

PETITIO FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b (3). To permit zero parking spaces in lieu of the required 76 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

Jilly's Restaurant has been in operation at this address since 1936 under the name of Rogers Tap Room. It changed ownership and name in 1985. The location of the restaurant could be assessed as a Town Center, making it almost impossible to allocate parking spaces as required by the above section of the Zoning law. Furthermore, the proposed addition is for a kitchen and in no way would it increase the number of patrons.

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 of 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):
(Type or Print Name) Signature
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name) Address
City and State
Signature
Address
City and State
Attorney's Telephone No

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 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 7th day of December, 1987, at 9:00 o'clock AM.

ESTIMATED LENGTH OF HEARING 1/2 HR. + 1HR.
REVIEWED BY: CKE DATE 1/4/87

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37705
DATE 1/13/87 ACCOUNT 01-615
AMOUNT \$ 100.00
RECEIVED FROM Rich Management, Inc.
FOR Filing Fee for Variance Item 11
8 8123*****1000010 5025F
REICH - PETITIONER
VALIDATION OR SIGNATURE OF CASHIER

88-221-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 27th day of September, 1987.

Petitioner Gregory Scott Reich, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner
Norman E. Gerber, AICP
FROM Director of Planning and Zoning
SUBJECT Zoning Petition No. 88-221-A

This office supports the granting of the subject petition for the following reasons:

1. The small addition is for expansion of the kitchen and rest rooms to a restaurant that has been serving the area for 50 years.
2. There is only a slight increase in seating capacity.
3. Many of the daytime customers are walk-in trade.
4. Pikesville revitalization needs this type of viable business.
5. There is available parking within walking distance of the site.

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Bencke
Chief

July 28, 1987

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



Re: Property Owner: Gregory Scott Reich, et ux
Location: SW/C Reisterstown Rd. & Waldron Ave.
Item No.: 11 Zoning Agenda: Meeting of 7/14/87

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: CPT Joseph Kelly, 7/28/87 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1987

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

Mr. Gregory Scott Reich
2700-01 Melrose Avenue
Woodstock, Maryland 21163

RE: Item No. 11 - Case No. 88-221-A
Petitioner: Gregory Scott Reich, et ux
Petition for Zoning Variance

Dear Mr. Reich:

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/KRB
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner
Norman E. Gerber, AICP
FROM Director of Planning and Zoning
SUBJECT Zoning Petition No. 88-222-SPH

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

Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File



Maryland Department of Transportation State Highway Administration

RICHARD H. TRAINOR
Secretary
HAL KASSOFF
Administrator

RECEIVED
JUL 27 1987

July 22, 1987

ZONING OFFICE

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 7-14-87
ITEM: #11.
Property Owner: Gregory Scott Reich, et ux
Location: SW/C Reisterstown Rd. Route 140, and Waldron Avenue
Existing Zoning: B.L. - CNS
Proposed Zoning: Variance to permit zero parking spaces in lieu of the required 76 spaces
Area: 30 x 95'
District: 3rd Election District

Dear Mr. Jablon:

On review of the submittal of 3-14-87, the State Highway Administration - Bureau of Engineering Access Permits finds the site plan generally acceptable with no vehicular access to Reisterstown Road - Route 140.

Very truly yours,

John Meyers, Asst. Chief
Bureau of Engineering
Access Permits

JM:GW:maw

By: George Wittman

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 563-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

IN RE: PETITION FOR ZONING VARIANCE
SW/cor. Reisterstown Road
and Waldron Avenue
(1012 Reisterstown Road)
3rd Election District
2nd Councilmanic District
Gregory Scott Reich, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-221-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 0 parking spaces in lieu of the required 76 spaces, as more particularly described herein.

Wilbur Reich, father of Gregory Scott Reich and husband of Gloria Jill Reich, the Petitioners, appeared, testified and was represented by Counsel. Also testifying on behalf of the Petition were Jack Dillon, Jr., Northwest Area Planner for Baltimore County Office of Planning and Zoning and Evelyn Burns, Executive Director of the Pikesville Community Growth Corporation, hereinafter referred to as PCGC, and the Pikesville Chamber of Commerce. There were no Pro-testants.

Mr. Reich testified that the Petitioners purchased the subject property which is located at the corner of Reisterstown Road and Waldron Avenue and zoned B.L.-C.N.S., two years ago. Prior to the Petitioners' purchase, the property was a popular drinking establishment for 56 years and was known as Roger's Tap Room. Mr. Reich indicated that the Petitioners have changed the nature of the clientele so that it is now primarily a neighborhood eating establishment, known as Jilly's, with approximately 70% of the revenue from food and 30% from alcoholic beverages. Mr. Reich indicated he manages Jilly's. Substantial improvements have been made to the property since the Petitioner's purchase. In fact, Jilly's Restaurant won an architectural award from the PCGC last year. It is regarded as a model for facade improvements and landscaping along Reisterstown Road.

Testimony indicated that the variance request is to enable the Petitioners to add 770 sq.ft. to the existing building on the subject property in order to expand the food preparation area and the restrooms in Jilly's as more fully described on Petitioner's Exhibit 1. Mr. Reich testified as to the very limited food preparation area which is comprised of approximately 125 sq.ft. in the side and front of the restaurant. It is so limited that it allows the preparation of virtually no hot foods, thereby practically eliminating dinner patrons. The luncheon business is very brisk.

The Petitioners seek to build a 12' x 27' addition onto the rear of the existing building to expand the kitchen facilities to 324 sq.ft. The restrooms will likewise be substantially expanded. An open area now utilized for trash collection and a dumpster will be lost, but compactors for trash disposal will be provided and located in an interior areaway as part of the addition. Mr. Reich testified that deliveries will continue from the side of the building, as they have for years. The present building can seat 90 patrons. The removal of the food preparation area from the front of the building will permit the seating of approximately 12 more patrons, for a total of 102. The building's fire capacity is rated at 130 patrons.

The parking situation will not change as currently Jilly's has no parking spaces on site. There is a parking lot in the rear of the premises and a 90-car lot across Reisterstown Road known as the Pikes Theater lot, which is leased by the 1000 block Reisterstown Road merchants, including Jilly's. Additional parking is also available across Waldron Avenue at a funeral home where the Petitioners have an arrangement with the owner to allow their customers to park their cars. Mr. Reich testified that he has never encountered a parking problem with the Ralston Community Association or any of the residents on Waldron Avenue.

Mr. Reich testified that he and the Petitioners would have to sell the business if the variance is not granted. The Petitioner contends it is not cost

effective to decrease alcoholic beverage consumption and provide only a luncheon type menu. He testified he must hire a certain number of people to prepare and serve the food at lunch and it would not cost him that much more to keep them on through dinner. Mr. Reich indicated the business would be sufficiently profitable if retained principally as a dining establishment and the kitchen facilities are expanded.

John Dillon, the Area Planner in the Pikesville area for approximately the last six years, testified on behalf of the Petitioners. Mr. Dillon related how the Pikesville Revitalization Plan was adopted as official County policy in 1979. He testified that Jilly's has become a very desirable part of Pikesville's Revitalization Plan and has become a stabilizing force in the 1000 block of Reisterstown Road. He indicated that the expansion of Jilly's food service through dinner and other restaurants in that block will generate desirable nighttime activity in Pikesville which is consistent with the Revitalization Plan adopted. Mr. Dillon expressed his expert opinion that the proposed use of Jilly's was highly beneficial and in accord with the Pikesville Revitalization Plan and good planning principles. He indicated further that he did not think there was a parking problem, relating the availability of various lots referred to above, including the Revenue Authority lot at Sherwood Avenue, which is within walking distance of the subject property and has 34 spaces. He concluded his testimony stating that denial of the requested variance would constitute a practical difficulty or unreasonable hardship to the Petitioners and that its grant would not substantially injure the health, safety or general welfare of the community.

Evelyn Burns testified that PCGC is an organization composed of 13 community associations bordering Reisterstown Road from the City Line to the Beltway. Ms. Burns indicated that with a budget of approximately \$130,000 and a

staff of three, PCGC is extremely active on behalf of the revitalization and stabilization of Pikesville. Ms. Burns testified that the Ralston Community Association, the residential community impacted by the site in question, is a member of PCGC and indicated that it had taken a position in support of the requested variance. PCGC and the Chamber of Commerce have been particularly pleased with the recent changes made in Jilly's and voted it the most architecturally improved property in Pikesville about a year ago. She, too, testified as to the desirability of generating additional evening dining establishments in the 1000 block of Reisterstown Road, to stimulate desirable evening activity in that area. Ms. Burns testified that in the opinion of PCGC the denial of the requested variance would constitute a practical difficulty or unreasonable hardship upon the Petitioners, and that its grant would not impose a substantial injury upon the health, safety or general welfare of the community.

The Petitioner seeks relief from Section 409.2.B(3), pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations 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 variance was 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 variance was 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 variance 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 variance requested should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of December, 1987, that 0 parking spaces in lieu of the required 76 spaces, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

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

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

Jaime Schwartzberg, P.E.

Structural Engineers

17 Warren Road - Suite 26B
Baltimore, Maryland 21208
301-486-4770

Jilly's Restaurant Location Description

Jilly's Restaurant is located at the south-west corner of the intersection of Waldron Avenue and Reisterstown Road.

The property line was determined in reference to Baltimore County Datum. B. M. HUB # 10032. This bench mark is located at the sidewalk of the south-west corner of Reisterstown Road and Sherwood Avenue.

The bearing lines demarking the property line are as follows:

1. N 57° - 55' - 20" E - 95 feet
2. N 32° - 04' - 40" W - 30.5 feet
3. S 37° - 55' - 20" W - 96.40 feet
4. S 34° - 42' - 55" E - 30.54 feet

There is an existing 6" water line and an existing 8" sewer line 34 feet and 11 feet running on a parallel line to the side of the building adjacent to Waldron Avenue.

There is a fire hydrant at the north-west corner of Reisterstown Road and Sherwood Avenue.

There is also a public parking lot on Sherwood Avenue, one block away from the Restaurant.

December 17, 1987

Howard Needles, Tammen & Bergendoff
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/S Corner Reisterstown Road and Waldron Avenue (1012 Reisterstown Road)
3rd Election District; 2nd Councilmanic District
Gregory Scott Reich and Gloria Jill Reich - Petitioners
Case No. 88-221-A

Dear Mr. Needles:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMK:bjs
Enclosure

cc: Jaime Schwartzberg, P.E.
17 Warren Road, Suite 26B
Baltimore, Maryland 21208

People's Council

File

PETITION FOR ZONING VARIANCE

3rd Election District; 2nd Councilmanic District

Case No. 88-221-A

LOCATION: SW/cor. Reisterstown Road and Waldron Avenue
(1012 Reisterstown Road)

DATE AND TIME: Monday, December 7, 1987 at 11:00 AM

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 zero parking spaces in lieu of the required 76 spaces.

Being the property of Gregory Scott Reich, et ux, 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.

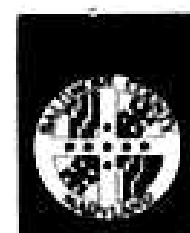
J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship, upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

July 31, 1987



Dennis F. Rasmussen
County Executive

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

Item No. 11 -ZAC- Meeting of July 14, 1987
Property Owner: Gregory Scott Reich, et ux
Location: SW/C Reisterstown Road and Waldron Avenue
Existing Zoning: B.L. - CNS
Proposed Zoning: Variance to permit zero parking spaces in lieu of the required 76 spaces 30 x 95'
Area: 3rd Election District
District:

Dear Mr. Jablon:

The Bureau of Traffic Engineering recommends against the granting of their petition for the following:

1. The Pikesville area has a serious parking problem at this time, and any decrease in the parking is undesirable.
2. The proposed addition will cover an area that is used for the storage of trash and the delivery of goods to the site, which will cause the trash to be stored on the public sidewalk and all deliveries to be on public streets.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 11, Zoning Advisory Committee Meeting of July 14, 1987

Property Owner: Gregory Scott Reich, et ux

Location: SW/C Reisterstown Rd and Waldron Ave, District 3

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.
- () 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 # 11 Zoning Advisory Committee Meeting of July 14, 1987
Page 2

- () 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 _____
 - { } 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 Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

Kevin M. Cherry
Kevin M. Cherry
Division of Water and Sewer
Department of Environmental Protection
and Resource Management

WWQ 2 4/86

LAW OFFICE
NEEDLE AND EHUDIN
505 ALIX BROWN BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 321-0300

December 2, 1987

SIDNEY A. NEEDLE
1909-1977
MARCY MAX EHUDIN
1904-1970

HOWARD J. NEEDLE
STEPHEN M. EHUDIN
SARAH C. KING

J. Robert Haines, Zoning Commissioner
111 W. Chesapeake Avenue
Room 109
Towson, Maryland 21204

RE: Jilly's Restaurant
1012 Reisterstown Road
Gregory and Gloria Reich, Petitioners
Case No. 88-221-A

Dear Mr. Haines:

I request that you sign the enclosed Subpoena to be issued to J. John Dillon for his appearance at a hearing on Monday, December 7, 1987 at 11:00 a.m.

Thank you for your cooperation and assistance.

Very truly yours,

NEEDLE AND EHUDIN

Howard J. Needle
Howard J. Needle

HJN/cef
EnC.
cc: Mr. Wilbur Reich

IN THE MATTER OF THE
PETITION FOR ZONING
VARIANCE FOR
JILLY'S RESTAURANT
1012 Reisterstown Road
Baltimore, Maryland 21208
GREGORY AND GLORIA REICH,
PETITIONERS

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 88-221-A

AFFIDAVIT OF PRIVATE PROCESS

The undersigned hereby certifies that she executed service of process pursuant to the authority granted by the Zoning Commissioner of Baltimore County upon J. John Dillon, Jr. at 3:00 p.m. December 3, 1987 at the Office of Planning & Zoning, 4th Floor, County Courts Building, 401 Bonley Avenue, Towson, Maryland 21204, by delivering and leaving with J. John Dillon, Jr. a copy of the Subpoena issued by the Zoning Commissioner of Baltimore County. The undersigned further certifies that she is over 18 years of age and is not a party to this action. The above information is true and correct to the best of my knowledge, information and belief.

Sarah C. King
Sarah C. King
Dated: Dec 7, 1987

LAW OFFICE
NEEDLE & EHUDIN

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAIME SCHWARTZBERG P.E.
STRUCTURAL ENGINEERS

17 WARREN ROAD SUITE 268
BALTIMORE, MD 21208

Jack Dillon
N.W. Ann Plummer

Call to OPZ

EVENING STARS
EXAC. DIR. PGCC - Admin. CA of CMH

2400A Old Ct Rd #15
Pikesville, Md. 21208

Adelle Kass
Administrative Director

Councilman Mintz - 2nd Dist.

X Howard Needle Esq.

102 W. Pennsylvania Ave

Wilbur Reich

husband of owner Gloria Reich
father of owner Gregory Scott Reich

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/Corner Reisterstown Rd. & : OF BALTIMORE COUNTY
Waldron Ave. (1012 Reisterstown :
Rd.), 3rd District
GREGORY SCOTT REICH, et ux, : Case No. 88-221-A (Item 11)
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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Gregory Scott Reich, 2700-01 Melrose Ave., Woodstock, MD 21163, Petitioners; and Jaime Schwartzberg, P.E., 17 Warren Rd.-Suite 268, Baltimore, MD 21208, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

J. ROBERT HAINES
ZONING COMMISSIONER

November 9, 1987

Mr. Gregory Scott Reich
2700-01 Melrose Avenue
Woodstock, Maryland 21163

RE: Petition for Zoning Variance
SW/cor. Reisterstown Road and Waldron Avenue (1012 Reisterstown Road)
3rd Election District; 2nd Councilmanic District
Case No. 88-221-A

Dear Mr. Reich:

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 Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

cc: Jaime Schwartzberg, P.E.
17 Warren Road, Suite 268
Baltimore, Maryland 21206

CERTIFICATE OF PUBLICATION

Pikesville, Md., Nov. 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 19th day of November 1987

the first publication appearing on the 18th day of November 1987
the second publication appearing on the day of 19
the third publication appearing on the day of 19

THE NORTHWEST STAR

Jon Berle
manager

Cost of Advertisement \$22.40

Gregory Scott Reich
2700-01 Melrose Avenue
Woodstock, Maryland 21163

November 4, 1987

NOTICE OF HEARING

PETITION FOR ZONING VARIANCE
SW/cor. Reisterstown Road and Waldron Avenue
(1012 Reisterstown Road)
3rd Election District; 2nd Councilmanic District
Gregory Scott Reich, et ux - Petitioners
Case No. 88-221-A

TIME: 11:00 AM

DATE: Monday, December 7, 1987

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

JRH:bjs

cc: Jaime Schwartzberg, P.E.
17 Warren Road, Suite 268
Baltimore, Maryland 21206

IN CASE OF SNOW, HEARING WILL BE CANCELLED AND RESCHEDULED FOR A LATER DATE AND TIME. JRH

CERTIFICATE OF PUBLICATION

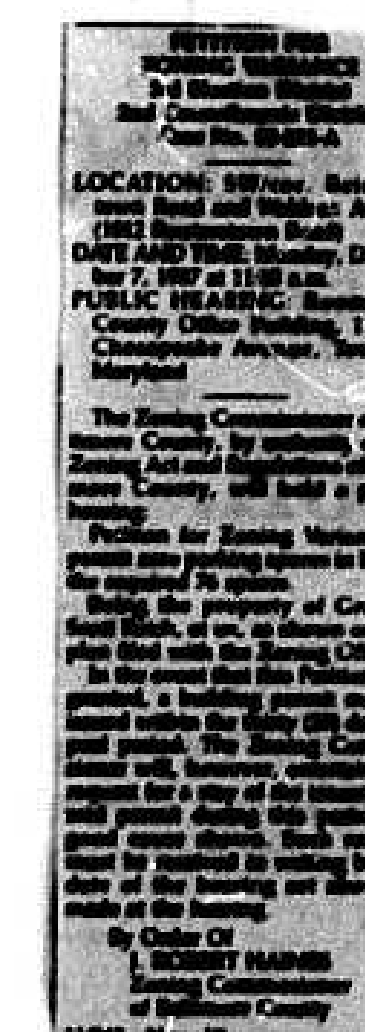
TOWSON, MD. Nov. 19, 1987

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 Nov. 19, 1987

THE JEFFERSONIAN,

Susan Seidner Street

Publisher



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-221-A

District: 3
Posted for: V. K. K. K.
Petitioner: Gregory Scott Reich, et ux
Location of property: SW/cor. Reisterstown Road and Waldron Ave. (1012 Reisterstown Road)
Location of Sign: SW/cor. of Reisterstown Road and Waldron Avenue
Remarks:
Posted by: *J. J. J.*
Number of Signs: 4
Date of return: 11-20-87

Jilly's
PIKESVILLE
653-0610

SANDWICHES	SUBS
CORNED BEEF.....	\$3.25.....\$4.25
ROAST BEEF.....	\$3.25.....\$4.25
BAKED VIRGINIA HAM.....	\$3.25.....\$4.25
TURKEY BREAST.....	\$3.25.....\$4.25
PASTRAMI.....	\$3.25.....\$4.25
TUNA SALAD.....	\$3.50.....\$4.50
CHICKEN SALAD.....	\$3.50.....\$4.25
EGG SALAD.....	\$2.50.....\$3.50
SEAFOOD SALAD.....	\$3.50.....\$4.50
SHRIMP SALAD.....	\$4.00.....\$5.00
B.L.T.....	\$2.50.....\$3.25
HOT DOG.....	\$1.50.....
HOT DOG & CHEESE.....	\$2.00.....
HOT DOG & BACON.....	\$2.50.....
CHEESE SANDWICH.....	\$2.50.....
ALL THE ABOVE WITH CHEESE.....	EXTRA .50
SUBS	
COLD CUT.....	\$4.25
SALADS	
CHEF SALAD.....	\$4.25
GREEK SALAD.....	\$4.25
JILLY'S SALAD.....	\$3.25
TOSS SALAD.....	\$2.75

1/4 LB. BEEF BURGER.....	\$3.75
100% GROUND BEEF SERVED W/SEEDED ROLL, LETTUCE, TOMATO, CHIPS, PICKLE	
1/4 LB. BURGER.....	\$3.25
ONE HALF POUND (1/2) 100% GROUND BEEF, SERVED W/SEEDED ROLL, LETTUCE, TOMATO, CHIPS, PICKLE	

THIS MONTH'S SPECIAL

3 LITTLE JILLY'S (REMEMBER LITTLE TAVERN).....\$2.00

TRIPLE DECKERS

TURKEY CLUB.....	\$4.25
HAM & AMERICAN CHEESE.....	\$4.25
ROAST BEEF & PROVOLONE CHEESE.....	\$4.25
REUBEN SANDWICH.....	\$4.00
ALL OPEN FACE SANDWICH.....	EXTRA .50
SPLIT SANDWICHES.....	EXTRA \$1.00

PIZZA

PIZZA (12 INCH) REG.....\$4.50

SOUP

SOUP OF THE DAY.....	\$2.00
ALL CREAM SOUP (EXCEPT CRAB).....	\$2.50
CREAM OF CRAB.....	\$3.25

COLD PLATTERS

STUFFED TOMATOES WITH TUNA.....	\$5.25
STUFFED TOMATOES WITH CHICKEN.....	\$5.25
STUFFED TOMATOES WITH EGG.....	\$4.25
STUFFED TOMATOES WITH SEAFOOD.....	\$5.50
STUFFED TOMATOES WITH SHRIMP.....	\$5.00

PETIT
(THE ABOVE SERVED WITH LETTUCE & TOMATOES)

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

DATE: 12/7/87 ACCOUNT: R-01-615-00

AMOUNT: \$ 71.36

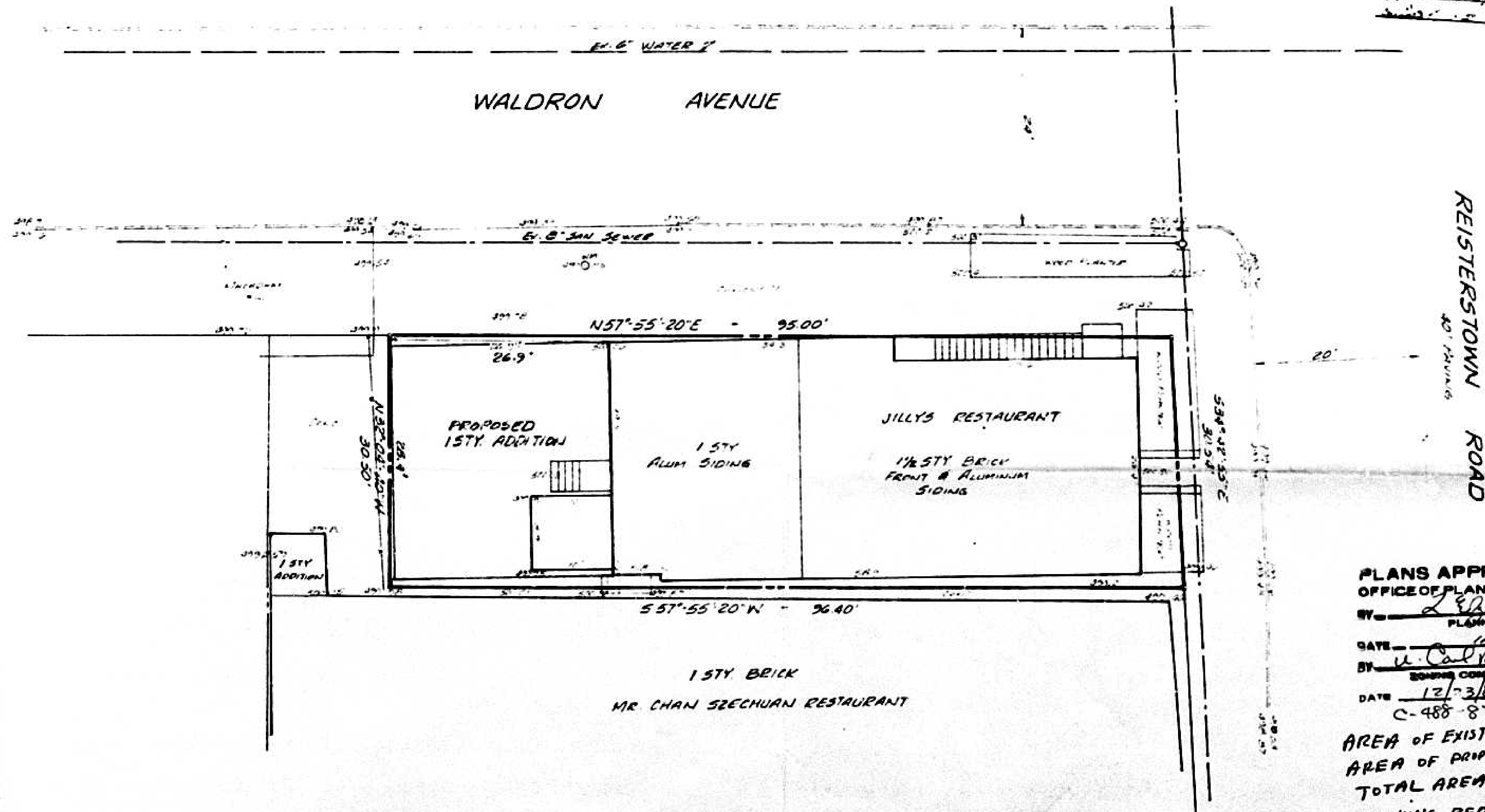
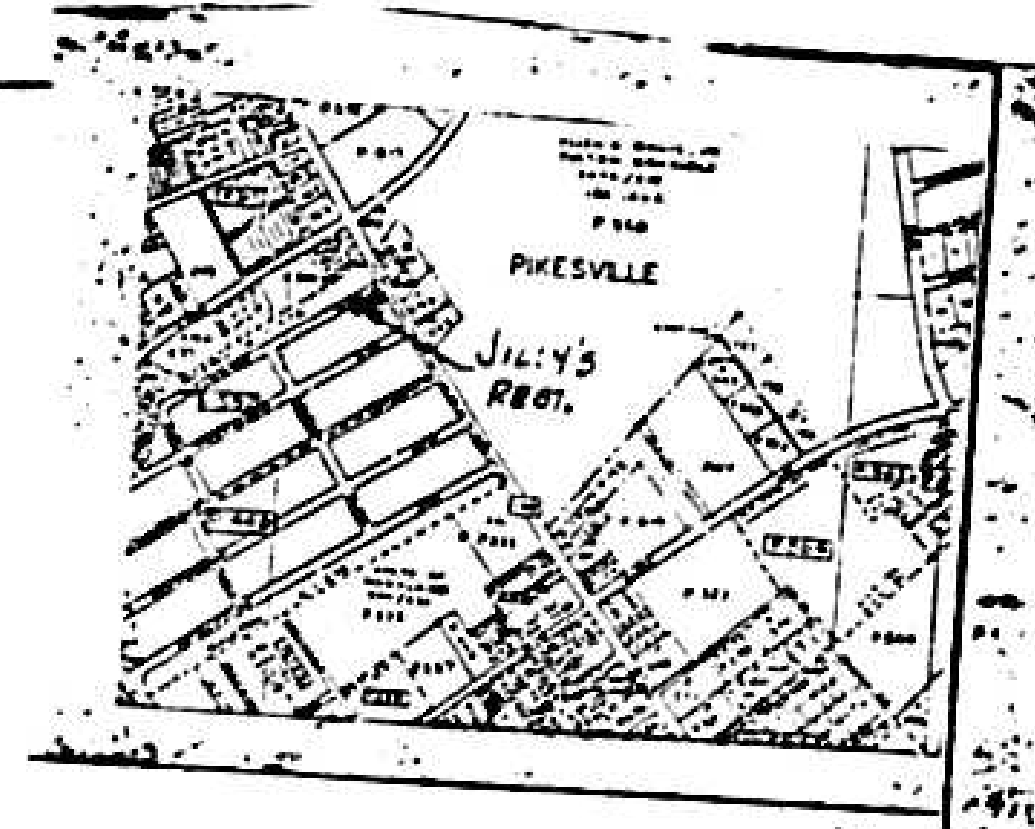
RECEIVED FROM: Gregory Scott Reich

FOR: Posting Advertising

8061*****71361 2076F

88-221-A

VALIDATION OR SIGNATURE OF CLERK



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY LEB
DATE 12/23/87
BY U. Calabrese
ZONING COMMISSIONER

C-488-87, 88-221A
AREA OF EXISTING BLDG - 2992 S.F.
AREA OF PROPOSED ADD. - 770 S.F.
TOTAL AREA PROPOSED - 3762 S.F.
PARKING REQUIRED AT 1/50 - 76
PARKING PROVIDED - 0

ZONING HEARING 88-221A
- VARIANCE GRANTED FOR
0 PARKING SPACES - 12/18/87

NOTES:

- 1) BEARINGS SHOWN ARE BASED ON THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
- 2) BEARINGS SHOWN ARE REFERRED TO BALTIMORE COUNTY DATUM
B.M. HUB # 10032 ELEV 492.42
4" IRON BAR IN SEAM OF SIDEWALK S.W.
CORNER REISTERSTOWN RD & SHERWOOD RD
- 3) EXISTING ZONING BL - CNS
SURROUNDING AREA ZONED BL-CNS
- 4) FIRE HYDRANT LOCATED AT NORTH-WEST CORNER OF REISTERSTOWN RD & SHERWOOD RD
- 5) PUBLIC PARKING LOT ON SHERWOOD RD



apr associates, inc.
surveyors-engineers

1817 HANFORD ROAD
BALTIMORE, MD 21284
PHONE 444-4312

PLOT PLAN
JILLY'S RESTAURANT
1012 REISTERSTOWN ROAD
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=10' MARCH 12, 1988

