

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas Rafailides and Maria Rafailides, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 zone; for the following reasons:

(See attached brief)

(See also attached memorandum in support of special exception)

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 office building

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Contract purchaser Thomas Rafailides Address 2 Cavan Drive
Maria Rafailides Legal Owner
Lutherville, Maryland 21093

Address 38 S. Dundalk Avenue
Dundalk, Maryland 21222
Petitioner's Attorney
Shenstone, Ind. 21153
446-5067

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of July, 1977, 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 13th day of September, 1977, at 11:00 o'clock.

Henri DePasso
Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE: 771-4932

March 30, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY OF
THOMAS F. RAFAILIDES AND WIFE
YORK ROAD AND CAVAN DRIVE
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the westernmost side of York Road, said point being located northwesterly 110' from the intersection formed by the westernmost side of York Road and the northernmost side of Cavan Drive; running thence on the westernmost side of York Road S32°07'13" E 86'±, thence by a curve to the right with a radius of 25' for a distance of 38'±, running thence on the northernmost side of Cavan Drive S55°20'26" W 61.08', leaving the northernmost side of Cavan Drive N34°39'34" W 110.00', running thence N55°20'26" E 90'± to the place of beginning.

CONTAINING 0.22 acres more or less.

BEING the property of Thomas F. Rafailides and wife.



E. F. Raphael
Eugene F. Raphael
Registered Professional
Land Surveyor #2246

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16, and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for :
Office Building : OF
NW corner of York Road and :
Cavan Drive : BALTIMORE COUNTY
9th District :
Thomas Rafailides, et ux : No. 74-59-RX
Petitioners :

OPINION

This case comes before the Board on an appeal from an Order of the Deputy Zoning Commissioner of Baltimore County, dated October 26, 1973 granting a reclassification from D.R. 5.5 zoning to D.R. 16, with a special exception for offices.

The subject property is 0.22 acre, located on the northwest corner of York Road and Cavan Drive, approximately one (1) block north of the interchange of York Road and the Baltimore County Beltway.

This property contains a one and one-half story frame dwelling on land zoned D.R. 5.5. To the east, on the opposite side of York Road, is land zoned D.R. 16. To the north, south and west are single family dwellings on land all zoned D.R. 5.5. The subject property fronts on Cavan Drive.

Testimony by the Petitioner and his wife stated that he is and has been a realtor since 1959, and has an insurance broker's license. Furthermore, he purchased the subject property in April, 1971, and has resided there with his family (wife and two children) for a period of two and one-half years. The Petitioners testified that they had to move their residence from the subject property, citing noise, traffic conditions, safety of their small children, and much illness contributed to air pollution created by vehicles.

The Petitioner further testified that he now wishes to convert the dwelling to offices for his real estate business, also testifying that he currently has offices in the 4600 block of Eastern Avenue, in Baltimore City, and plans to continue using that office since he is well established in that area. The subject property is currently being rented to a family on a month to month basis, for use as a residence.

Mr. C. Richard Moore, Assistant Director of Traffic Engineering, testified that rezoning of this property would not affect traffic conditions, but that additional rezoning

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16, and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for :
Office Building : OF
NW corner of York Road and :
Cavan Drive : BALTIMORE COUNTY
9th District :
Thomas Rafailides, et ux : No. 74-59-RX
Petitioners :

DISSENTING OPINION

This case comes before the Board on appeal from an Order of the Deputy Zoning Commissioner of Baltimore County, dated October 26, 1973, granting a reclassification from D.R. 5.5 to D.R. 16 zoning, with a special exception for offices. The subject property is on the northwest corner of York Road and Cavan Drive, in the 9th Election District of Baltimore County, and is improved by an individual residence on approximately 0.22 of an acre, and is known as 2 Cavan Drive. The subject property is located approximately one block north of the interchange of York Road with the Baltimore County Beltway.

Testimony produced on behalf of the Petitioner was to the effect that the property is undesirable for use as a single residence, and that he and his family have, in fact, lived there for some time, but found the conditions of traffic, noise, dirt, etc. completely undesirable for residential use. There was testimony that the average daily traffic count at this location is in excess of 28,000 vehicles. There was also testimony that there have been extensive changes and development in the uses of the neighboring properties along York Road from residential to commercial, and additionally a change of traffic patterns and a progressively increasing traffic load on York Road. In further support of the case, the Petitioner refers to the recommendation of the Planning Board, who strongly recommended that the D.R. 16 zoning be granted to the Petitioner, citing as their reason the magnitude of the traffic on York Road and the appropriateness from a planning standpoint of the building office use at this location, as well as the undesirability of the location for a single family dwelling. The Petitioner further indicated that the proposed use of this property is that of offices for his real estate business.

The Protestants concerned in this matter were from the neighborhood to the west of this property, and their objections seemed to be primarily fear of a domino type of

Thomas Rafailides, et ux - No. 74-59-RX 2.
ing may do so.
The subject property is part of and is constructed identically to approximately eighty-five homes in the development known as Towsonvale. Present at the hearing were more than thirty residents of Towsonvale protesting the Petitioners' reclassification.

One witness, Mrs. Peggy Castle, a resident of Towsonvale, offered unchallenged testimony that there have been only nine sales of property in that community in the last two years, at an average price of \$35,560.00 in fee per unit. Mrs. Castle, a realtor, indicated that the turnover in Towsonvale is much less than the national average. Other protestants' testimony objected to reclassification, fearing increased parking on York Road, increased traffic flow, real estate signs detracting from residential appearance and the future impact on their community if the petition is granted.

The Petitioner claims that his property has become increasingly less desirable for residential use due to changes in traffic pattern and changing character of the neighborhood, and that the zoning map, adopted on March 24, 1971, failed to recognize these conditions.

The majority of the Board feels that the fact that the subject property is currently being rented and used as a residence contradicts the claim that their property is no longer desirable for residential use. As the subject property fronts on Cavan Drive, increased traffic flow on York Road does not in itself warrant granting this petition. We further believe that the County Council, when it adopted the maps in 1971, intended to keep fine residential communities like Towsonvale intact.

In the opinion of the majority Board, rezoning this particular piece of property, with a special exception, would amount to piecemeal zoning and would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations.

By order of the majority of this Board, the Petitioners' request will be denied in toto.

Thomas Rafailides, et ux - No. 74-59-RX 2.
zoning effect. They also expressed fears as to increase of traffic and some nebulous references to possible decrease in the value of the property. However, it should be noted that the traffic to be generated by the proposal would be insignificant and should not affect any property to the west of the subject property, and would only be of a most insignificant nature relative to the York Road traffic. Additionally, it should be noted that the adjoining property owner immediately to the west of the subject property was not opposed, and in fact was in support of the Petitioner herein.

Consequently, in view of all of the conditions, i.e. the extremely heavy traffic on York Road, the immediate proximity to the Baltimore County Beltway, and the numerous changes in use in the immediate vicinity to the subject property along the York Road; and further, considering the above, along with the strong recommendations by the Planning Board for the granting of this proposal, it is this member's opinion that either the Council was in error in placing the classification of D.R. 5.5 on the subject property or that there have been significant and substantial changes in the immediate neighborhood, with particular reference to the property along the York Road, in order to warrant the reclassification in accordance with the petition from D.R. 5.5 to D.R. 16, with a special exception permitting office use. It is the further opinion of this member of the Board that the preferred use would be to retain the existing structure, and the requirements contained in Section 502.1 of the Baltimore County Zoning Regulations are satisfied with respect to the request for a special exception.

Robert L. Gifford
Robert L. Gifford

Dated: January 7, 1975

ORDER

For the reasons set forth in the foregoing Opinion, it is this 6th day of January, 1975, by the County Board of Appeals ORDERED, that the reclassification and special exception petitioned for be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Miller
John A. Miller
Walter C. Horn, Jr.
Walter C. Horn, Jr.

October 26, 1973

Louis L. DePasso, Esquire
38 South Dundalk Avenue
Dundalk, Maryland 21222

RE: Petition for Reclassification and
Special Exception
NW corner of York Road and Cavan
Drive - 9th District
Thomas Rafailides, et ux - Petitioners
NO. 74-59-RX (Item No. 17)

Dear Mr. DePasso:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:me

Attachment

cc: Anne Kay Kramer
Stevenson, Maryland 21153

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NW corner of York Road and Cavan Drive - 9th District
Thomas Rafailides, et ux - Petitioners
NO. 74-59-RX (Item No. 17)
OF
BALTIMORE COUNTY

This Petition represents a request for a Re-classification from a D. R. 5.5 Zone to a D. R. 16 Zone and a Special Exception for an office building. The property contains .72 of an acre and fronts the property known as 2 Cavan Drive, being more specifically located on the northwest corner of York Road and Cavan Drive, in the Ninth Election District of Baltimore County.

Testimony was presented by the Petitioners who own and have resided on the property for approximately two and one-half years, and a registered professional land surveyor who prepared the site plans.

Their testimony was to the effect that the property has become increasingly less desirable for residential use by reason of changes in the use of surrounding properties from residential to commercial as well as changes in the traffic pattern and increased traffic on York Road. They contend that the zoning map, as adopted March 24, 1971, is in error in that it failed to recognize the increased traffic and changing character of the neighborhood that renders the property undesirable for residential use. It was their opinion that the highest and best use of the property would be an office building by way of a Reclassification and a Special Exception.

Mr. Rafailides further testified that since purchasing the property two and one-half years ago, he had made certain improvements such as paneling in some areas of the basement, and he had planned to construct a swimming pool prior to realizing that he had erred in purchasing the property for residential purposes. He now plans to convert the existing dwelling to offices for his real estate business. His main business is in the Eastern

be constructed on these larger properties. The Deputy Zoning Commissioner feels very strongly that the residentially zoned properties to the west of the subject site should remain in their present zoning designation, D. R. 5.5, and it should be made clear at this time, that the subject property is being Reclassified to provide a buffer for these adjoining properties in order to protect the residential character of the Towsonvale development.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of OCT 1973, that the herein described property or area should be and the same is hereby Reclassified from a D. R. 5.5 Zone to a D. R. 16 Zone, and a Special Exception to permit an office use in the existing dwelling should be and the same is hereby GRANTED. Said granting is subject to the following restrictions:

1. While used as a real estate office, no more than five employees may be assigned to or work out of this office at any one time.
2. If the office is utilized for any other type office use at a future date, the parking requirements in effect at that time must be complied with.
3. No exterior changes other than those required for normal maintenance may be made to the building.
4. Prior to any utilization of the property, the site plan for said use must be approved by the following agencies and thereafter complied with: Department of Public Works, Department of Traffic Engineering, State Highway Administration and the Office of Planning and Zoning.

Michael E. DePaz
Deputy Zoning Commissioner of
Baltimore County

Avenue area where he presently maintains an office which he intends to continue in the future. His employees include one secretary, eight active salesmen, and eight or nine part-time salesmen. He was not sure at this time how many of these salesmen would work out of the Towson office, and indicated that sales meetings at which all employees would be in attendance, were held very infrequently.

The lot in question was described as being small and rectangular in shape with the dwelling (proposed offices) also being small, (1800 square feet) and requiring only five parking spaces. The Petitioner's plan calls for the construction of a nine bay parking lot with its entrance being from York Road, no entrance is planned from Cavan Drive.

Water and sewer is available to the site and was described as being adequate to serve the proposed use.

Several land use changes in the area were described. They included a three story medical office building recently constructed one block south of the site at the intersection of York Road and the Beltway, a proposed office building on the east side of York Road opposite the subject site, an existing office building approximately one block north at the southeast corner of Greenridge Road, and an existing high rise office building on the northeast corner of Greenridge Road and York Road.

Comments by Baltimore County and State agencies with regard to the Petitioner's proposed development plans were as follows:

Department of Public Works:

"York Road is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

All necessary public improvements exist to this property.

No further public improvements are required."

MEMORANDUM IN SUPPORT OF
REQUEST FOR SPECIAL EXCEPTION

Now comes Thomas Rafailides and Maria Rafailides, his wife, owners of the property described in the surveyor's description filed with the Petition For Special Exception for the allowance of an office building, filed herewith, under the title of Thomas Rafailides and Maria Rafailides, his wife, and Louis L. DePaz, Attorney for the Petitioners in said Petition, and say:

1. That the use for which the Special Exception is requested, namely, an office building, will not be detrimental to the health, safety or general welfare of the locality involved in that the property is located in a commercial area amidst property which is rapidly changing to commercial uses, and the use herein requested would be the highest and best use of the Petitioner's property.
2. That said use will not tend to create congestion in roads, streets or alleys therein since said property borders on York Road and Cavan Drive in Lutherville, Baltimore County, Maryland, both of which highways provide adequate access to said property and, in addition, sufficient off-street parking shall be provided on said property to service the use required.
3. That said use will not create a potential hazard from fire, panic or other dangers, as evidenced by the plans of the proposed building to be used in connection with said use.
4. That said use will not tend to over-crowd land and cause undue concentration of population, as evidenced by the plans filed herewith.
5. That said use will not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements; in that its location is sufficiently distant from any schools or parks so as to negate any such interference, and no part nor element of said use extends beyond the property

LOUIS L. DEPAZZO
ATTORNEY AT LAW
18 S. DUNDALK AVE.
DUNDALK, MD. 21222
288-9303

State Highway Administration:

"An inspection at the subject site revealed the existence of a large storm drain inlet at the location of the proposed entrance. Either the entrance or the inlet must be relocated.

It may be desirable to locate the entrance on Cavan Drive. The plan should be revised prior to the hearing. Any entrance from York Road would be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of York Road is 28,300 vehicles."

Baltimore County Fire Department:

"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."

Project Planning Division:

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

Planning Board comments were favorable in recommending that the Reclassification to D. R. 16 zoning be granted.

Many residents from the community of Towsonvale were present at the hearing in protest to the Petitioner's Reclassification. One of the main objections centered on the increased traffic through their residential streets, namely Cavan Drive. The increased traffic being brought about by drivers who had made a wrong turn in a northerly direction on York Road from the Beltway. The first opportunity to turn and proceed in a southerly direction is at the intersection of Cavan Drive. The median break at this point has been posted for no U-turns. Therefore, many cars turn in a westerly direction onto Cavan Drive, turn at the first convenient driveway, and proceed back to York Road.

Other objections included the rezoning of the properties at the northwest corner of York Road and the Beltway for a medical office building. It was their contention that this zoning represented an inroad into their residential community, and that the Petitioner's request made further intrusions

described.

6. That said use will not interfere with adequate light and air as more specifically illustrated by the plans and plans filed herein, and the very nature of use required.

Louis L. DePaz
Louis L. DePaz
18 S. Dundalk Avenue
Dundalk, Maryland 21222
288-9303
Attorney for Petitioner

Thomas Rafailides
Thomas Rafailides
Maria Rafailides
Maria Rafailides
2 Cavan Drive
Lutherville, Maryland 21093
Petitioners

into their neighborhood. They also felt that offices at this location would add to the traffic congestion and problems in their neighborhood.

Two area residents, one immediately adjacent to the property fronting on 4 Cavan Drive and the other immediately across the street on the southwest corner of York Road and Cavan Drive (1 Cavan Drive), did not have any objections to the Reclassification. The resident at 1 Cavan Drive testified that he had purchased the property twenty-one years ago as an investment for some kind of business. However, when neighbors objected, he let it sit and has resided with his family on the property since that time. Another resident testified on behalf of the improvement association objecting to the Reclassification and Special Exception for the reasons previously stated, i.e., traffic and undesirable change to the neighborhood. However, in the course of his testimony he also stated that he would not in one million years purchase the property in question for his residence. It was the improvement association's opinion, that any changes in the area should be accomplished by mapping process when the present Comprehensive Zoning Map is reconsidered.

After reviewing the above testimony and evidence presented in this case, it is the opinion of the Deputy Zoning Commissioner that testimony by the Petitioner, his engineer, and recommendations of the Planning Board were sufficient to justify the Reclassification. Likewise, testimony on behalf of the Petitioner and comments by the various County agencies indicate that the requirements of Section 502.1 of the Baltimore County Zoning Regulations can be met and that the Special Exception should also be granted. The small size of the site appears to alleviate any intensive use other than that proposed, i.e., the conversion of the existing dwelling and the addition of a parking area.

If the Reclassification of the subject property were to await the mapping process, it would be highly unlikely that any other use of the property would take place. If used in conjunction with larger properties to the north, the most feasible use would appear to be a parking area for buildings that may

RE: Petition For Reclassification and Special Exception
N/W Corner of York Road and Cavan Drive - 9th District
Thomas Rafailides, et ux - Petitioners
No. 74-59-RX (Item No. 17)
Before
The County
Board of Appeals
Baltimore County
Maryland

APPEAL

Please note an appeal to the County Board of Appeals of Baltimore County in the above entitled case, from an order of the Zoning Commissioner of Baltimore County, dated October 26, 1973, on behalf of the following named Protestant-Appellants:

William F. and Barbara M. Myers
15 Cavan Drive
Lutherville, Maryland 21093

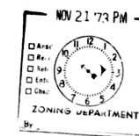
Harry D. and Renee Marble
18 Cavan Drive
Lutherville, Maryland 21093

Victor F. and Christine Janischewski
7 Cavan Drive
Lutherville, Maryland 21093

Anne Kay Kramer
Anne Kay Kramer
Counsel for Protestant-
Appellants
Wiltonwood Road
Stevenson, Maryland 21153
486-2069

I HEREBY CERTIFY that a copy of the foregoing Appeal was mailed to Louis L. DePaz, Esq., 38 S. Dundalk Avenue, Baltimore, Maryland 21222.

Anne Kay Kramer
Anne Kay Kramer



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 12, 1973

Louis L. DePazzo, Esquire
38 S. Dundalk Avenue
Dundalk, Maryland 21222

RE: Petition for Reclassification
and Special Exception
Thomas Rafailides, et ux -
Petitioners
Item No. 17
Fifth Zoning Cycle

Dear Mr. DePazzo:

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 northwest corner of York Road and Cavan Drive, in the Ninth District of Baltimore County. The Petitioner is requesting a Reclassification from D.R. 5.5 to D.R. 16, with a Special Exception for an office and office building. The property is currently improved with a one and one-half (1 1/2) story frame, single residence that fronts on Cavan Drive. It faces residential properties on the south side of Cavan Drive. There are other residences along Cavan Drive further to the west. The properties to the rear are improved with residential dwellings. Curb and gutter exist along York Road at this location. The Petitioner's site plan is indicating that the office building will be located in the existing residence. If the Petitioner anticipates any new construction, it should be indicated on a revised site plan immediately so that variances can be requested, should they be necessary.

Louis L. DePazzo, Esquire
April 13, 1973
Page Two

This petition for Reclassification and Special Exception is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973, will be forwarded to you well in advance of the date and time.

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR.
Chairman
Zoning Advisory Committee

JJD:gc

Enclosure

cc: E. F. Raphael
E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204



Harry R. Hughes
James J. O'Donnell
State Highway Administration

April 17, 1973

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

RE: RECLASSIFICATION April 1973
Property Owner: Thomas and Maria Rafailides
Location: W/S of York Rd. & Cavan Drive (Int. 15)
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to D.R. 16
District: 9
No. Acres: 0.22 Acres

Att: Mr. John Dillon

Dear Mr. DiNenna:

An inspection at the subject site revealed the existence of a large storm drain inlet at the location of the proposed entrance. Either the entrance or the inlet must be relocated.

It may be desirable to locate the entrance on Cavan Drive. The plan should be revised prior to the hearing. Any entrance from York Road would be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of York Road is 28,300 vehicles.

Very truly yours,
Charles Lee, Chief
Development and Planning Section

John E. Meyers
Asst. Development and Planning

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
878-7310

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

Attention: Mr. John Dillon
Jack Dillon
Zoning Advisory Committee

Re: Property Owner: Thomas and Maria Rafailides
Location: W/S of York Road, and Cavan Drive

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
17

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by 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. EXCEEDS 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.
- (X) 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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewer: _____ Noted and Approved: _____
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

nls
4/25/72

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

Division of Engineering
ELLMWORTH N. DIVER, P. E. CHIEF

April 16, 1973

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

Re: Item #17 (April to October 1973 - Cycle V)
Property Owner: Thomas and Maria Rafailides
W/S of York Road and Cavan Drive
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to D.R. 16
District: 9th No. Acres: 0.22

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:

York Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

All necessary public improvements exist to this property.

No further public improvements are required.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLMWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:PAH:CHN:ess

NE 11A Topo
R-SW Key Street
61 Tax Map

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

April 26, 1973

Re: Item 17 - Cycle Zoning V - April to Oct. 1973
Property Owner: Thomas & Maria Rafailides
York Road and Cavan Drive
Reclass. to DR 16 & .E. for offices
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 5.5 to DR 16 of .22 acres. The site is of insufficient size to have any major effect on traffic. However, should additional re-zonings in this area occur for offices, an additional study will be required.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 17, 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:

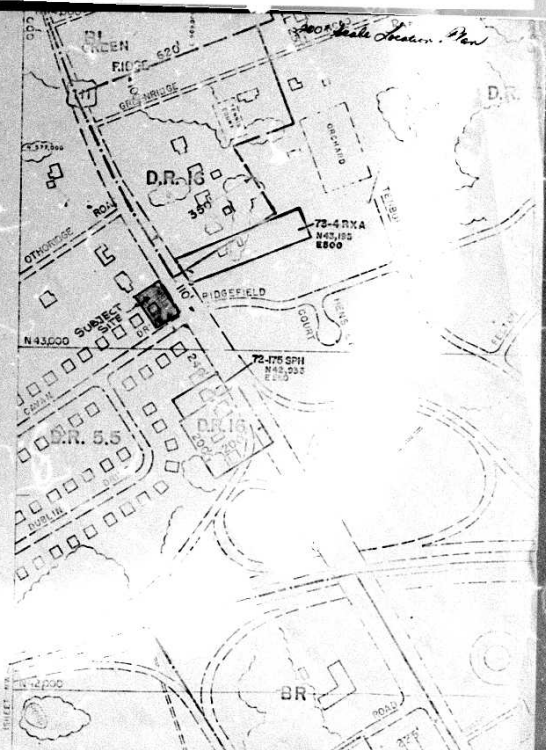
Comments on Item #17, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Thomas and Maria Rafailides
Location: NWC of York Road and Cavan Drive
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to D.R. 16 and Special Exception for offices
District: 9
No. Acres: 0.22

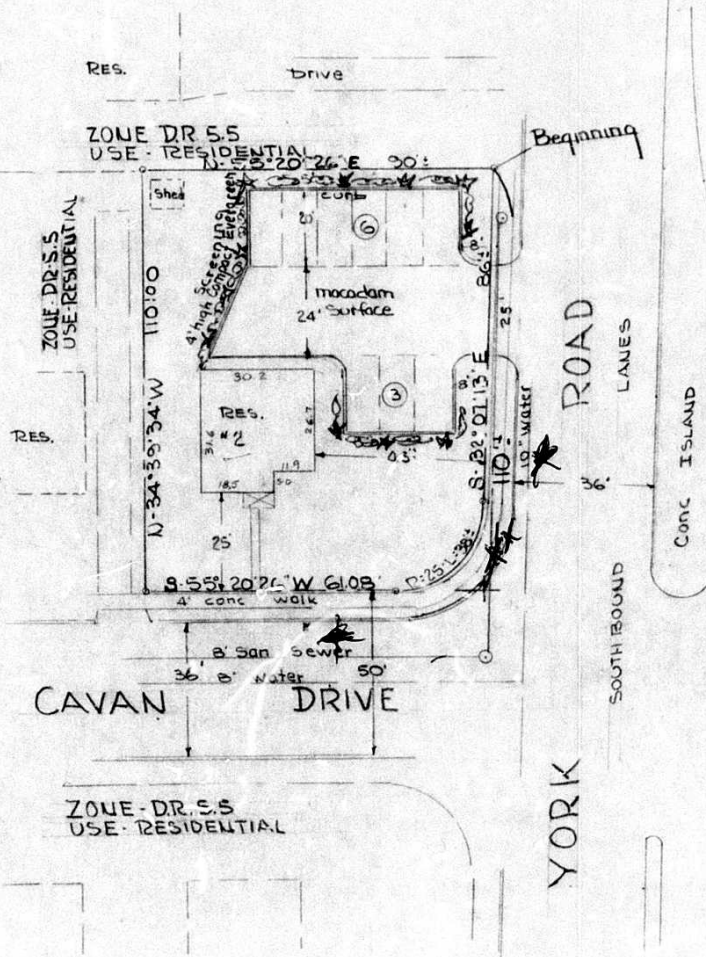
This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning







GENERAL DATA
 AREA OF PROPERTY 0.22±
 EXISTING ZONING DR 5.5
 PROPOSED ZONING DR 16 SP/EX. OFFICE
 EXISTING USE RESIDENCE
 PROPOSED USE OFFICE

NOTE NO ALTERATIONS TO
 EXTERIOR OF EXISTING BLDG.

PARKING DATA
 AREA OF BUILDING
 1st FL 898±
 2nd FL 398±
 PARKING RATIO
 1st FL, 1 SPACE / 300± = 3
 2nd FL, 1 " / 500± = 2
 REQUIRED SPACES = 5
 PROVIDED " = 9
 ALL PARKING SPACES 9x20

E. F. RAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204



PLAT TO ACCOMPANY ZONING PETITION
 THOMAS S. RAFAILIDES
 9th ELECTION DIST BALTO CO
 SCALE 1" = 30' MARCH 29, 1973

