



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Pete H. Christ
9307 Liberty Road
Baltimore, Maryland 21133

CASE NUMBER/PROJECT NAME: 94-345-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-345-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZAM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND PAYING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is furnished by providing a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, if petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL RESULT IN DENIAL OF ZONING CASES.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 391
Petitioner: MR. CHRIST & TAVELIS
Location: 9307 LIBERTY RD.
NAME: MR. CHRIST
ADDRESS: 9307 LIBERTY RD.
RANDALLTOWN, MD 21133
PHONE NUMBER: 922-4453

MUST BE SUPPLIED

TO: PETITION FILING COMMITTEE
March 17, 1994 Issue - Advertisement

Please Forward Billing to:

Pete H. Christ
9307 Liberty Road
Baltimore, Maryland 21133
922-4453

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-345-A (Item 331)

9307 Liberty Road
Old Blaine's Restaurant
410 Liberty Road, 180' E of Chesapeake Road
2nd Election District - 2nd Commission
Petitioners: Pete H. Christ and Steve Tristis
HEARING: MARCH 11, 1994 at 2:00 p.m., Rm. 118 Old Courthouse.

Variances to permit a 20 foot side setback in lieu of 30 feet; to permit 74 parking spaces in lieu of 90; and to permit dead-end without turn-around area.

LAURENCE E. BERRY

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTE: (1) HEARING AND SUBSEQUENT DECISIONS, FOR SPECIAL ADJUSTMENTS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE REVIEW PROCESS, PLEASE CALL 887-3353.



111 West Chesapeake Avenue
Towson, MD 21204

March 6, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Md. 21204 as follows:

CASE NUMBER: 94-345-A (Item 331)

9307 Liberty Road
Old Blaine's Restaurant
410 Liberty Road, 180' E of Chesapeake Road
2nd Election District - 2nd Commission
Petitioners: Pete H. Christ and Steve Tristis
HEARING: MARCH 11, 1994 at 2:00 p.m., Rm. 118 Old Courthouse.

Variances to permit a 20 foot side setback in lieu of 30 feet; to permit 74 parking spaces in lieu of 90; and to permit dead-end without turn-around area.

Arnold Jablon

Director

Pete Christ and Steve Tristis
Donald E. Rindler
Fidelity Architectural Group, Inc.

NOTE: (1) HEARING AND SUBSEQUENT DECISIONS, FOR SPECIAL ADJUSTMENTS PLEASE CALL 887-3353.
(2) HEARING AND SUBSEQUENT DECISIONS, FOR SPECIAL ADJUSTMENTS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE REVIEW PROCESS, CONTACT YOUR OFFICE AT 887-3353.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 29, 1994

Manuel N. Nicolaides, Esquire
3400 Dundalk Avenue
Baltimore, MD 21224

RE: Case No. 94-345-A, Item No. 331
Petition for Variance
Petitioner: Peter H. Christ, et al

Dear Mr. Nicolaides:

The above-referenced petition and accompanying plans were accepted for filing on March 2, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Planning Advisory Committee (ZPAC) has reviewed these plans. Enclosed are copies of the comments from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties: i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel.

Manuel N. Nicolaides
March 29, 1994
Page 2

2. Any attorney choosing to file without preliminary review should be fully aware of their responsibility for accuracy and completeness. Any petition(s) filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition(s) has/have been filed incorrectly, there is the possibility that another hearing will be required or that the zoning commissioner will deny the petition.

3. Attorneys, engineers, and applicants who make appointments to file petitions on a regular basis and who fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time any further appointments are made. Failure to keep those appointments without 72 hours advance notice will result in the forfeiture of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Winston at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: March 21, 1994
Zoning Administration and Development Management

FROM: Robert W. Bouling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 21, 1994
Item No. 331

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to Sec. V.2. of the Landscape Manual. A 10-foot setback from the right-of-way may be provided on the east side of the entrance. This area shall include removal of paving, construction of a curb and landscaping. Landscaping shall also be required along the northwest corner near Liberty Road.

DWB:ew



700 East Joyce Road Suite 501
Towson, MD 21206-7500

(410) 887-4500

DATE: 03/11/94

Arnold Jablon

Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
WEL: JTPD-1105

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Comments:

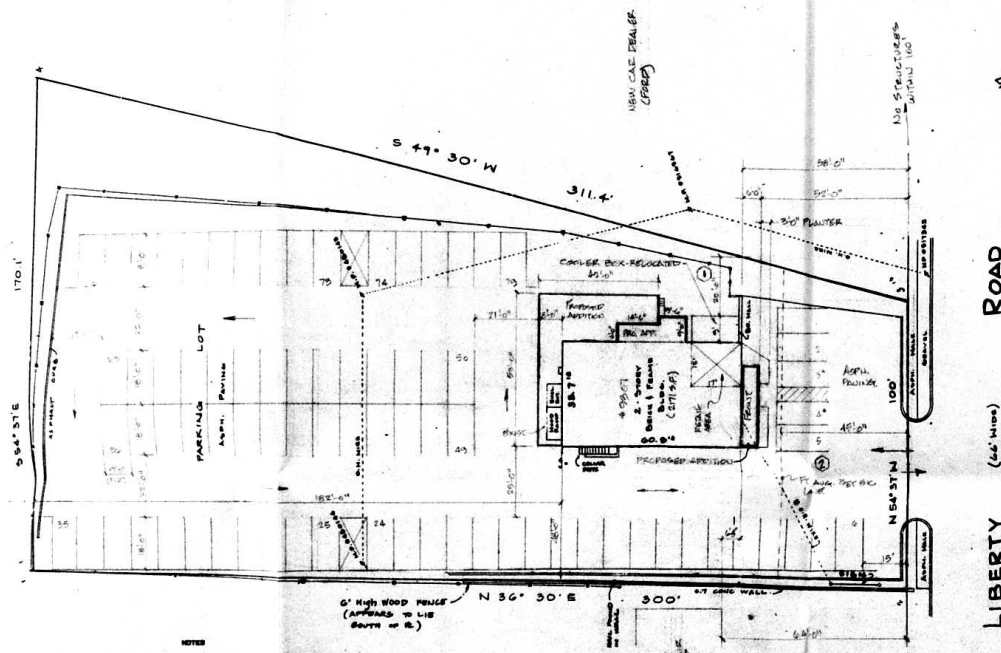
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 332, 332 AND 333.

RECEIVED
MAR 18 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Prevention, PHONE 887-4891, RS-11029

cc: File



NOTES

THE PROPERTY OUTLINE SHOWN HEREIN IS FROM A DEED DESCRIPTION LABELED EXHIBIT A, AND NOT FROM A PROPERTY TAX MAP. A DEED OF DEED CLOSING IN 2014 20' 10" E 3.023 FEET J.W.

A TITLE REPORT HAS NOT BEEN FURNISHED FOR THIS SURVEY.

THE UTILITIES SHOWN HEREIN ARE BASED ON FIELD SURVEY AND NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE USER MUST VERIFY ALL UTILITIES BEFORE STARTING CONSTRUCTION.

THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LIES.

— = WOOD FENCE
— = CHAIN LINK FENCE
W.P. = WOOD POLE O.B. = OVERHEAD

SITE PLAN
1"=200' 0"

- ① SHOWING VARIANCE OF SECTION 29B.2, FOR A 200' 0" SETBACK IN LIEU OF 30' 0"
- ② SHOWING VARIANCE OF SECTION 29B.2, FOR A 200' 0" SETBACK IN LIEU OF THE REQUIRED 90' 0" SETBACK

LIBERTY ROAD (66' WIDE)

PROPERTY OWNER: KETAVIA P.O. INC.
PROPER TAX NO. 02-10-151510
C.R. = 2 ; B.P. = 2
ZONING: RA-CR-2
PREVIOUS COMMERCIAL PERMIT: NONE
PREVIOUS HEARING: NONE
EXISTING USE: RESTAURANT; PROPOSED USE: RESTAURANT
PARKING CALCULATION: RESTAURANT USE:

BRANDED AREA = (11.1) (COST & USE)
1ST FLOOR AREA = 1728 S.F.
EXIST. RESTAURANT = 1071 S.F.
PROPOSED ADDITION = 2882 S.F.

SECOND FLOOR = 1954 S.F.
TOTAL AREA (FOOT) = 4230 / 1000 X 20 = 83 SPACES
TOTAL AREA (FOOT) = 4230 / 1000 X 20 = 83 SPACES

RETAIL USE: 1ST FLOOR (NON-SPACED)
TOTAL PARKING SPACES = 43 SPACES
PARKING PROVIDED = 32 SPACES
NUMBER OF SPACES SHORT = 11

LOT AC. = 80,000 / 43560 = 1.836
MORE TO AREA FOR 10' = 1270 S.F. FLEAS AREA
80,000 S.F. LOT AREA = 0.10

A PROPERTY LINE SURVEY HAS NOT BEEN PERFORMED. THIS PLAN IS NOT TO BE USED TO ESTABLISH PROPERTY LINES. INFORMATION USED ON THIS PLAN WAS OBTAINED FROM LOCATION PLAT DONE BY H. MALMUD & ASSOCIATES, INC. NOT IN CERTAIN, OWN AREA SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH BALTO. CO. LANDSCAPE MANUAL. ALL PARKING TO BE ASPHALT, EXISTING LOT IS ASPHALT PAVING.

**PETITIONER'S
EXHIBIT 1**

DATE	BY	REVISIONS

Fidelity Architectural Group, Inc.
Architectural Design & Renovations
720 S. Maryland Avenue
Baltimore, Maryland 21224-3654
(410) 278-7128

SEAL

CLIENT/OWNER
CAL BITNER RESTAURANT
9307 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133

PLAT TO ACCOMPANY VARIANCE HEARING

DATE	10-01-2014
BY	J.W.
DATE	10-01-2014
BY	J.W.