

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James G. Stratakis, Katherine Strakes, and Mary Antonakos, legal owners 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 and/or Deputy Zoning Commissioner should approve the modification of the restrictions of the special exception granted in Case No. 67-74-RXA.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrict one of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
James G. Stratakis
Katherine Strakes Legal Owner
Address: 306 W. York Road, Towson, Md. 21204
Protestant's Attorney
W. Lee Harrison
Address: 306 W. York Road, Towson, Md. 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 3rd day of June, 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

18743
LUF/bia
12-13-70
1 3 3

PETITION FOR SPECIAL HEARING

to approve modification of the restrictions of the Special Exception granted in Case 67-74-RXA
W/S of York Road 229'
S. of Cavan Drive,
9th District
James G. Stratakis, et al
Petitioners

David H. Hinkley, et al,
Protestants-Appellants
IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 9
Folio No. 29
File No. 4503

ORDER OF DISMISSAL

MR. CLERK:

Please enter the appeal in the above-styled matter "DISMISSED WITH PREJUDICE", upon payment of open costs, by the Appellees.

MAIL CERTIFICATION

I HEREBY CERTIFY, That on this 16th day of December, 1970, a copy of the foregoing Order of Dismissal was forwarded by United States mail to Edith T. Eisenhart, Administrative Secretary, County Board of Appeals, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, 21204 and to W. Lee Harrison, Esquire, 306 West Joppa Road, Towson, Maryland, Attorney for Appellees.

Lewis L. Fleury, Attorney for Appellants

Appealed 7/22/70

RE: PETITION FOR SPECIAL HEARING

to approve modification of the restrictions of the Special Exception granted in Case 67-74-RXA
W/S of York Road 229'
S. of Cavan Drive,
9th District
James G. Stratakis, et al
Petitioners
Zoning File #70-11-SPH
David H. Hinkley, et al,
Protestants-Appellants

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 9
Folio No. 29
File No. 4503

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-B (4) of the Maryland Rules of Procedure, William S. Baldwin, Walter A. Reiter, Jr. and John A. Miller, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the Appeal to the representative of every party to the proceeding before it, namely, W. Lee Harrison, Esq., 306 West Joppa Road, Towson, Maryland 21204, Attorney for the Petitioners, and Lewis L. Fleury, Esq., 305 West Chesapeake Avenue, Towson, Maryland 21204, Attorney for the Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

Edith T. Eisenhart, Admin. Secretary
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
494-3180

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to W. Lee Harrison, Esq., 306 West Joppa Road, Towson, Maryland 21204, Attorney for the Petitioners, and Lewis L. Fleury, Esq., 305 West Chesapeake Avenue, Towson, Maryland 21204, Attorney for the Protestants, on this 23rd day of July, 1970.

Edith T. Eisenhart, Admin. Secretary
County Board of Appeals of Baltimore County

cc: Zoning
Mr. John F. Meyers, SR

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING
to approve modification of the restrictions of the Special Exception granted in Case No. 67-74-RXA
W/S of York Road 229'
S. of Cavan Drive,
9th District
James G. Stratakis, et al,
Petitioners

ORDER FOR APPEAL

MR. CLERK: Pursuant to Rule 82. of the Maryland Rules of Procedure, please enter an appeal from the Order of the Board of Appeals of Baltimore County entered in the above matter on June 26, 1970, on behalf of David H. Hinkley, Floradene Stoner, Homer M. Brown and William F. Myers, Protestants.

Lewis L. Fleury, Attorney for the Protestants
305 W. Chesapeake Avenue
Towson, Maryland 21204
875-9200

MAIL CERTIFICATION

I HEREBY CERTIFY, That on this 23rd day of July, 1970, a copy of the foregoing Order for Appeal was forwarded by United States mail to Edith T. Eisenhart, Administrative Secretary, County Board of Appeals, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Lewis L. Fleury

RE: PETITION FOR SPECIAL HEARING

to approve modification of the restrictions of the Special Exception granted in Case 67-74-RXA
W/S of York Road 229'
S. of Cavan Drive,
9th District
James G. Stratakis, et al,
Petitioners

OPINION

The petitioner in this case is the owner of a parcel of ground, .64 acres in size, situated in the northwest quadrant of the York Road and the Baltimore County Beltway, in the Ninth Election District of Baltimore County. The property was the subject of a petition, Case 67-74-RXA, which was decided by the Board of Appeals on December 5, 1967, which Order granted a reclassification from R-4 to an R-A zone and a special exception for office use of the buildings on the subject property. There is presently on the property two older residences (approximately thirty-five to forty years old) which the petitioner originally intended to convert to office uses, and the Board's Order restricted the development of the property to remodeling of the existing structures for office use. The restrictions previously placed on the special exception by the Board were as follows:

- That there be no construction other than remodeling of the existing buildings for office use
- That the egress and ingress be as proposed on the Matz, Childs plat (Petitioner's Exhibit #1)
- That there will be adequate screening by dense planting on the north and west sides of the tract as shown on the said plat
- That the variance from Section 217 of the Zoning Regulations shall be granted, as requested, and as shown on the said plat
- That the plat filed in this case as Petitioner's Exhibit #1 shall become a part of this Order, and any use of the property must be carried out as shown thereon, and
- That any building permit to be issued shall be subject to the approval of the site plan and other details by the Department of Planning and Zoning for Baltimore County and the State Roads Commission.

The petitioner now requests a modification of restrictions 1, 2 and 5, to allow the demolition of the existing frame buildings, and construct a modern three-story

James G. Stratakis, et al - #70-11-SPH

office building on the subject site.

The petitioner testified that if the restrictions are modified as he requests, he proposes to erect on the subject site a modern three-story office building with 17,000 square feet of space, and proposes off-street parking for forty-seven vehicles. The building, as shown on Petitioner's Exhibit #1, will have a first floor 50 by 100 feet, with the second and third floors being 60 by 100 feet. The petitioner proposes to plant four feet high dense screen planting completely around the perimeter of the property.

An engineer, testifying on behalf of the petitioner, stated that the existing buildings on the property, known as 1134 and 1138 York Road, do not meet the present setback requirements for the R-A zone. The owner of the property testified that he had purchased the property in 1965, and had spent a considerable amount of money renovating the two existing structures. He stated that he has attempted for more than two years to lease the properties for office use in accordance with its existing zoning, but has been unsuccessful, and that one of the houses is now rented to a fraternity and the other is rented to a party for residential purposes.

A realtor, testifying on behalf of the petitioner, stated that in his opinion the demolition of the existing forty year old frame structures and the construction of a modern three-story office building, would be a betterment to the community rather than a detriment.

August J. Saccoccio, a traffic engineer, presented a comprehensive traffic study (Petitioner's Exhibit #2) of the property, and stated that in his opinion the lifting of the restriction on the special exception would not create any traffic congestion.

Eugene J. Clifford, Traffic Engineer for Baltimore County, stated that he had studied U-Turn movements on the York Road at Cavan Drive, north of the subject property, and is considering requesting the State Roads Commission prohibiting U-Turns at that intersection. On cross-examination, he stated that he felt that any increase in trip density caused by the construction of the office building would be insignificant.

George E. Govrells, Director of Planning for Baltimore County, testified that access to the property is difficult due to the fact that approximately one-half of the

James G. Stratakis, et al - #70-11-SPH

frontage of the property is on the Beltway ramp for York Road traffic southbound to enter the Baltimore County Beltway in a westerly direction. Mr. Saccoccio had testified that his study indicated no traffic problem would be caused by the driveway entrance. Mr. Govrells further stated that the "proposed site plan is comprised of parking area and building with no amenity features to provide some measure of compatibility with the adjoining residences", and that the proposal might cause an undue concentration of population. The Board is not sure exactly what Mr. Govrells is referring to, however, we do not feel that a three-story modern office building, with screened planting completely around the perimeter of the property as proposed by the petitioner, would be any detriment to the residences to the west and north of the subject property. The impact of the heavy traffic on the Beltway and the York Road require that this property be given special treatment, and it is the feeling of the Board that the proposed building would indeed be a betterment rather than a detriment to the community.

The protestants, who reside generally to the northwest of the subject property in the Towsonville development, were primarily opposed to the modification of the restrictions in that they felt the proposed building would create a definite increase in traffic; might depreciate nearby property, and would lead to other requests for rezoning.

From the expert testimony in the case, the Board finds their fears with regard to traffic are unfounded, as are their fears of this leading to other "commercial" zoning along the York Road, since this case does not involve a reclassification to commercial, nor for that matter any reclassification; hence, we do not feel that the lifting of the restriction here could be used as a basis for other petitioners attempting to obtain commercial zoning on other nearby properties.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of June, 1970, by the County Board of Appeals ORDERED, that the restrictions previously placed on the special exception shall be modified as follows:

- The office building to be constructed on the property shall be not more than three floors in height; the

James G. Stratakis, et al - #70-11-SPH

outside dimension of the first floor shall not exceed 50 by 100 feet, nor the second and third floors outside dimension exceed 60 by 100 feet

- That the ingress and egress shall be subject to the approval of the State Roads Commission
- That the entire perimeter of the property shall be adequately screened by dense planting at least four (4) feet in height
- That the site plan filed in this case as Petitioner's Exhibit #1 shall become a part of this Order, and the location of the building shall be as shown on the site plan, and the screening shall be as shown on the site plan.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

Walter A. Reiter, Jr.

John A. Miller

02-01-71

Re: Petition for Special Hearing - :
Modification of Restrictions
of Special Exception Granted
in Case No. 67-74-RXA - :
W/S York Road 229' S. Cavan :
Drive, 9th District - :
James G. Stratakis, Matherine :
Stratakis and Mary Antonakos, :
Petitioners :
Before :
Zoning Commissioner
of
Baltimore County
No. 70-11-SPH

The petitioners have requested a modification of restrictions of a special exception granted by the Baltimore County Board of Appeals. A hearing was held by the Zoning Commissioner but after hearing all testimony it would appear that it would be better in this particular instance for the Baltimore County Board of Appeals to modify or not modify its prior Order.

It is this 18 day of August, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that in view of the above the requested petition is denied.

[Signature]
Zoning Commissioner of
Baltimore County.

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
August 4, 1969
John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing W/S York Road 229' S. Cavan Drive, 9th District - James G. Stratakis, et al, Petitioners No. 70-11-SPH

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals of Baltimore County from your Decision and Order dated August 1, 1969, denying the requested Petition.

I enclose herewith check in the amount of \$75.00 to cover the costs of said appeal.

Very truly yours,

[Signature]
W. Lee Harrison

b/enc.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0300

Associates
Richard W. Broyles, L.S.
George W. Dwyer, L.S.
Robert W. Gahan, P.E.
Leonard M. Glass, P.E.
Norman F. Hermann, L.R.
Paul L. P. E.
Paul S. Smeton

DESCRIPTION
0.6422 ACRE PARCEL LOCATED ON WEST SIDE OF YORK ROAD AND SOUTH OF CAVAN DRIVE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

**PRESENT ZONING R-A
WITH SPECIAL EXCEPTION, YARD VARIANCES
& RESTRICTIONS PLACED BY BOARD OF APPEALS**

**PROPOSED ZONING R-A
WITH SPECIAL EXCEPTION FOR OFFICE BUILDING
USE WITHOUT VARIANCES & BY BOARD OF APPEALS RESTRICTIONS**

Beginning for the same at a point on the west side of York Road 66 feet wide, S 32° 07' 13" E 229.00 feet, more or less, from the intersection of the West side of York Road extended and the south side of Cavan Drive extended, thence binding on the west side of York Road (1) S 32° 07' 13" E 121.94 feet to the westernmost right of way line of Ramp "H", as shown on the Maryland State Roads Commission Plat No. 10576 thence binding on said westernmost right of way Ramp "H" the two following courses and distances (2) S 01° 27' 47" W 89.43 feet, (3) S 46° 27' 17" W 25.14 feet thence leaving said right of way line (4) S 58° 09' 17" W 76.25 feet to easternmost outline of Lot No. 59 as shown on the Plat of Section "A" Townsvalle as recorded among the Land Records of Baltimore County in Plat Book G.L.B. 17, page 53, running thence and binding on Lots 59, 60 and part of 61 the two following courses and distances (5) N 31° 50' 43" W 75.00 feet, (6) N 32° 07' 13" W 126.07 feet thence leaving said line and binding on the division line of Lots Nos. 68 and 69 of the aforementioned Plat (7) N 57° 52' 47" E 149.99 feet to the place of beginning.

Containing 0.6422 acres of land.

NLS:mp1 J.O. #66114 May 2, 1969
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ ■ Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 3, 1969

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #70-11-SPH. Special Hearing to approve the modification of the restrictions of the Special Exception granted in Case No. 67-74-RXA. West side of York Road 229 feet South of Cavan Drive. James G. Stratakis, et al.

9th District

HEARING: Wednesday, July 16, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for modification of Special Exception constraints. It is our understanding that those constraints limit the office use of the subject property to conversion of the present structures only for such purposes. The Planning staff believes that those constraints were wise in that case to this property is difficult and is impacted by its close proximity to the beltway interchange. Similarly, it believes that the proposed site plan is comprised of parking area and building with no amenity features to provide some measure of compatibility with the adjoining residences. It seems to offer a set of building proposals which overland and cause undue concentration of population.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 10, 1969

COUNTY OFFICE BUILDING
1115 CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Oliver L. Myers
MANAGER/CHAIRMAN

MEMBERS

BOB MOORE

TRAFIC ENGINEERING

STATE ROADS COMMISSION

WATER SUPPLY

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDIVIDUAL DEVELOPERS

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

Re: Type of Hearing: Modification of restrictions of the Special Exception granted in Case No. 67-74-RXA. Location: W/S York Road, 229' S.E. of Cavan Drive, 9th District. Petitioners: James G. Stratakis, et al. Committee Meeting of June 3, 1969. Item 283

Dear Sir:

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 subject property is presently improved with two buildings: one a 1 1/2 story frame dwelling the other a 2 1/2 story frame dwelling. The properties to the west and north are improved with dwellings, 10 to 15 years of age, in good repair. The properties to the south are the Baltimore Beltway and an on ramp to the Beltway west bound. The property to the east is partially the west bound ramp of the Beltway at York Road and dwellings, 8 to 15 years of age, in good repair. York Road in this location and along the ramp is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

York Road is a State Road, therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

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, would be the full responsibility of the Applicant.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Page 2 Item 283

June 10, 1969

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permit.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no rezoning. Therefore, there should be no major increase in trip density.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Petitioner shall be required to meet all Fire Department regulations pertaining to office buildings when construction plans are submitted for approval.

Water: 150 feet.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore, no health problems are anticipated.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Page 3 Item 283

June 10, 1969

STATE ROADS COMMISSION:

An inspection at the site revealed that the point of curvature of the ramp from York Road to the Baltimore Beltway is 65' north of the point indicated on the plan. This places a portion of the proposed entrance on the ramp. To establish a commercial entrance on a ramp or the acceleration lane of a ramp would constitute a hazardous situation.

If the petitioned zoning is granted, the entrance would have to be located as far north as possible. The existing entrances would have to be closed with curb and gutter and standard side-walk sections. The right of way line of York Road and the Beltway or parking setback line would have to be curbed with concrete.

The plan must be revised to correctly indicate the Beltway ramp.

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,

[Signature]
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: June 5, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore

SUBJECT: Item 283 - ZAC - June 3, 1969
Property Owner: James G. Stratakis, et al
York Road SE of Cavan Drive
Life restrictions on office building

Review of the subject petition indicates no rezoning. Therefore, there should be no major increase in trip density.

CRM:mr

[Signature]
C. Richard Moore
Engineer II

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 8/22/69

NO. 64660

TO: W. Lee Harrison, Esq.,
305 W. Joppa Road,
Towson, Md. 21204

BILLED BY: Office of Planning & Zoning
200 County Office Bldg.,
Towson, Md. 21204

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Cost of appeal - Shastika property, 21/2 York Road	\$75.00	
1	No. 70-11-5928	5.00	\$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 8/22/69

NO. 64626

TO: James Strathakis Enterprises
700 York Road
Towson, Md. 21204

BILLED BY: Zoning Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Advertising and posting of property. 8/20-11-69	67.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL HEARING
IN DISTRICT
JAMES G. ROSE, Zoning Commissioner of Baltimore County, Maryland, do hereby certify that the following is a true and correct copy of the petition filed with the Zoning Department of Baltimore County, Maryland, on the 26th day of June, 1969.

THE TOWSON TIMES
TOWSON, MD. 21204 June 30 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 30 day of June 1969, that is to say, the same
was inserted in the issue of June 26, 1969.

True Copy Test:
Edward O. Harrison
Zoning Commissioner of Baltimore County

STROMBERG PUBLICATIONS, Inc.

By: Beck Morgan

TO: W. Lee Harrison, Esq.,
305 W. Joppa Road
Towson, Md. 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 June 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: James G. Strathakis, et al
Petitioner's Attorney: W. Lee Harrison, et al Reviewed by: Edward O. Harrison
Chairman of Advisory Committee

2 Signs 70-11-594

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 6-30-69

Posted for: Special Hearing

Petitioner: J. B. Strathakis

Location of property: W. 1/2 of York Rd. 322' S. of CAHAN DRIVE

Location of Sign: 1/3 York Rd. 1/3 York Rd

Remarks: J. B. Strathakis

Posted by: J. B. Strathakis Date of return: 7-1-69

PETITION FOR SPECIAL HEARING
IN DISTRICT
JAMES G. ROSE, Zoning Commissioner of Baltimore County, Maryland, do hereby certify that the following is a true and correct copy of the petition filed with the Zoning Department of Baltimore County, Maryland, on the 26th day of June, 1969.

THE TOWSON TIMES
TOWSON, MD. 21204 June 30 1969

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John G. Rose
Zoning Commissioner of Baltimore County
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Baltimore County, Maryland, once a week for one week
before the 30 day of June 1969, that is to say, the same
was inserted in the issue of June 26, 1969.

True Copy Test:
Edward O. Harrison
Zoning Commissioner of Baltimore County

STROMBERG PUBLICATIONS, Inc.

By: Beck Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 26 1969

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 day, before the 16th
day of July 1969, the first publication
appearing on the 26th day of June 1969.

THE JEFFERSONIAN,
L. L. Harrison, Manager

Cost of Advertisement, \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE June 26, 1969

NO. 62270

TO: W. Lee Harrison, Esq.,
305 W. Joppa Road
Towson, Md. 21204

BILLED BY: Zoning Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Petition for Special Hearing for James G. Strathakis, et al 8/20-11-69	25.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

1516N # 70-11-594

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Aug. 16, 1969

Posted for: APPEAL

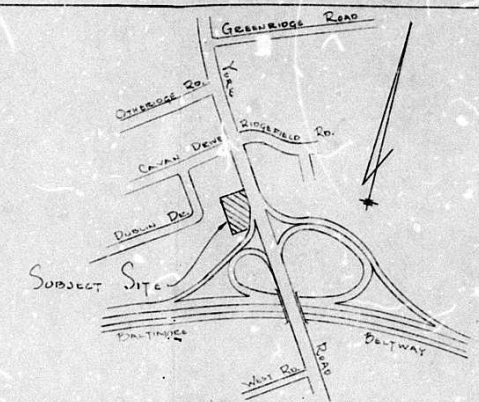
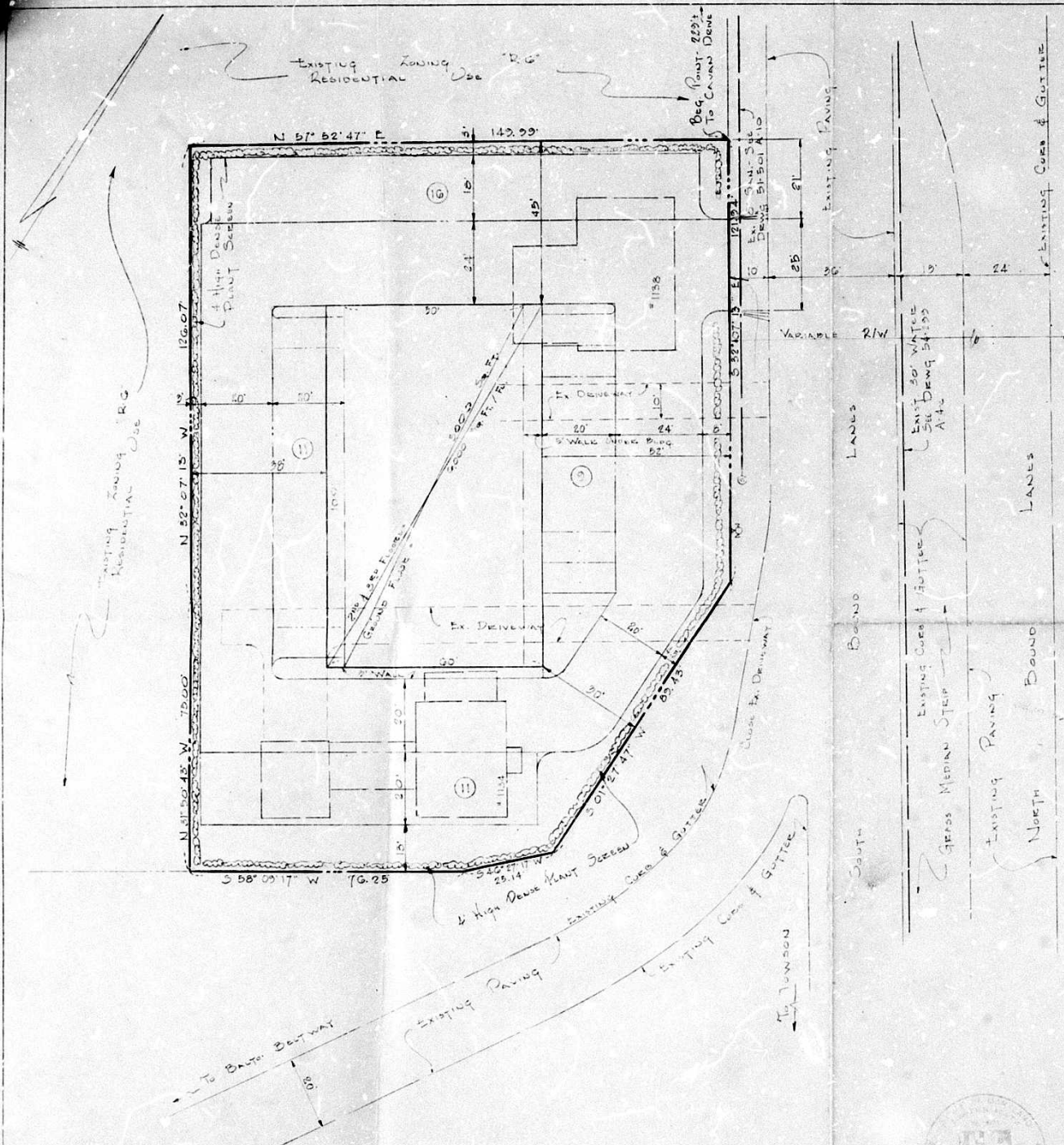
Petitioner: J. B. STRATHAKIS, et al

Location of property: W. 1/2 of York Rd. 322' S. of CAHAN DRIVE

Location of Sign: 1/3 York Rd

Remarks: J. B. Strathakis

Posted by: J. B. Strathakis Date of return: Aug. 21, 1969



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

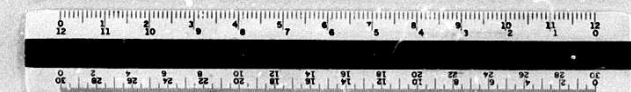
1. AREA OF TRACT EQUALS 0.6112 ACRES
2. EXISTING ZONING OF TRACT "RA WITH SPECIAL EXCEPTION & RESTRICTIONS"
3. EXISTING USE OF TRACT "RESIDENTIAL USE"
4. PROPOSED ZONING OF TRACT "RA WITH SPECIAL EXCEPTION, WITH MODIFICATION OF EXISTING RESTRICTIONS"
5. PROPOSED USE OF TRACT "OFFICE USE"
6. PETITIONER IS REQUESTING THAT RESTRICTIONS PLACED UPON THE PROPERTY BY THE CO. OF ZONING APPEAR BE MODIFIED. SEE PETITION NO. 2774 LXA
7. OFF-STREET PARKING:
 - A. AREA OF GRAVEL FLOOR = 5060 SQ. FT. REQUIRING 17 SPACES
 - B. AREA OF ASP & GR FLOOR = 12,000 SQ. FT. REQUIRING 24 SPACES
 - C. TOTAL PARKING REQUIRED = 41 SPACES
 - D. TOTAL PARKING PROVIDED = 47 SPACES
8. EXISTING BUILDINGS ON SITE TO BE REMOVED

Copy
#1

PLAT TO ACCOMPANY PETITION
FOR
REMOVAL OF ZONING RESTRICTIONS
TO PROPERTY KNOWN AS
1134 THRU 1136 YORK ROAD
ELECTION DISTRICT 2 BALT. CO., MD.
SCALE: 1"=20'
MAY 5, 1969

Wm F. Myers
15000 Drive Lutherville
David H. Shubley
156 Westbury Rd.

MATZ, CHILDS & ASSOCIATES
11000 FARMERS ROAD
BALTIMORE, MARYLAND 21204
66114 RLS PL





LOCATION: PLAN
SCALE: 1"=500'

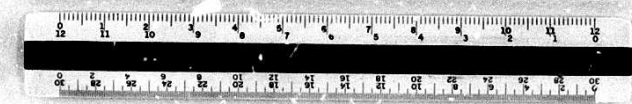
1. AREA OF TRACT EQUALS 0.6412 ACRES
2. EXISTING ZONING OF TRACT "R1 WITH SPECIAL EXCEPTION & RESTRICTIONS"
3. EXISTING USE OF TRACT "RESIDENTIAL USE"
4. PROPOSED ZONING OF TRACT "R1 WITH SPECIAL EXCEPTION, WITH MODIFICATION OF EXISTING RESTRICTIONS"
5. PROPOSED USE OF TRACT "OFFICE USE"
6. PETITIONER IS REQUESTING THAT RESTRICTIONS PLACED UPON THE PROPERTY BY THE BO. OF ZONING APPEALS BE MODIFIED. SEE PETITION NO. 6774 RX-1.
7. OFF-STREET PARKING:
 - A. AREA OF LOT AND LOT DEPTH 5000 SQ. FT. REQUIRING 17 SPACES
 - B. AREA OF 2ND & 3RD FLOORS - 12,000 SQ. FT. REQUIRING 24 SPACES
 - C. TOTAL PARKING REQUIRED - 41 SPACES
 - D. TOTAL PARKING PROPOSED - 27 SPACES
8. EXISTING BUILDINGS ON SITE TO BE REMOVED

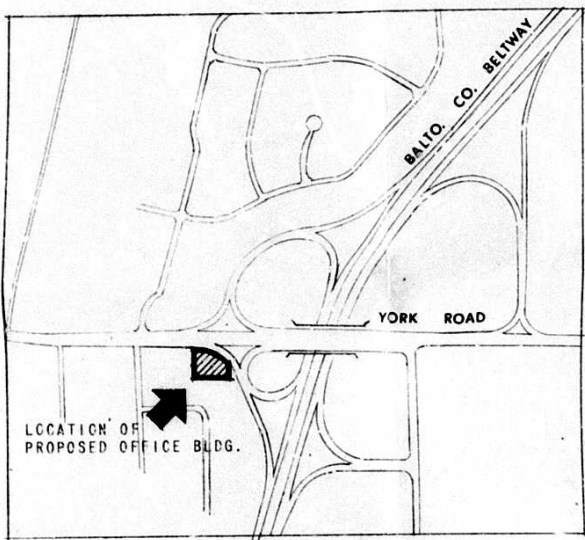
JUL -9 '69 AM

☐ And
☐ Read
☐ Write
☐ Edit
☐ Fold

WORKING DEPARTMENT

MATZ, CHILDS & ASSOCIATES			
1020 GROWELL DRIVE & ROAD			
BALTIMORE, MARYLAND 21204			
NO. 57	ORDER BY	QUANT. BY	CHECKED BY
GG114	RLS		PL





VICINITY MAP
scale 1" = 500'-0"

THE ARCHITECTURAL AFFILIATION
CHRISTIE NILES AND ANDREWS

BALTIMORE 301-823-7862 / 22 W. PENNSYLVANIA AVE. TOWSON, MD 21204
WASHINGTON 202-337-4447

Taa

June 25, 1971

Mr. Joseph Nolan
Department of Permits & Licenses
Room 100
County Office Building
Towson, Maryland 21204

Re: Commercial Building Application #469-71 (29252)
Office (The Beltway Building)
W/S 1134-1138 York Road at Beltway
District 9

Dear Mr. Nolan:

In accordance with Mr. George A. Reier's letter of June 23, 1971, I am enclosing eight (8) revised Site Plans for the above project, dated June 25, 1971. The following changes have been made:

1. Standard and mini parking spaces have been shown.
2. The driveway at the front of the building has been made one way.
3. Exterior lighting has been indicated by note.
4. The sign at the front of the property along York Road has been taken out of the right-of-way and its artificial illumination has been removed.
5. Clarification of the method of handling storm water run-off from the site has been indicated by note.

Very truly yours,

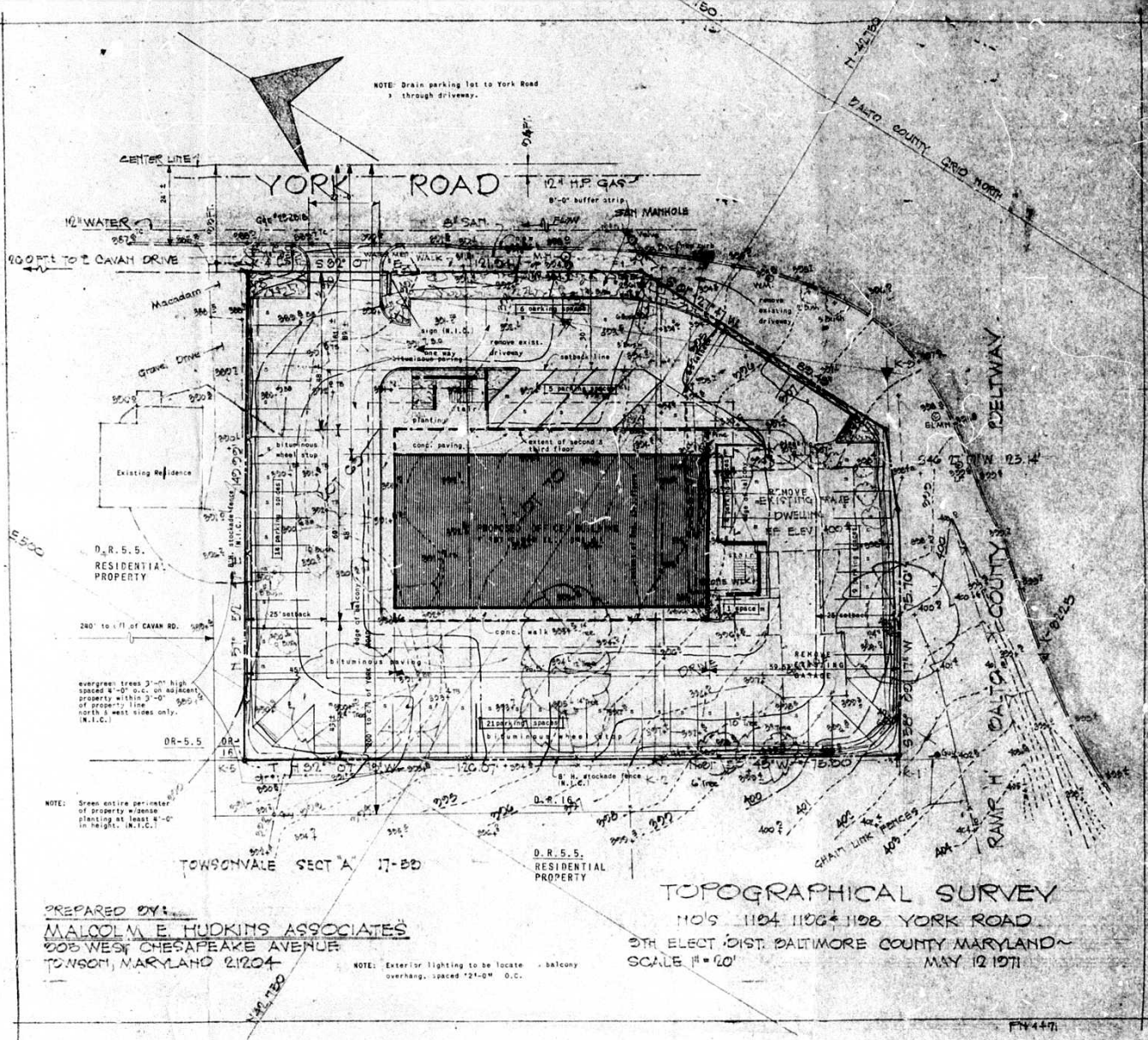
THE ARCHITECTURAL AFFILIATION

David J. Brotman
David J. Brotman

sba

cc: Mr. Ramsey W. J. Flynn

MICROFILMED



PREPARED BY:
MALCOLM E. HUDKINS ASSOCIATES
608 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

NOTE: Exterior lighting to be located balcony overhang, spaced 12'-0" o.c.

SITE PLAN

PROPERTY ZONE D.R. 16
9TH ELECTION DISTRICT
PROPERTY 656 ± AC.

PARKING DATA

FIRST FLOOR 4672 SQ. FT. @ 1 SPACE / 200 SQ. FT. = 23.4 SPACES
2ND & 3RD FLOORS 11592 SQ. FT. @ 1 SPACE / 500 SQ. FT. = 23.2 SPACES

TOTAL REQ'D BY BALTO. COUNTY 28.6 SPACES
TOTAL REQ'D BY ZONING ORDER 60 SPACES

[1.5 x the number req'd by Balto. Co. or 60 spaces, whichever ever is greater. 20% of the total may be mini cars. 1.2 x 28.6 = 34.3 spaces < 60 spaces 20% of 60 = 12 mini cars]

TOTAL SPACES SHOWN 60 STANDARD 12 MINI

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *James B. Jones*
DATE: 8/5/71

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John B. Jones*
PLANNING
DATE: 7/3/71
BY: *James B. Jones*
ZONING COMMISSIONER
DATE: 7/3/71

MICROFILMED

2	20 June 71	
1	15 June 71	
NO.	DATE	ITEM
REVISIONS		
FORM	TAA	
PRINCIPAL	PGC	
PROJ. MGR.	DJB	
DESIGNED BY	DJB	
DRAWN BY	JAE	
APPROVED BY		

CONSULTANTS

VAN HINSSELAR P. JAE

Taa
THE ARCHITECTURAL AFFILIATION

201 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21201
(410) 528-1100

beltway building

YORK ROAD
BALTIMORE COUNTY, MARYLAND

SITE PLAN

PROJ. NO. 7103
SCALE AS NOTED
DATE 29 MAY 1971
LAST REV. 25 JUNE 1971

T1

AUG 24 1971