

69562 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Gabriel Pantelis and
I, or we, Elaine Pantelis, D.W., 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6 zone.

For the following reasons:
1. That most of the property surrounding the subject property has been rezoned from residential to industrial and/or commercial zoning.
2. That because of the relocation of Windsor Mill Road, part of the subject property will be taken and the said road will become a buttress between the subject property and residential properties.
3. That the B-L zone is the logical, best and highest use of the subject property.

4. And for other reasons to be brought out at the time of the hearing before the Zoning Commission under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Contract purchaser: _____ Legal Owner: _____
Address: _____ Baltimore, Maryland 21093
Petitioner's Attorney: _____
John J. Bishop, Jr., Esq.
Address: 203 Courtland Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 1969, 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 19th day of January, 1969, at 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

JOHN J. BISHOP, JR.
ATTORNEY AT LAW
404 LLOYD FEDERAL BLDG.
TOWSON, MARYLAND 21204
833-6301

April 28, 1969



Honorable John G. Rose
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Reclassification from an R-6 zone to a B-L Zone
Location: SWS Windsor Mill Road & 4th Street
District: 2nd
Petitioner: Gabriel Pantelis, et ux
Our File: No. 2288

Dear Mr. Rose:

On March 11, 1969, a new Petition for zoning reclassification in connection with the above-captioned property was filed requesting that the property be rezoned from its present R-6 zoning to M.L.R.

In view of the above, please withdraw the previously filed Petition requesting a reclassification from R-6 to B-L.

Sincerely yours,

John J. Bishop, Jr.

JJB:fw

JOHN J. BISHOP, JR.
ATTORNEY AT LAW
404 LLOYD FEDERAL BLDG.
TOWSON, MARYLAND 21204
833-6301

April 18, 1969

Honorable John G. Rose
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Reclassification from an R-6 zone to a B-L zone
Location: SWS Windsor Mill Road & 4th St.
District: 2nd
Petitioner: Gabriel Pantelis, et ux

Dear Mr. Rose:

On March 11, 1969 a Petition to rezone the above captioned property from an R-6 zone to an M.L.R. zone was filed.

Please withdraw the above captioned petition for rezoning from an R-6 to a B-L zone.

Sincerely yours,

John J. Bishop, Jr.

JJB/mik



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 24, 1969

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #20-156-R. Reclassification from R-6 to B-L. Southwest side of Windsor Mill Road opposite 4th Street. Gabriel Pantelis, Petitioners

2nd District

HEARING: Wednesday, February 5, 1969 (2:00 P.M.)

In light of changes in the manner of land use and potentials for increased employment in the area, we offer no adverse comment on the reclassification to commercial zoning. The County will have to determine the extent to which it may have to make provision for alternative access or reduction in the number of access points to proposed Windsor Boulevard when that road is constructed.

GEG:bms

E. F. RAPHELL & ASSOCIATES
Registered Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND
9/30/68

DESCRIPTION TO ACCOMPANY ZONING PETITION
PROPERTY OF GABRIEL PANTELIS

BEGINNING for the same on the southwest side of Windsor Mill Road at the intersection of 4th Street at the beginning of land which by deed dated August 15, 1968 and recorded among the Land Records of Baltimore County in Liber OTG 4917, folio 279, was conveyed by Charles Kenneth Roberts, Jr. et al to Gabriel Pantelis and wife, thence leaving the southwest side of Windsor Mill Road and binding on the 1st, 2nd and 3rd lines of/aforesaid deed the three following courses and distances: 1) S46°30'00"W 308.00'; 2) S46°17'00"E 165.17'; 3) N44°30'00"E 307.85' to the southwest side of Windsor Mill Road, running thence and binding on the southwest side of Windsor Mill Road and on the 4th and 5th or last lines in/aforesaid deed the two following courses and distances: 1) N46°45'00"W 116.85' and 2) N40°59'00"W 48.60' to the place of beginning.

CONTAINING 1.16 Acres of land more or less.

BEING all of the land which by deed dated August 15, 1968 and recorded among the Land Records of Baltimore County in Liber OTG 4917, folio 279 was conveyed by Charles Kenneth Roberts, Jr. et al to Gabriel Pantelis and wife.



Re: Petition for Reclassification
S/W Side Windsor Mill Road
opp. 4th St., 2nd District
Gabriel Pantelis & Elaine
Pantelis, Petitioners
No. 69-156-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice.

Date: April 28, 1969

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1968

John J. Bishop, Jr., Esq.,
203 Courtland Avenue
Towson, Maryland 21204

Re: Type of Hearing: Reclassification
From an R-6 zone to a B-L zone
Location: SWS Windsor Mill Rd. & 4th St.
District: 2nd
Petitioners: Gabriel Pantelis, et ux
Committee Meeting of Nov. 6th, 1968
Item 113

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is improved with a large two-story frame dwelling which apparently houses three families. There are no curbs along this section of Windsor Mill Road. Subject property is bounded on the south and east by undeveloped land zoned R-6; on the west by R-6 developed with residential homes; on the north, or opposite side of Windsor Mill Road by R-6 developed with residential homes.

BUREAU OF ENGINEERING:
Water - Existing 12" water in Windsor Mill Road
Sewer - Existing 8" sanitary sewer in Windsor Mill Rd.
Road - The proposed Windsor Blvd. will pass through this site. This road is to be developed as a dual lane facility on a 120' R/W. The proposed alignment must be indicated on the plan.

BUREAU OF TRAFFIC ENGINEERING:
The subject site as B-L could generate 800 trips per day. As R-6 it should generate approximately 50 trips per day.

Windsor Mill Road is presently 70 ft. wide. With the addition of traffic from Security Industrial Park, which is presently under construction, Windsor Mill Road will be at capacity in the near future. Any increase in traffic density would appear to be premature until such time as Windsor Blvd. is built and Windsor Mill Road is improved.

John J. Bishop, Jr., Esq.,
203 Courtland Avenue
Towson, Maryland 21204
Re: Gabriel Pantelis, et ux
Item 113

November 19, 1968

PROJECT PLANNING DIVISION:

The property lies in the path of the proposed Windsor Blvd. The alignment as established on the tentatively approved preliminary plan of Security Industrial Park would take the front portion of the property on a diagonal line approximately 60 ft. on the east and 90 ft. on the west.

FIRE PREVENTION:

No fire problems at this time. It shall be required to meet all Fire Department regulations when construction plans are submitted.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

The plan must be revised in accordance with Bureau of Engineering comments. A hearing date will be withheld until such time as revised plans are received.

If you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

JAMES L. DYER, Chairman

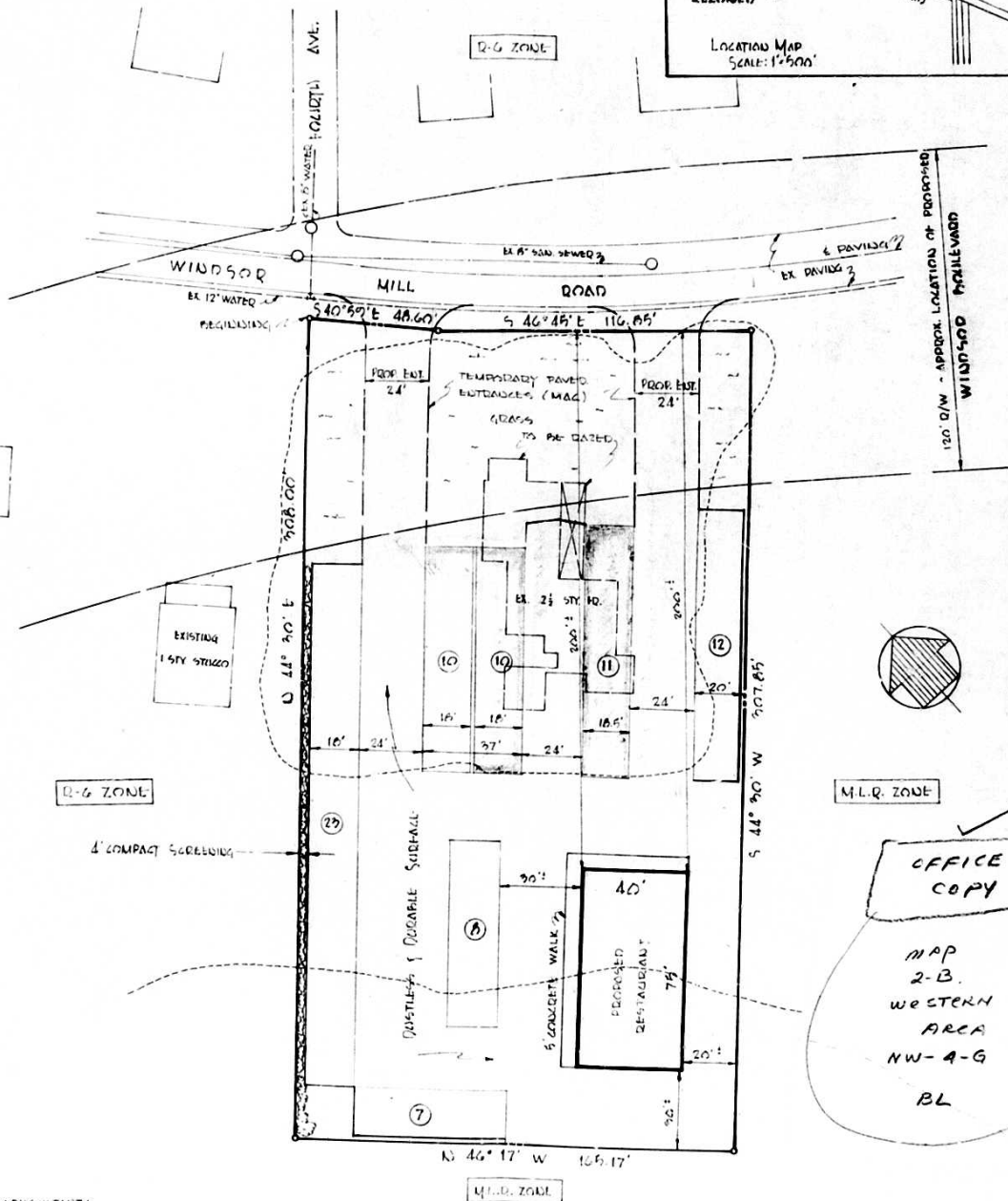
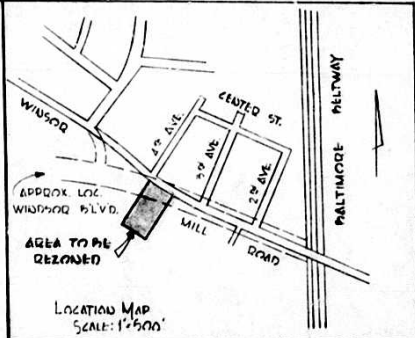
JED:JD
Enc.

GENERAL NOTES:

1. AREA OF PROPERTY — 1.16 ACRES
2. EXISTING USE — RESIDENCE
3. PROPOSED USE — RESTAURANT
4. EXISTING ZONE — R-G
5. PROPOSED ZONE — M-L
6. FLOOR AREA — 3,000

PARKING NOTES:

1. SPACES REQUIRED — 60
(@ 1 PER EVERY 500' FLOOR AREA)
2. SPACES PROVIDED — 61



OFFICE COPY

MAP
2-B
WESTERN
AREA
NW-4-G
BL

CONSULTANT:

E. R. RAPHEL & ASSOCIATES
REGISTERED SURVEYORS
201 COURTLAND AVENUE
BOWEN 4, MARYLAND



PLAN TO ACCOMPANY ZONING PETITION

PANTELL'S PROPERTY - 7107 WINDSOR MILL RD.
ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.
SCALE: 1"=20' DECEMBER 31, 1965