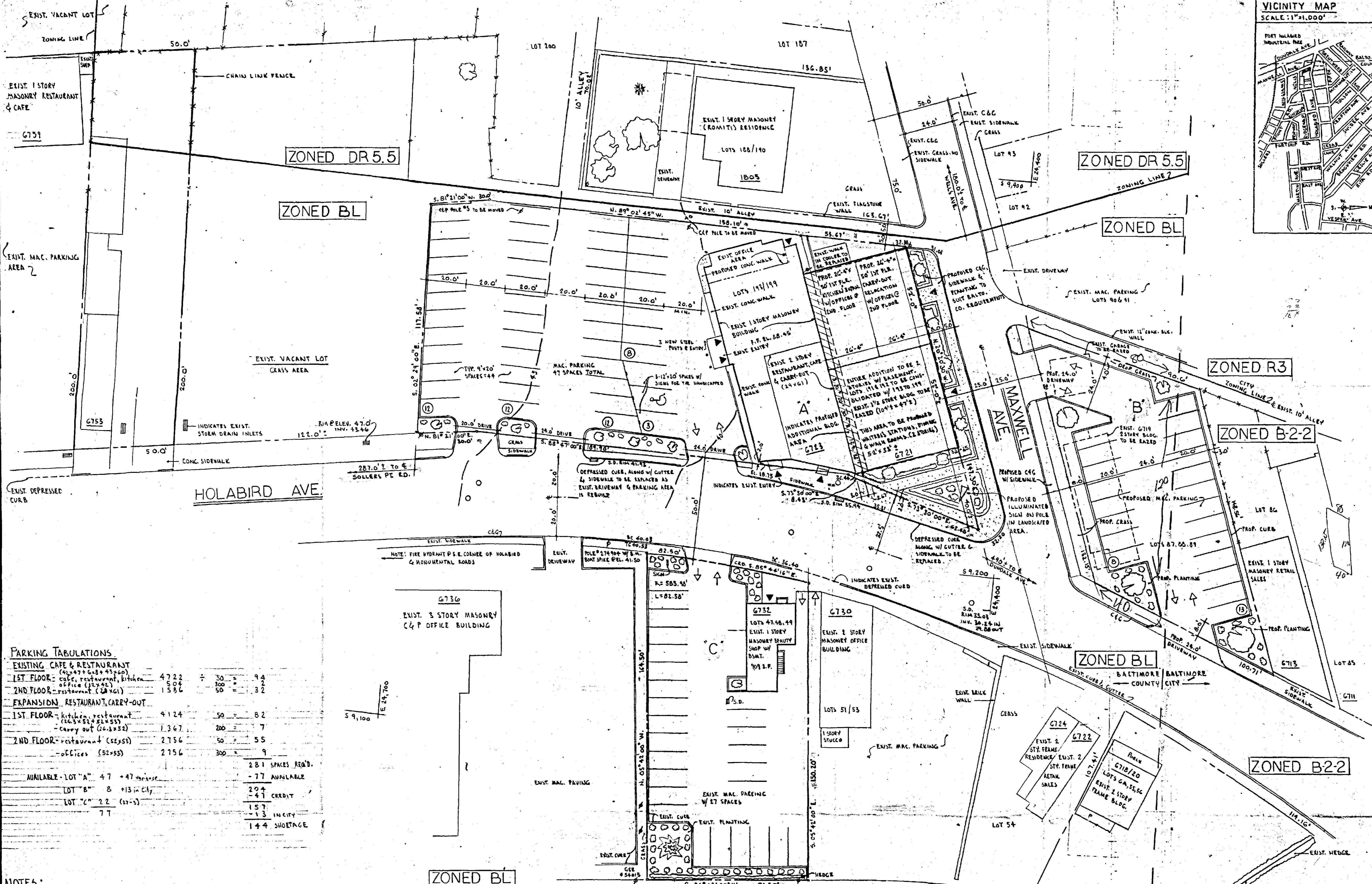
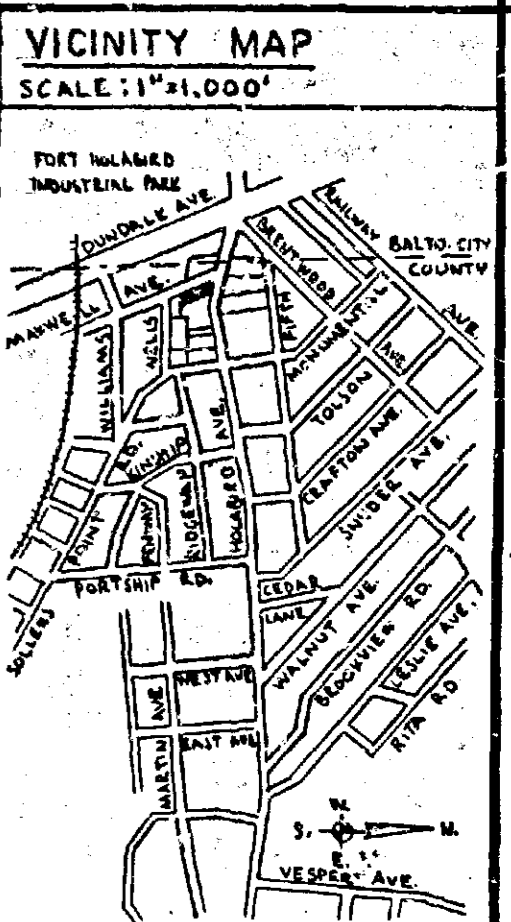
PETITION FOR VARIANCE
17th Election District
LOCATION: Southeast corner of
Holabird and Maxwell Avenues
6721-23 Holabird Avenue
DATE AND TIME: Monday, December 2, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 116,
County Office Building, 111 West
Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section (1) 409.21.02 to permit 124 spaces in lieu of 281 spaces (plus credit 47 spaces as per case #76-118A) (2) Section 232.2b to allow 0' side yard set back in lieu of required 10' (3) Section 232.3b to allow 10' rear yard set back in lieu of required 20' (4) Section 232.1 to allow 2' front yard set back in lieu of 10' and to allow 32'6" distance from the centerline of street in lieu of required 40'.
Being the property of Lorenzo Romiti, et al as shown on the site plan 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, Nov. 14,

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 11/11/85
Posted for: Maximise
Petitioner: Lorenzo Romiti, et al
Location of property: SE & SE Corners of Holabird Ave. & Maxwell Ave.
12th & E. Maxwell Ave.
Location of Signs: D. SE, Maxwells, D. N.E. corner 111 E. Maxwell Ave. both
ways, Maxwells Ave. D. E.S. corner 111 E. Maxwell Ave. S. Holabird Ave.
Remarks: Both facing Maxwell Ave. All on property of L. Romiti
Posted by: John DiBene Signature Date of return: 11/15/85
Number of Signs: 4

Case No. 86-227-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
14th day of October, 1985.

ARNOLD JABLON
Zoning Commissioner
Petitioner Lorenzo Romiti, et al Received by: *Charles E. DiBene*
Petitioner's Attorney S. Eric DiBene, Esquire Chairman, Zoning Plans Advisory Committee



PARKING TABULATIONS

EXISTING	CAFE & RESTAURANT	EXPANSION	RESTAURANT	OFFICES	RETAIL	TOTAL
4722	94	82	7	55	9	281
504	2	7	7	55	9	77
1584	32	75	14	110	18	256
4124	82	91	21	165	27	477
1367	7	7	7	55	9	136
2754	55	55	55	55	55	2156
2156	9	9	9	9	9	2156
47	47	47	47	47	47	238
8	13	41	41	41	41	144
22	22	22	22	22	22	111
77	77	77	77	77	77	308

281 SPACES REQ'D.
- 77 AVAILABLE
204 CREDIT
157 IN CITY
- 13 SHORTAGE
144 SHORTAGE

NOTES:

- CO-ORDINATES SHOWN (LOTS 1819/199) ARE BASED ON BALTO. CO. TRAVERSE STATIONS: 21036 4,109,141 S. 24,031,408 E. 25435 1,123,122 S. 25,752,579 E. ELEVATIONS FOR SAME ARE BASED ON BALTO. CO. BENCH MARK NO. X-3724, ELEV. 50.92'
- INFO SHOWN HERE ON WAS TAKEN FROM SURVEYS PREPARED BY E. WILLIAM MELZER *5077 (TRU BEAVIN COMPANY), DATED 11-7-74 & 5-9-85 AND 1-10-80 BUREAU OF RIGHT-OF-WAYS LITER. 15 A FOLIO 175 JOB ORDER CI-1041-D DATED 4-4-83 AND "NEW PITTSBURG" PLAT. RECORD WPC NO. 3-72 DATED 3-25-1910 AND "FAIRLAWN" PLAT. RECORD WPC NO. 6-100 DATED 5-8-1917, EXISTING FIELD CONDITIONS AND FROM SITE PLANS FOR SQUIRES CAFE INC. DATE 1-24-75 (REVISED 12-28-75) SHOWING AND ADDITION WITH A PETITION FOR VARIANCE ON PARKING FOR NO. 76-118A (ITEM NO. 41) GRANTED BY GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER, IN LETTER DATED 12-5-75 FOR 47 SPACES.

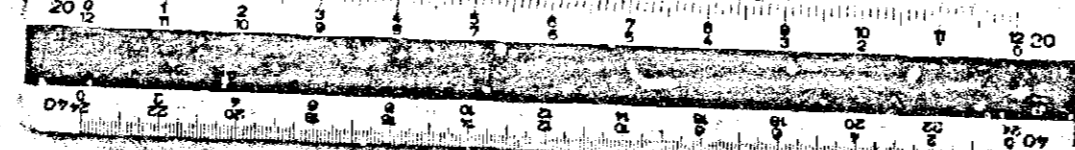
PETITION FOR

A-1 VARIANCE FROM SECTION 409.2 TO PERMIT 124 SPACES (77+47) IN LIEU OF REQUIRED 281 CAR SPACES (CREDIT 47 FOR VARIANCE ON PETITION NO. 76-118A ITEM NO. 41)

A-2 VARIANCE FROM SECTION 232.2b TO ALLOW A 0'-00" SIDE YARD SETBACK IN LIEU OF REQUIRED 10'-0" SETBACK.

A-3 VARIANCE FROM SECTION 232.2b TO ALLOW A 10'-0" REAR YARD SETBACK IN LIEU OF REQUIRED 20'-0" SETBACK.

A-4 VARIANCE FROM SECTION 232.1 TO ALLOW A 2'-0" FRONT YARD SETBACK IN LIEU OF REQUIRED 10'-0" FROM PROPERTY LINE AND ALLOW A 32'-6" DISTANCE FROM CENTER LINE OF STREET IN LIEU OF REQUIRED 40'-0"



SITE PLAN SCALE: 1"=20'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-85	PARKING & SIDEWALKS

PETITIONER'S EXHIBIT 1

PROPOSED EXPANSION
SQUIRES CAFE & RESTAURANT
 6721-23 HOLABIRD AVENUE
 BALTIMORE COUNTY, MARYLAND - 1214 ELEC. DIST.
 JULY, 1985