

IN RE: PETITION FOR ZONING VARIANCE
E/S York Road, 940' N of the
c/l of Downes Road
(20429 York Road)
7th Election District
3rd Councilmanic District
Richard E. Lee, et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 0 feet in lieu of the required 10 feet, a side yard setback of 13 feet in lieu of the required 10 feet; a parking variance to permit 22 spaces in lieu of 24 spaces; and a road right-of-way setback of 0 feet for a parking space in lieu of the required 10 feet, for an existing structure and proposed improvements as more particularly described in Petitioner's Exhibits 1 and 2.

The Petitioners, by Richard E. Lee and Betty Lee, appeared, testified, and were represented by Philip N. Tirabassi, Esquire. Also appearing on behalf of the Petition was Paul Lee of Paul Lee Engineering, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 20429 York Road, consists of 0.411 acres zoned B.L., and is improved with an existing tavern known as Lee's Tavern. Testimony presented indicated that the subject building was constructed approximately 100 years ago. In Case No. 73-210-RA, the property was reclassified and granted a nonconforming use and variances for improvements to the site. However, said improvements were never implemented. Petitioners propose proceeding with the planned improvements and constructing an addition to the existing building as set forth in Petitioner's Exhibits 1 and 2. Petitioner's Exhibit 1 depicts

the variances requested and Petitioner's Exhibit 2 the revisions required by the Maryland Department of Transportation, State Highway Administration as set forth in their comments dated October 3, 1989. Subsequent to the hearing and at the request of the Zoning Commissioner, Petitioners submitted After Received Exhibit A which clearly depicts the floor plan of the existing improvements and proposed addition to Lee's Tavern. Testimony indicated that the variances requested are required in order to proceed with the proposed improvements to the site. Testimony further indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the community at large.

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 is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment 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 Zoning Commissioner for Baltimore County this 23rd day of January, 1990 that the Petition for Zoning Variance to permit a front yard setback of 0 feet in lieu of the required 10 feet, a side yard setback of 13 feet in lieu of the required 10 feet; a parking variance to permit 22 spaces in lieu of 24 spaces; and a road right-of-way setback of 0 feet for a parking space in lieu of the required 10 feet, for an existing structure and proposed improvements, in accordance with Petitioner's Exhibits 1, 2 and After Received Exhibit A, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is limited to the proposed improvements as depicted in Petitioner's Exhibit 2 and After Received Exhibit A. There shall be no further expansion of the building or uses on the subject property.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 23, 1990

T. Rogers Harrison, Esquire
Philip N. Tirabassi, Esquire
Suite 300, Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S York Road, 940' N of the c/l of Downes Road
(20429 York Road)
7th Election District - 3rd Councilmanic District
Richard E. Lee, et al - Petitioners
Case No. 90-247-A

Dear Messrs. Harrison & Tirabassi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-247-A

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 Sections 232.1 and 232.3(b); 1A 04.383, 409.6 and 409.8.4
Front Yard set back - 0 feet in lieu of required 10 spaces
2. "Sideyard Variance" - 13 feet in lieu of 50 feet
3. "Parking Variance" (409.6) permit 22 spaces in lieu of 24 spaces
4. "Parking Variance" (409.84) permit 0 feet set back for a parking space from an existing road-right-of-way of the subject property, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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:
(Type or Print Name) Richard Lee
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Legal Owner(s):
(Type or Print Name) Richard Lee
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Attorney for Petitioner:
(Type or Print Name) T. Rogers Harrison
Signature: [Signature]
Address: 105 W. Chesapeake Ave. #300
Towson, Maryland 21204
City and State: [City and State]
Attorney's Telephone No.: 828-1335

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

TO: Zoning Hearing Petitioner

Your petition, despite not being 100% complete and/or accurate, is being accepted for filing at your absolute insistence. If the necessary additions and/or revisions to the petition forms, zoning descriptions and/or site plans are not submitted and the appropriate revision fee paid within seven (7) days, then the petition will be dismissed and the fee(s) not refunded.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JJS:ecj

Item #104

Paul Lee Engineering Inc.
304 W. Chesapeake Ave.
Towson, Maryland 21204
(301) 821-5341

DESCRIPTION

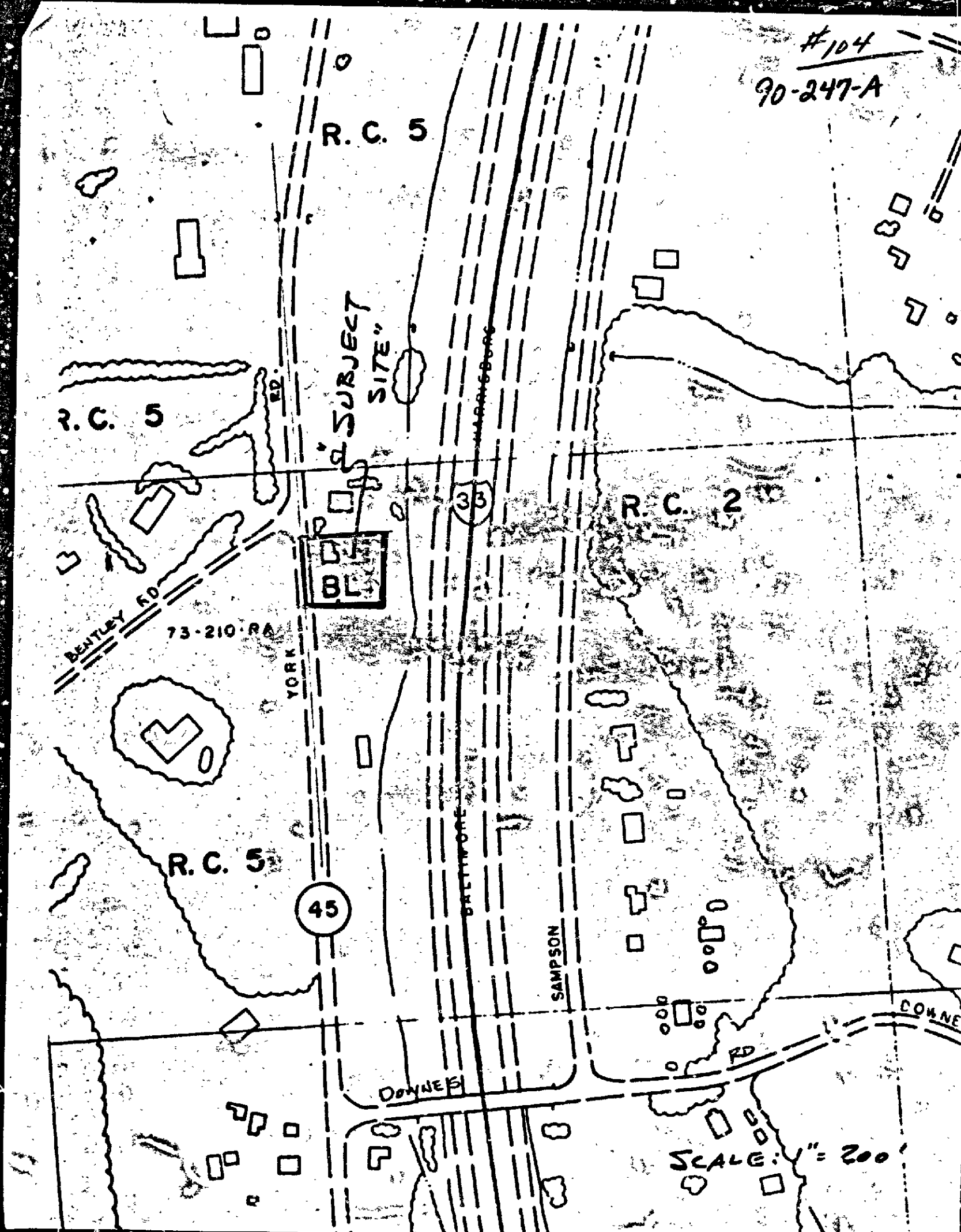
20429 YORK ROAD
SEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

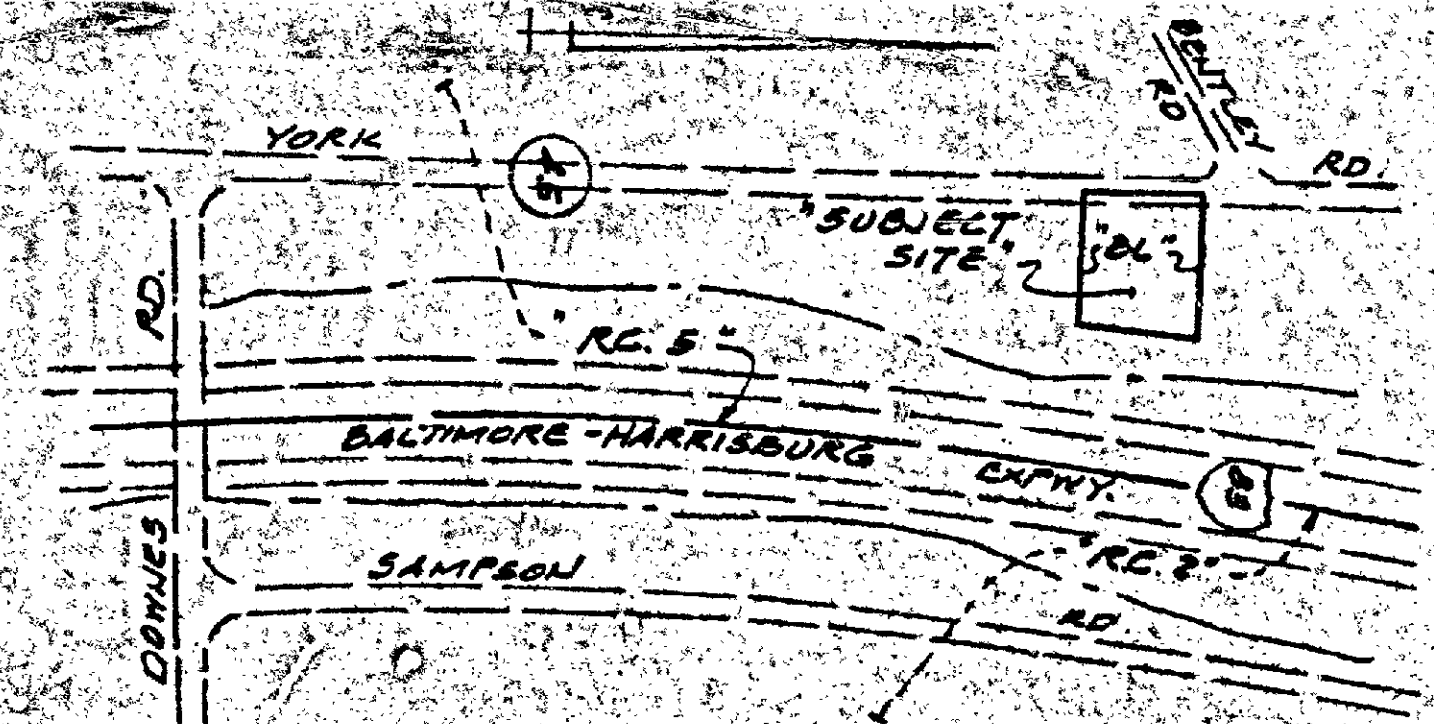
Beginning for the same at a point located in or near the center of York Road; said point also being located Northeasterly 940 feet from the center of Downes Road, thence leaving said center of York Road (1) S 79°18' E 137.20 feet, thence (2) N 16°01'30" E 131.66 feet, and (3) N 81°13'30" W 146.64 feet to the center of York Road; thence binding on the center of York Road (4) S 09°44' W 126.18 feet to the point of beginning.

Containing 0.411 acre of land, more or less.



Engineers - Surveyors - Site Planners 8/14/89





SCALE 1"=200'

1. AREA OF PROPERTY = 0.411 AC.?
2. EXIST. ZONING OF PROPERTY = "BL" (CASE # 73-210 RA)
3. EXIST. USE OF PROPERTY = "TAVERN"
4. PROP. ZONING OF PROPERTY = "BL"
5. PROP. USE OF PROPERTY = "TAVERN"
6. OFF STREET PARKING REQ'D.
EXIST. BLDG. 848 S.F. @ 20/1000 = 16.96
PROP. ADDIT. 348 S.F. @ 20/1000 = 6.96
TOTAL = 23.92 = 24 P.S.
7. NUMBGR OF PARKING SPACES SHOWN = 22 (INCL. H.C.)
8. PROPERTY SERVED BY PRIVATE SEWER & WATER
9. PETITIONER REQUESTING A VARIANCE TO SECTION 232.1 & 232.26 (1406.303) OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 0' IN LIEU OF REQ'D. 10' (A VAR. OF 10') AND A SIDE YARD OF 43'4" IN LIEU OF REQ'D. 50' (A VAR. OF 37')
10. PETITIONER REQUESTING A VARIANCE TO SECT. 409.6 OF THE ZONING REGULATIONS TO PERMIT 22 PARKING SPACES IN LIEU OF THE REQ'D. 24 PARKING SPACES (A VAR. OF 2 P.S.)
11. PETITIONER REQUESTING A VARIANCE TO SECT. 409.8A.2 OF THE ZONING REGULATIONS TO PERMIT A 0' SETBACK FOR PARKING SPACE FROM EXIST. ROAD R/W IN LIEU OF REQ'D. 10' (A VAR. OF 10')

VARIANCES

AUGUST 14, 1983

TOWSON, MARYLAND 21204



U.S. 83.029



PROTESTANT'S EXHIBIT

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
11-13, 1988
Chairman, County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

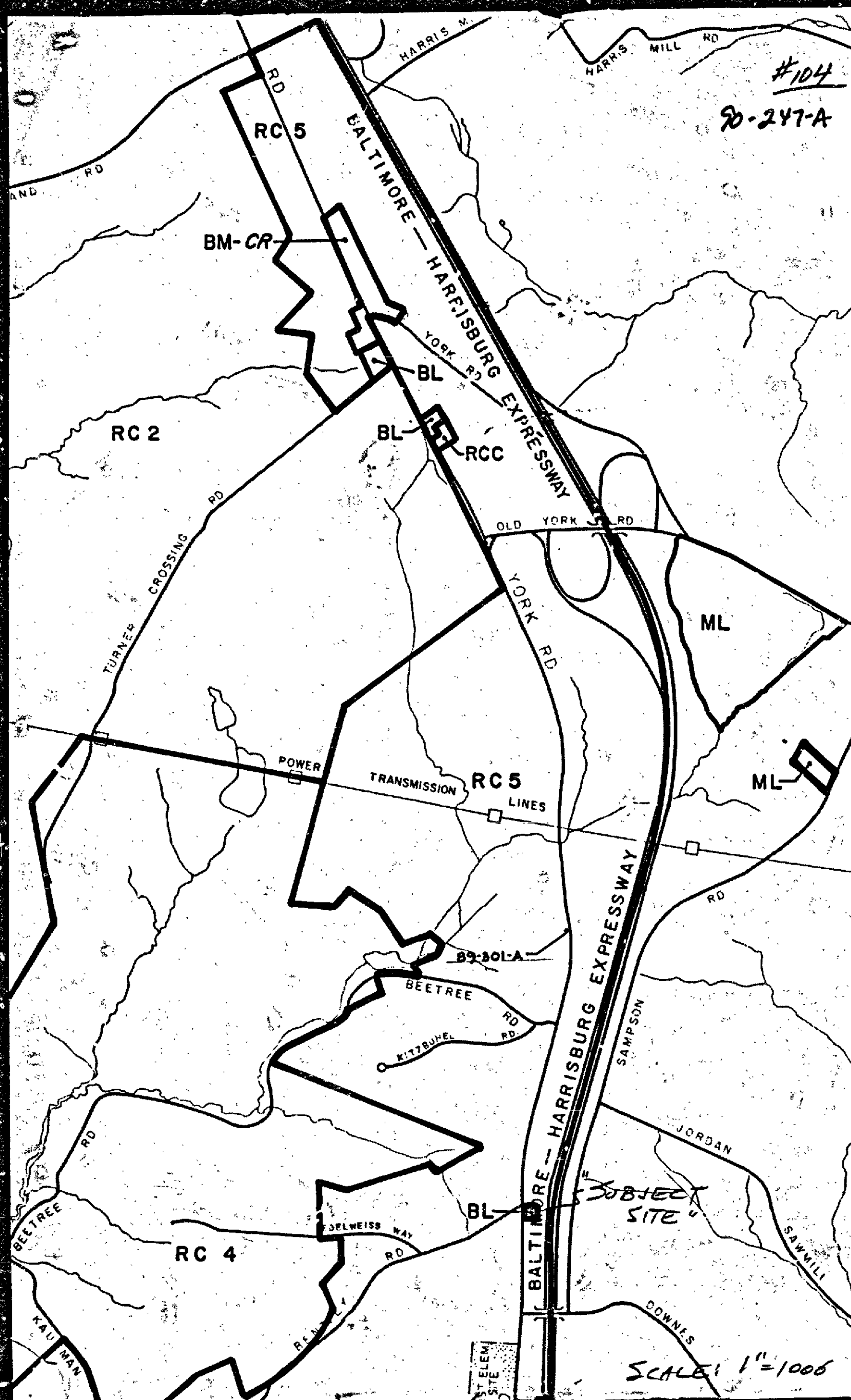
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
OVERLEA

SHEET
N.E.
5-E

PETITIONER'S EXHIBIT 3



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 12, 1989

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 104, Case No. 90-247-X
Petitioner: Richard E. Lee, et al.
Petition for Zoning Variance

Dear Mr. Harrison:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee.

JED:jw
Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
4th day of October, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

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

Petitioner: Richard E. Lee, et al.
Petitioner's Attorney: T. Rogers Harrison

**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kussch
Administrator

October 3, 1989

RE: Baltimore County
Richard E. Lee property
Lee Tavern
Zoning meeting 9/26/89
878 York Road
MD 45
940' north of
Downes Road
Item #104

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a front yard setback of 0' in lieu of the required 10' and other variances, we offer the following:

The plan must be revised to show the required highway improvements as shown on the enclosed revised plan.

It is requested these revisions be made prior to a hearing date being set.

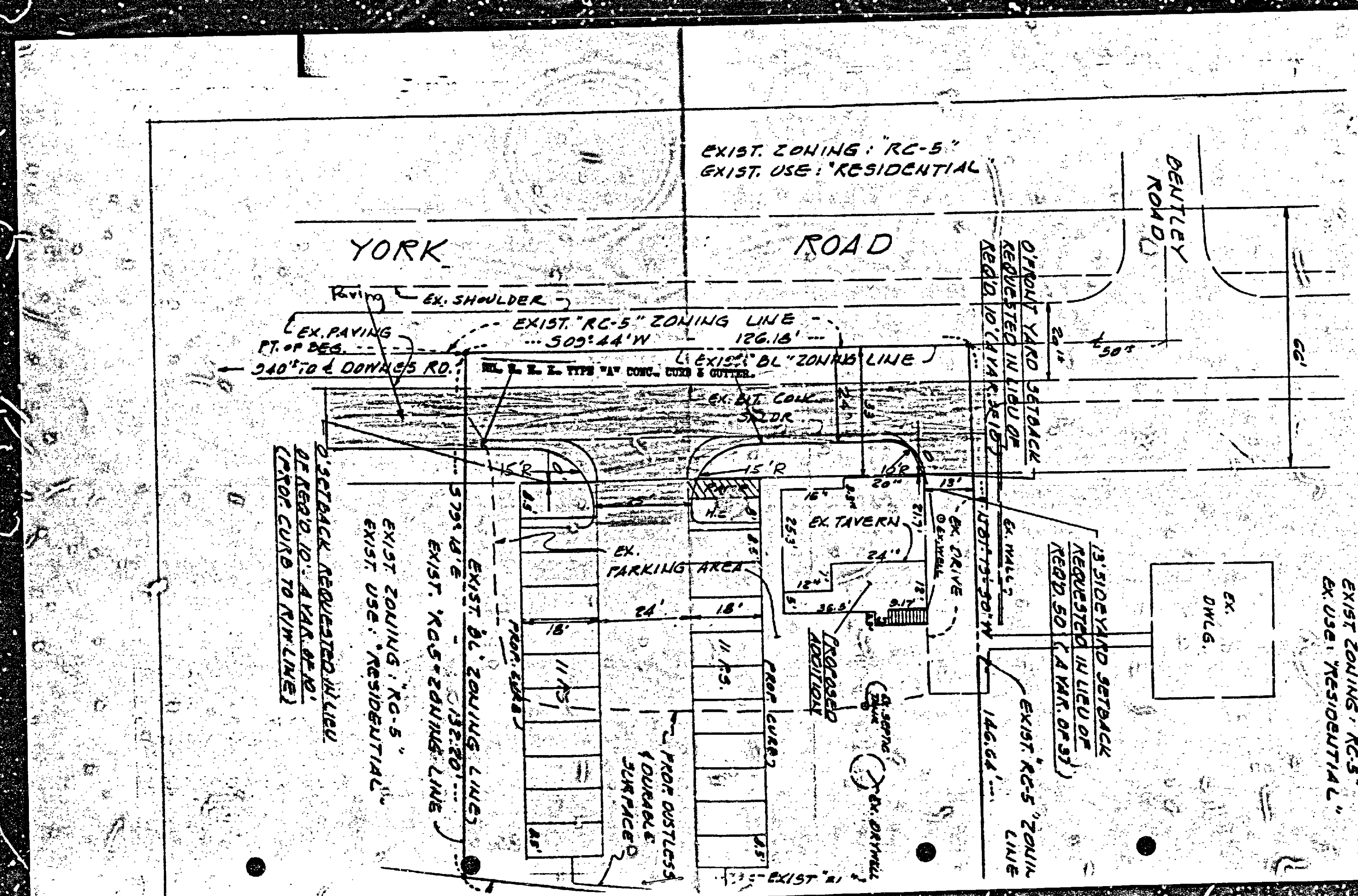
If you have any questions, please contact Larry Brocato (333-1350).

Very truly yours,
Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es
enclosure
cc: Paul Lee Engineering Inc. w/enc.
Mr. J. Ogle w/enc.

RECEIVED
OCT 5 1989
ZONING OFFICE

My telephone number is (301) 333-1350
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 845-0451 D.C. Metro - 1-800-422-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21208-0717



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Richard E. Lee, Item 104
Zoning Petition No. 90-247

DATE: December 12, 1989

The Petitioner requests a variance for a reduced front and side yard setback, and an additional request for parking variances is desired.

In reference to the Petitioner's request, staff offers the following information:

- This 0.411 acre parcel is zoned B.L. and is currently improved with a tavern.
- The parcel is served by an existing well and septic system.
- The site is bounded by York Road to the west, R.C. 5 zoned land and I-83 to the east, and existing single-family residential homes on land zoned R.C. 5 to the north and south.
- The tavern is located in a rural residential area.

The draft 1989 Master Plan recognizes the following issues:

"The Development Policy Map for the Northern Sector identifies two locations, Hereford and Jacksonville for implementing the concept of rural centers, and ten other existing rural villages to serve as smaller scale nodes for commercial services. With appropriate design standards and careful limits on the amount of commercial zoning, growth of these areas can be accomplished in a manner which retains their traditional rural scale and character."

While staff recognizes that the subject parcel is commercially zoned, any changes to the property that are not permitted by right should be discouraged due to the compactness of the site and its incongruent relationship with adjacent properties.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

12/13/89 Antelope Comments jw

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-2534

November 9, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RECEIVED
NOV 16 1989
ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 87, 94, 95, 96, 97, 98, 99, 100, 101, 102, and 103.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer, Associate II

MSF/1ab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
9/27/89
Date
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 104, Zoning Advisory Committee Meeting of September 26, 1989
Property Owner: Richard E. Lee, Norman Lee, et al
Location: 20429 York Road District: 7
Water Supply: private Sewage Disposal: private
COMMENTS ARE AS FOLLOWS:
() 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, Bureau of Regional Community Services, for final review and approval.
() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner generation which has a total cooking surface 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, sauna, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
() 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 the State Department of the Environment.
() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() 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 Water and Sewer 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 Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
() Others Evaluation of the sewage disposal system serving facility to determine its composition, operating condition and adequacy will be required by this office prior to approval of building permit for proposed addition. For further information contact Mr. Robert Powell at this office at 887-3263.
S. D. Chief
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief
September 25, 1989
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: RICHARD E. LEE
Location: #20429 YORK ROAD
Item No.: 104 Zoning Agenda: SEPTEMBER 26, 1989
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
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", 1988 edition prior to occupancy.
REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division
JK/REK

MD-111-98-247-100
Bolt
Richard H. Trainor
Secretary
Hal Kassoff
Administrator
Maryland Department of Transportation
State Highway Administration
December 20, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Richard E. Lee Property
Lee's Tavern
Zoning meeting 9/26/89
E/S York Road
MD 45
940' north of Downes Road
Item # 104
Dear Mr. Haines:
This letter is a follow up to our previous letter dated October 3rd.
That letter had a revised plan attached showing all required highway improvements for this property, including a 25' entrance with 15' radii. We are agreeable to allow a 25' entrance with 9' radii in order to not eliminate any of the required parking.
If you have any questions, contact Larry Brocato (333-1350).
Very truly yours,
[Signature]
Charles Rose, Acting Chief
Engineering Access Permits
Division
LB/es
cc: Paul Lee Engineering Inc.
Mr. J. Osle
RECEIVED
DEC 26 1989
ZONING OFFICE
My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Richard H. Trainor
Secretary
Hal Kassoff
Administrator
Maryland Department of Transportation
State Highway Administration
December 20, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Richard E. Lee Property
Lee's Tavern
Zoning meeting 9/26/89
E/S York Road
MD 45
940' north of Downes Road
Item # 104
Dear Mr. Haines:
This letter is a follow up to our previous letter dated October 3rd.
That letter had a revised plan attached showing all required highway improvements for this property, including a 25' entrance with 15' radii. We are agreeable to allow a 25' entrance with 9' radii in order to not eliminate any of the required parking.
If you have any questions, contact Larry Brocato (333-1350).
Very truly yours,
[Signature]
Charles Rose, Acting Chief
Engineering Access Permits
Division
LB/es
cc: Paul Lee Engineering Inc.
Mr. J. Osle
My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Richard H. Trainor
Secretary
Hal Kassoff
Administrator
Maryland Department of Transportation
State Highway Administration
December 20, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Richard E. Lee Property
Lee's Tavern
Zoning meeting 9/26/89
E/S York Road
MD 45
940' north of Downes Road
Item # 104
Dear Mr. Haines:
This letter is a follow up to our previous letter dated October 3rd.
That letter had a revised plan attached showing all required highway improvements for this property, including a 25' entrance with 15' radii. We are agreeable to allow a 25' entrance with 9' radii in order to not eliminate any of the required parking.
If you have any questions, contact Larry Brocato (333-1350).
Very truly yours,
[Signature]
Charles Rose, Acting Chief
Engineering Access Permits
Division
LB/es
cc: Paul Lee Engineering Inc.
Mr. J. Osle
My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

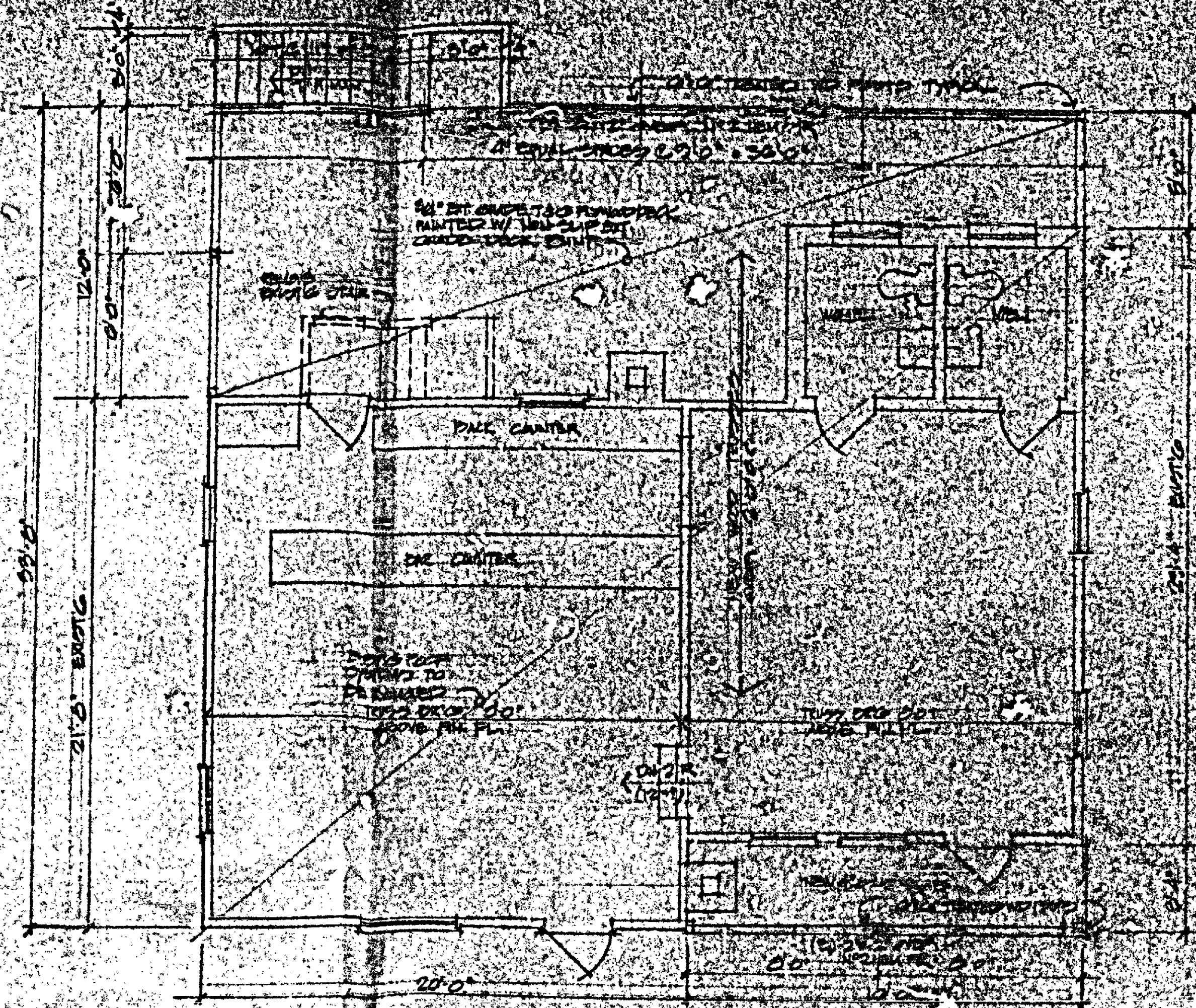
Richard H. Trainor
Secretary
Hal Kassoff
Administrator
Maryland Department of Transportation
State Highway Administration
December 20, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Richard E. Lee Property
Lee's Tavern
Zoning meeting 9/26/89
E/S York Road
MD 45
940' north of Downes Road
Item # 104
Dear Mr. Haines:
This letter is a follow up to our previous letter dated October 3rd.
That letter had a revised plan attached showing all required highway improvements for this property, including a 25' entrance with 15' radii. We are agreeable to allow a 25' entrance with 9' radii in order to not eliminate any of the required parking.
If you have any questions, contact Larry Brocato (333-1350).
Very truly yours,
[Signature]
Charles Rose, Acting Chief
Engineering Access Permits
Division
LB/es
cc: Paul Lee Engineering Inc.
Mr. J. Osle
My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Richard H. Trainor
Secretary
Hal Kassoff
Administrator
Maryland Department of Transportation
State Highway Administration
December 20, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Richard E. Lee Property
Lee's Tavern
Zoning meeting 9/26/89
E/S York Road
MD 45
940' north of Downes Road
Item # 104
Dear Mr. Haines:
This letter is a follow up to our previous letter dated October 3rd.
That letter had a revised plan attached showing all required highway improvements for this property, including a 25' entrance with 15' radii. We are agreeable to allow a 25' entrance with 9' radii in order to not eliminate any of the required parking.
If you have any questions, contact Larry Brocato (333-1350).
Very truly yours,
[Signature]
Charles Rose, Acting Chief
Engineering Access Permits
Division
LB/es
cc: Paul Lee Engineering Inc.
Mr. J. Osle
My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

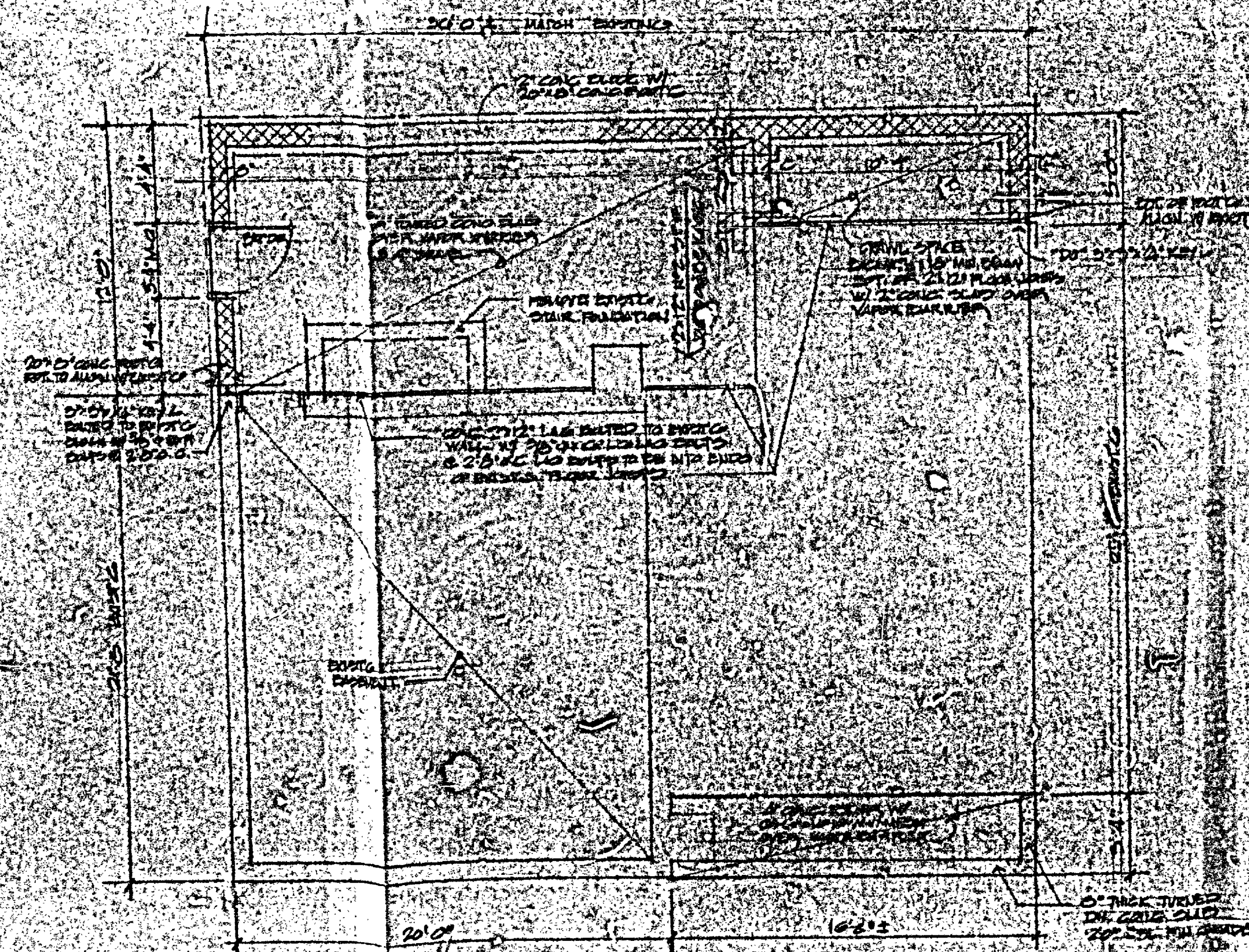
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 774 Date of Posting: 12/1/89
Posted for: [Signature]
Petitioner: Richard E. Lee, et al
Location of property: E/S York Rd., 940' N/Downes Rd.
20429 York Rd.
Location of Sign: [Signature] 10' E/S York Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 12/1/89
Number of Signs: 1

123.87
CERTIFICATE OF PUBLICATION
TOWSON, MD. November 30, 1989
THIS IS TO CERTIFY that the annexed advertisement was published in TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989
TOWSON TIMES,
S. Zerbe Orlson
Publisher
NOTICE TO ADVERTISERS
The Zoning Commission of Baltimore County, by resolution, has adopted the following rules and regulations for the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
1. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
2. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
3. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
4. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
5. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
6. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
7. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
8. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
9. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.
10. The Zoning Commission shall have the right to require the publication of advertisements in the TOWSON TIMES, a newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 29, 1989.

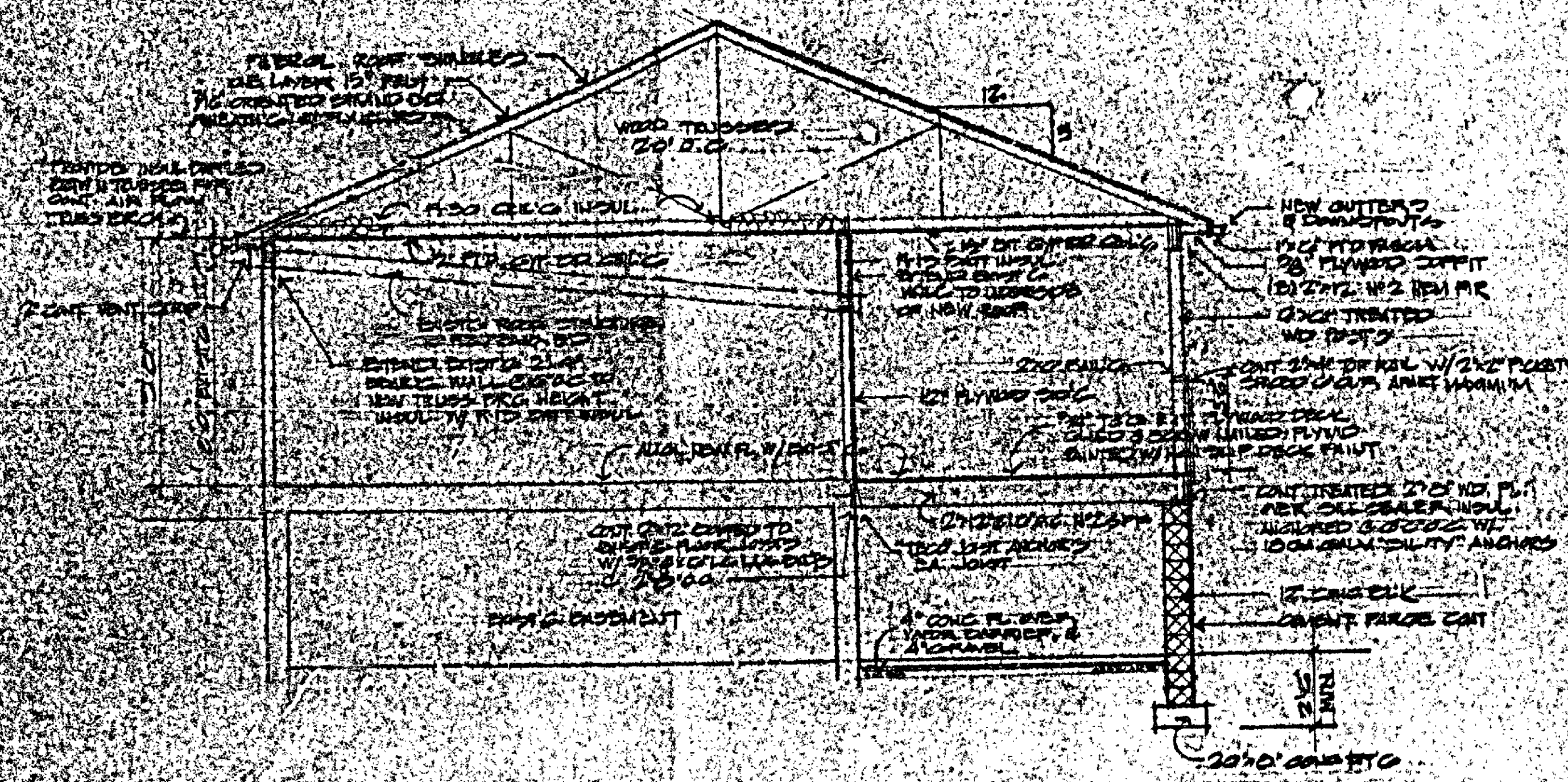
Please make checks payable to: Baltimore County 21205



FLOOR PLAN SCALE 1/4" = 1'-0"



FOUNDATION PLAN SCALE 1/4" = 1'-0"



CROSS SECTION

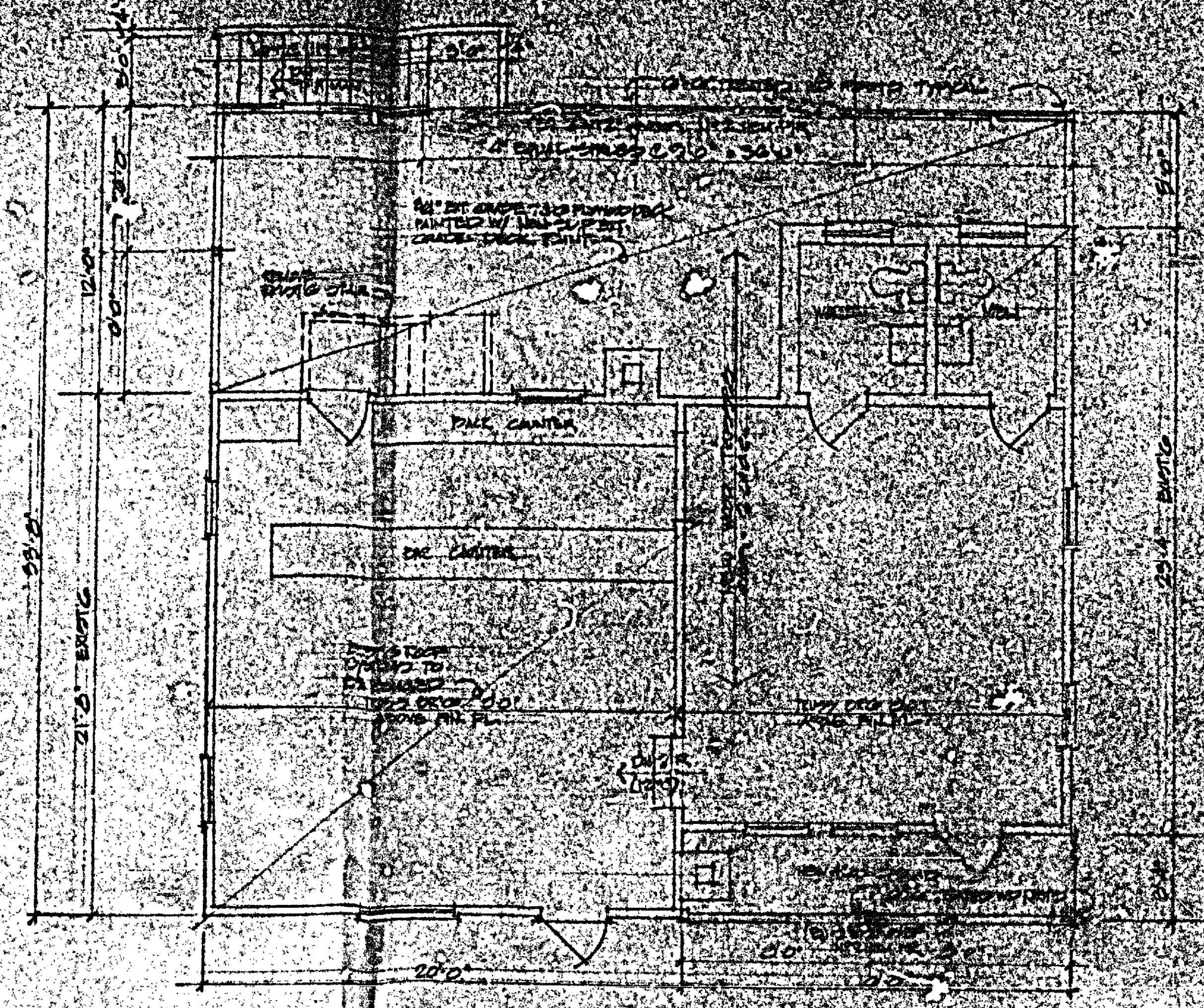
GENERAL NOTES

1. SEE NOTES ON DRAWING FOR DIMENSIONS AND MATERIALS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS TO BE 12" THICK CONCRETE.
4. FOUNDATION FOOTINGS TO BE 12" THICK CONCRETE.
5. ROOF TRUSSES TO BE 20' O.C.
6. ROOF SHEATHING TO BE 1/2" PLYWOOD.
7. ROOF FINISH TO BE 1/2" GYP.
8. WALL FINISH TO BE 1/2" GYP.
9. FLOOR FINISH TO BE 1/2" GYP.
10. CEILING FINISH TO BE 1/2" GYP.
11. DOOR AND WINDOW THRESHOLDS TO BE 1/2" GYP.
12. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYP.
13. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYP.
14. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYP.
15. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYP.

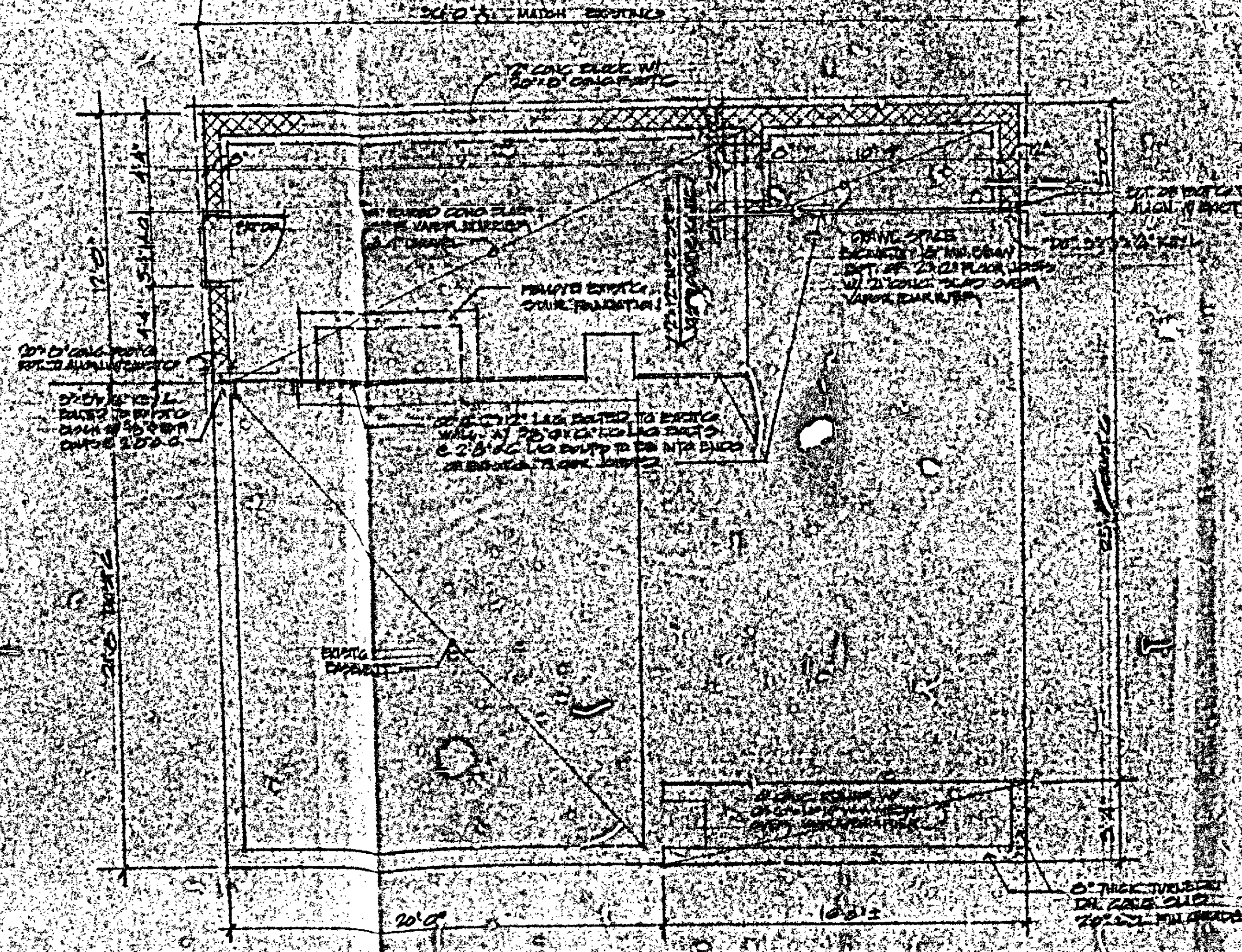
ADDITIONAL INFORMATION

STANDARD, INC. & ASSOCIATES
 ARCHITECTS & ENGINEERS
 OWINGS MILLS, MARYLAND
 TEL: 301-521-2367

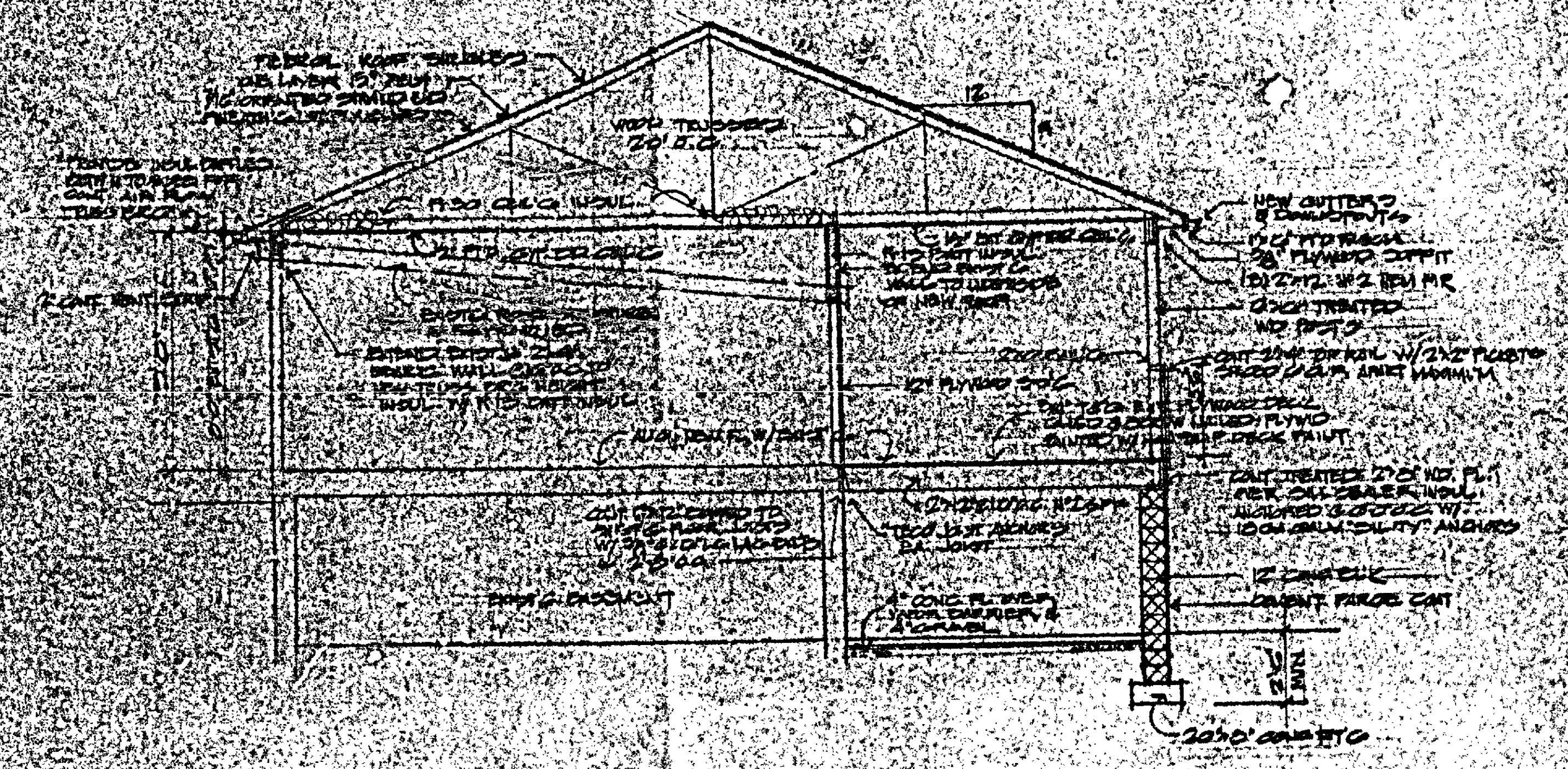
DATE: 11-24-1964



FLOOR PLAN SCALE 1/4" = 1'-0"



FOUNDATION PLAN SCALE 1/4" = 1'-0"



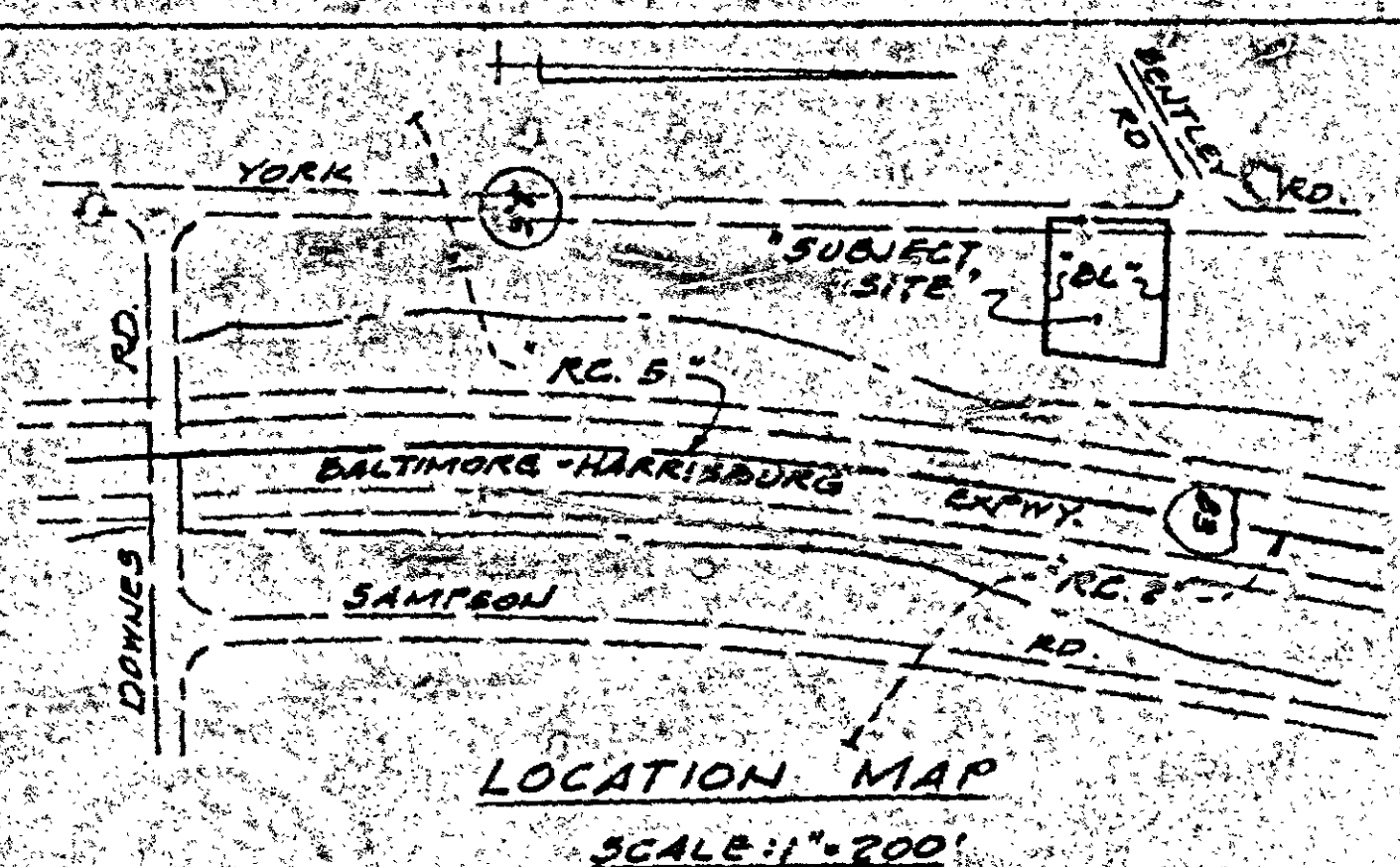
CROSS SECTION

GENERAL NOTES:
 1. FOUNDATION WALLS TO BE CONCRETE
 2. FLOOR JOISTS TO BE LAMINATED
 3. ROOF TRUSSES TO BE LAMINATED
 4. ROOF SHEATHING TO BE 1/2\"/>

Stanley, J. & Associates
 Architects, P.C.
 Owings Mills, Maryland
 Tel: 301-521-2367

DATE: 11/21/98

11



1. AREA OF PROPERTY = 0.411 AC.
2. EXIST. ZONING OF PROPERTY = "BL" (CASE #73-210 RA)
3. EXIST. USE OF PROPERTY = "TAVERN"
4. PROP. ZONING OF PROPERTY = "BL"
5. PROP. USE OF PROPERTY = "TAVERN"
6. OFF STREET PARKING REQ'D.
 EXIST. BLDG. 848 S.F. @ 20/1000 = 16.96
 PROP. ADDIT. 348 S.F. @ 20/1000 = 6.96
 TOTAL = 23.92 = 24 P.S.
7. NUMBER OF PARKING SPACES SHOWN = 22 (INCL. 1H.C.)
8. PROPERTY SERVED BY PRIVATE SEWER & WATER
9. PETITIONER REQUESTING A VARIANCE TO SECTION 232.1 & 232.2b (1004.303) OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 0' (A VAR. OF 10' (A VAR. OF 10') AND A SIDE YARD OF 73" IN LIEU OF REQ'D. 50' (A VAR. OF 37'))
10. PETITIONER REQUESTING A VARIANCE TO SECT. 402.6 OF THE ZONING REGULATIONS TO PERMIT 22 PARKING SPACES IN LIEU OF THE REQ'D. 24 PARKING SPACES (A VAR. OF 2 P.S.)
11. PETITIONER REQUESTING A VARIANCE TO SECT. 403.8.4.4 OF THE ZONING REGULATIONS TO PERMIT A 0' SETBACK FOR PARKING SPACE FROM EXIST. ROAD R/W IN LIEU OF REQ'D. 10' (A VAR. OF 10').

#104
90-247-A

159282
PETITIONER'S
EXHIBIT 1

