

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Sparrows Point Road, 192.5' E of the c/l
Lakeview Avenue * ZONING COMMISSIONER
(2307 Sparrows Point Road) * OF BALTIMORE COUNTY
15th Election District *
7th Councilmanic District * Case No. 00-337-SPH

Daniel J. Poreca, Jr., Owner; *
John C. Laird, Contract Purchaser *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Daniel J. Poreca, Jr., and the Contract Purchaser, John C. Laird, through their attorney, Melvin J. Kodenski, Esquire. The Petitioners request a special hearing to approve the existing restaurant and related improvements on the subject property as a legal, nonconforming use. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the request were David J. Poreca, Jr., property owner, John C. Laird, contract purchaser, and their attorney, Melvin J. Kodenski, Esquire. Also appearing in support of the request were Leon Albin, Louis F. Caralle, and John J. Gistedt, nearby residents of the area. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.25 acres, more or less, zoned R.O., and is located on the southeast corner of Sparrows Point Road and a 25-foot unimproved road in Edgemere. The property is also known as Lot 14 of a subdivision which was recorded in the Land Records of Baltimore County many years ago in Plat Book W.P.C., No. 8, Folio 30. The property is improved with a two-story stucco and block building, an accessory macadam paved driveway and 12 parking spaces.

ORDER RECEIVED FOR FILING

Date

By

Mr. Poreca testified that he acquired the subject property in 1971 at which time, the building was being used as a restaurant. Mr. Poreca assumed the business and continued to operate the restaurant on a regular basis until he sold the business to Mr. Laird in 1999. Upon acquisition of the business, Mr. Laird renamed the restaurant the Edge Rock Café. Testimony indicated that the business operates seven days a week, from 5:00 AM to 8:00 PM and has the seating capacity for 52 customers. Recently, in an attempt to secure a liquor license, it was determined that the underlying zoning of the property (R.O.) did not support a restaurant use. Thus, the instant Petition was filed to establish the nonconforming use of the property as a restaurant.

Testimony in support of the request was also received from Messrs. Caralle and Gistedt. Both gentlemen have been familiar with the property since the early 1950s and -60s, and testified that the restaurant has existed on the property and operated continuously and without interruption for many years. Each witness also indicated that the building has existed in its present state for that period of time. That is, there have been no significant external additions or alterations to the structure.

A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulated in Section 104 thereof. Essentially, the nonconforming use designation is utilized to "grandfather" an otherwise illegal use. That is, if it can be established that the use of a given property pre-existed the date of the zoning regulation which prohibited such use, the use may continue as "nonconforming."

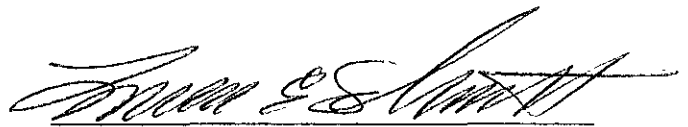
The first zoning regulations were enacted in Baltimore County in 1945. They were comprehensively amended in 1955. The relevant date in this case is the date the regulations were amended (1955). Based upon the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the Petition for Special Hearing. In my judgment, the Petitioner has adduced sufficient testimony and evidence to establish that the restaurant use and improvements on this property are nonconforming. Thus, the relief shall be granted.

ORDER RECEIVED FOR FILING
Date 4/6/00
By [Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of April, 2000 that the Petition for Special Hearing seeking approval of the existing restaurant and related improvements on the subject property as a legal nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/6/00
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 7, 2000

Melvin J. Kodenski, Esquire
19 E. Fayette Street, Suite 400
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
S/S Sparrows Point Road, 192.5' E of the c/l Lakeview Avenue
(2307 Sparrows Point Road)
15th Election District – 7th Councilmanic District
Daniel J. Poreca, Jr., Owner; John C. Laird, Contract Purchaser - Petitioners
Case No. 00-337-SPH

Dear Mr. Kodenski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Daniel J. Poreca, Jr. and John C. Laird
2307 Sparrows Point Road, Baltimore, Md. 21219
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2703 SPARROWS PT. RD. 21219
which is presently zoned R-O

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the legal nonconforming use of an existing restaurant and existing improvements

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

JOHN C LAIRD
Name - Type or Print
John C Laird
Signature
2703 SPARROW PT RD 410-388-1060
Address Telephone No.
BALTIMORE MD 21219
City State Zip Code

Attorney For Petitioner:

Melvin J. Kodenski
Name - Type or Print
Melvin J. Kodenski
Signature
Melvin J. Kodenski
Company
19 E FAYETTE ST Suite 400 410-645-5100
Address Telephone No.
Baltimore MD 21202
City State Zip Code

Legal Owner(s):

PORECA SR DANIEL J.
Name - Type or Print
Daniel J. Poreca Jr
Signature
Name - Type or Print
Signature
410-388-2731
2307 SPARROWS PT. RD.
Address Telephone No.
BALTIMORE MD 21219
City State Zip Code

Representative to be Contacted:

PORECA SR DANIEL J.
Name
2307 Sp. PT. RD. 410-388-2731
Address Telephone No.
BALTIMORE MD 21219
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

UNAVAILABLE FOR HEARING _____

Reviewed By mtl Date 2/14/08

Case No. GO-337-SPH

ORDER RECEIVED FOR FILING

Date 2/15/08
By [Signature]



John C. Mellema, Jr. Inc.

5409 East Drive

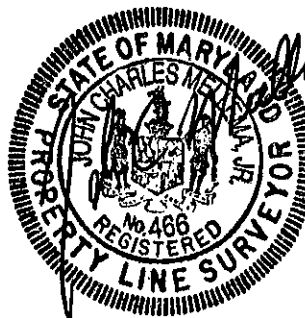
Baltimore, MD 21227

(410) 247-7488 Fax (410) 247-2507

ZONING DESCRIPTION #2307 SPARROWS POINT ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF SPARROWS POINT ROAD (VARIABLE WIDTH) AT A DISTANCE OF 192.5 EAST OF THE CENTERLINE OF LAKEVIEW AVE. (25' RW) THENCE RUNNING EASTERLY ON THE SOUTHERN SIDE OF SPARROWS POINT ROAD SOUTH 83 DEGREES 55 MINUTES EAST FOR A DISTANCE OF 60.00 FEET TO THE EDGE OF A 25' UNIMPROVED AVE THENCE RUNNING SOUTHERLY ON SAID AVENUE SOUTH 06 DEGREES 05 MINUTES WEST FOR A DISTANCE OF 180 FEET THENCE NORTH 83 DEGREES 55 MINUTES WEST FOR A DISTANCE OF 60 FEET THENCE NORTH 06 DEGREES 05 MINUTES EAST FOR A DISTANCE OF 180 FEET TO THE PLACE OF BEGINNING. COTAINING 10,800 SQUARE FEET OF LAND MORE OR LESS.

BEING LOT 14 AS SHOWN ON A PLAT OF A.E. SNYDER RECORDED IN BALTIMORE COUNTY MARYLAND IN PLAT BOOK NO. W.P.C. 8 FOLIO 30



337
00-337-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078688

DATE 2/15/05 ACCOUNT 001-6150

237

BY 175K

AMOUNT \$ 250.00

RECEIVED FROM: J. W. Gentry Inc - 2763 Green H Rd

FOR: 040 - Common Expense - \$250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-337-SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-337-SPH
2307 Sparrows Point Road
S/S Sparrows Point Road,
192.5' E of centerline Lake-
view Avenue
15th Election District
7th Councilmanic District
Legal Owner(s):
Daniel J. Porcasi, Jr.

Special Hearing: to ap-
prove the legal noncon-
forming use of an existing
restaurant and improve-
ments.

Hearing: Wednesday,
March 29, 2000 at 8:00
a.m. in Room 106, County
Office Building, 111 W.
Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/3/652 March 14C376327

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 3/14/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-337-SPH

Petitioner/Developer: _____

DANIEL PEREZ, JR., JOHN LAIRD

Date of Hearing/Closing: 3/29/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2307 SPARROWS POINT ROAD

The sign(s) were posted on _____

3/14/00

(Month, Day, Year)

Sincerely,

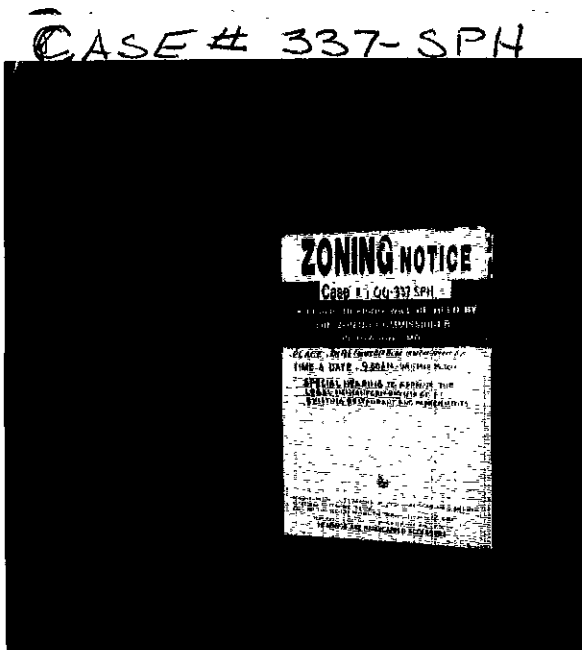
Richard E Hoffman 3/14/00
(Signature of Sign Poster and Date)

RICHARD E HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



2307 SPARROWS POINT RD
POSTED 3/14/00

Richard E Hoffman 3/14/00

RE: PETITION FOR SPECIAL HEARING
2307 Sparrows Point Road, S/S Sparrows Pt Rd,
192.5' E of c/l Lakeview Ave
15th Election District, 7th Councilmanic

Legal Owner: Daniel J. Poreca, Jr.
Contract Purchaser: John C. Laird
Petitioner(s)

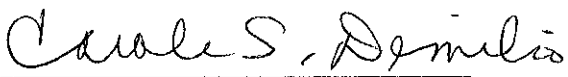
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-337-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Melvin J. Kodenski, Esq., 19 E. Fayette Street, Suite 400, Baltimore, MD 21202, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 2, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-337-SPH
2307 Sparrows Point Road
S/S Sparrows Point Road, 192.5' E of centerline Lakeview Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Daniel J. Poreca, Jr.

Special Hearing to approve the legal nonconforming use of an existing restaurant and improvements.

HEARING: Wednesday, March 29, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Melvin Kodenski, Esquire, 19 E. Fayette St., Suite 400, Baltimore 21202
Daniel Poreca, Jr., 2307 Sparrows Point Road, Baltimore 21219
John Laird, 2307 Sparrows Point Road, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 2000.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

Daniel J. Poreca, Jr.
2307 Sparrows Point Road
Baltimore, MD 21219

410-388-2731

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-337-SPH

2307 Sparrows Point Road

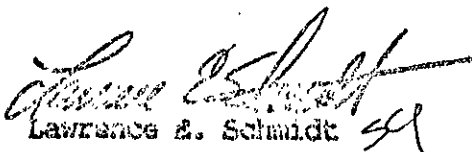
S/S Sparrows Point Road, 192.5' E of centerline Lakeview Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Daniel J. Poreca, Jr.

Special Hearing to approve the legal nonconforming use of an existing restaurant and improvements.

HEARING: Wednesday, March 29, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-337-SPH
Petitioner: Daniel J. Poreca, Jr
Address or Location: 2307 Sparrows Point Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Daniel J. Poreca, Jr
Address: 2307 Sparrows Point Road
Baltimore, Maryland 21219
Telephone Number: (410) 388-2731



Baltimore County
Department of Permits and
Development Management

Copy

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 24, 2000

Attorney Melvin J. Kudenski
19 E. Fayette Street
Baltimore MD 21202

Dear Attorney Kudenski:

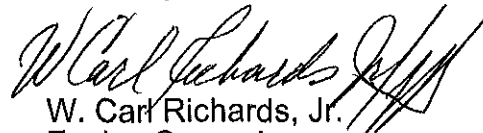
RE: Case Number 00-337-SPH , 2307 Sparrows Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



3/12 9

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 10, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 5, 2000*
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, 342, 346, and 347

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 1, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: DANIEL J. PORECA, JR. - 337
NITVIK ENTERPRISES & ALEXANDRIA PROPERTIES, LLC - 335
MERRITT.025 LLC - 334

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: 334, 335, 337

Dear Ms. Stephens:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *ml*
DATE: March 2, 2000
SUBJECT: Zoning Item #337
2307 Sparrows Point Road

Zoning Advisory Committee Meeting of February 28, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: March 1, 2000

Sim
3/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAR 10

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 10, 2000

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

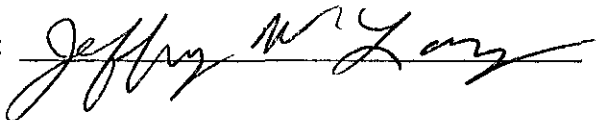
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 337, 349, 359, 360 and 361

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 337 MJK

RECEIVED MAR 06 2000

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Donald J. Pinner Jr.
John & Carol
Leon Albin
Louis F. Casale
J. J. Gistek

2307 Garrison Rd. Rt. 21219
7313 North Dakota Ave. 21219
6512 Edenville Rd.
2813 Wells Ave. 21219
2911 Ritchie Ave. 21219



Ref No 1

THIS DEED, Made this 4th day of August, 1971 by and between MAUDE AMOS of Baltimore County, State of Maryland, party of the first part, grantor; and DANIEL J. PORECA, JR. and ROSE M. PORECA, his wife, of the same County and State, parties of the second part, grantees.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns in fee simple, all that lot of ground situate, lying and being in the 15th Election District of Baltimore County, State of Maryland and described as follows, to wit:

BEING KNOWN and DESIGNATED as Lot Numbered Fourteen (14) as laid out on the Plat of Lots for Sale by A. E. Snyder, recorded among the Plat Records of Baltimore County in Plat Book WPC No. 8, Folio 30, said lot fronting 60 feet on Sparrows Point Road, with a depth of 180 feet, more or less. The improvements thereon being known as No. 2307 Sparrows Point Road.

BEING the same property which by deed dated January 29, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4846, Folio 411 was granted and conveyed by John F. Oppitz to the within grantor.

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid lot of ground and premises unto and to the proper use and benefit of the said DANIEL J. PORECA, JR. and ROSE M. PORECA, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns in fee simple.

AND the said party of the first part hereby covenants that she will warrant specially the property hereby granted and conveyed and that she will execute such further assurances of said deed as may be requisite.

Witness, the hand and seal of said grantor.

TEST:

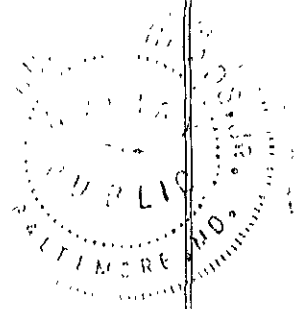
Arthur L. Rhoads, Jr.
Arthur L. Rhoads, Jr.

Maude Amos (SEAL)
MAUDE AMOS

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 4th day of August, 1971 before me the subscriber, a notary public of the City and State aforesaid, personally appeared Maude Amos the grantor in the foregoing deed and she acknowledged the foregoing deed to be her act.

Witness, my hand and Notarial Seal.



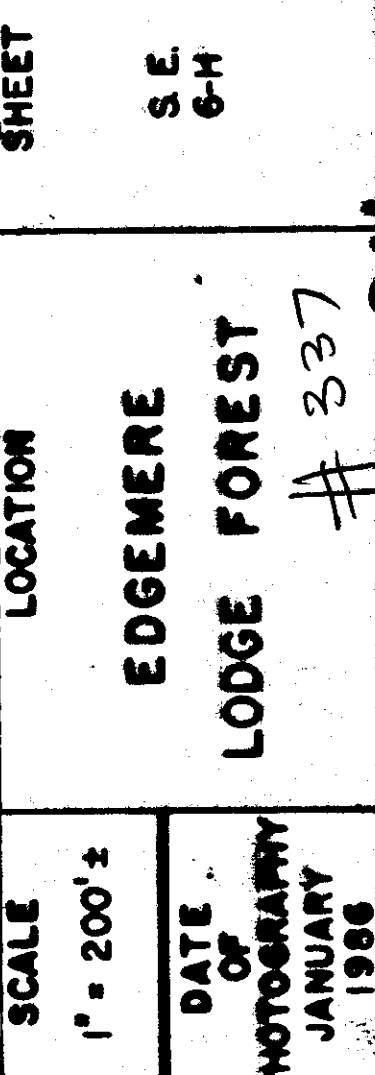
Arthur L. Rhoads, Jr.
Arthur L. Rhoads, Jr.
Notary Public
My Comm. expires 7/1/74

2179922055
2179932000
2179942000
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DRAWING NUMBER

BLAN HOLD CORPORATION - IRVINE CALIFORNIA

PLAN-MOLD CORPORATION - IRVINE, CALIFORNIA



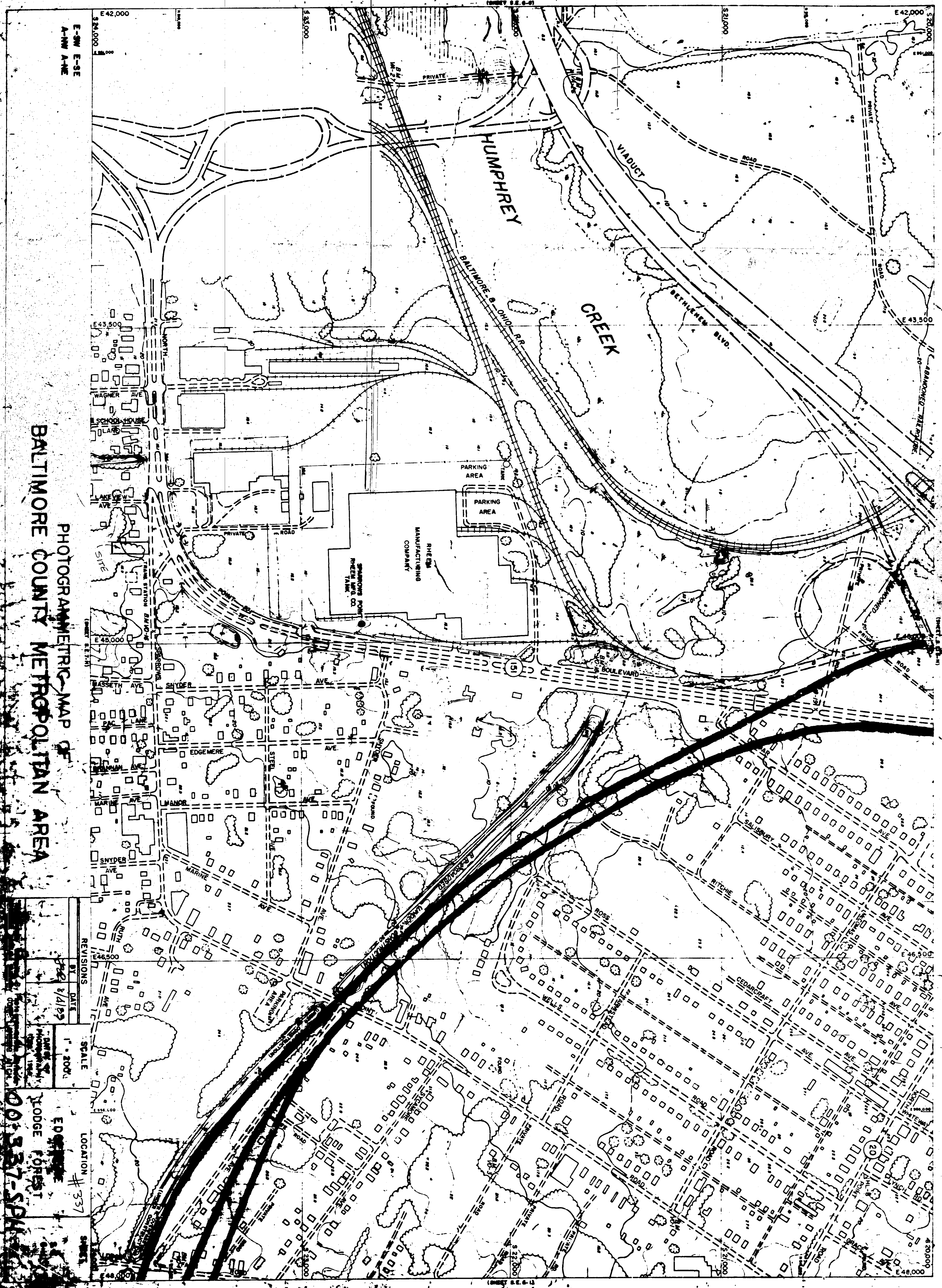
4145 BALTIMORE COUNTY
(SHEET 8.17-4)
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

**1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996**

Kevin Kameneck
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
FOR SURVEILLANCE MAPS. RAIN TOWNSHIP. MD. 21916

00-337-SPH



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

E-SW E-SE
A-NW A-NE

REVISIONS		DATE	BY
1	EDGEMERE	8/21/73	
2	RODGE FOREST		
3			
4			
5			
6			
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SCALE 1" = 200'

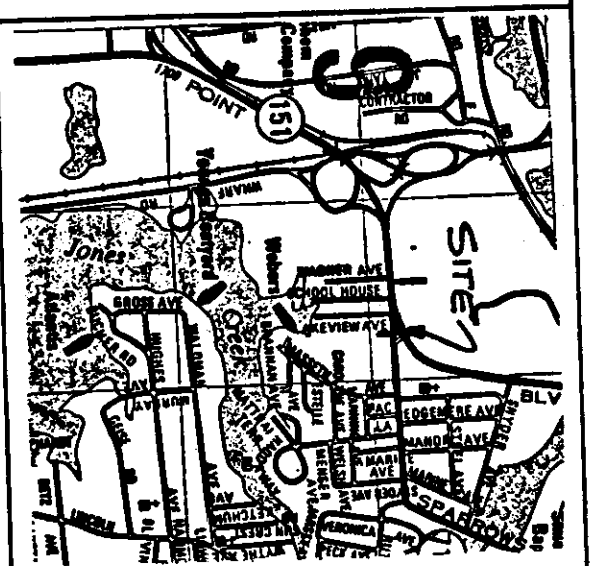
LOCATION # 337

00-337-SPH

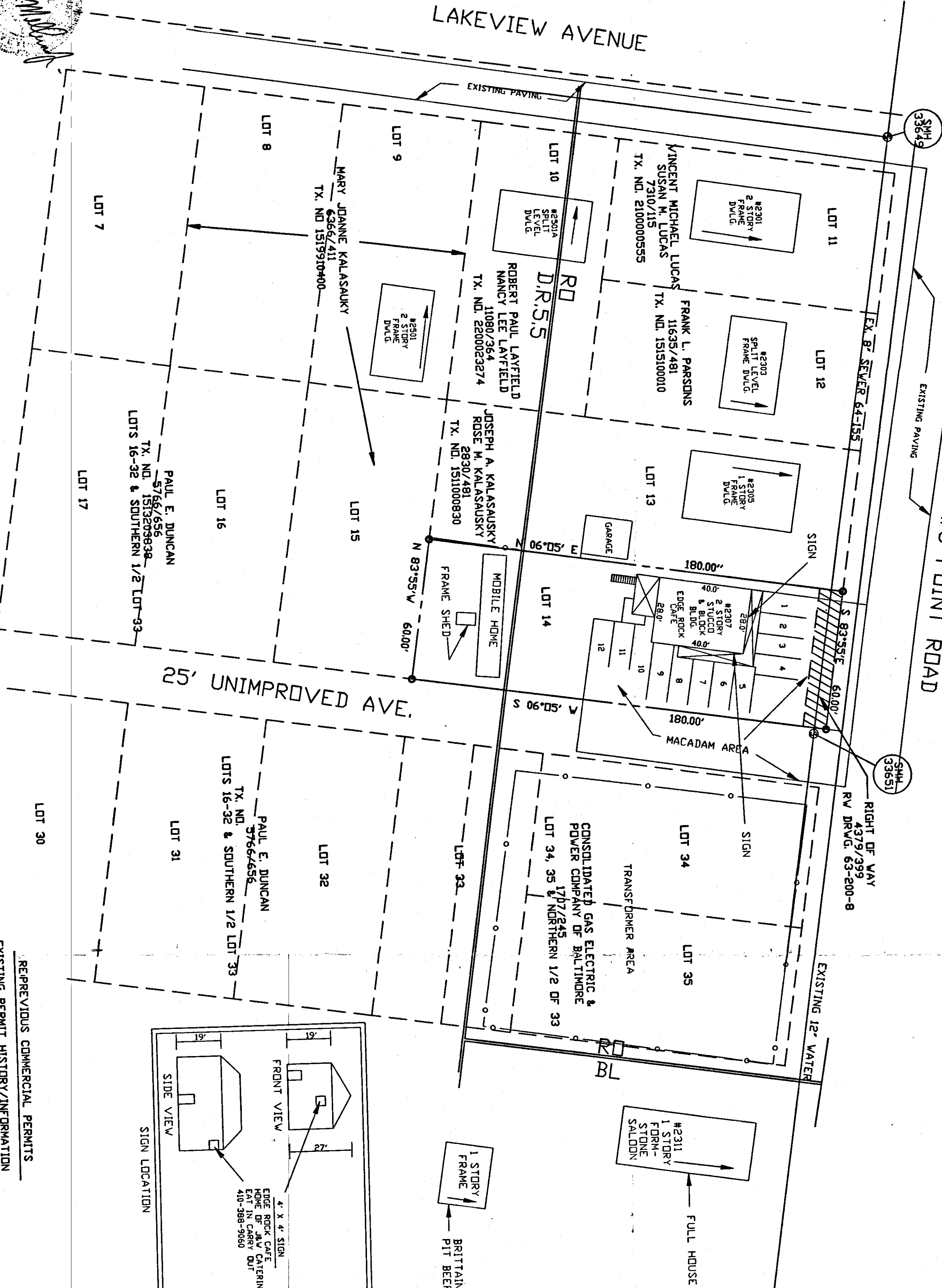
PLAT TO ACCOMPANY ZONING ☐ VARIANCE ☒ SPECIAL HEARING
SPECIAL HEARING IS TO APPROVE THE LEGAL NON-CONFORMING
USE OF AN EXISTING RESTAURANT AND EXISTING IMPROVEMENTS

SPARROWS POINT ROAD

VICINITY MAP
SCALE: 1"=2000'



LAKEVIEW AVENUE



LOCATION INFORMATION

COUNCILMANIC DIST. 7
ELECTION DIST. 15
ZONING: R-D
1"=200' SCALE MAP = SE. 6-H
LOT SIZE: 0.25 ACRES
10800 SQ. FT.

SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO
CHESAPEAKE BAY CRITICAL AREA: ☒ YES ☐ NO

SUBDIVISION NAME:
A.E. SNYDER
PLAT BOOK W.P.C. NO. 8 FOLIO 30

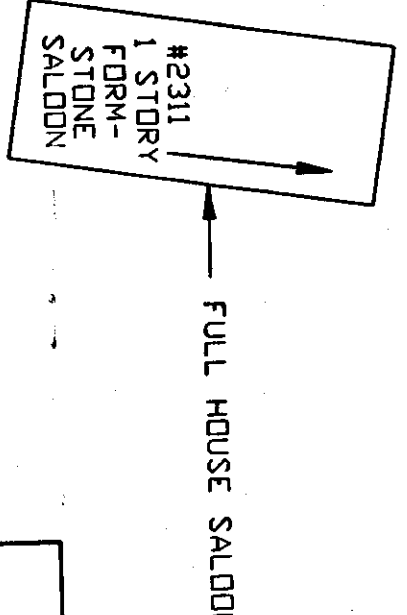
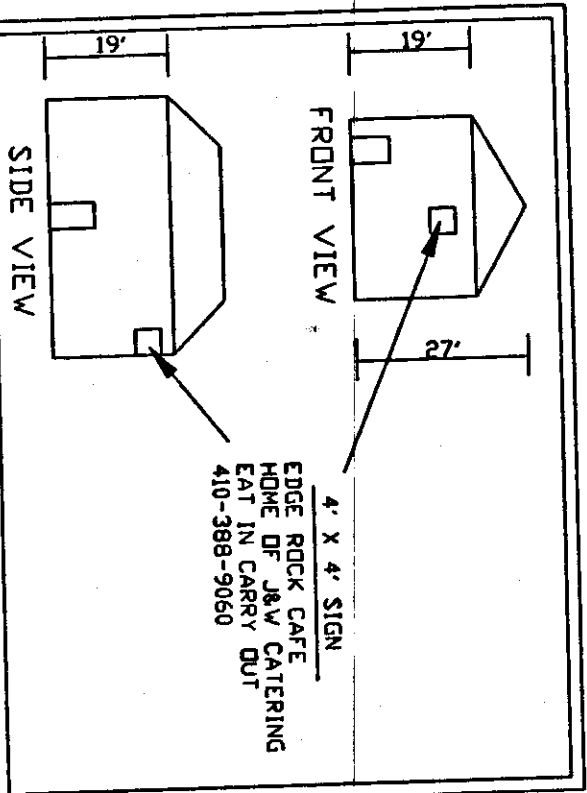
DEED REFERENCE: 5208/088
OWNER: DANIEL J. PORECA JR.
ROSE M. PORECA
2307 SPARROWS POINT RD

TAX NO. 1501500850
DATE: JANUARY 3, 2000
SCALE: 1"=30'

ZONING OFFICE USE ONLY

REVIEWED BY: *mtk* ITEM: 337 CASE: 00-337-076

REPREVIOUS COMMERCIAL PERMITS
EXISTING PERMIT HISTORY/INFORMATION
1) PERMIT #52-69 (1969) PERMIT GRANTED
FOR REMODELING OF EXISTING RESTAURANT.
2) PERMIT #298-63 (1963) PERMIT FOR APARTMENT.
INFORMATION IS BASED UPON RECORDS WITHIN
THE BALTIMORE COUNTY ZONING OFFICE.



PREPARED BY:
JOHN C. WELLENBA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. CO., MD. 21227
PH: 410-247-7488 FAX: 410-247-2507

ZONING: R-D
REAR SETBACK: 30'
SIDE SETBACK: 20'
FRONT SETBACK: 20' OR
AVERAGE OF OTHER STRUCTURES