

70-169-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James G. Stratakis, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an NU-15-A zone; for the following reasons:

Error in original zoning and a genuine change in conditions.

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

James G. Stratakis

James G. Stratakis
Legal Owner

Address: 718 York Road

Towson, Maryland 21204

Protestant's Attorney

Address: 306 W. Joppa Road

Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County this 27th day

of January, 1970, 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, Md., more

precisely at the 10th day of January, 1970, at 10:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

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

BEFORE THE ZONING
COMMISSIONER
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:

- Case No. 4339--E/S of York Road and N/S of Alms House Road: Reclassification from R 20 and ML to B 6 Granted: 2/7/58
- Case No. 4715--F/S York and Alms House Roads: Reclassification from R 6 to A and BL; Granted: 8/19/59
- Case No. 4318--NW/Cor. York Road and Texas Lane: Reclassification from R 10 to BR; Granted: 4/5/60
- Case No. 4994--W/S York Road 209 feet south of Galloway Avenue: Reclassification from R 10 to BL; Granted: 7/26/60
- Case No. 64 34 R--843.38 feet South of York Road and the N/S Baltimore County Road: Reclassification from B 6 to RA; Granted: 2/4/64
- 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
- Case No. 65 95 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
- Case No. 65 106 R--N/S Baltimore County Road 2501 feet E of York Road: Reclassification from R 6 to RA Granted: 10/8/64
- Case No. 66 24 X--E/S York Road 643 feet N of Alms House Road: Special Exception--Wireless transmission and receiving structure; Granted: 8/4/65
- Case No. 68 218 R --W/S York Road 477.75 feet N of Padonia Road: Reclassification from R 10 and BL to RM Granted: 3/27/66

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

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

August 18, 1969
Revised Dec 23, 1969

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 thence binding 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° 00' West 633.00 feet, (3) North 75° 15' East 13° 60 (4) North 86° 45' East 67.55 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 deed from John E. Logan to Ralph E. Ensor and recorded in R.R.G. 4369 folio 429 the three following courses viz: (7) North 37° 49' 53" West 42.12 feet (8) North 13° 45' West 100.00 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 conveyed in a deed from William A. Beale to William A. Fitzgaw, Sr. and recorded 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 feet to the place of beginning.

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

Revised Dec 23, 1969
August 18, 1969
Sheet 2

Containing 5,019 acres of land more or less.

The bearings 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.



OFFICE OF
THE
TOWSON TIMES

TOWSON, MD. 21204 February 25, 1970

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 week before the 25th day of Feb. 1970 that is to say, the same was inserted in the issue of February 19, 1970.

STROMBERG PUBLICATIONS, Inc.

Barth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 823 Date of Posting: FEB. 21-1970
Posted for: RECLASSIFICATION FROM R-10 TO B.R.
Petitioner: JAMES G. STRATAKIS
Location of property: 306 W. Joppa Road, Towson, Md.
Location of Sign: On Church Lane at York Road
Remarks: Change in zoning
Posted by: W. Lee Harrison Date of return: FEB. 27-1970

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 69283

To: W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

QUANTITY	REPORT TO ACCOUNT NO.	DATE	AMOUNT
1	69-283	2/27/70	25.00

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

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 of one time successive weeks before the 25th day of March, 1970, the first publication appearing on the 19th day of February, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 V. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of February, 1970

Petitioner: James G. Stratakis

Petitioner's Attorney: W. Lee Harrison

Reviewed by: Barth Morgan
Chairman of Advisory Committee

11-2-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the petitioner~~ the petitioner proved sufficient change in the area to warrant the rezoning of the subject property.

the above Rezoning should be had, and it is hereby recommended that the same be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of March, 1970, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to a B-R zone.

and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1970, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-10 zone, and or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1970

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

CLYDE L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
THE PLANNING

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

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

RE: Type of Rezoning: Reclassification
from R-10 to B-R zone
Location: S/2 corner of Church Lane and
York Road
Petitioner: James G. Stratakas
Committee Meeting: January 27, 1970
8th District
Item 116

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 subject property is presently improved with a tavern, with an existing building to the south. The property running from York Road west would be vacant land with a tree line along the westernmost 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 far as concrete curb and gutter are concerned along Church Lane and York Road.

BUREAU OF ENGINEERING:

General:

Since the submitted plan is essentially the same as the plan reviewed in connection with Zoning Item 59 (1969-1970), the comments furnished your office in regard to that item remain valid and in effect.

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
Towson, Maryland 21204
Item 116 Page 2

February 9, 1970

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

1. 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 Hill 60.

BUREAU OF TRAFFIC ENGINEERING:

The subject site was reviewed as Zoning Petition 70-121 and that comment remains valid.

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 existing capacity problems of York Road, this office considers any increase in trip density in the York Road Corridor undesirable.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Food Service Comments: 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.

Air Pollution Comments: 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.

BUILDING ENGINEERS' OFFICE:

No comment until plans are submitted.

FIRE DEPARTMENT:

Owner shall be required to comply with the 101 Life Safety Code, 1967 edition, Chapter 12, "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, 1968 edition.

W. Lee Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204
Item 116 Page 3

February 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 reclassification should be granted. The reason the brief must be filed is that the Planning Board is studying new maps which will cover the whole Baltimore County area. This brief must be submitted to this office prior to a hearing date being assigned.

Very truly yours,

CLYDE L. MYERS
Chairman

DLH:m

Enclosure

W. Lee Harrison, Esquire
306 W. Joppa Road
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

27 day of January 1970

James G. Stratakas
Petitioner
Zoning Commissioner

Petitioner: James G. Stratakas

Petitioner's Attorney: W. Lee Harrison

Reviewed by

CLYDE L. MYERS
Chairman
Advisory Committee

TELEPHONE
682-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 69328

DATE: March 5, 1970

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore County

TO: James G. Stratakas
700 York Road
Towson, Md. 21204

REPORT TO ACCOUNT NO.

IDENTITY

7-477-10

Advertising and posting of property

7-477-10

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RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALL NO PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

TOTAL AREA OF TRACT - 6.547 Ac ±
AREA TO BE DEVELOPED - 3.433 Ac ±
STORE AREA - 59,000 Sq.Ft.
PARKING REQUIRED - 195 SPACES
PARKING SHOWN - 281 SPACES (9'x18)
EXISTING ZONING - "C" & "R-10"
PROPOSED ZONING - "R"

EXISTING ZONING - R-10
EXISTING USE - RESIDENTIAL

EXISTING ZONING - BR
EXISTING USE - FOOD STORE

EXISTING ZONING - "BR"
EXISTING USE - SHOPPING
CENTER

EXISTING ZONING - "ER"
EXISTING USE - VACANT

EX BALTIMORE
COUNTY
MAINTENANCE
GARAGE

HOPE COUNTY
PROPERTY

MAP
#8
SER. 3-D
NW-15-A
NW-16-A
NW-16-B
NW-15-B
BR

RELATED UTILITY DRAWINGS	
- WATER MAIN -	- SANITARY MAIN -
WATER 80-600 150 50-500 100 50-500 100	WATER 80-600 150 50-500 100 50-500 100
SANITARY 80-600 150 50-500 100	SANITARY 80-600 150 50-500 100

GEORGE WALLSTEIN OF EASTON, IN-
TERVIEWED
509 1/2 EAST WYOMING AVENUE
EASTON, MARYLAND 21824

PLAT TO ACCOMPANY ZONING APPLICATION
RECLASSIFICATION FROM R12 TO BR1
YORK GOLF & COUNTRY CLUB

