

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Gabriel Pantellis, Jr., legal owner, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from as-is to an M-LR 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, that is M-LR.
2. That because of the relocation of Windsor Mill Road, part of the subject property will be taken.
3. That the M-LR 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 Commissioner.

See attached description

and (2) for a Special Exception, under the said 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 reclassification 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: Gabriel Pantellis, Jr.
Legal Owner: Gabriel Pantellis, Jr.
Address: 606 Loyola Federal Bldg., Towson, Maryland 21204
Pretestant's Attorney: John J. Bishop, Jr., Esq., 606 Loyola Federal Bldg., Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 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, at 11:00 a.m. on April 11, 1969, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 14, 1969

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PORTAL PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans 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 southeast by undeveloped land zoned M-LR. 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. This particular petition was heard under (Case #69-156-8).

BUREAU OF ENGINEERING:

Highways:

Windsor Blvd. will be improved as a dual traffic way divided by a median on a 120 ft. right-of-way in the approximate location as shown on the submitted plat.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, will be the full responsibility of the Applicant.

John J. Bishop, Jr., Esq.,
606 Loyola Federal Bldg.,
Towson, Maryland 21204
Item 227

April 14, 1969

Water:

There is an existing 12" water line in Windsor Mill Road.

Sewer:

There is an existing 8" sanitary sewer in Windsor Mill Road.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

The subject site as BL could generate 800 trips per day. As R-6 it should generate approximately 30 trips per day.

Windsor Mill Road is presently 20 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 trip density would appear to be premature until such time as Windsor Blvd. is built and Windsor Mill Road is improved.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

BOARD OF EDUCATION:

Too small to comment on.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

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.

John J. Bishop, Jr., Esq.,
606 Loyola Federal Bldg.,
Towson, Maryland 21204
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HEALTH DEPARTMENT: (Continued)

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:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD

Enc.

TELEPHONE 632-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 62130 DATE April 7, 1969
TO:	Gabriel Pantellis, Jr. 38 N. 44th Street Baltimore, MD 21205	Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-613	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Reclassification #69-231-R	\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

John J. Bishop, Jr., Esq., 606 Loyola Federal Bldg., Towson, Maryland 21204	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
Your Petition has been received and accepted for filing this _____ day of _____, 1969	
Petitioner: <u>Gabriel Pantellis, Jr.</u>	
Petitioner's Attorney: <u>John J. Bishop, Jr., Esq.</u> reviewed by <u>Oliver L. Myers</u> Chairman of Advisory Committee	

TELEPHONE 632-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 62180 DATE April 28, 1969
TO:	Cash	Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property for Gabriel Pantellis #69-231-R	\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: <u>2nd</u>	Date of Posting: <u>4-16-69</u>
Posted for: <u>Reclassification</u>	
Petitioner: <u>G. Pantellis</u>	
Location of property: <u>38 N. 44th St. Baltimore, Md.</u>	
Location of Signs: <u>701 Windsor Mill Rd.</u>	
Remarks:	
Posted by: <u>[Signature]</u>	Date of return: <u>4-22-69</u>

E. P. RAPHEL & ASSOCIATES
Regional Land Services
201 COUNTRYMAN 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 CTG 4917, folio 279, was conveyed by Charles Kenneth Roberts, Jr. et al to Gabriel Pantellis 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) 544'30"00" W 308.00'; 2) 246'17"00" E 165.17'; 3) 844'3"00" E 307.85' to 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) 146'45"00" W 116.95' and 2) 840'20"00" W 48.60' to the place of beginning.

CONTAINING 1.15 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 CTG 4917, folio 279 was conveyed by Charles Kenneth Roberts, Jr. et al to Gabriel Pantellis and wife.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: April 18, 1969

FROM: George E. Gervelis, Director of Planning

SUBJECT: Petition #69-231-R, Reclassification from R-6 to M-LR, Zone, Southwest side of Windsor Mill Road at the intersection of 4th Street, Gabriel Pantellis, Petitioner.

2nd District

HEARING: Monday, April 28, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

In light of changes in the manner of land use and use potentials in the area of the subject property, we believe that M-LR zoning would be appropriate here. However, 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. Also, the plat submitted by the petitioner indicates that the distance between the proposed restaurant and the residential zone boundary would be less than the 100 feet required under subsection 250.4 of the Zoning Regulations.

GEG:kz

PETITION FOR RECLASSIFICATION
AND DISTRICT

ZONING: From R-6 to M.L.R. Zone.
LOCATION: Southwest side of Wind-
sor Mill Road at the intersection
of 4th Street.
DATE & TIME: Monday, April 24,
1969 at 11:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing.

Present Zoning: R-6
Proposed Zoning: M.L.R.

All that parcel of land in the Sec-
ond District of Baltimore County,
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 Balti-
more County in Liber JTG 4917, folio
271, was conveyed by Charles Ken-
neth 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 dis-
tances: 1) S 44° 30' 00" W 30.00';
2) S 44° 17' 00" E 164.17'; 3) N
64° 36' 00" E 207.85' to the south-
west side of Windsor Mill Road, run-
ning thence and binding on the
southwest side of Windsor Mill Road
and on the 4th and 5th of last line
in aforesaid deed the two following
courses and distances: 1) N 64° 36'
00" W 114.85' and 2) N 44° 59' 30"
W 45.60' 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 are re-
corded among the Land Records of
Baltimore County in Liber OTG
4917, folio 271, was conveyed by
Charles Kenneth Roberts, Jr. et al to
Gabriel Pantelis and wife.
Being the property of Gabriel Pan-
telis and Elaine Pantelis as shown
on plat plan filed with the Zoning
Department.

Hearing Date: Monday, April 21,
1969 at 10:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By order of
JOHN C. ROSE
Zoning Commissioner of
Baltimore County.

Apr. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 10 1969, 19

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time successive weeks before the 28th
day of April, 1969, the first publication
appearing on the 10th day of April
1969.

THE JEFFERSONIAN,

Donald Strickland
Manager

Cost of Advertisement, \$

LEGALS

PETITION FOR
RECLASSIFICATION
2nd DISTRICT
ZONING: From R-6 to M.L.R. Zone.
LOCATION: Southwest side of Wind-
sor Mill Road at the intersection
of 4th Street.
DATE & TIME: MONDAY, APRIL
28, 1969 at 11:00 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The Zoning Commissioner of Balti-
more County, by authority of the
Zoning Act and Regulations of Balti-
more County, will hold a public
hearing.

Present Zoning: R-6
Proposed Zoning: M.L.R.
All that parcel of land in the Second
District of Baltimore County
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 Balti-
more County in Liber OTG 4917,
folio 271, was conveyed by Charles
Kenneth Roberts, Jr. et al to Gab-
riel 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) S 44° 30' 00" W 30.00'; 2) S 44° 17'
00" E 164.17'; 3) N 64° 36' 00" E
207.85' 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 of last line in aforesaid
deed the two following courses and
distances: 1) N 64° 36' 00" W 114.85'
and 2) N 44° 59' 30" W 45.60' 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 re-
corded among the Land Records of
Baltimore County in Liber OTG
4917, folio 271, was conveyed by
Charles Kenneth Roberts, Jr. et al to
Gabriel Pantelis and wife.
Being the property of Gabriel Pan-
telis and Elaine Pantelis as shown
on plat plan filed with the Zoning
Department.

Hearing Date: Monday, April 21,
1969 at 10:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

BY ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Z-7766

Z7960

CERTIFICATE OF PUBLICATION

Pikesville, Md. April 10, 1969

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of one time before the 28th
day of April, 1969,
the first publication appearing on the 10th
day of April, 1969.

THE NORTHWEST STAR

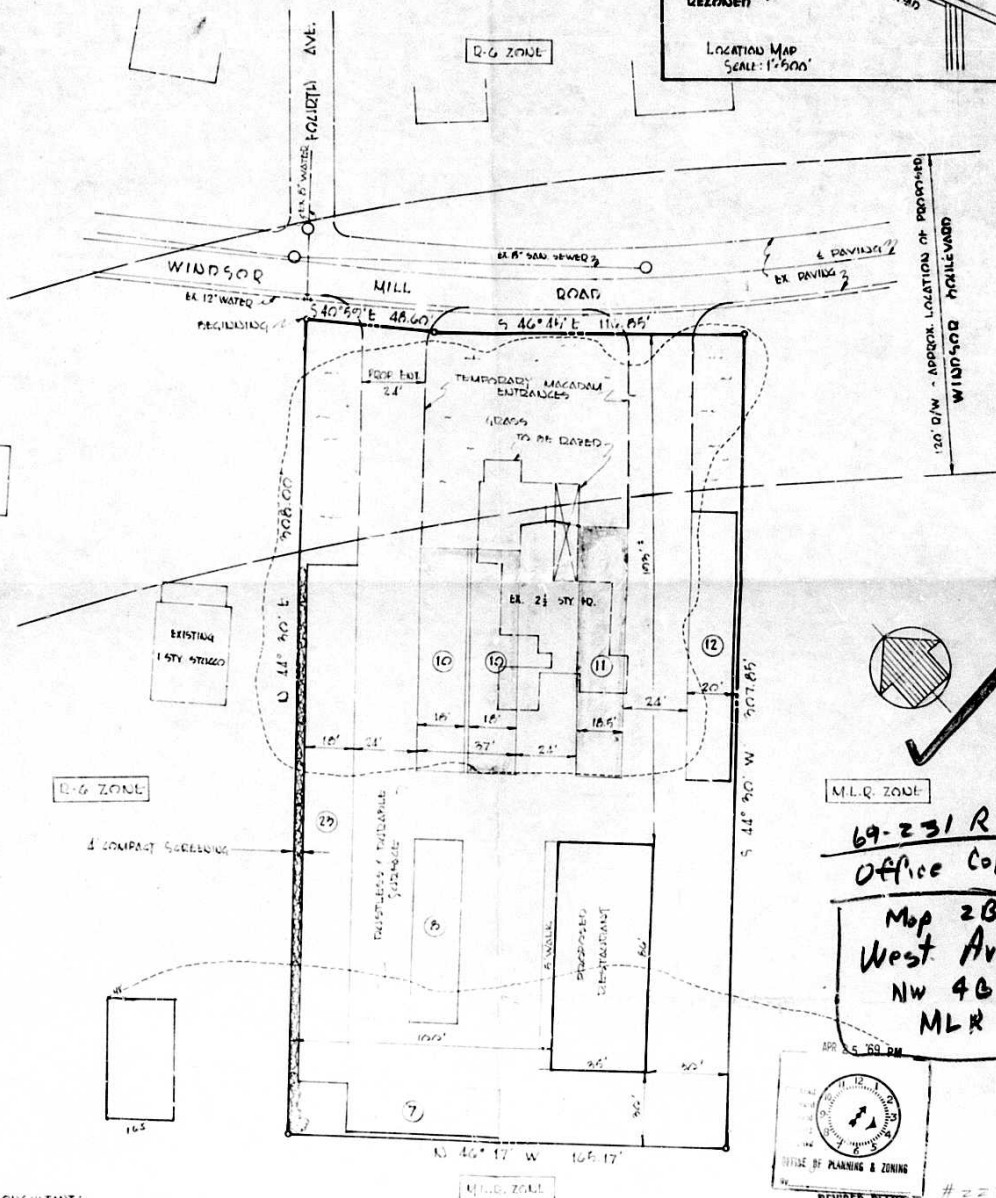
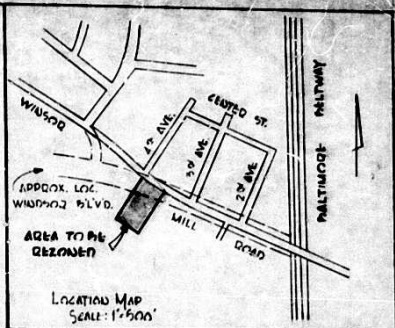
Arnold Landau
Manager Arnold Landau

Cost of Advertisement, \$ 12.60

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

1. SPACES REQUIRED _____ ON
(@ 1 PER EVERY 50¹ PLANTS)

2. SPACES PROVIDED _____ AI



E.F. RAPHEL & ASSOCIATES
REGISTERED SURVEYORS
201 COURTLAND AVENUE
TOWSON 4, MARYLAND

E. H. Raphael

PAULIS PROPERTY - 7107 WINDSOR MILL RD.
ELECTION DISTRICT NO 2 BALTIMORE COUNTY, MD.
SCALE: 1" = 40' RECORDED 21 1968