

449 88-33-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 109-2b.(3) TO PERMIT 24 PARKING SPACES IN LIEU OF THE REQUIRED 39 SPACES

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)
1. Number of parking spaces should be reduced to accommodate usage of property that are presently required.
 2. Parking spaces required are in excess of usage of property.
 3. And for other reasons to be stated at time of hearing.

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:
Gerardo Pierorazio
(Type or Print Name)
Gerardo Pierorazio
Signature
834 Myrth Avenue
Address
Baltimore, Maryland 21221
City and State

Legal Owner(s):
Modern Woodmen of America
(Type or Print Name)
Signature
(Type or Print Name)
Signature
City and State

MAP 0E2H
43E
E.D. 15
DATE 7/20/87
200
1000
N5775
E43470

Attorney for Petitioner:
Constantino Bakas
(Type or Print Name)
Constantino Bakas
Signature
825-7860
1208 Windy Gate Road
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 825-7860
Address
Phone No.

Mississippi River at 17th Street
Address
Phone No.
Rock Island, Illinois 61201
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July, 1987, 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 County, on the 24th day of July, 1987, at 10:30 a.m.

Call John
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1 1/2 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)
ALL OTHER DATE 5/1/87
REVIEWED BY: *ucm*

IN RE: PETITION FOR ZONING VARIANCE
NW/corner Old Eastern Avenue and Selig Avenue (1030 Old Eastern Avenue) 15th Election District 5th Councilmanic District
Modern Woodmen of America
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-33-A

The Petitioner herein requests a variance to permit 24 parking spaces in lieu of the required 39 spaces, as more particularly described on the plan submitted, revised 4/21/87 and identified as Petitioner's Exhibit 1.

Information proffered by Counsel for the Petitioner and testimony by the contract purchaser indicated that the subject property will be the site of a tavern and packaged goods business which was previously located about three blocks away. There was no on-street parking at that location and the business shared 15 - 17 parking spaces with three other establishments. The proposed building will provide about 200 more square feet of space and the tavern will be separated from the packaged goods business, generally as shown on the drawing submitted and identified as Petitioner's Exhibit 2. Many of the customers have been and are anticipated to be walk-ins. Off-street parking is available on the side of Selig Avenue adjacent to the C & P Telephone property and on Old Eastern Avenue in front of the subject site and the BG & E substation. The tenants in the apartments across Old Eastern Avenue from the site generally use the apartment parking lots and rarely park on Old Eastern Avenue.

There were no Protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of July, 1987 that a variance to permit 24 parking spaces in lieu of the required 39 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
804-3888
Arnold Jarlon
Deputy Zoning Commissioner

July 29, 1987

Constantino Bakas, Esquire
1208 Windy Gate Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/corner Old Eastern Avenue and Selig Avenue (1030 Old Eastern Avenue) 15th Election District, 5th Councilmanic District
Case No. 88-33-A

Dear Mr. Bakas:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjjs

Enclosures

cc: Mr. Gerardo Pierorazio
834 Myrth Avenue
Baltimore, Maryland 21221
People's Counsel

ORDER RECEIVED FOR FILING
Date 7/20/87
By *John F. Johnson*

ORDER RECEIVED FOR FILING
Date 7/20/87
By *John F. Johnson*

Modern Woodmen of America 88-33-A
NW/cor. Old Eastern Ave. and Selig Ave. (1030 Old Eastern Ave.)
15th E.D.

#449 **ZONING DESCRIPTION**

Beginning on the Northwest corner of Old Eastern Avenue and Selig Avenue, thence the four following courses and distances:

- #1 S. 83° 46' W 100'
 - #2 N. 06° 14' W 145'
 - #3 N. 83° 46' E 100'
 - #4 S. 06° 14' E 145', to the place of beginning.
- Containing 0.333 acres of land more or less in the 15th election district a/k/a number 1030 Old Eastern Avenue.

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 88-33-A

LOCATION: Northwest Corner Old Eastern Avenue and Selig Avenue (1030 Old Eastern Avenue)
DATE AND TIME: Friday, July 24, 1987, at 10:30 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 Zoning Variance to permit 24 parking spaces in lieu of the required 39 spaces

Being the property of Modern Woodmen of America, as shown on plat 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
NW Corner Old Eastern Ave. and Selig Ave. (1030 Old Eastern Ave.), 15th District
MODERN WOODMEN OF AMERICA, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 88-33-A

ENTRY OF APPEARANCE

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

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

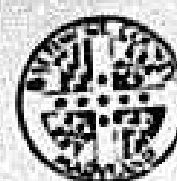
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Constantino Bakas, Esquire, 1208 Windy Gate Rd., Towson, MD 21204, Attorney for Petitioner; and Mr. Gerardo Pierorazio, 834 Myrth Ave., Baltimore, MD 21221, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 7/2/87
Posted for: Variance
Petitioner: Modern Woodmen of America
Location of property: NW/cor. Old Eastern Ave. and Selig Ave.
Location of Sign: Along 12th St. on NW/cor. of Old Eastern & Selig Ave.
Approx. 20' on NW/cor. on property of Baltimore
Remarks:
Posted by: *John F. Johnson* Date of return: 7/14/87
Number of Signs: 1



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

ARNOLD JADON
ZONING COMMISSIONER

July 15, 1987

Constantino Bakas, Esquire
1208 Windy Gate Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/cor. Old Eastern Ave. and Selig Ave.
(1030 Old Eastern Ave.)
15th Election District - 5th Councilmanic District
Modern Woodmen of America - Petitioner
Case No. 88-33-A

Dear Mr. Bakas:

This is to advise you that \$71.36 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 Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

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

No. 35996

DATE 7-24-87 ACCOUNT 01-615-000
AMOUNT \$ 71.36

RECEIVED FROM Constantino Bakas
FOR Zoning Advs & Posting # 88-33-A
B001*****713628 02401

VALIDATION OR SIGNATURE OF CASHIER

Constantino Bakas, Esquire
1208 Windy Gate Road
Towson, Maryland 21204

June 12, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. Old Eastern Ave. and Selig Ave.
(1030 Old Eastern Ave.)
15th Election District - 5th Councilmanic District
Modern Woodmen of America - Petitioner
Case No. 88-33-A

TIME: 10:30 a.m.

DATE: Friday, July 24, 1987

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

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

No. 36021

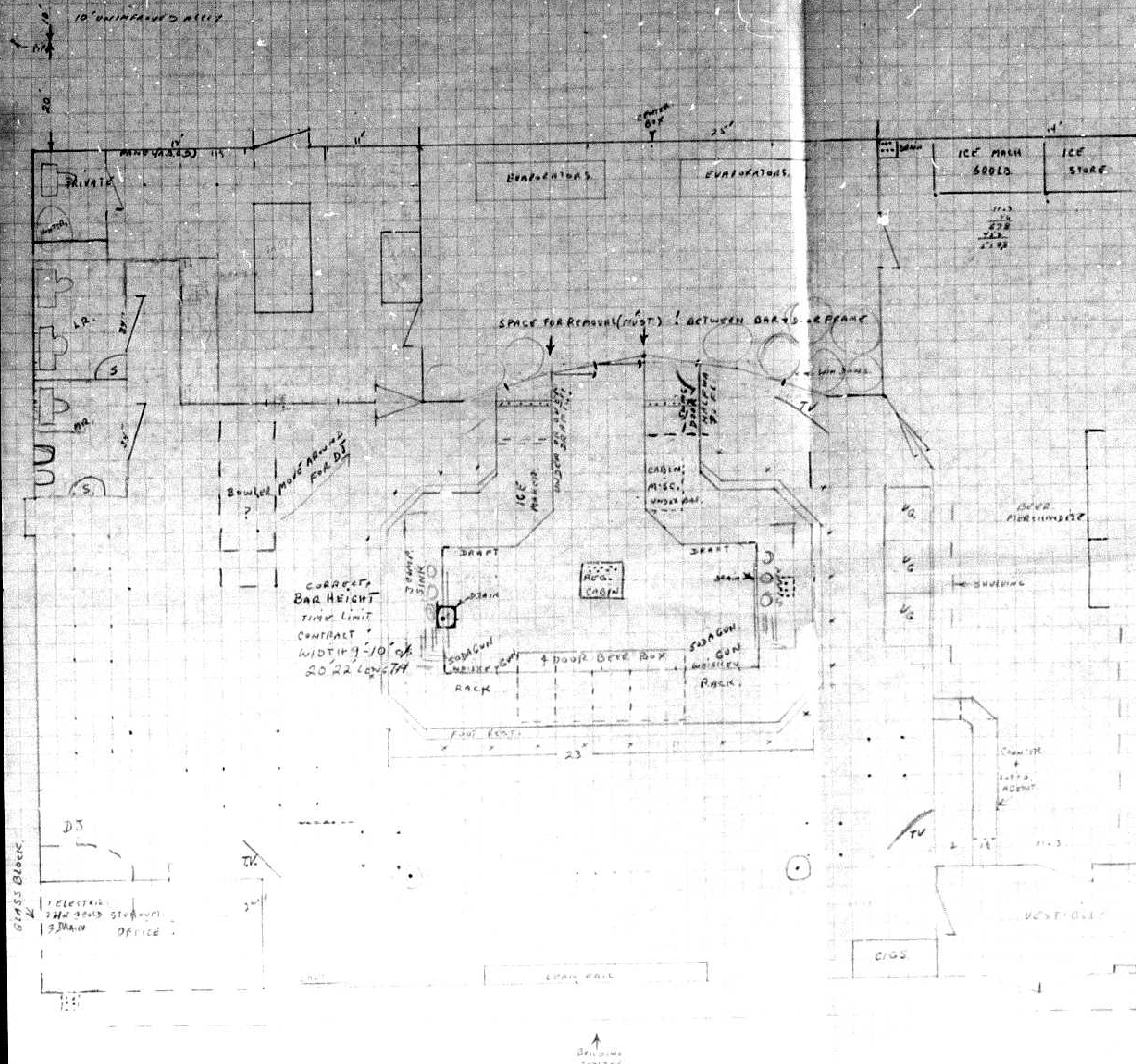
DATE 5/1/87 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Constantino Bakas

FOR Variance # 499

VALIDATION OR SIGNATURE OF CASHIER



REMOVE ALL BARS IN WALL IN BUT ONE PANEL INSIDE
PROBLEM: BARS BECA (COPED LINE?) TO TOP
(EITHER UNDER GRASS OR IN BERM ABOVE)
THERE IS NO GAS??

ELECTRIC SOCKETS - 121 PERMIT
PLUMBING PERMIT
BRICK WK. / CONSTR. PERMIT
DRAINING 1 IN BAR 1 IN STAIR RM.

QUART RM. OR HANGERS
INSIDE PLUMB. BATH

AIR CONDS. 4 SMOKE CONTROL, FANS!

USE PAT GLASS JOINTS FOR FRAM AT PACKAGE 4
TO BAR EXTERIOR USE MORTAR FOR SEAL.

← MAYBE B.C. TO BE HERE

GERARDO'S LOUNGE

LOUNGE

EASTERN LOUNGE

T.B.A. J.B.A. 4:30 10:30
CHURCH SITTING

PETITIONER'S
EXHIBIT 2

Petition For Zoning Variance

15th Election District
5th Councilmanic District
Case No. 88-33-A
LOCATION: Northwest Corner Old
Eastern Avenue and Selig Avenue
(1030 Old Eastern Avenue)
TIME: Friday, July 24, 1987, at 10:30

4 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
The Zoning Commission of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Zoning Variance to per-
mit 24 parking spaces in lieu of the re-
quired 29 spaces.

Being the property of Modern Wood-
men of America, as shown on plat
filed with the Zoning Office.
In the event that this Petition
is granted, a building permit may be
granted. The Zoning Commission
period. The Zoning Commission
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
on above or made at the hearing.

Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., 19

This is to Certify That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of successive
weeks before the 19 day of
19
Publisher.

Case No. 88-33-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
18th day of May, 1987.

ARNOLD JADON
Zoning Commissioner

Petitioner: Modern Woodmen of America
Petitioner's Attorney: Constantino Bakas, Esquire

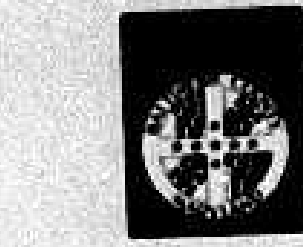
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2596
494-4500

Paul H. Reinecke
Chief

May 13, 1987

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



Dennis F. Rasmussen
County Executive

Re: Property Owner: Modern Woodmen of America

Location: NW/C Old Eastern Avenue and Selig Avenue

Item No.: 449

Zoning Agenda: Meeting of 5/12/87

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.

- (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: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 17, 1987

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

SUBJECT: Zoning Petition No. 88-33-A

We share the concerns expressed by the Bureau of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NFG:JGH:slh

LAW OFFICES
CONSTANTINO BAKAS

Arnold Jablon
May 25, 1987
Page Two

To date the seller has somewhat understood the problems that we have encountered in pressing for a settlement once this patience has been granted, however, we do not anticipate this patience will continue.

Please give this hardship request your immediate attention and kindly advise us accordingly.

Very truly yours,

Constantino Bakas
Constantino Bakas

CB/clh

P.S. Please give us an early date for hearing

C. Bakas

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

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

Constantino Bakas, Esquire
1208 Windy Gate Road
Towson, Maryland 21204

RE: Item No. 449 - Case No. 88-33-A
Petitioner: Modern Woodmen of America
Petition for Zoning Variance

Dear Mr. Bakas:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Gerardo Pierorazio
834 Myrth Avenue, Baltimore, Md. 21221

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

C. Richard Moore
Acting Director

June 3, 1987

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

Item No. 449 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Meeting of May 12, 1987
Modern Woodmen of America
NW/C Old Eastern Avenue and Selig Avenue
B.L. - CSA
Variance to permit 24 parking spaces in lieu of the required 39 spaces
0.33 acres
15th Election District

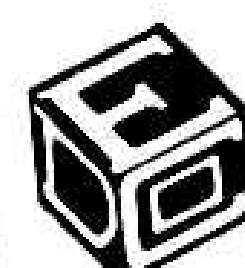
Dear Mr. Jablon:

The requested variance to parking can be expected to add to the parking problems in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



July 16, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 88-33A
Item No. 449
MODERN WOODMEN OF AMERICA

Dear Mr. Jablon:

Thank you for the opportunity to comment on the above-referenced case, which requests a variance to permit 24 parking spaces in lieu of the required 39 spaces at 1030 Old Eastern Avenue in Essex. Essex Development Corporation supports the granting of a variance for the reasons described below.

The proposed use of the building is that of a tavern, T/A Gerardo's Inn Place, which will also sell package goods. The tavern was formerly located at the corner of Eastern Boulevard and N. Marilyn Avenue, very close to its old site. Gerardo's was one of several businesses in a building which has since been razed, making way for a new 7-11 store.

At its former site, Gerardo's shared a 15-space parking lot with a liquor store, Karate studio and a ceramics store. There was no onstreet parking available. Since it is a neighborhood tavern, many of its patrons walked to the bar; thus, the very limited parking was adequate.

At its future site, Gerardo's will be in the same neighborhood and will serve many of the same patrons. The 24-space parking lot, solely for Gerardo's use, will be more than adequate to meet the business's needs without adversely impacting the neighborhood streets.

If you have questions about our position, please contact our Executive Director, Marsha Jackson, at 687-9080.

Sincerely,

Joseph A. DiCara
Joseph A. DiCara
President

PETITIONER'S
EXHIBIT 3

JAD:cs
cc: Peter Max Zimmerman, Deputy People's Counsel
Jerry Pierorazio, Gerardo's Inn Place

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #449, Zoning Advisory Committee Meeting of 5-12-87

Property Owner: *Modern Woodmen of America*

Location: *NW/C Eastern Ave & Selig Ave* District *15*

Water Supply *metro* Sewage Disposal *metro*

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or 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.
- (X) 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 work begins.
- () A permit to construct from the Division of Air Pollution Control is required 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 into the atmosphere.
- () 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.
- () 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 submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () 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 appurtenances pertaining to health and safety; two (2) 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 Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 449 Zoning Advisory Committee Meeting of 5-12-87

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____. This must be accomplished is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

LAW OFFICES
CONSTANTINO BAKAS

ASSOCIATE
RICHARD BALOWIN MOORE

Item #449 1208 Windy Gate Road
Towson, MD 21204

Cannot do any faster
May 25, 1987
JRK 5/25/87

Arnold Jablon, Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance Gerardo's Lounge
1030 Old Eastern Avenue
15th District, Baltimore County, Maryland
Owner: Gerardo Pierorazio

Dear Mr. Jablon:

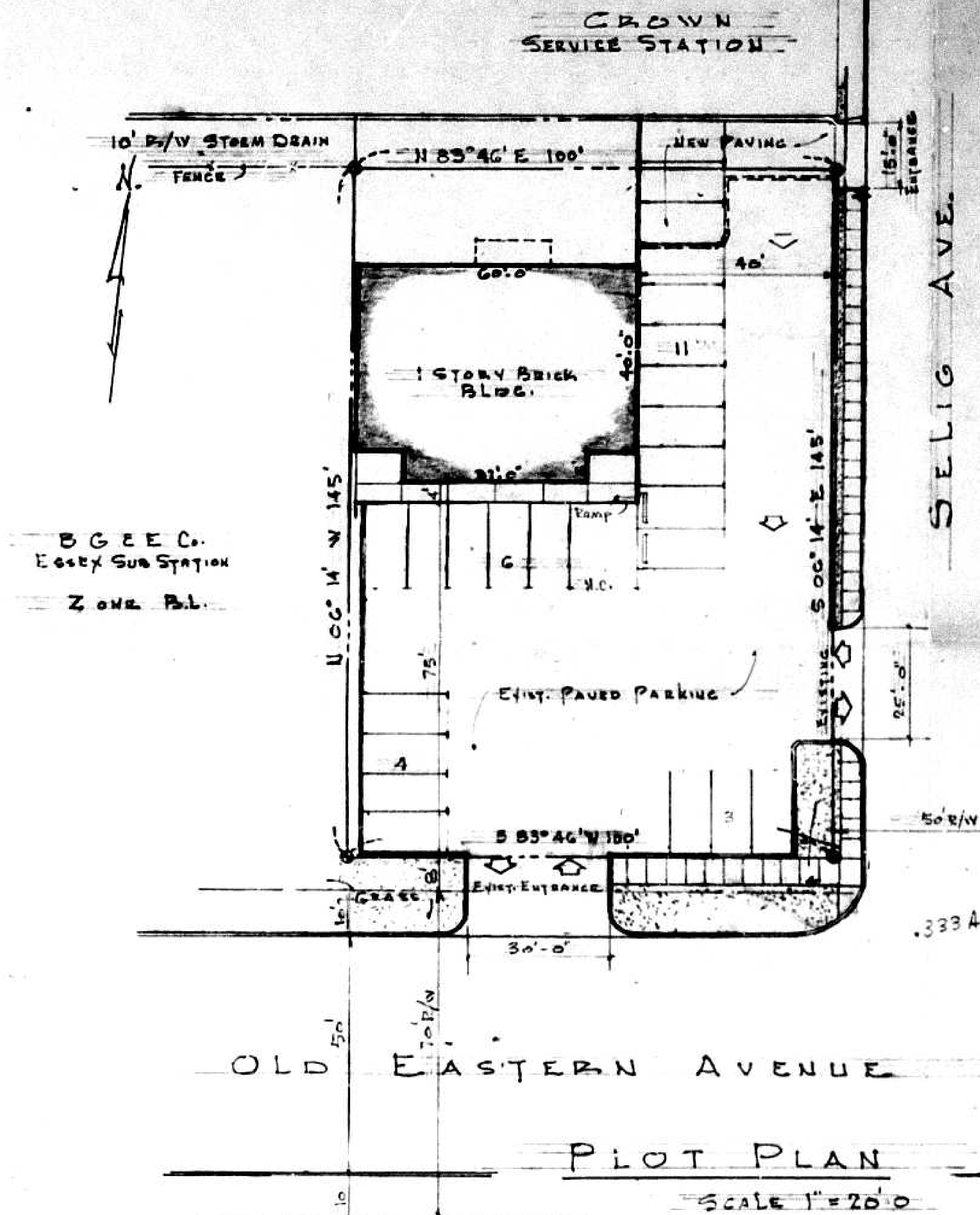
I have been advised the hearing on this variance may not be scheduled for some time in late July of 1987. This late scheduling of a hearing on this particular variance would create a serious hardship upon my client for many reasons.

Presently he has a loan commitment with a local bank in Towson in connection with work to be done for preparation of the building for the purposes of a lounge.

Secondly, the settlement with the seller has been held up pending the approval of the variance by Baltimore County Zoning.

Thirdly, certain activities that are relative and crucial to my client's business must be scheduled for an opening at the closing of the summer or else that one year of winter activity shall be lost to the business, i.e. pool leagues and related activity.

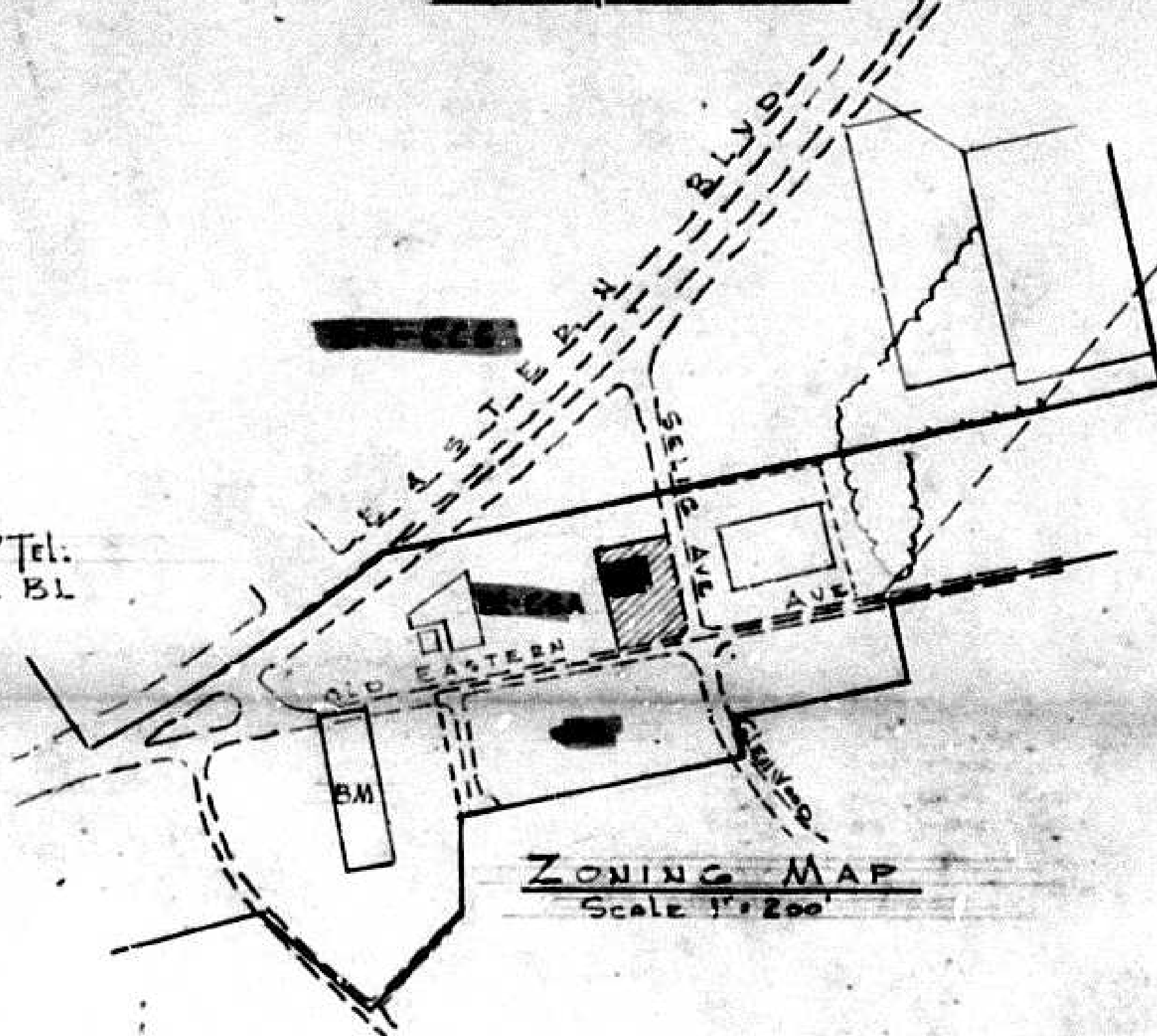
We definitely realize that there is a back log of pending hearings, however, we wish to implore your good office to make an exception in this case because of this hardship.



B G E E Co.
Easly Sub Station
Zone B.L.

LIBER 5066 Folio 412
Lot Book 5 Folio 72 MAP 97
Block 3 Parcel 189 Lots 34 & 35

CePTel.
Zone B.L.



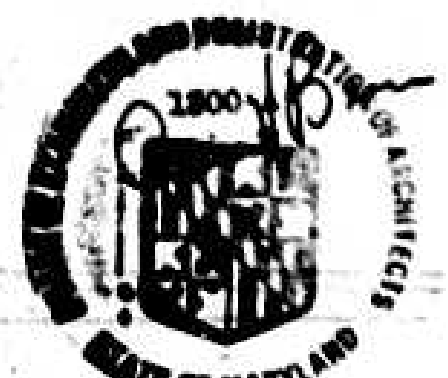
PARKING REQUIREMENTS:

BAR./LOUNGE 1680 SF / 500	33.6 SPACES
STORAGE W/IN	
LIQUOR & TAB 300 SF / 100	4.8 SPACES
TOTAL SPACES REQUIRED	38.4 SPACES
TOTAL SPACES PROVIDED	24
VARIANCE REQUEST FOR	14 SPACES

PETITIONER'S EXHIBIT

U49

OFFICE COPY



ZONING VARIANCE AND CHANGE OF OCCUPANCY FOR GERARDO'S LOUNGE

1030 OLD EASTERN AVE.
15TH DIST. BALTIMORE COUNTY, MD
OWNER- GERARDO PIERORAZIO

Sign
88-33A
10 April 87
REV. 4-21-87