TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we James G. Stratakis legal owner. of the property situate in Baltimore M. P. County and which is described in the description and plat attached hereto and made a part hereof. # & bereby petition (1) that the zoning status of the herein described property be re-classified, pursuanty e.g. 3-D to the Zoning Law of Baltimore County, from an R-10 NW-16-E NW-15-E NW-15-E ...zone; for the following reasons

Error in original zoning and a genuine change in conditions

BR

0 23

6

STRATAKIS Lama 233.351

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.

Lorwe, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon fitting of that petition, and further agree to and are to be bound by the soning regulations and restrictions of Baltimore Country adopted pursuant to the Zonine flow to Section 1.

James G. Stratakis lasur & Stratche

Address 718 York Road Towson, Maryland 21204

306 W. Ioppa Road

RECEIVED FOR FILING

ORDER

..., 196.70, 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 Commissiones of Bultimore County in Room 106, County Office Building in Towson, b. more 1 9th day of Harch 19670 at 10:00 o'clock

Thrace D. Hardes to

10:00 2 Agris

RE: RECLASSIFICATION FROM R 10 ZONE TO AN BR ZONE LOCATION: S/W CORNER OF CHURCH LANE AND YORK ROAD PETITIONER: JAMES G, STRATAEIS

BEFORE THE ZONING OF BALTIMORE COUNTY

No. 70 169 R

MEMORANDUM

Now comes James G. Stratakis, Petitioner, by W. Lee Harrison, his attorney, and in accordance with Bill 72, Section 22, 22 (b) states that the reclassification requested should be granted and for reasons says

- 1. Numerous reclassifications have taken place in the immediate neighborhood
- a). Case No. 4339--E/S of York Road and N/S of Alms House Road: Reclassification from R 20 and ML to R 6 Granted: 2/7/58
- b). Case No. 4716 -- E/S York and Alms House Roads; Reclassification from R 6 to AA and BL; Granted: 8/19/59
- c), Case No. 4318--NW/Cor, York Road and Texas Lane; Reclassification from R 10 to BR; Granted: 4/5/60
- d). Case No. 4994--W/S York Road 209 feet south of Galloway Avenue; Reclassification from R 10 to BL; Granted: 7/26/60
- e). Case No. 64 34 R--843, 38 feet South of York Road and the N/S Baltimere County Road: Reclassification from h 6 to RA; Granted: 2/4/64
- f). Case No. 64 71 R--Beg. 400 feet E of York Road 1785 Feet N of Baltimore County Road; Reclassification from R 6 to ML; Granted 3/16/64
- g). Case No. 65 96 R--N/S Baltimore County Road 1026.69 feet E of York Road; Reclassification from ML and R6 to ML, R6, and BR; Granted: 10/6/64.
- h). Case No. 65 106 R--N/S Baltimore County Boad 2501 feet E of York Road; Reclassification from R 6 to RA Granted: 10/8/64.
- i). Case No. 66 24 X--E/S York Road 643 feet N of Alms House Road; Special Exception--Wireless transmiss receiving structure: Granted: 8/4/65
- j). Case No. 68 218 R -- W/S York Road 478,75 feet N of Padonia Road, Reclassifica Granted: 3/27/68

From The Office Of
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. *16 JUSE P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Application
Reclassification from R-10 to B.R.

fest to the place of beginning

August 18, 1969 Revised Dec 23,1969.

\$70-169P

Beginning for the same at a point on the south side of Church Lane 233.99 feet measured westerly from the west side of York Road 66 feet wide and running on the south side of said Church Lane (1) North 77° 35' 55" West 312.54 feet, thence leaving said Church Lane and binding on the outlines of a deed from Henry B. McGlone to Bennett F. Bussey and recorded in L.M. B. 222, folio 198 the four following courses viz: (2) South 5° 90' West 633.00 feet, (3) North 75° 15' Eag 139.60 (4) North 86° 45' East 67.65 feet and (5) South 87° 49' 53" East 300.47 feet to intersect the existing zoning line between R-10 and B.R., thence binding on part of said line (6) North 13° 45' West 10.20 feet, thence binding on the outlines of the land conveyed in a Jeed from John E. Logan to Ralph E. Ensor and recorded in R.R.G, 4369 folio 429 the three following courses viz: (7) North 87° 49' 53" West 42. 12 feet (8) North 13° 45' West '00.00 feet and (9) South 87° 49' 53" East 42, 02 feet to intersect the above mentioned zoning line between R-10 and B.R., thence binding on part of said line (10) North 13° 45' West 283.49 feet, to intersect the third line of the land conveyed in a deed from Loretta McNicholas to John E. Barron and recorded in G.L.B. 2005 folio 491, thence binding reversely on part of said line and binding reversely on the third and second lines of the land in O T.G. 4795 folio 691 the three following courses viz: (11) North 78" 30' West 8. 30 feet (12) North 77° 35' 55" West 75.00 feet and (13) North 13° 54' East 139.64

k). Case No. 68 274 RX--W/S York Boad 220 Feet N of Galloway Ayenue Reclassification from R 10 to BR Granted: 5/22/68

W. LEE HARASSA 306 W. Joppa Road Towson, Maryland 21204-323-1200 Attorney for Petitioner

2. And for such other and further reasons as may be shown at the

Description to Accompany Zoning Application Reclassification from R-10 to B.R Ravised Dec 23 1949 August 18, 1969 Sheet 2

Containing 5,019 acres of land more or less.

The hearings in the above description are referred to those in deed from Henry B. McGlone to Bennett F. Bussey and recorded in L.M.B. 222 folio 198.



TOWSON I MIES

TOWSON, MD. 21204 February 25,

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 25th day of Feb. 1970, that is to say, the same

was inserted in the issue of Pebruary 19, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

) CERTIFICATE OF PUBLICATION

TOWSON, MD. February 19 1970 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 day of ______ Nameb ______ 19,70, the first publication appearing on the ... 19th ... day of ... February

THE JEFFERSONIAN,

Date of Posting F.B. 31 - 1970 LEIRATION - FROM R-10 TO B.R. JAMES & STRATAKIS Location of property: 5/5 CHURCH LANE 277 391-W OF YORK Rd. SI CHONG HLANT 250 Frw OF YORK PO W/s OF YORK Bd 200 FT CHURCH LANE Date of return: FFB: 27- 1970

251625

PARTMENT OF BALTWORE COURT

70-169-R

CERTIFICATE OF POSTING

PHONE .3000 r. 387	BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWNON, MARYLAND 21704
TO: 22	ACTURN THIS PORTION WITH YOUR RESURTANCE. DETACH ALDING PERFORMING AND SUB-THE PORTION FOR YOUR REQUIRE. OFFICE ALDING PERFORMING AND SUB-THE PORTION FOR YOUR REQUIRE.
	rights or subscription for some to street to the street of

I. les hard	
	MICTINUTE COUNTY OFFICE OF PLANNING AND ZONING
	County Office Guilding 111 M. Chesapeake Avenue Tursor, Maryland 21204
	Your Paintion has been received and accepted for filing this
	day of John John John John John John John John
etitioner & Attorney	Reviewed by Mine J. Marcel Chairman of Advisory Committee

11-2-70

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GRDE

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1970

RE: Type of Hearing: Reclassification from R-10 to B-R zone

Location: S/W corner of Church Lane and

COUNTY OFFICE BLDG 111 % Chesaprake Ave. Tewson, Mersland 2120

eðe: LIVER L. MYERS

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

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC FINGINEERING STATE ROADS COMMISS

BUREAU OF FIRT PREVENTION SEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

York Road Petitioner: James G. Stratakis Committee Meeting: January 27, 1970 8th District Item 116

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 a tavern, with an existing building to the south. The property running from York Road west would be vecant land with a tree line along the westermost property line. The property to the north is improved with a 7-11 store and service station: to the east with the Baltimore County Maintenance Garage and shop area, and a shopping center. The property to the south is unimproved vacant property. The property to the west is a portion of the St. Joseph's Catholic Church. A portion of the road frontage is improved as for as concrete cure and gutter are concern i along Church Lane and York Road.

BUPEAU OF ENGINEERING:

General:

Since the submitted plan is assentially the same as the plan reviewed in connection with Zoning Item 59 (1959-1970), the corrects furnished your office in regard to that item remain valid and in

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission.

W. Lee Harrison, Esquire 306 W. Joppa Road Touson, Karyland 21204 Item 146 Page 2

February 9, 1970

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

- As stated in our comments of October 3, 1969; the developer should be aware that this area is under study and it is proposed to bring Cranbrook Road through this property.
- 2. The site plan does not comply with the requirement of Bill hO.

BUREAU OF TRAFFIC ENGINE RING:

The subject site was reviewed as Zoning Petition 70-121 and that

The subject site as presently zoned will generate 950 trips per day. As proposed, the subject site could generate 3000 trips per day. Based on the cristing capacity problems of York Road, this office considers any increase in trip density in the York Road Cortico undesirable.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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

Air Follution Comments: The building or buildings on this site may be subject to registration and compliance "th the Karyland State Health Air Follution Control Regulations. Additional information may be obtained from the Division of Air Follution, Saltimore County Department.

BUILDING S'GINEERS' OFFICE:

No comment until plans are submitted.

Owner shall be required to comply with the 101 Life Safety Code, 1967 edition, Chapter 12, "Mercantile Occupancies" and all other Fire Department requirements when construction plans are submitted for approval.

Fire hydrants for site shall be in accordance with the Baltimore County Standard Design Manual, 1954 edition.

M. Lec Harrison, Esquire 305 M. Joses Road Towson, Enryland 2120h Item 166 Page 3

Fe: ruray 9, 1970

BOARD OF EDUCATION:

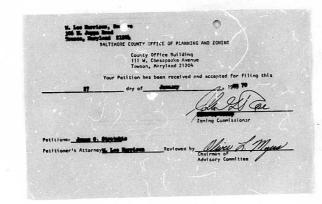
Would not increase student population.

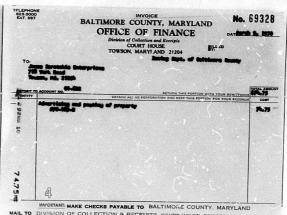
ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit a brief to this office indicating his reasons why this reclosedification abould be granted. The remaining this mast be filed is that the Flanning board is adopting new maps which but the whole Saltimore County area. This brief must be submitted to this office prior to a bearing date being assigned.

OlMino

Enclosure





MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

