PETITION FOR ZONING VARANCE FROM AREA AND HEIGHT REGULATIONS

73 = 46-A

10-26 13

roop 4/12/73

Stem 121 I, or we Sarandos A. Macris legal owner of the property situate in Ball

n for a Vari-see from Section.238.2.to.allow.15-foot.side.yard.and Section k09.20(3) 13-foot rear yard instead of required 30 feet for each.

to parking requirements to allow 25 spaces instead of the required

eu0

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is presently improved with permanent building that cannot be relocated without substantial damage and cost to Petitioner. Petitioner has acquired property for additional parking but has been unable to acquire required according parking spaces for the number of parking spaces that are normally required under the hereinbefore mentioned section.

see attached description

reporty is to be posted and advertised as prescribed by Zoning Regulations.

of we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this and and further agree to and are to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County. Varandor a Macein Castern Bouleyard, 21221 of Pobrusary 1973, that the subject natter of this pention be sur-perspecified the Zoning Law of Baltimore County, in two newspapers of general circulation off Baltimore County, that property be posted, and that the public hearing be had before Commissioner of Baltimore County in Room 108, County Otice Building in Townson, 197 3 at 1100 o'clock How the Horses County.

> Robert J. Romadka, Esc. Re: Sarandos A. Macris - Petitioner Page 2 February 14, 1973

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 10, nor more than 90 days after the date on the filing certificate, will be formerded to you in the near future.

OHN J. DILLON, JR.,

JJDJr.:GAE:JD

cc: Robert E. Spellman 200 E. Joppa Road 101 Shell "ufilding (21204) PETITION FOR SPECIAL HEARING 73-246-4 11/2/

TO THE "SAING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Arden 5, therer....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 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

Com issioner should approve __off-street_parking_if_a_residential_zons_____

02.22 Property is to be posted and advertised as prescribed by Zoning is the Regulations.

T, 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 restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

aulen & Hunter endo a Macsia Arden E. Hunter Legal Owner Andres A. Macris Contract Purchaser 1742 S. Hope Rose Address 8700 Emge Road Robert J. Romadka
Petitioner's Attorney Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this_Mth_ Deputies by the zoning commissioner or mailtimore county, this summary 19873 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 of general circulation throughout Baltimore County, that property of Baltimore County in Roce 106, County Office Suilding in Towson, Baltimore County, on the 12th day of April 196073, at 100_0'clock_287.M.



Soni de Pensa.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 13, 1973

Robert J. Romadka, Esq., 809 Eastern Boulevard Baltimore, Maryland 21221

JOHN J. DILLON, JR

MEMBERS

MINI M OF

MI ALTO DEPOS POR PORTO PROPERT PLANSING

IN IS DING TO PARTMEN

- OF RESEASES

DEPARTMENT OF

RE: Veriance Petition Item 121 Serandos A. Macris - Petitioner

The loning Advisory consistee has reviewed the plans submitted with the abor - eferenced metition and has made an on site field inspectio. Of the property. The facturing comments are a result of this review and inspection.

These comments are not intended to indicate be appropriateness of the zoning action requested, but to assure that all parties are made water of allows or problems with regard to the development plans that may have a hearing on this second of plansing may file a written execut with the Zening Countries of Plansing may file a written reconstitution appropriate may be appropriated to the consideration of the reconstitutions on the

The subject property is footed in the northwast corner of Jopa Road and Emps Road, in the 9th District of Baltimore County. This incorerly is called the subject of the subject of Baltimore brick building that is used as all subject of the subject

The property in question is used as a restruent and its one parking facilities have more men consisted aroundly in that channelization and one may be a read existing along together found in the channelization and the facilities of the sate of the property to the west of the facilities of the property to the west of the facilities of the property to the west of the facilities of the property to the west of the facilities of the property of the sate and the property of the sate of the property of the sate of Joppa Road at this location is convertibly developed.

timore County, Auryland Bepartment Of Fuhlte Borks COUNTY OFFICE BUILDING

January 22, 1973

Mr. S. Eric Disenna Zoning Commissioner County Office Suilding Towson, Maryland 2120k

Re: Item #121 (1972-1973) Item #121 (1972-1973)
Froperty Owner: Nunter/Nacris
Corner of Emps Boad and Joyra Boad
Freyers of Emps Boad and Joyra Boad
Freyers Control of Emps Boad and Joyra Boad
Freyers Control of Emps Boad and Joyra Boad
State of Emps Boad and Freyers Boad Freyers State of Frey Ford Freyers Control of Emps Boad Freyers Boad F

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Enge Foad is an existing County road which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. The Petitioner will be responsible for the dedication of the necessary right-of-way and the construction of combination curb and gutter and paring along the frontage of this

Entrance locations will be subject to approval by the Department of Traffic

Sediment Control:

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

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #121 (1972-1973)
Property Owner: Hunter/Macris
Page 2
January 22, 1973

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or datages to adjacent properties, especially by the concentration of surface waters. Gorrection of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the "citioner."

Water and Sanitary Sewer:

Public water and sanitary sewerage are available to serve this site from the existing systems in Emge Road.

Very truly yours,

ELISIORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: BAN: MAK: 88

N-NE Key Sheet 37 NE 11 Position Sheet NE 10 C Topo 70 Tax Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPTORD. P.E.

January 17, 1973

Hr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Item 151 - ZAC - Jonuary 2, 1973
Property Owner: Hunter/Nacris
Espe Road & Joppa Road
Variance from Sec. 238.2 to permit 151 side and
variance from Sec. 238.2 to permit 151 side and
rear yard instead of rea, 30 and variance from
parking to allow 25 spaces instead of req. 41 spaces
and special hearing for off street parking in a
residential zone - District 9

The subject petition is requesting a special meaning for off street parking in a residential zone, a varianc to the side yard and a reduction in the saculred parking.

Biltimore County's parking regulations are based on a demonstrated need for parking and a variance to the parking requirement may cause a hard-ship on the "eighborhood".

The petitioner is cautioned not to depend upon on struct parking, since current development in this area may require parking restrictions on both Emge Soad and Jope Rood.

Very truly yours,

Michael Hanger Michael S. Flanigan Traffic Engineer Associate



ard it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Soning Regulations would result in practical difficulty and unreasonable bardship upon the Petitionar, the shore Variance should be had; and it further appearing that by reason of the granting of the . Variances requested not adversely affecting the health, safety, general welfare of the community. to permit a side yard sethack of fifteen (15)
typing, feet, and a rear yard of thirteen (13) feet, in hould be granted
stead of the required thirty (30) feet
group to gone the feet of th April 197 3, that the herein Petition for a Variancesshould be and the to the approval of a sake plan by the Department of Bublic Works and the Office of Planning and Zoning.

Department of Bublic Works and the Office of Planning and Zoning.

Department of Bublic Works and Commissioner of Bubliner County aring that by reason of.... the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

Pursuant to the advertisement, posting of propercy, and public hearing on the above Detition and it appearing that by reason of the following finding of facts that the Petitioner's plans weet the condiforth in Section 409.4 of the Saltimore County Joning Beguand that the health, safety and general welfare of the iggalived not being adversely affected, the shows Special Hearing for Off-street Parking in a Besidential Zone in accordance with the plat dated December 13, 1972, revised April 13, and approved April 16, 1971, by George H. Error, Acting Chief, Pro-Planning Division, Office of Planning and Zoning for Baltimore Coun-tic Plat having hear, filed as Evabilit . 22. in . this proceeding and ty hid plat having hear filed as Exhibit "a" in this proceeding and which is incorporated by reference hereto as a part of this Order, should De grinted. Diputy be grinted. Diputy commissioner of Baltimore County this _day of____April____, 196___, that the herein Petition for Hearing should be and the same is granted, from and after the data of this Grder, subject to the entrance being secured with a chain when the restaurant is closed and upproval of a site plan by the Department Deputy Zoning Commissioner of Baltimore County and the Office of Planning Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of_____ the above Special Hearing should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ___day of_____, 196__, that the above Special Hearing be and the same is hereby DENTED.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNeana, Zoning Commissioner Office of Flanning and Zoning County Office Building Tawson, Maryland 21204

Comments on Item 121, Zoning Advisory Committee Meeting January 2, 1973, are as follows:

Property Owner: Bunter/Mccris
Location: Corner: 4 Eage Road and Joppa Road
Present Zoning: D. R. 5-5 and B.L.
Proposed Zoning: Variance from Sect 238.2 to permit
15' side and rear yard instread of req 30' and
Variance from parking to allow 25 spaces instead
of req 4.1 spaces and Special Hearing for offstreet
parking in a residential zone. No.Acres: 0.39

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVR: mn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

January 19, 1973

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Comm"...ee Office of Planning and Zoning Boltimore County Office Building

Comments on Item g 121, Zoning Advisory Committee Meeting, January 2, 1973, are as follows:

Property Owner: Hunter/Macris
issation: Conner of Empe Road and Joppo Road
Fresent Zoning: D. R. S. 5 and B. L.
"uposed Zoning: Variance from Sect 238.2 to permit 15' side and rear yard
instead of req. 40' and variance from parking to allow 25 spaces
instead of req. 41 spaces and Special Hearing for off street

District: 9

No. Acres: 0.39 acres

Curbing must be provided to maintain the required 8 foot parking setback from the street property line.

ery truly yours. who L' Clankley

John L. Wimbley

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Mr. S. Bric DiNenna Zoning Commissioner County Office Building

Item 121 ZaC Meeting of Jarmary 2, 1973
Property Owner: Bunter/Macris
Location: Corner of Bage Road and Joppa Road
Preseat & ming: U.R. 5.5 and B.L.
Proposed Zoring: Variance from Sect 233.2 to permit 15' side and rear
yard instead of req 10' and variance from parking to
allow 25 spaces instead of req 01 spaces and Special
Hearing for off street parking in a residential zone.

No effect on student population.

Very truly yours, is welk teterul

W. Nick Petrovich Field Representative

RICHARD W. TRACLY, V.M.O.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 4-8820

JOSEPH D. THOMPSON, P.E.AL.S.

Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE TO ZONING, JOPPA ROAD AND EMGE ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the North side of Joppa Road, as widened, off connecting the North side of Jappa Road and the East side of Emge Road, as and running thence and binding on said cut-off North 56 Decrees 10 Minutes West 21,14 feet to the East side of Emge Road, as widened, and running thence thereon North 11 Degrees 02 Minutes 06 Seconds Wost 119,95 feet thence leaving the Fast side of Frage Road and running North ... 82 Degrees 58 Minutes 54 Seconds pa Road herein referred to and running thence and binding thereon Westerly by a curve to the left with a radius of 1944,86 feet the distance of 24,79 feet to the place of

CONTAINING 0.11 acres of land, more or less.



3 JOSEPH D. THOMPSON, P.S.AL.S. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR PARKING IN A RESIDENTIAL ZONE, EMGE ROAD. 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the West side of Emge Road, 24 feet wide, at the distance of 160 feet, more or less, measured Northerly along Emge Road from the North side of Joppa Road, as widened, and running thence and binding on the West side of Emge Road North 11 Degrees 02 Minutes 06 Seconds West 50.47 feet thence leaving the West side of Emge Road and running South 72 Degrees 90 Minutes 54 Seconds West 254,46 feet, South 11 Degrees 29 Minutes 06 Seconds East 50.56 feet and North 72 Degrees 00 Minutes 54 Seconds East 254.00 feet to the place of heainning.

CONTAINING 0.29 scres of land, more or less.



December 20, 1972

BAL MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date. April 9, 1973

PROM Norman E. Gerber, Chief Land Use Macter Plans

SUBJECT...Relition_J712-256-55Ph...Horsheast corner of Joppa and Enge Road
West aide of Enge Road 150 feet North of Joppa 3d.
Petition for Variance for Side and Rear Yard
Petition for Off-street Parking Variance
Petition for Special Nearing for 0ff-street Parking in a Residential Zone

Petitioners - Sar indos A. Macris and Arden E. Hunter

9th District

HEARING Thursday, April 12, 19;3 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

The requested variances seem to represent a desire on the part of the patitioner to over-utilize the land. The petitioner is requesting a purmit to pirk cars on residential land which if granted will still not provide an adequate number of spaces. The Traff.c Ingineers Office points out that parking restriction are in the offing for both Empe and

It appears that the proposed expansion will put increased pressures on the reighborhood with or without the parking permit.

We suggest that the variances not be granted until such time as adequate parking can be found.



December 20, 1972



OFFICE OF
TOWSON I I M E S

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinema Zoning Commissioner of Baltimore County

nos inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one association, weekly before the 26 day of Karch 1973 that is to say, the same was inserted in the issues of Karch 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By Buch morgan

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the absence advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., consectioned of the County, Md. of the Cou

Heank Strate

Cost of Advertisement, \$_____

PETITION	MAPPING			PROGRESS		SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 51 001	
	date	by	date	by	dcte	by	date	by	dote	
Descriptions checked and outline plotted on map								- 57	50.0	by
Petition m mber added to outline							-			-
Denied							1			
Granted by ZC, BA, CC, CA						_			-	_
Reviewed by:	_	-	С	evise hange	d Plan	ns:	or desc	riptio	n1	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

UNITY #73

District. 9.W.	Date of Post	3-21-23
Posted for . Hearing Ja	Tura gril 12 1973 C. 1	'00 PM.
Petitioner: Sarando	A merio	
Location of property: M.C. fcs.	a f Joya I Graye Kly Kh 160 He f Joya Bosted on Joseph I Lyn	
Location of Signar	Bested on Joffee 1 Lyn	Sott to Engeld
Remarks:		
Posted by . Mul #	Kus min s	1/20/22

		ALTE :E COUNT	Y OFFICE OF PLANN	ING AN TONING Boom I
		111	ty Office Building W. Cheseponte Ave en, Maryland 2120	
this		Your Patitic	m has been receiv	ed and accepted for filing
				10.10.21
			Zoni n	IC Bliffield,
Petitioner	•	A. Rearte		11 10:11

1 - 1 - 1 - 1 - 1 - 1		
	DANNER GOD ST. STEEL GOD AND A	
	TETE	
<u> De</u>	New Post on his being a year ing	30. / - ()
	HA	
	hate (Come)	MARK THE STATE OF THE PARTY OF
/2	As for lateral engagement of the Bulls.	• • • • • • • • • • • • • • • • • • • •

OFFICE OF FINANCE - I M'SCELLANEOUS		m. 8268
DATE APEL 10	. 1973 AC:DUNY 01	
	AMOUNT_	878.85
Morrie Reter Marrie Reter 1752 H. Jon Baltinsse, 1	print Assert spring, Inc. pa look	VELLOW - CUSTOMEN
	AR SAME OF THE	

BALTIMORE COUNTY, MARYLAND III. 324 2

OVERS OF bland PROVINE EVENORE THROUGH IN INC. 124 2

DATE Blank III, 1973 ACCOUNT \$65.00

DETERMINED AMOUNT \$65.00

DETERMINED THE AMOUNT \$65.00

10





