

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 _____ zone to "B" _____ zone; for the following reasons:

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 _____ a service garage.

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, printing, 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.

BY James G. Stratakis
James G. Stratakis
Legal Owner
Address: 718 York Road
Towson, Maryland 21204
BY Charlotte W. Pine
Charlotte W. Pine
Petitioner's Attorney
Address: 607 Baltimore Avenue
Towson, Maryland 21204
BY John J. Dillon, Jr.
John J. Dillon, Jr.
Protestant's Attorney
Address: _____
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 20th _____ day of _____, 1973, at 10:15 o'clock.

Eric DiNenna
Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

July 16, 1973

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

Re: Item #3 (1973 - 1974)
Property Owner: James G. Stratakis
718 York Road
Present Zoning: B-1
Proposed Zoning: Special Exception for a service garage
District: 8th
No. Acres: 1.2 acres

Dear Mr. DiNenna:

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.

General:

The comments supplied for this property in connection with Item #26 (1970 - 1971) remain valid and applicable to this Item #3 (1973 - 1974). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Dwyer, P.E.
Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

END:RAM:PM:res

cc: G. A. Reier

S - NE Key Sheet
S - NE 21-22, 23-24, 25-26
NW 13 - 14, 15-16
60 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 2, 1973

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

REPRESENTING

DEPARTMENT OF

STATE ROADS COMMISSION

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

RECREATION

DEVELOPMENT

James A. Pine, Esq.,
607 Baltimore Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 3
James G. Stratakis - Petitioner

Dear Mr. Pine:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of York Road and Timonium Road, in the 8th District of Baltimore County. The property extends from Timonium Road to Cinder Road on the south and is directly adjacent to a rural farm store which fronts on Timonium Road, and on the east side a hair stylist that fronts on Cinder Road. There is industrial warehousing and other uses on the west side of York Road at this location.

Curb and gutter does not exist along Cinder Road in this area but does exist along York Road and Timonium Road.

The subject property is zoned Business Roadside and Business Local and is currently improved with a nationwide Datsun dealership.

James A. Pine, Esq.,
Item 3
Page 2
August 2, 1973

The original site plan, as submitted, has been revised to reflect the comments of this Committee and is accepted for filing.

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,

John J. Dillon, Jr.
John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr:JD

(Enclosure)

cc: The Architectural Affiliation
22 W. Pennsylvania Avenue
Towson, Maryland 21204

cc: Mrs. Charlotte W. Pine
607 Baltimore Avenue
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

622-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: James G. Stratakis

Location: 718 York Road

Item No. 3 Zoning Agenda Tuesday, July 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed, this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEPT the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: A. T. Kelly Noted and Approved: Paul H. Reinhardt
Planning Group Chairman Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

Maryland Department of Transportation State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

July 6, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

RE: Z.A.C. Meeting, July 3, 1973
Property Owner: James G. Stratakis
Locations: 718 York Road (Rte 45)
at Timonium Rd.
Present Zoning: Special Except.
for a service garage
District: 8
No. Acres: 1.2 acres Item: 3

Dear Mr. DiNenna:

The existing entrances into the subject site are acceptable to the State Highway Administration. The proposal should have no appreciable effects on the State Highway.

The 1972 average daily traffic count on this section of York Road is 27,800 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers
Asst. Development Engineer

CLJEH:md

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 3, Zoning Advisory Committee Meeting, July 3, 1973, are as follows:

Property Owner: James G. Stratakis
Location: Cor. York Road & Timonium Road
Present Zoning: B-1
Proposed Zoning: Special Exception for a service garage
District: 8
No. Acres: 1.2

Revised plot plan must be submitted showing location of water and sewer lines.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nnp

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

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

Special Exception for a Garage, Service should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of August, 1973, that the above described property, and area, should be reclassified from a BR Zone to a BL Zone and/or a Special Exception for a Garage, Service should be and the same is granted from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Department 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:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of August, 1973, 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 BR Zone; and/or the Special Exception for Garage, Service be and the same is hereby DENIED.

William D. Fromm, Director
Office of Planning and Zoning

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 5, 1973

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #3, Zoning Advisory Committee Meeting, July 3, 1973 are as follows:

Property Owner: James G. Stratakis
Location: 718 York Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for a service garage
District: 8
No. Acres: 1.2 acres

The site plan must be revised to show the following:

1. All street right of way widths.
2. All street paving widths.
3. All entrance widths.
4. New and used car display and storage areas.
5. The means of handling customer vehicles to be serviced.
6. The access to disabled and damaged vehicle area.
7. The eight foot high screen fence for the damaged and disabled vehicles.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHERAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 3, 1973

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday July 3, 1973

Re: Item 3
Property Owner: James G. Stratakis
Location: 718 York Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for a service garage

District: 8
No. Acres: 1.2 acres

Dear Mr. Dinenna:

No hearing on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
Field Representative

W. EMILIE PARKS, SECRETARY
PATRICIA D. HODGE, CLERK
WILLIAM J. HARRIS, CHIEF OF STAFF

MARGARET M. BELTSCHIS
JUDITH M. MURPHY
KATHY L. COOPER
JOSHUA M. WHELEHAN, SUPERVISOR

THE ARCHITECTURAL AFFILIATION
CHRISTIE NILES AND ANDREWS
BALTIMORE 301422 780 / 12 W. PENNSYLVANIA AVE / TOWSON, MD 21204
WASHINGTON 202-527-4447

Taa

All that piece or parcel of land suitable lying and being in the eighth Election District of Baltimore County and described as follows to wit:

Beginning at a point 175 feet east of and 115 feet more or less north of the intersection of the center lines of York Road and Cinder Road, and running the following courses and distances: binding on the existing zoning line in a northeasterly direction, 17 feet more or less; thence binding on the existing zoning line easterly 10 feet; thence running southeasterly and parallel to the existing zoning line a distance of 97 feet more or less; and thence westerly a distance of 10 feet to the point of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: August 8, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition #73-44-X, East side of York Road 115 feet North of Cinder Road. Petitioner - James G. Stratakis

8th District

HEARING: Monday, August 20, 1973 (10:45 A.M.)

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

This request is consistent with the surrounding uses, therefore there are no comprehensive planning issues involved here.

If the proofs of Section 502.1 are met, any additional construction must be to conformance to an approved site plan.

William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



