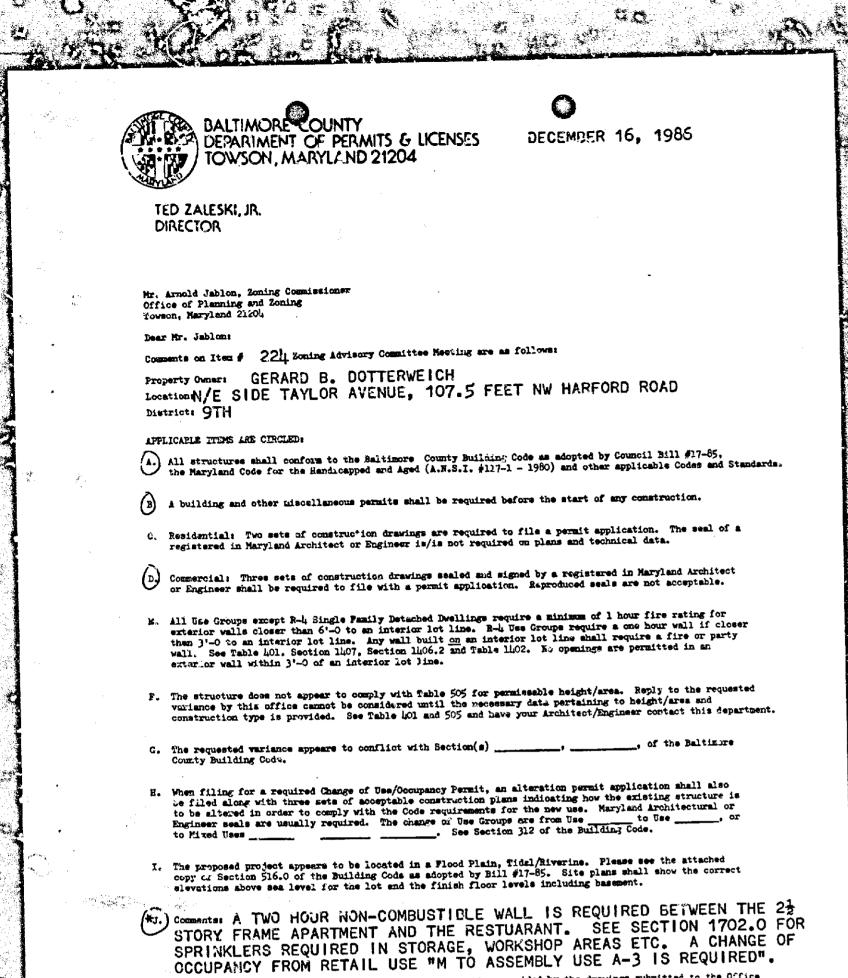
		224				
PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 87-29-		PETITION FOR SPECIAL HEARING 87-291-	BALTIMORE COUNTY, MARYLAND			
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition for a		TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	INTER-OFFICE CORRESPONDENCE Arnold Jablon	BALTI MO	•	LANS ADVISORY COMMITTEE January 7, 1986
of the required 154 spaces and 409.2.c(4) to	8	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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Special hearing to approve the nonconforming use of a	Arnold Jablon TOZoning_Commissioner Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning	COUNTY OFFICE BLDG, 111 W. Chesapeake Ave. Towson, Maryland 21204	Mr. Gerard B. Dotterweich	: : h
permit parking space 4.41 from the street property line in lieu of the required 8 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)	4-7-	parking lot in a DR-5.5zone	FROM Office of Planning and Zoning SUBJECT Zoning Petition No. 87-291 SpHA	000	9220 Raverwood Road Baltimore, Maryland 2123	237 Item No. 224 - Case No. 87-291-SPHA
following reasons: (indicate hardship or practical difficulty) 1. There is no parking for commercial property in immediate area.	91-5	Property is to be posted and advertised as prescribed by Zoning Regulations.		. Chairman . MEMBERS		Petitioner: Gerard B. Dotterweich Petitions for Zoning Variance and Special Hearing
2. There is a Baltimore County Revenue Parking Lot directly across E.D. 4 Street - Harford Road.	CHA	I, or we, agree to pay expenses of the above Special Hearing 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.		Bureau of Engineering Department of Truffic Engineering	Dear Mr. Dotterweich:	ory Committee has reviewed the plans
3. Existing building has no on-site parking and building will be renovated and parking added on adjoining lot.		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.	As to the non-conforming use, this office offers no comment. However, this office is concerned with the parking variance in that any overflow needs would park in adjacent residential areas.	State Roads Commission Bureau of Fire Prevention	submitted with the above- comments are not intende the zoning action request	referenced petition. The following ed to indicate the appropriateness of ted, but to assure that all parties
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.		Contract Purchaser: Legal Owner(s): GERARD B. DOTTERNEIGHNETD	~ a0 1 00.41 a	Health Department	development plans that ma Director of Planning m	ans or problems with regard to the ay have a bearing on this case. The may file a written report with the th recommendations as to the suit-
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.		(Type or Print Name) (Type or Print Name) (Type or Print Name) 30 40 40 40 40 40 40 40 40 40	Norman E. Gerber, AICP Director	Building Department Board of Education Zoning Administration	ability of the requested . Enclosed are all comment	d zoning. ts submitted from the members of the
which is the subject of this Petition. Contract Purchaser: Legal Owner(s):		Signature Signature DATE (/12/87 Address (Type or Print Name)	NEG:JGH:slb	Industrial Development	your petition. If sim members are received, I w	that offer or request information on milar comments from the remaining will forward them to you. Otherwise, t informative will be placed in the
(Type or Print Name) GERARI) B DO TTERLIFICH (Pype or Print Name)		City and State Signature			hearing file. This pet	tition was accepted for filing on the filing certificate and a hearing
Signature Signature (Type or Print Name)		Attorney for Petitioner: 9220 Parkhwood Po 687-0994 (Type or Print Name) Address Phone No. 1.27895		,		Very truly yours, James E. Sylee 1663
Address (Type of Print Name) City and State Signature		Signature City and State		·		JAMES E. DYER Chairman Zoning Plans Advisory Committee
Attorney for Petitioner: 9200 RAVEHALOUD RO 687 0994		Name, address and phone number of legal owner, contract purchaser or representative to be contacted			JED:kkb	Zonang Plans Navisory Committee
(Type or Print Name) Address Phone No. Balto 110 21237 City and State		Attorney's Telephone No.: Name \[\lambda 002 \lambda \text{ABT 25 4282} \\ Address \tag{Phone No.} \]	RECUNVER		Enclosures cc: Mr. Cicero H. Brown 1008 Hart Road	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted		ORDERED By The Zoning Commissioner of Baltimore County, this8th day	DEC 23 1986		Towson, Maryland 21 APR Associates, Inc. 7427 Harford Road	
City and State Name Loc Har Ko Towsea 225-4282 Address Phone No.:	4 4 7 4 7 4	The second of th	ZONARIA GARICE	,	Baltimore, Maryland	21234 MICROFILMED
ORDERED By The Zoning Commissioner of Baltimore County, this day December 19_86_, that the subject matter of this petition be advertised, as	4 4	Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore	CPS-008			
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	NE/S Taylor Harford Rd. (2908 Taylor	Geral Co.		v i		
County, on thel2th day ofJanuary, 19_87, at _11:00o'clockA_M.	Taylor ord Rd. Baylor	Zoning Commissioner of Haltimore County.				
Zoning Commissioner of Baltimore County.	Ave., 107 (7804-781 (Ave.) 1	Z.C.O.—No. 1 (over)	. O			
(over)	07.5' NW 814 Harf 14th El		BALTIMORE COUNTY DEPARTMENT OF HEALTH Zoning Commissioner	Zoning Item ; Page 2	# 224 Zoning Advisory Commit	ttee Meeting of
	of Rd.) ord Rd.) ec. Dist	91-SPHA	Office of Planning and Zoning County Office Building Towson, Maryland 21204	(X) Prior to of Wate	to razing of existing structure/	s, petitioner must contact the Division
			Zoning Item # <u>224</u> , Zoning Advisory Committee Meeting of <u>12/16/86</u> Property Owner: <u>Gerard B. Detterweich</u>	() Any aba	andoned underground storage tanks	as containing gasoline, waste oil, sol-
			Location: NE side Taylor Ave. 107.5' NW threed Rd. District 9 Water Supply metro Sewage Disposalmetro	abandon Managem	ment, owner must contact the Div	vision of Water Quality and Waste
		ined ined	COMMENTS ARE AS FOLLOWS:	() s	ercolation tests (have been/must The results are valid until Soil percolation test results have the Division of Environmental Sup-	ve expired. Petitioner should contact pport Services to determine whether
Artor		feet on in a ot in a permit the requirement of in a permit ing space of in a parking parking parking parking it.	installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.	() Where we the min	ater wells are to be used as a simum Baltimore County Standards	source of water supply, a well meeting
Your 8th Bth		1, 1986 1, 107.5 107.5 11eu of	Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before the control of the	well yie	rdance with Section 13-117 of the	ne Baltimore County Code, the water
	<i>t</i> :	terweich or Avenue and d D. R. 5. d D. R. 5. and Variate of a per and Variate bected to pertent anigan anigan leer Asso	for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts	Ap	pplications.	tested. This must be accomplished and approval of Building Permit
	21, 198	of Dece B. Dotte e Taylor ord Roa CCC and Hearing ing space ing sp	() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.			lity of the water supply must be all and chemical water samples. view Group is required, a Hydro-
Count Count Tows	January	Weeting Gerard E Side NW Harford NW Harford NW Harford NW Harford NW Harford NW Harford No. 791 and 154 spanin lieu O. 791 and 154 spanin lieu O. 791 and 154 spanin lieu O. 791 and 155 spanin lieu O. 791 and 15	() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be substituted.	() Others _	at brudy and an Environmental Ef	view Group is required, a Hydro- ffects Report must be submitted.
OFFICE OF	.,	to park	be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.			
PROCING STANDARD TO STANDARD T		gariance seriance seriance	() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtmentage portaining the construction of public swimming			
TOURY AND SULLAND SULL		sloner Buildir and 212C 224 Owner: : Coning: Zoning: he resid	copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support			
CONTRACTOR OF THE CONTRACTOR O	ĝ	rnold Jab 3 Commiss 7 Office 1. Maryla litem No. Jroperty Location: Existing Area: District: The reque ems in the	() Prior to approval for a nursery school, owner or applicant must comply with			
BALTIMA DEPARTIMA 100WSO 494-355	j 	Mr. Arm Zoning County Towson, It Pr. Lc Ex An	() If lubrication work and oil changes are performed at this location, the			And
Dyers in a series of the serie	DIRECT		with Water Rescurces Administration requirements, WWQ 1 4/86		w.	that I want
		<u></u>		WWQ 2 4/86	Ian Bur	J. Forrest, Director REAU OF ENVIRONMENTAL SERVICES
					and the second s	BUZRAFILMED

ired. Petitioner should contact Services to determine whether of water supply, a well meeting be drilled. imore County Code, the water . This must be accomplished proval of Building Permit f the water supply must be chemical water samples. roup is required, a Hydro-Report must be submitted. CHARTOHOMED



K. These abbraviated comments reflect only on the information provided by the drawings submitted to the Office

*A HORIZONTAL FIRE SEPARATION BETWEEN 14-3 USE Marks 3 Semble

AND APT. R-2 USE IS REQUIRED. SEE TABLE

11:02. SEE SECTION 313.0

of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired

the applicant way obtain additional information by visiting Room 122 of the County Office Building at 111

near Taylor Avenue and zoned B.L., is improved with a building constructed prior to 1945 which has contained retail uses continuously and without interruption since that time. The Petitioner purchased an adjoining building containing a carry-out restaurant which has also been used for retail uses since 1945. He proposes to construct an addition to the restaurant existing on the site. Those existing uses do not require compliance with the current N parking regulations. In fact, by current standards, all of the uses, including the proposed addition, would require 154 parking spaces. Thirty-five spaces are presently provided, most of which are located on a parking lot to MICROFILMED

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-291-SPHA

IN RE: PETITIONS SPECIAL HEARING

NE/S of Taylor Avenue, 107.5' *

Harford Road and 2908 Taylor *

Petitioner

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

nonconforming use as a parking lot in a residential zone and, additionally,

variances to permit 62 parking spaces in lieu of the required 154 spaces and

for parking spaces to be located 4.41 feet from the street property line in

lieu of the required 8 feet, as more particularly described on Petitioner's

Cicero Brown, a registered architect, testified on his behalf. There were no

The Petitioner appeared and testified and was represented by Counsel.

Testimony indicated that the subject property, located on Harford Road

The Petitioner herein requests confirmation of the existence of a

NW of Harford Road (7804-7814

Avenue) - 14th Election

Gerard B. Dotterweich,

AND VARIANCES

District

Exhibit 1.

Protestants.

instant variances were not granted. It has been established that the requirement from which the Petitioner seeks 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 hear-

ing on this Petition held, and for the reasons given above, the approval prayed for and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of January, 1987, that a nonconforming use for a parking lot in a residential zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit 62 parking spaces in lieu of the required 154 spaces and for parking spaces to be located 4.41 feet from the street property line in lieu of the required 8 feet be and is hereby GRANTED from and after the date of this

- 4 --

C C OF

AJ/srl

cc: George W. H. Pierson, Esquire People's Counsel

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lot has existed since 1945 and has been used continuously and without interruption since that time. The Petitioner wants to provide as much parking as he can and will raze a commercial garage which is located in a B.L. Zone to the rear of the retail uses in order to create four additional spaces. He will also provide additional spaces on P.L.-zoned property which stretches from his northeast

property line to Taylor Avenue, adjacent to his retail uses, and continues

the rear of and adjacent to the retail uses, which is partially located in a

D.R.5.5 None. Testimony and evidence further established that this parking

behind property at the corner of Taylor Avenue and Harford Road, which he does not own. The total number of spaces he can provide, including those in the parking lot, would be 62 spaces. His purpose is to make a good situation better. Presently, there is no parking problem. There is metered parking on Harford Road and a County parking lot across from the retail uses. Mr. Dotterweich testified that the provision of these public spaces, together with the 35 on-site spaces, has been more than adequate to serve the customers of

The Petitioner seeks relief pursuant to Sections 104.1 and 500.7 and relief from Sections 409.2.b and 409.2.c.(4), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

the existing uses.

The uncontroverted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as a parking lot since 1945. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists.

The retail uses and accessory parking are also nonconforming for the same reasons. The requested variances simply clarify and attempt to bring the

- 2 -

enable the Petitioner to add more spaces than presently exist. If the Petitioner did not want to add the 27 spaces proposed, no variances would be required inasmuch as the parking lot within the residential zone, as well as the existing deficient number of available parking spaces, are nonconforming. The retail uses and parking lot began prior to the adoption of any zoning regulations, and therefore, no parking regulations requiring a minimum number of spaces for a commercial use were in effect. Although there is no expansion of the parking lot, the creation of 27 additional spaces requires that the

regulation would cause practical difficulty to the petitioner and his prop-

- 1. whether strict compliance with requirement would permitted purpose or render conformance unneces-
- 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
- the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the

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

existing parking situation up to current standards, and more importantly, to Petitioner seek the variances requested herein.

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

> unreasonably prevent the use of the property for a sarily burdensome;

> that applied for would give substantial relief;

3. whether relief can be granted in such fashion that

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

result in substantial detriment to the public good.

DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER

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

DECEMBER 18, 1986

Re: Zoning Advisory Neeting of DECEMBER 16,1986 Property Owner: GERARD B. DOTTERWEICH Location: NE/S TAYLOR AVE. 107.5' NW. HARFORD 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 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 Baitimore County Master Plan.)The amended Development Plan was approved by the Planning Board)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bili 173-79. 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 and 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. MADSCAPE REQUIREMENTS CONTACT: MR. AVERY HARDEN AT 494-3355

David Fields, Acting Chi MICROFILMED

Current Planning and Development

PETITIONS FOR SPECIAL HEARING AND VARIANCES 9th Election District

Northeast Side of Taylor Avenue, 107.5 feet Northwest of Harford Road (7804-7814 Harford Road) (2908 Taylor Avenue)

DATE AND TIME 2 Monday, January 12, 1987, at 11:00 a.m.

Case No. 87-291-SPHA

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 Special Hearing to approve the nonconforming use of a parking lot in a D.R. 5.5 Zone

Petition for Zoning Variances to permit 62 parking spaces in lieu of the required 154 spaces and parking space 4.41 feet from the street property line in lieu of the required 8 feet

Being the property of Gerald B. Dotterweich plan filed with the Zoning Office.

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 hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

> > MICROFILMED

associates, inc. surveyors-engineers

RICHARD J. TRUELOVE, P.E.

DESCRIPTION OF PROPERTY 7804-7814 HARFORD ROAD 2908 TAYLOR AVENUE 14TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND BEGINNING FOR THE SAME at a point on the Northeasterly side of Taylor Avenue; said point being situate 107.50 feet Northwesterly from the corner formed by the intersection of said Northeasterly side of Taylor Avenue with the Northwesterly side of Harford Road; thence running from said point of beginning and binding along the Northeasterly side of Taylor Avenue. North 44 degrees 31 minutes 32 seconds West 40.00 feet; thence leaving Taylor Avenue and running North 45 degrees 28 minutes 28 seconds East 70.00 feet; thence North 44 degrees 31 minutes 32 seconds West 45.00 feet; thence North 45 degrees 28 minutes 28 seconds East 181.25 feet; and thence South 44 degrees 50 minutes 45 seconds East 205.85 feet to intersect the Northwesterly side of a 10 feet wide footway adjacent to the Northwest side of Harford Road; thence binding thereon South 49 degrees 36 minutes 00 seconds West 93.74 feet and South 46 degrees 07 minutes 23 seconds West 42.39 feet; thence leaving said footway and running North 41 degrees 17 minutes 14 seconds West 79.92 feet; thence South 48 degrees 48 minutes 46

7427 harford road baltimore, md. 21234 tel: 301 444 4312

seconds West 25.00 feet; thence North 41 degrees 17 minutes ...

DESCRIPTION OF PROPERTY 7304-7814 HARFORD ROAD 2908 TAYLOR AVENUE 14TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

14 seconds West 32.42 feet and thence South 45 degrees 28 minutes 28 seconds West 97.91 feet to the point of beginning; containing 34.458 square feet or 0.7910 acres more or less.

3/4/1986



: BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES NE/S Taylor Ave., 107.5' NW of : Harford Rd. (7804-7814 Harford Rd.) (2908 Taylor Ave.). 9th District

PE: PETITION FOR SPECIAL HEARING

OF BALTIMORE COUNTY

GERALD B. DOTTERWEICH. Case No. 87-291-SPHA Petitioner :::::::

ENTRY OF APPEARANCE

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

> Phyllia 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 7th day of January 87, a copy of the foregoing Entry of Appearance was mailed to Gerald B. Dotterweich, 9220 Ravenwood Rd., Baltimore, MD 21237, Petitioner; and Cicero H. Brown, 1008 Hart Rd., Towson, MD 21204, who requested notification.

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JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER



Maryland Department of Transportation

December 22, 1986

Mr. A. Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Attention: Mr. James Dyer

Re: ZAC Meeting of 12-16-86 ITEM: #224. Property Owner: Gerard B. Dotterweich Location: N/E side Taylor Avenue 107.5 feet NW Harford Road, Route 147 Existing Zoning: B.L. - CCC and Proposed Zoning: Special Hearing to approve the nonconforming use of a parking lot in a D.R. 5.5 zone and variance to permit 62 parking spaces in lieu of the required 154 spaces and to permit parking space 4.41 feet from the street property line in lieu of the required 8 feet. Area: 0.791 acres

District: 9th Election District

Dear Mr. Jablon:

On review of the submittal of 4-15-86 for Special Hearing to approve the nonconforming use of a parking lot, the State Highway Administration finds the proposal generally acceptable, with all access to the parking facility by way of Taylor Avenue.

Clarles Lee - f. m. Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

Very truly yours,

cc: Mr. J. Ogle

CL:GW:maw

My telephone number is___(301) 333-1350 My telephone number is

Teletypewriter for Impaired Hearing or Speech

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

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

Mr. Gerald B. Dotterweich 9220 Ravenwood Road Baltimore, Maryland 21237

December 12, 1986

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NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE NE/S Taylor Ave., 107.5' NW of Harford Rd. (7804-7814 Harford Rd.) (2908 Taylor Ave.) 9th Election District Gerald B. Dotterweich - Petitioner

Case No. 87-291-SPHA

Monday, January 12, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 026057 MISCELLANEOUS CASH RECEIPT AMOUNT \$ 200.00 PROM, GERARD B DOTTERWICH ON FACILITY TEE- SO HEAPING I VARIANCE HEN 224 Burna... \$000001 20305 55 \$

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

ARNOLD JABLON ZONING COMMISSIONER

January 7, 1987

Mr. Gerald B. Dotterweich 9220 Ravenwood Road Baltimore, Maryland 21237

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE NE/S Taylor Ave., 107.5° NW of Harford Rd. (7804-7814 Harford Rd.) (2908 Taylor Ave.) 9th Election District Gereld B. Dotterweich - Patitioner Case No. 87-291-SPHA

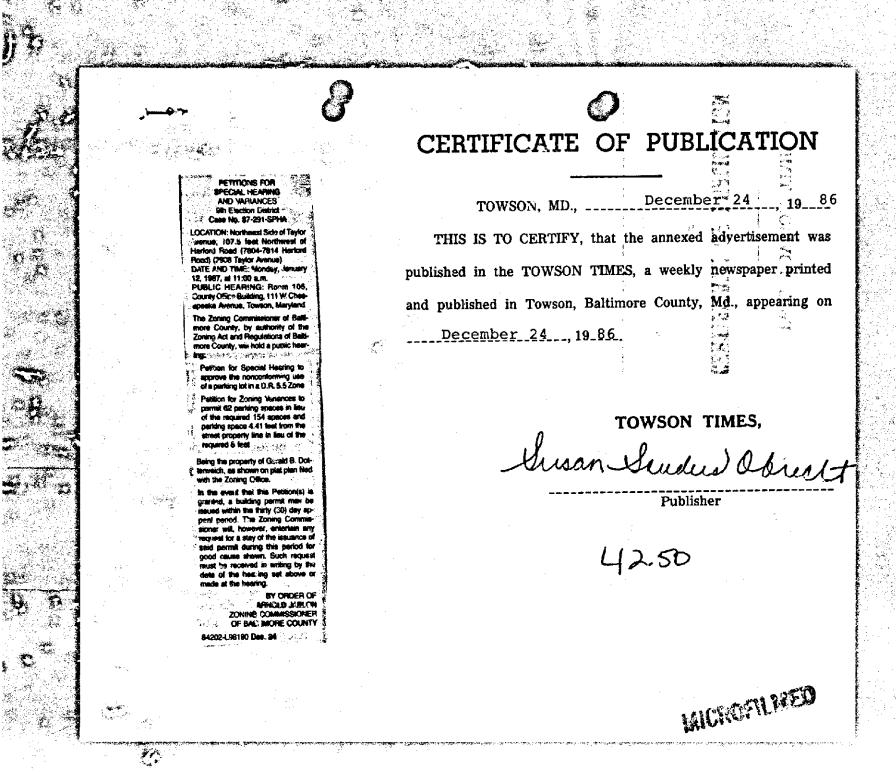
Dear Mr. Dotterweich:

This is to advise you that \$120.00 is due for advertising and posting of the above property. This fee must be paid before an

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.

e County, Maryland, and remit BALTIMORE COUNTY, MARYLAND No. U25789 ding, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 3 SIGNS RETURNED 2 POSTS RETURNED AMOUNT \$ 130.20
4th SIGN & POST MISSING UNABLE TO RETURN
RECEIVED SETTY D'S Saloon, 7808 Rarford Rd., ADVERTISING & POSTING COSTS RE CASE #87-291-SPILE B043*****13CD0:4 St2bF ...



]; \$7

3

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 PAUL H. REINCKE CHIEF December 18, 1986 Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towson Maryland 21204 RE: Property Owner: Gerard B. Dotterwich Location: N/E side Taylor Avenue, 107.5' NW Harford Road Item No.: 224 Zoning Agenda: Meeting of 12/16/86 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at _ EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior ') 6. Site plans are approved, as drawn. (x) 7. The Fire Prevention Bureau has no comments, at this time. Special Inspection Division MICHOFILMED

CERTIFICATE OF PUBLICATION Pab Election District Case No. 27-291-52HA LOCATION: Northeast Side of Taylor Avenue, 107.5 feet North-west of Harford Road (7804-7814 Harford Road) (2908 Taylor Ave-me) TOWSON, MD., December 25, 19 86 THIS IS TO CERTIFY, that the annexed advertisement was DATE AND TIME: Monday, James 12, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 11f W. Chesapeake Avenue, Towson, Maryland published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 25 , 19 86 prove the nonconforming use of a parking lot in a D.R. 5.5 Zone Petition for Zoning Variances to permit 62 parking spaces in lieu of the required 154 spaces and parking space 6.41 feet from the street property line in lieu of the required 154 spaces and parking space 6.41 feet from the street property line in lieu of the required 8 feet

Being the property of Gerald 3. Dotterwich, as shown on plat plant filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be insented within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of mid permit during this period for good cause shown. Such request must be enceived in writing by the date of the hearing age THE JEFFERSONIAN, Kusan Senders Obrecht Publisher A Writing by the clate of the hearing as above or saude at the hearing. Cost of Advertising 27.50 MICROFILMED

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87-291 SPHA CERTIFICATE OF POSTING Date of Posting 12-22-86 Variance & Special Hearing Guard B. Dotterweich many: Hayford Rd & Taylor Are

MICROFILMED

