87-119-SPH	SE/S of Pulaski Highway (Rt. 40), 1639.85' NE of Middle River Rd. (9727 Pulaski Highway) 15th Elec. Dist.		
#27	River Rd. (9727 Pulaski Highway) 15th Elec. Dist.		
8/1/86	Special Hearing - filing fee \$100.00 - Ataollah Golpira, et ux		
8/1/86	Hearing set for 9/22/86, at 10:45 a.m.		
9/22/86	Advertising and Posting - \$65.00		
9/24/86	Ordered by the Zoning Commissioner that the nonconforming use for a tavern and parking lot in an M.LC.S.1 Zone is approved and the Petition for Special Hearing is GRANTED.		

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approval a nonconforming use for a tavern and parking lot in an M.L.-C.S-1 Zone would be in strict harmony with the spirit and intent of the <u>Baltimore County Zoning Regulations</u> and would not be detrimental to the health, safety, and general welfare of the community; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24.th day of September, 1986, that the nonconforming use for a tavern and parking lot in an M.L.-C.S-1 Zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the dage of this Order.

Zoning Commissioner of Baltimere County

AJ/srl

cc: Charles E. Brooks, Esquire

People's Counsel

reference in the state of the s	norty situate in Dalamore, and then for a
secribed in the description E00.7 of the Baltim	ore County Zoning Commissioner should approve
A non-conforming lavern and par	rking_lot_Jocated_in_a_ML=CS=1_zone
A Secretary of the second seco	
	s prescribed by Zoning Regulations.
Property is to be posted and advertised a l. or we, agree to pay expenses of the above ing of this Petition, and further agree to and arctions of Baltimore County adopted pursuant to the	Special Hearing advertising, regulations and restrictor to be bound by the zoning regulations and restrictor 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):  Ataollah Golpira ATROLLAH GOLPIRA
	(Type or Print Name)
(Type or Print Name)	Signature Signature
Signature	Maryam Golpira Haryam Golpira
At-ress	(Type or Print Name)
	Signature 4B
City and State	E. D. 15
Attorney for Petitioner:	Phone No.
(Type or Print Name)	Towson, Maryland 21204
Signature	City and State
	Name, address and phone number of legal owner, coads tract purchaser or representative to be contacted Walter T. Parr / Spotts, Stevens & McCoy V21,510 E46,790
Address	Walter T. Parr / Spotts, State E 46,790 E 96,790
City and State  Atterney's Telephone No.:	Name 618 Fairmount Avenue 494-0500 75-2155PH Phone No. 684?
out validnore County, that property be post	at the subject matter of the subject matter
	CERTIFICATE OF POSTING  IG DEPARTMENT OF BALTIMORE COUNTY 87-119-8PH

Petitioner: ATgollata Golgina, atux

Proporty at Petitioner.

Location of property: 5 E/S Pules Ki Hay 1639, 85' NE/ Mid Sto Ritor Rd.

Location of Signs: Freing Polas K: Huy, spring 8 Fr. roadway, Dr

8/15/86

Date of return:---

MICROFILMED

9777 Puloski Hwy



## PROPERTY DESCRIPTION

9727 PULASKI HIGHWAY (U.S. RTE.#40)

Beginning at a point on the southeast side of Pulaski Highway at istance of 1,639.85 feet northeasterly from the corner formed by the ersection of the southeast side of said Pulaski Highway (150 feet 'e) and the northeast side of Middle River Road (30 feet wide); thence ning with and binding on the southeast side of said highway

- 1. North 49 deg. East a distance of 116.27 feet to a point: thence leaving the southeast side of said highway
- 2. North 65 deg. 43 min. East a distance of 73.01 feet; thence
- 3. South 39 deg. 33 min. East a distance of 196.54 feet; thence
- 4. South 49 deg. West a distance of 181.20 feet; thence
- 5. North 41 deg. West a distance of 217.50 feet to the point or place of beginning

Containing 0.91 acres of land, more or less.

The improvements thereon being known as 9227 Pulaski Highway.

OFFICE COPY

PETITION FOR SPECIAL HEARING

DATE AND TIME: Monday, September 22, 1986, at 10:45 a.m.

Regulations of Baltimore County, will hold a public hearing:

15th Election District

Case No. 87-119-SPH

Towson, Maryland

M.L.-C.S. 1 Zone

Being the property of Ataoliah plan filed with the Zoning Office.

hearing set above or made at the hearing.

Southeast Side of Pulaski Highway (Route 40), 1639.85 feet Northeast of Middle River Road (9727 Pulaski Highway)

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Ataollah Golpira, et ux

In the event that this Petition(s) is granted, a building permit may be issued

in the event that this Petition(s) 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

BY ORDER OF

ARNOLD JABLON ZONING COMMISSIONER

OF BALTIMORE COUNTY

MICROFILMED

Petition for Special Hearing to approve a nonconforming use as a tavern and parking lot located in a

BALTIMORE OFFICE Builte 105 Toicson, MD 21204-2819 (301) 494-0500 RE: PETITION FOR SPECIAL HEARING SE/S of Pulaski Hwy. (Route 40) 1639.85' NE of Middle River Rd. (9727 Pulaski Hwy.), 15th Dist.

ATAOLIAH GOLPIRA, et ux,

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-119-SPH 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 People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 18th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ataollah Golpira, 104 Gypsy Lane West, Towson, MD 21204, Petitioners.

NOTICE OF HEARING

SE/S of Pulaski Highway (Rt. 40), 1639.85 NE of Middle River Rd. (9727 Pulaski Highway)

Ataollah Golpira, et ux - Petitioners

RE: PETITION FOR SPECIAL HEARING

15th Election District

Case No. 87-119-SPH

Monday, September 22, 1986

Avenue, Towson, Maryland

A CARLON CONTRACTOR OF THE STATE OF THE STAT

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

MICROFILMED

August 8, 1986

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TCY/SON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Ataollah Golpira Mrs. Maryam Golpira 104 Gypsy Lane West. Towson, Haryland 21204

Soptember 18, 1986

RE: PETITION FOR SPECIAL HEARING SE/S of Pulaski Highway (Rt. 40), 1639.85° NE of Middle River Rd. (9727 Pulaski Highway) 15th Election District Ataollah Golpira, et ux - Petitioners Case No. 87-119-SPH

Dear Mr. and Mrs. Golpirat

This is to advise you that \$65.00 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 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.

Please make the check payable to Ralai pre County, Maryland, and remit 11ding, Towson, Maryland

No. 025527 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Dr. Ataollah Golpira, 1104 Gypsy Lane West,
Balto., Md. 21204 ADVERTISING & POSTING COSTS RE CASE #87-119-SPH B 025 .... 65 DO: \* 822 4 F VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

ublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing \_\_\_September\_4\_\_\_\_\_19\_86. The Zoning Commissioner of Balti-more County, by materity of the Zoning Act and Requiseiene of Baltimore County, will hald a public housing: Position for Special Hearing to ap-power a assessforming were a severa not porting lat because in a M.L.-C.S.

THE JEFFERSONIAN,

Cost of Advertising

of Baltimore County

A CONTRACT OF THE PARTY OF THE BALTIMORE COIJNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT AMOUNT \$ 100,00 taollah Golpina M.D BD27 - - - - 10300 - - 81885

Mr. Ataollah Colpira

Mrs. Maryam Golpira 104 Gypsy Lane West

Towson, Maryland 21204

MICROFILMED

37-119-1/E

LOCATION: Southeast Side of Pulse ski Highway (Route 40), 1539.85 fost Northeast of Middle River Road (9727 Pulseti Kighway)
DATE AND TIME: Monday, September 22, 1995, at 10-45 a.m.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesopeake Avenue, Towoon Maryland

Being the property of Ameliah Gol pire, et ux, so shown on piet plan files with the Zoning Office. In the event that this Petition(a) is

In the event that this recitation, a granted, a building permit may be insued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the insuance of said purels thering this period fast good cause sharm. Such request must be secreted.

in writing by the date of the bearing o

By Order Of All Annot Display Comments of Bullions Comments of Bullions Comments of Bullions of Bullio

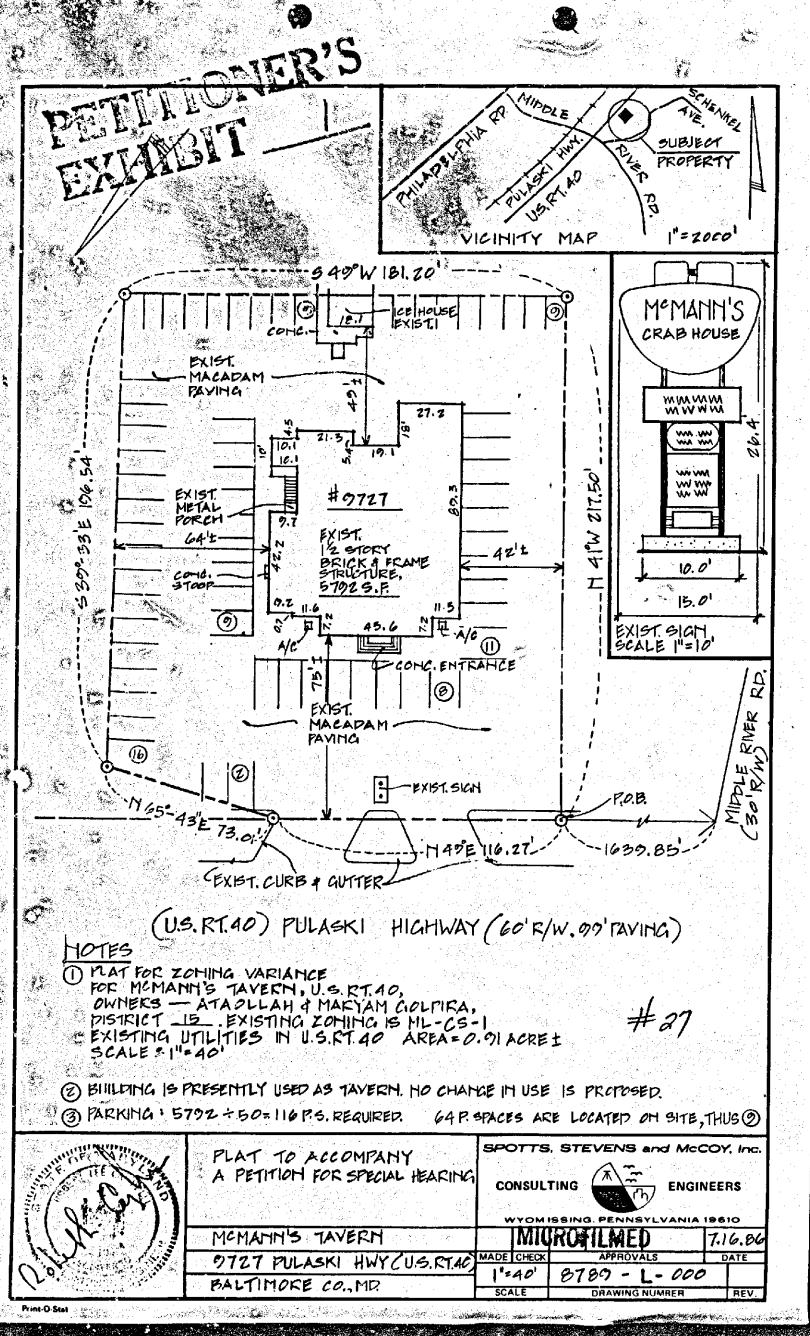
BALTINOPE COUNTY OFFICE OF PLANNING & ZONING County Office Building County Office Building County III W. Chesepeake Avenue County Chesepeake Avenue County Coun

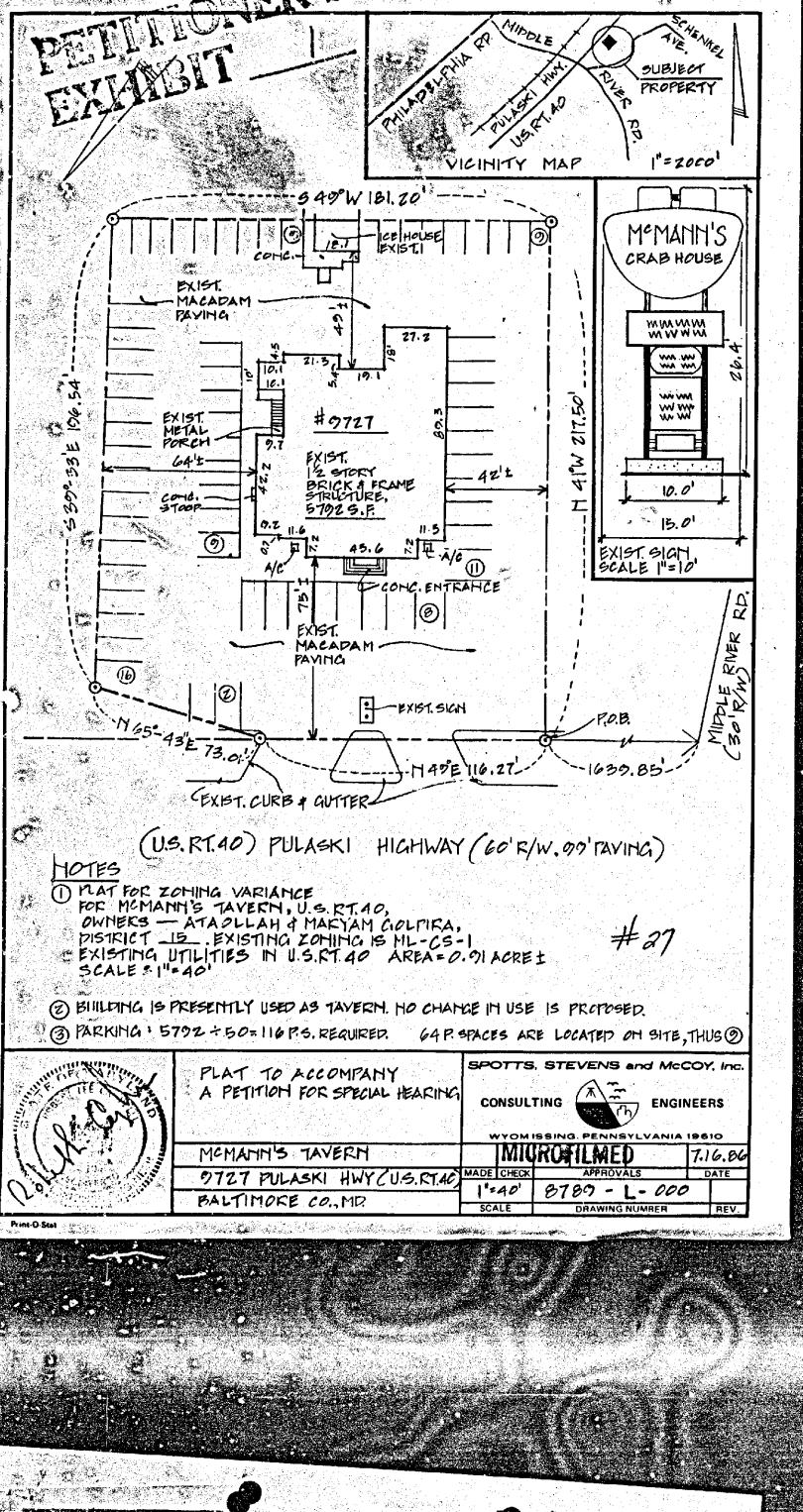
Your petition has been received and accepted for filing this

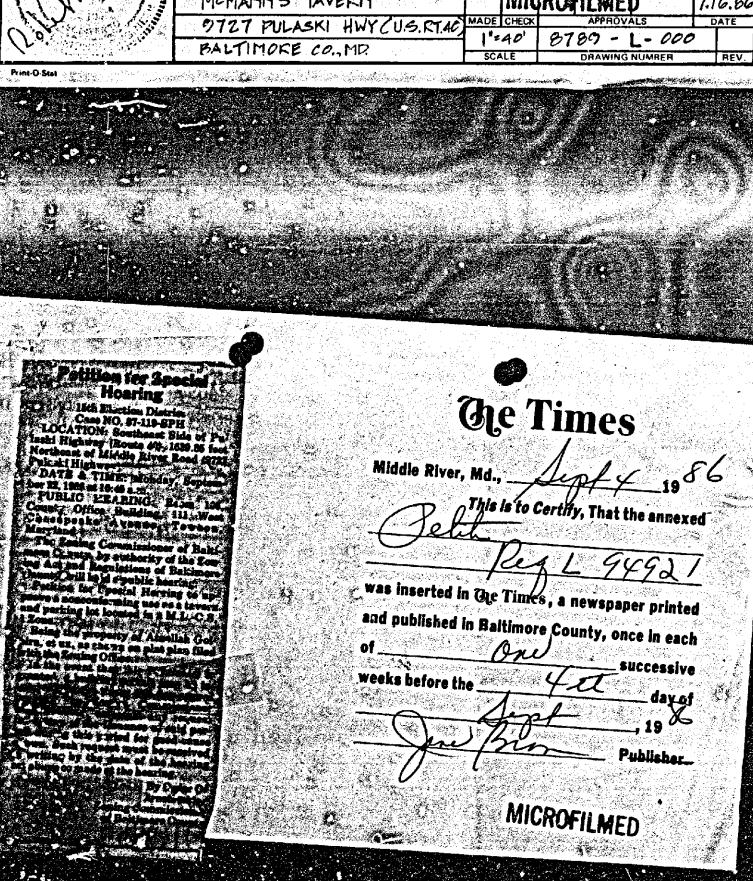
Petitioner walls of the Lincroft Willy

Cairman Loning Pla Advisory Committe

Petitioner's









INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner August 27, 1986

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

SUBJECT Petition No. 87-119-SpH

In view of the subject of this petition, this office offers no

NEG:JGH:slm

MICROFILMED

August 26, 1986

RE: Item No. 27 - Case No. 87-119-SPH

Petition for Special Hearing

Petitioner: Ataollah Golpira, et ux

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Ataollah Golpira

Towson, Maryland 21204

104 Gypsy Lane West

Dear Mr. Golpira:

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Chairman

Bureau of Department of Traffic Engineering State Roads Commission

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

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 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,

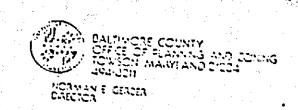
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Spotts, Stevens and McCoy, Inc. 345 N. Wyomissing Blvd. P.O. Box 6307 Reading, PA 1961C-0307

MICROFILMED



Mr. Arnold Jablan Zaning Commissioner County Office Building Towson, Maryland 21201

AUGUST 21, 1986

Re: Zoning Advisory Heeting of JULY 29, 1986
Property Owner: ATAOLLAH GOLPIRA
Location: SE/S PULASKI HWY. (RT.40) 1639.85 ! NE MIDOLE RIVER RD 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.
Forward by the Bureau of Public Services.

Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior

This sacess is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

development on these soils which are defined as werland. )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 22-93 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board. On

Landscaping: Musicopply with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 173-79. No building permit hay be issued until a Reserve capacity Use Certificate has been issued. The deficient service Is

| The property is located in a trainic area controlled by a "0" level intersection as defined by 3:11 178-79, and as conditions change traffic capacity may become fore limited. The Basic Services Areas | 100 conditions | 10 ANY FUTURE EXPANSION OF SITE MUST COMPLY

TO ALL APPLICABLE COUNTY REGULATIONS &

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

Office of Planning and Zoning

Towson Maryland 21204

Item No.: 27

Gentlemen:

Baltimore County Office Building

RE: Property Owner: Ataollah Golpira

Department of Public Works.

( ) 3. The vehicle dead end condition shown at

to occupancy.

) 6. Site plans are approved, as drawn.

Planning Group
Special Inspection Division

Location: SE/S Pulaski Hwy. (Rt. 40), 1639.85' NE Middle River Road

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

( ) 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

😘 ) 🖟 7. . The Fire Prevention Bureau has no commen 🔼 at chis tim

7) 4. The site shall be made to comply with all applicable parts of the

( x) 5. The buildings and structures existing or proposed on the site shall

Fire Prevention Code prior to occupancy or beginning of operation.

Association Standard No. 101 "Life Safety Code", 1976 edition prior

comply with all applicable requirements of the National Fire Protection

MICROFILMED

Bureau and the comments below marked with an "X" are applicable and required

( ) 1. Fire hydrants for the referenced property are required and shall be

located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the

PAUL H. REINCKE CHIEF

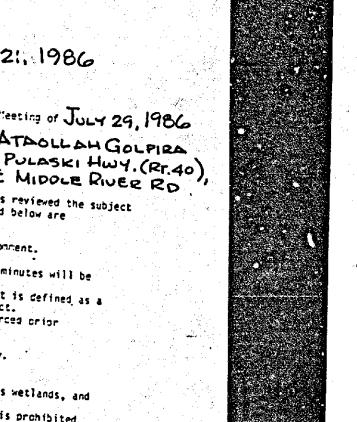
Mr. Arnold Jablon **Zoning Commissioner** 

Eurone A. nober Chief, Current Planning and Development

Zoning Agenda: Meeting of 7/29/86

Pire Prevention Bureau > 2

MICROFILMED



383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation

Mr. A. Jablon

ATT; James Dyer

Dear Mr. Jablon:

for parking.

as shown.

CL-GW:es

cc: J. Ogle

Zoning Commissioner

County Office Building

Towson, Maryland 21204

August 7, 1986

CS-1

On review of the submittal of 7/16/86, and field inspection, the State Highway Administration finds the site

Access to the site from Pulaski Highway-Route 40E

It is requested the site plan be revised to meet the

Very truly yours,

Charle Le

Charles Lee, Chief

by: George Wittman

MICROFILMED

Bureau of Engr. Access Permits

the S/W entrance (not shown) serving the adjoining parcel

In add: ion, the existing Right-of-Way for Pulaski Highway-Route 40-E is 150' (75' % section) not 60'

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing of Speech

plan does not match existing conditions in the field.

is by way of Three points of access, not two, with

above comments prior to a hearing date being set.

RE: Baltimore County

Property Owner: Ataollah

Location: SE/S Pulaski Highway (Route 40E)

1639.85 ft. NE Middle

Existing Zoning: M.L.

Proposed Zoning: Spec.

conforming tavern and

Hearing for a non-

Item # 27

River Road

parking lot

Acres: 0.91 District: 15th

Golpira

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

STEPHEN E. COLLINS DIRECTOR

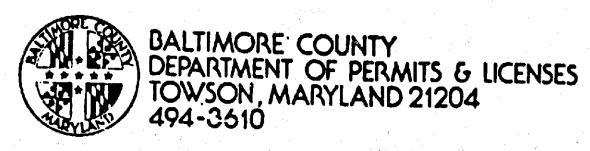
August 11, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 21, 22, 25, 26, (27) 28, 29, 30, and 31.

Traffic Engineer Associate II



August 14, 1986

TED ZALESKI, JR. DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 27 Zoning Advisory Committee Meeting are as follows:

Property Owners

Ataollah Golpira

Location:

SE/S Pulaski Highway (Rte. 40), 1639.85 ft. NE Middle River Road

District:

15th.

## APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.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 or alterations.
- C. Residential: 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.
- 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 R-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. R-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 401, 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.
- G. 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 Groups are from Use to Use , or to Mixed Uses \_\_\_\_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, 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.
- (J.) Comments: It appears Section 103.1 as amended by Council Bill #17-85 is applicable. Signs shall comply to Article 19 as amended.
- K. 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 Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief Building Plans Review

4/22/85