

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW/S Middle River Road and		
Cloverdale Roads	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(NWS Middle River & Cloverdale Rds.)		
	*	CASE NO. 01-271-SPH
Mary P. Miller		
Petitioner	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Mary P. Miller. The Petitioner is requesting a special hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use for a commercial parking lot in a residential zone.

Appearing at the hearing on behalf of the special hearing request were Mary Miller, owner of the property, J. Scott Dallas, registered property line surveyor who prepared the site plan of the property and John B. Gontrum, attorney at law, representing the Petitioner. There were other residents from the surrounding community in attendance, all of whom appeared in support of the Petitioner's special hearing request.

Testimony and evidence indicated that the property which is the subject of this special hearing request consists of 0.103 acres, more or less, zoned DR 5.5. The subject property is currently improved as a macadam parking lot which provides parking for customers of "Skip's Tavern" which is located adjacent to the subject property.

The testimony and evidence offered at the hearing by those individuals who testified indicated that the subject property has in fact been used as a commercial parking lot since 1944 until the present time. This use has occurred continuously and without interruption since that

3/5/01
R. Gontrum

date up until the present. No one appeared in opposition to the Petitioner's request and there was no evidence presented to the contrary.

As with all nonconforming use cases, the first task is to determine whether a lawful nonconforming use existed on the subject property prior to the year in which a change in the zoning regulations caused the use of the property to become illegal. The controlling year in this case is 1945.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Maryland, 39 Md. App. 257, 385 A.2d 96 (1978).

When the claimed nonconforming use has changed, or expanded, then the Deputy Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the nonconforming use, the Deputy Zoning Commissioner should consider the following factors:

- (a) "To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use;
- (b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature and kind;
- (c) Does the current use have a substantially different effect upon the neighborhood;
- (d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

McKemy v. Baltimore County, Md., supra.

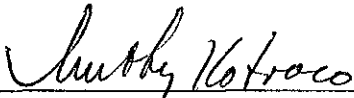
APPROVED FOR FILING
19/5/16
By: R. Demaria

After due consideration of the testimony and evidence offered at the hearing, it is clear that the subject property has been used continuously and without interruption as a commercial parking lot use in a residential zone on the same property since 1944 and enjoys a legal nonconforming use. Having considered the testimony and evidence presented at the hearing, the special hearing for a commercial parking lot in a residential zone should be granted.

Pursuant to the advertisement, posting of the property and public hearing held on the petition and for the reasons given above, the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of March, 2001, that the Petitioner's Request for Special Hearing from Section 500.7 of the B.C.Z.R., to approve a nonconforming use for a commercial parking lot in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES
3/15/01
P. J. Jenson



Baltimore County
Zoning Commissioner

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

March 5, 2001

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Case No. 01-271-SPH
Property: NW side of Middle River & Cloverdale Rds.

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Mary Miller
13213 E. Greenbank Road
Baltimore, MD 21220

J. Scott Dallas
P. O. Box 26
Baldwin, MD 21013





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at N.W. Side of Middle River and
Cloverdale Roads
which is presently zoned DR 5.5

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

a non-conforming commercial parking lot use in a residential zone.

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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

JOHN B. GONTRUM _____

Name - Type or Print _____

Signature _____

ROMADKA, GONTRUM & MCLAUGHLIN, P.A. _____

Company _____

814 EASTERN BOULEVARD 410-686-8274 _____

Address _____ Telephone No. _____

BALTIMORE, MARYLAND 21221 _____

City _____ State _____ Zip Code _____

Legal Owner(s):

MARY P. MILLER _____

Name - Type or Print _____

Mary P. Miller
Signature _____

Name - Type or Print _____

Signature _____

13213 E. GREENBANK ROAD 410-391-2882 _____

Address _____ Telephone No. _____

BALTIMORE, MARYLAND 21220 _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RDD/JRF Date 1-8-01

Case No. 01-271-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 3/5/01
R. P. Gentry

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

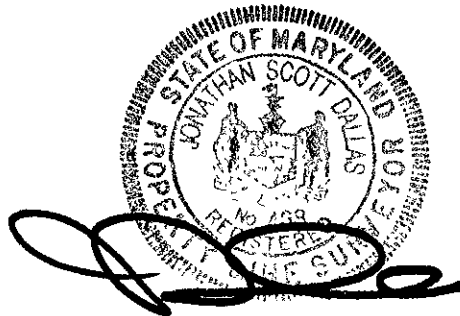
ZONING DESCRIPTION # 600 MIDDLE RIVER ROAD

BEGINNING at the intersection of the West side of Middle River Road (60 feet wide) and the North side of Cloverdale Road (20 feet wide) as shown on Baltimore County Bureau of Land Acquisition Drawing No. HRW 53-024-24 thence running with and binding on said North side of Cloverdale (1) **South 89 degrees West 94.65 feet** thence leaving said Cloverdale Road and running the tow following courses and distances: (2) **North 4 degrees 40 minutes West 45.13 feet** (3) **North 83 degrees 14 minutes East 87.17 feet** to intersect said West side of Middle River Road thence running with and binding on said West side of Middle (4) **Southeasterly 53.81 feet** to the place of beginning

CONTAINING 4,493 square feet of land, more or less or **0.103** acres of land, more or less.

ALSO known as #600 Middle River Road and located in the 15th Election District, 5th Councilmanic District.

Note: above description is based on existing deed, Land Acquisition Platt and S.D.A.T listing and is for zoning purposes only.



Item # 271

01-271-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **8662**

DATE 1/8/01 ACCOUNT R-001-0150

AMOUNT \$ 250.00

RECEIVED FROM: Romanae Gordon McLaughlin

NW side of M. H. Rte. at Churchside Rd.

FOR: SPH ITEM # 271 Taken by RDD/JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED AMOUNT TIME
1/14/2001 140.26 15:00

RECEIVED CASHIER TOL LUN TRANS

FOR F 500 ZIMMERMANN JAVELIN

RECEIVED 1/22/01

CR 01 84626

PAID TO: 250.00

250.00 OK

Baltimore County (Maryland)

CASHIER'S VALIDATION

**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: #01-271-SPH
600 Middle River Road
NW/S Middle River Road
and Cloverdale Roads
15th Election District
5th Councilmanic District
Legal Owner(s): Mary P.
Miller

Special Hearing: to approve a non-conforming commercial parking lot use in a residential zone.
Hearing: Monday, February 26, 2001 at 2:00 p.m.
In Room 407, County Courts Building, 401 Bosley 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) 887-4386.

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

2/090 Feb. 8 C448879

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/9/, 2001

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 2/8/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

SK
2/26

RE: Case No 01-271-SPH

Petitioner/Developer M. MILLER, ETAL
% JOHN GONTRUM, ESQ.

Date of Hearing/Closing 2/26/01

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 #600 MIDDLE RIVER RD.

The sign(s) were posted on 2/5/01
(Month, Day, Year)

Sincerely,

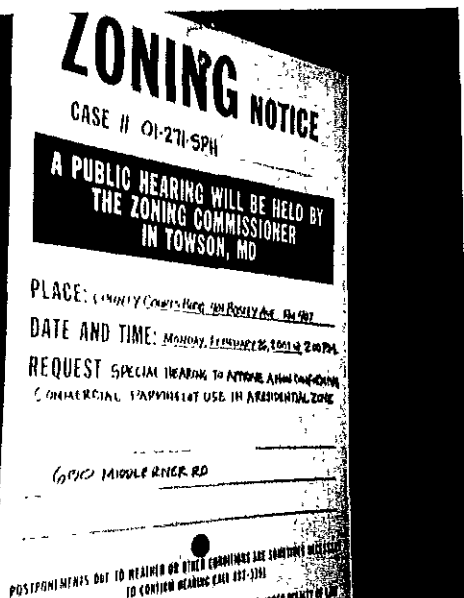
Patrick M. O'Keefe SA 2/6/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
600 Middle Rive Road, NW/S Middle River and
Cloverdale Rds
15th Election District, 5th Councilmanic

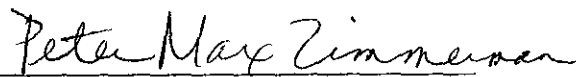
Legal Owner: Mary P. Miller
Petitioner(s)

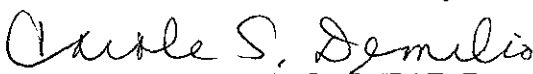
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-271-SPH

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 31st day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, 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

January 24, 2001

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: 01-271-SPH
600 Middle River Road
NW/S Middle River Road and Cloverdale Roads
15th Election District – 5th Councilmanic District
Legal Owner: Mary P Miller

Special Hearing to approve a non-conforming commercial parking lot use in a residential zone.

HEARING: Monday, February 26, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are handwritten.

GDZ

Arnold Jablon
Director

C: John B. Gontrum, Romadka, Gontrum & McLaughlin PA, 814 Eastern Blvd,
Baltimore 21221
Mary P Miller 13213 E Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 9, 2001.**
(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
Thursday, February 8, 2001 Issue – Jeffersonian

Please forward billing to:

Mary P Miller
13213 E Greenbank Road
Baltimore MD 21220

410 391-2882

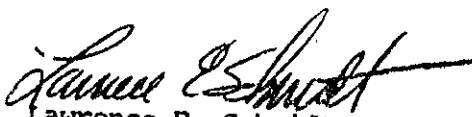
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Lawrence E. Schmidt

GDZ

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: 271

Petitioner: MARY MILLER

Address or Location: # 600 MIDDLE RIVER ROAD.
NW SIDE MIDDLE RIVER & CLOVER DALE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY MILLER

Address: 13213 E. GREENBANK RD.

BALT., MD. 21220.

Telephone Number: 410-391-2882

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 2001

John B Gontrum
Romadka Gontrum & McLaughlin PA
814 Eastern Boulevard
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 01-271-SPH, 600 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 8, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Mary P Miller, 13213 E Greenbank Road, Baltimore 21220
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 12, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2001
Item No. 271

The Bureau of Development Plans Review has reviewed the subject zoning item. The parking layout does not meet current standards.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the developer's total responsibility.

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

January 31, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: 271, 272

Location: DISTRIBUTION MEETING OF January 22, 2001

Item No.: See Below

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.

271, 272,

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

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/RS*

DATE: January 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 22, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
271	600 Middle River Road
272	1102 Hart Road
273	602 Fuselage Avenue
274	120 Sanford Avenue
276	7439 Prince Georges Road
277	6624 Baltimore National Pike
278	1141 & 1143 Lake Avenue

*Jim
2/26*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 26, 2001

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

SUBJECT: 600 Middle River Road

INFORMATION:

Item Number: 01-271

Petitioner: Mary P. Miller

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request to allow a commercial parking lot intended to serve a bar, in a residential zone. The subject site for which the variance is requested, is located opposite several residential dwellings (see attachment), which would be negatively impacted by an expanded parking area. There is also a church that is located to the west of the subject site.

Prepared by: *Mark A. Cunniff*

Section Chief: *Jeffrey W. Z...*

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.24.01

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

RE: Baltimore County
Item No. 271

DD/JR

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,

for 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. George Reier, Chief
Bureau of Public Services
FROM: J. G. Hoswell
Office of Planning & Zoning
SUBJECT: Bldg. Ann. (#180-65)

Date: June 1, 1965

The Office of Planning and Zoning has reviewed the subject application and is withholding endorsement for the following reasons:

1. If the second floor of the existing structure is used as living quarters, it should be noted on the plan. If this is the case, one parking space must be provided for the second floor tenant.
2. Parking at the rate of one space for each 50 square feet of total floor area for the tavern must be provided. Since the proposed total floor area would be approximately 2800 square feet, 56 parking spaces are required. This plus parking noted in #1 above requires a total of 57 offstreet parking spaces. (Note: If the second floor is used as a part of the tavern, 88 spaces must be provided.)
3. The existing tavern does not have adequate offstreet parking facilities to meet the minimum requirements of the Baltimore County Zoning Regulations. The proposed addition would decrease the area of the existing parking facilities, thus creating an even greater deficit.
4. The parking spaces shown on the plan do not meet the requirements set forth in Section 409 of the Baltimore County Zoning Regulations. All parking spaces must be located a minimum of 8 feet from the street right-of-way line.
5. Expansion of the existing commercial operation would have to be considered in the light of future widening and improvements to Cloverdale Road. All off-street parking requirements as set forth in Section 409 of the Baltimore County Zoning Regulations must be met within the boundaries of the proposed future right-of-way lines. Obviously, this would lead to an even greater parking problem.

In view of the lack of adequate offstreet parking facilities, it is the opinion of this office that unless additional property can be acquired, the proposed addition should not be considered.

JCH/cs

Acct. nr. 24920 = Tavern lot
Acct. nr. 24921 = Parking lot

11/18/63 - Peter J. Ranzino & Mary S. (4221-52)
[1160, 723] no problem if house not on it

Jos. F. Welsh - 11/14/62 - 4066/288

~~Acct. nr. 17030 - 17031~~

Acct. nr. 17030

60.71 x 118 irreg.

[Owned since 1946]

Widening for Middle River Rd to County, &
balance to Cherry (0.156).

~~Acct. nr. 17031~~

3/1/65 - 4/2/65

TRANSFER

5943 acres from 4,373 acre tract.
From Pikeville Plaza, Inc. to Savings Bank of Baltimore.

$$\frac{120}{85} \times \frac{275}{256.26}$$

→ N/E/S Reisterstown Rd;
N/W of Old Court Rd.

180-65

180-65

1353 -

1/3/49 - granted reclass to "E" commercial,
"subject to the provision of at least ~~2~~ two &
one-half square feet of off-street parking area
for each one square foot of land to be covered
by commercial buildings," also subject to
Zoning setbacks.

Reopened =

s/s of Clover Ave for 200'; then
S 70°20' W for 150'; then ~~N 88°55' E~~
N 88°55' E - 200' to w/s of
Middle River Rd; then
along w/s of Middle River Rd
for 150'.

Approved Plat in Zoning Files

180-65

ZONING ITEMS TO BE CHECKED PRIOR TO ACCEPTING AN APPLICATION FOR A
COMMERCIAL OR INDUSTRIAL BUILDING PERMIT

OWNER Benjamin F. Cherry & Wife

ADDRESS & LOCATION 570 Middle River Rd.

ELECTION DISTRICT 15

1) ZONING STATUS

a. Present Zoning B.C. Zoning of Adjoining Properties on Plan B.

b. Proposed Use Storage for ~~Extraction~~ Existing Tower

c. Special Exception and/or Reclassification

(1) Needed: Yes No

(2) Granted: Use None Date #

d. Variance Granted Type Date #

e. Use permit granted For Date #

f. If Zoning Reclassification, Special Exception or Variance is conditional,
check zoning file for plans or other items required by zoning order:

Approved Plans Required Yes No

Other O.K. No

2) OFF-STREET PARKING SPACES

Total Number Provided Existing Total Required

Under Existing Zoning Screening, access, etc.

Under Use Permit

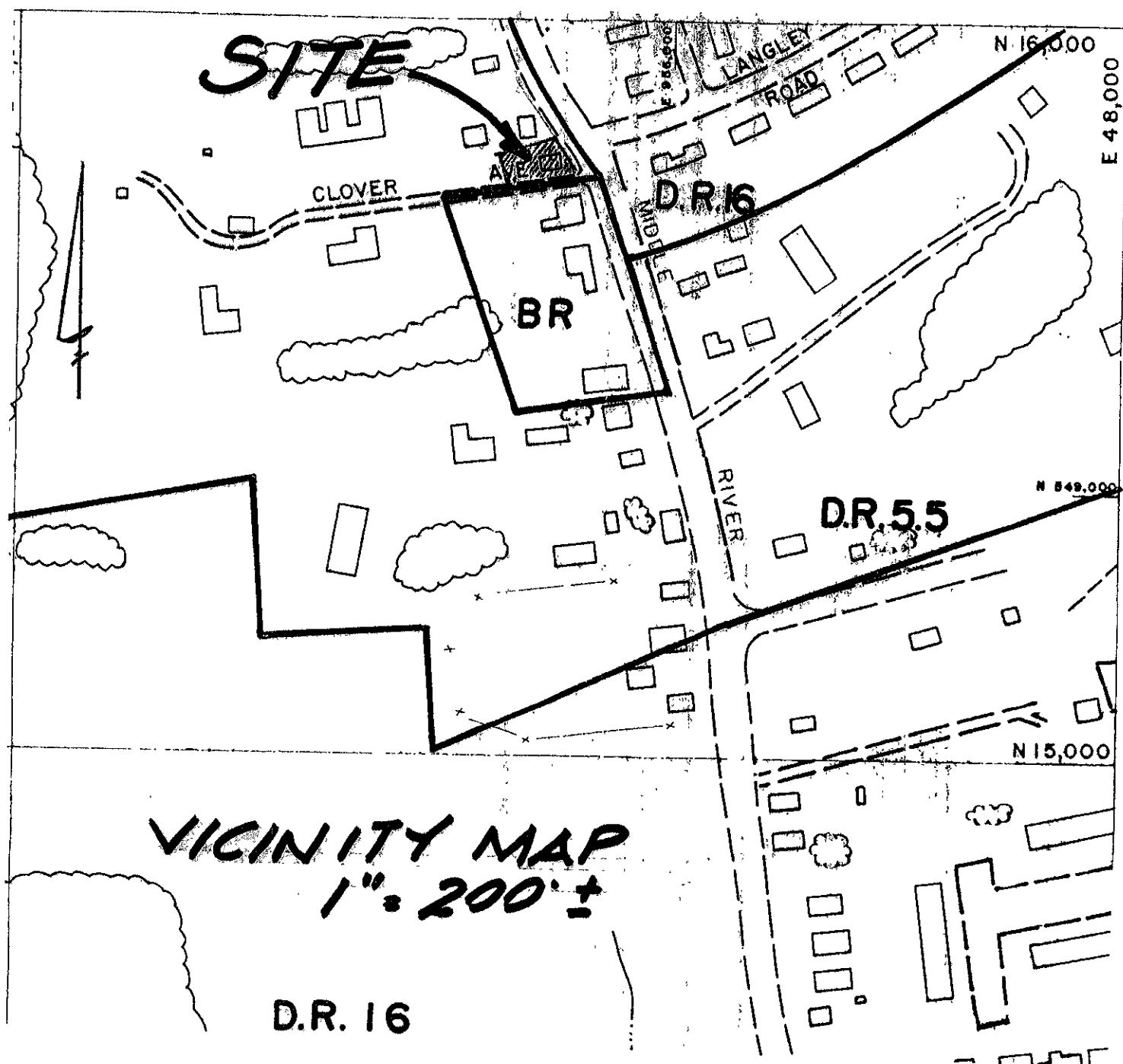
3) LOADING SPACE - See Section 409.3 of Zoning Regulations

4) SETBACKS

on 3/5
only
allow
in K

#1353 -
Start of Tower - E Commercial
See Photo copy





PART OF O.P.Z N.E. 4H
#600 MIDDLE RIVER ROAD

ITEM # 271

01-271-SPH

FAX: 410-969-3602

*

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01-271-SPH

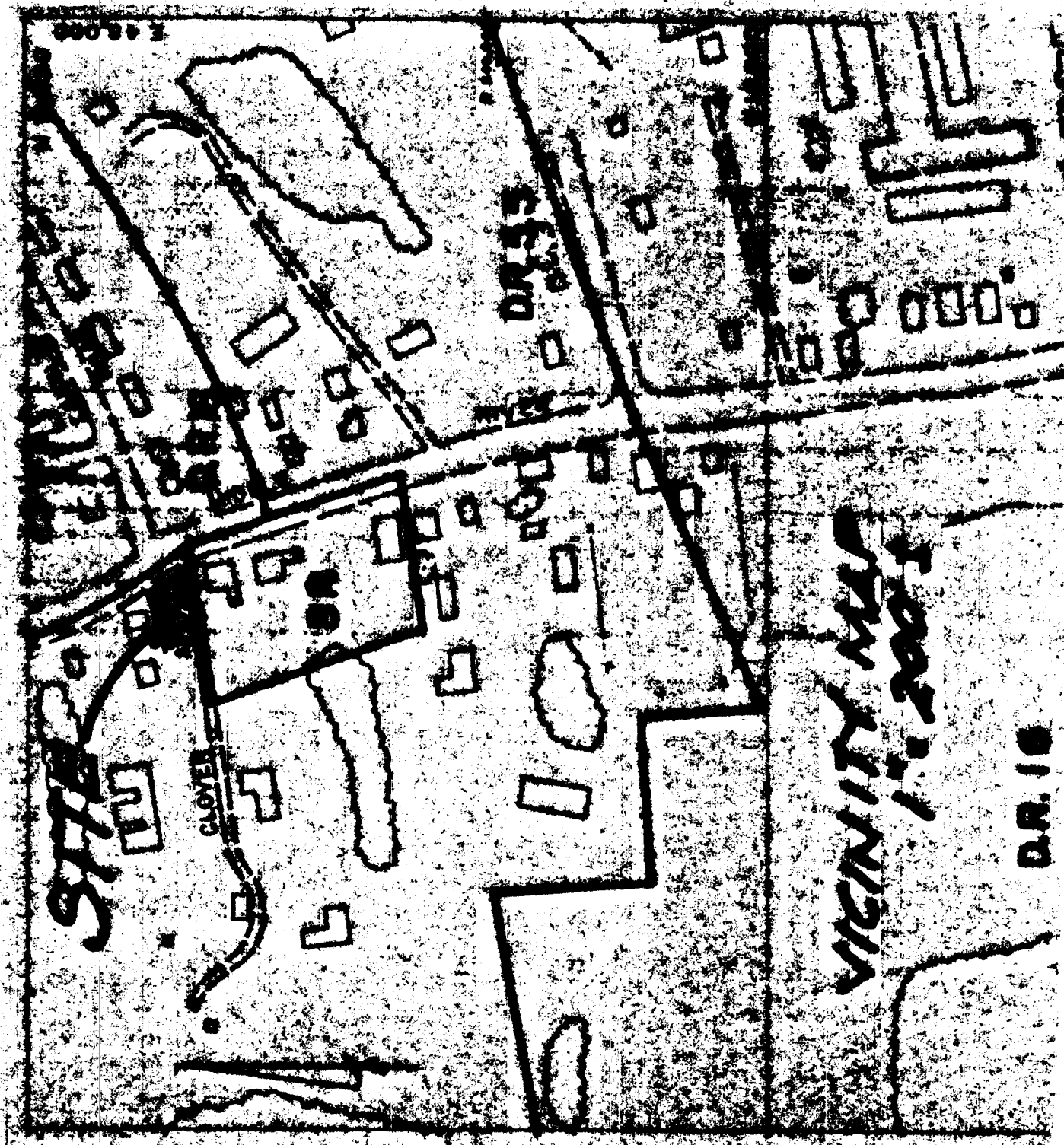
600 Middle River Rd.

Mary Miller

Send copy of decision ^{OK} 3/5/01

to: Don Scher
690 Presquite Rd.
Severn, MD 21144-3600

1. This map is a reproduction of a map prepared by the City of Dallas, Texas, and is not a survey map. It is not to be used for any purpose other than for reference only. It is not to be used for any purpose other than for reference only. It is not to be used for any purpose other than for reference only.



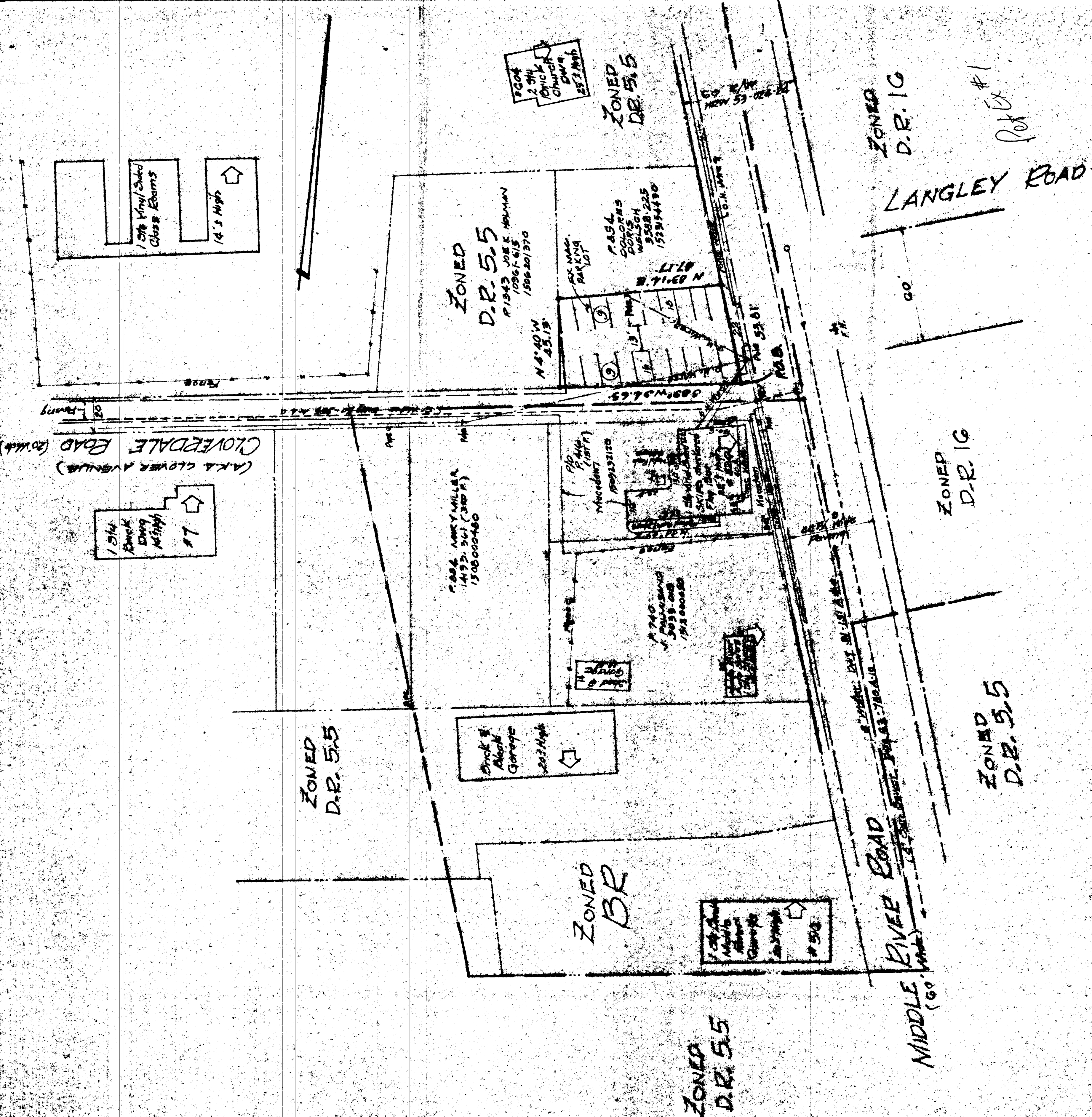
VICINITY MAP 1:2000

PART OF ORZ NE 2H

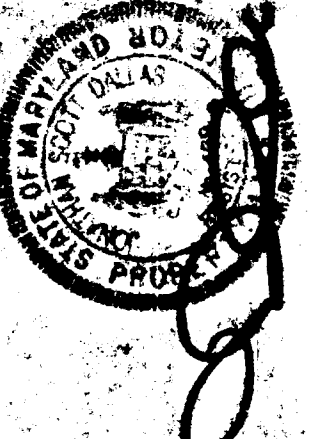


VICINITY MAP 1:1000

J.S. DALLAS, INC.
 Surveying & Engineering
 13525 Long Creek Pkwy
 Dallas, TX 75243
 (214) 217-4000

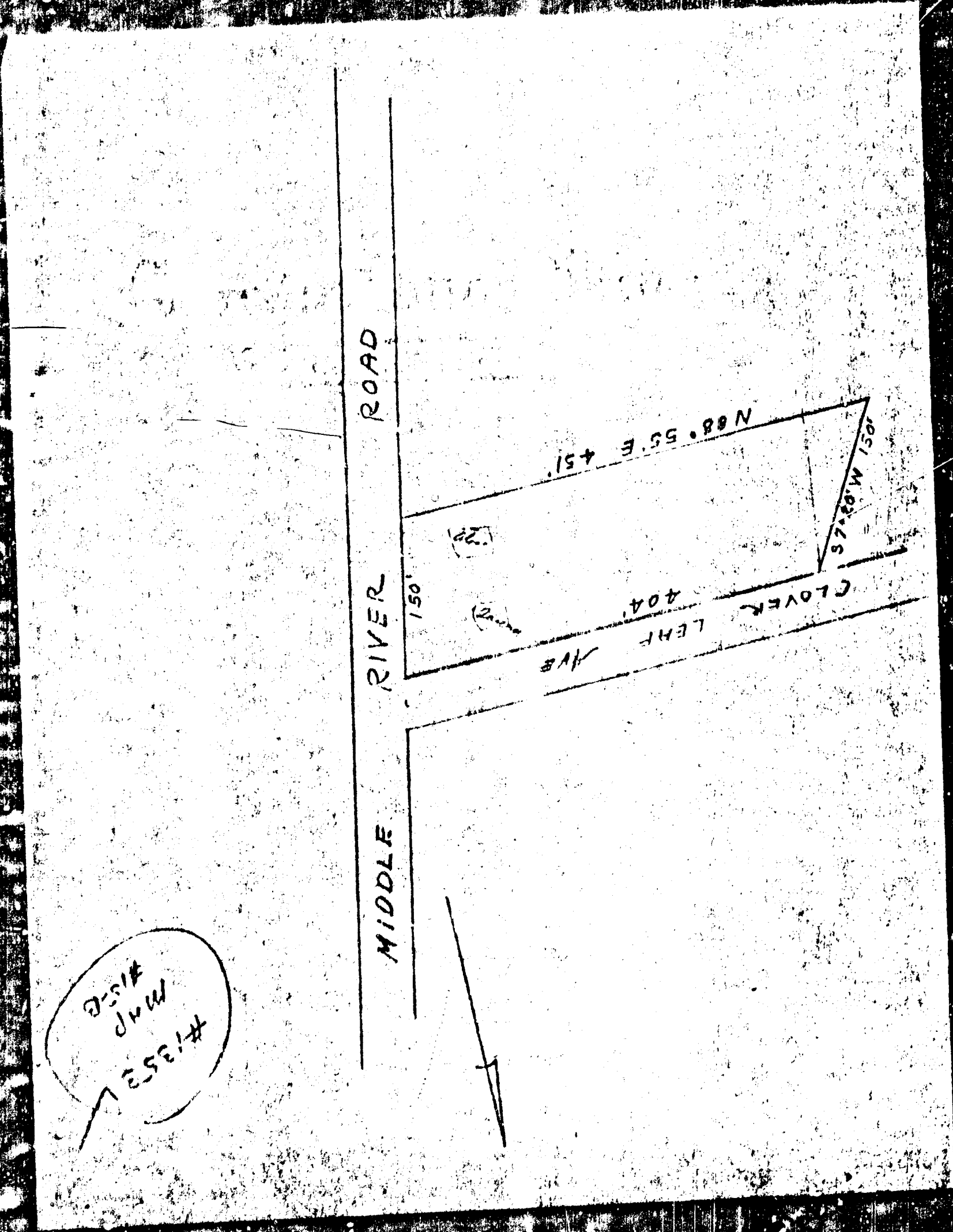


01-271-SFH Item #271



600 MIDDLE RIVER ROAD
 DALLAS, TEXAS 75243

Plot #2



[illegible]

5K10's Town

