

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
GEORGIA STRATAKIS, KATHERINE STRAKES and  
MARY ANTONAKOS  
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 for a Variance from Section 238.2 SIDE AND REAR YARDS - 130 FEET REQUIRED - 0 FEET REQUESTED

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

- A. OWNER SUFFERS A HARDSHIP BECAUSE LAND CANNOT BE USED FOR BUILDING PURPOSES AS ZONED. SET BACK LINES CONSUME ENTIRE AREA.
- B. A PRACTICAL DIFFICULTY EXISTS IN LOCATING THE PROPOSED BUILDING ELSEWHERE ON THE PROPERTY IN THAT IT WOULD BE NECESSARY TO REDUCE THE REQUIRED PARKING SPACES BELOW THE MINIMUM. THE SPACE TO BE UTILIZED BY THE PROPOSED BUILDING COULD PROVIDE ONLY LIMITED PARKING BECAUSE OF ITS SHAPE, AND WOULD NOT REPLACE THE NUMBER LOST BY LOCATING THE BUILDING AT ANOTHER LOCATION ON THE PROPERTY.
- C. Granting the variance would not be injurious to the public health, safety and general welfare of the community.

See attached description  
Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance 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: *James G. Stratakis*  
Address: 718 York Road, Towson, Md. 21204  
Legal Owner: *James G. Stratakis*  
Address: 614 Bosley Avenue, Towson, Md. 21204  
Pro-stant's Attorney: *Edward C. Covahey, Jr.*  
Address: 614 Bosley Avenue, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November, 1974, 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 30th day of January, 1975, at 11:00 o'clock.

*Ed C. Covahey, Jr.*  
Zoning Commissioner of Baltimore County.  
(over)

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: *S. Eric DiNenna, Zoning Commissioner* Date: *January 29, 1974*  
FROM: *William D. Fromm, Director of Planning*  
SUBJECT: *Petition #74-160-A* Location: *Southwest corner of York Road and Church Lane*

Petition for Variance from the Zoning Regulations of Baltimore County to permit side and rear yards of zero feet instead of the required 30 feet.

Petitioner - James C. Stratakis et al

8th District

HEARING: Wednesday, January 30, 1974 at 11:00 A.M.

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

The proposed office building does not have a good relationship with the existing shopping center. For example; the parking areas are not convenient to the proposed building and may result in having vehicles being parked in the driveway between the buildings; thus creating traffic congestion and a potential fire hazard.

*William D. Fromm*  
William D. Fromm, Director of Planning



**DESCRIPTION OF STRATAKIS SHOPPING CENTER**

5.88 ACRES OF LAND

Beginning for the same at a point on the west side of York Road, 66 feet wide, at the northernmost corner of that parcel of land conveyed to Hardee's Food System, Inc. by deed recorded in Baltimore County in Liber O.T.G. 5142 folio 635, said point of beginning being designated as number 13 on a plat entitled: "Subdivision Plat, Stratakis Property Shopping Center" dated July 14, 1971 and recorded among the Plat Records of Baltimore County in Plat Book O.T.G. 35 folio 69 and running thence binding on the outline of said plat the four following courses, viz: (1) South 71° 27' 54" West 200.00 feet, (2) South 18° 32' 06" East 131.00 feet, (3) North 71° 27' 54" East 100.00 feet, and (4) South 18° 32' 06" East 67.59 feet, thence continuing the same course and binding on part of the third line of that parcel of land described in a deed dated November 3, 1966 from Herbert C. Capit et ux to Robert Carrel and recorded among the Land Records of Baltimore County in Liber O.T.G. 4692 folio 412 as now surveyed (5) South 18° 32' 06" East 18.66 feet to the end of said third line and to intersect the second line of that parcel of land described in a deed dated September 30, 1964 from John E. Logan et ux to Ralph E. Ensr and James A. Dixon and recorded among the Land Records of Baltimore County in Liber R.R.G. 4369 folio 429, thence binding on part of said second and all of the third line in said last mentioned deed as now surveyed the two following courses viz: (6) South 79° 36' 54" West 18.19 feet and (7) North 18° 32' 06" West 21.21 feet to intersect the South 87° 23' 01" West 145.89 foot line on the above mentioned recorded plat, thence binding on the outline of said recorded plat the two following courses viz: (8) South 87° 23' 01" West 127.17 feet and (9) South 18° 32' 06" East 100.00 feet to the center line of an existing 20 foot Right-Of-Way, thence in the center line of said existing 20 foot Right-Of-Way the three following courses, viz: (10) South 87° 23' 01" West 256.55 feet, (11) South 81° 58' 56" West 64.92 feet, and (12) South 71° 08' 01" West 138.60 feet, thence leaving said Right-Of-Way (13) North 0° 12' 10" West 624.28 feet to the south side of Church Lane, 55 feet wide, thence binding on the south side of said Church Lane, (14) South 83° 09' 29" East 309.12 feet, thence continuing on the south side of Church Lane and binding

reversely on the first line of the deed dated March 29, 1972 from William A. Fishpaw, Sr. et ux to James G. Stratakis et al and recorded among the aforementioned Land Records in Liber 5258 folio 767 (15) South 75° 14' East 75.00 feet, thence leaving Church Lane and binding reversely on the fourth line of the last above mentioned deed (16) South 13° 54' West 138.82 feet, thence leaving the outline of said tract and binding on the outlines of the above mentioned plat the six following courses, viz: (17) South 83° 33' 52" East 55.92 feet, (18) North 6° 07' 43" East 38.27 feet, (19) North 75° 12' 43" East 70.18 feet, (20) South 14° 47' 17" East 3.00 feet, and (21) North 75° 12' 43" East 68.78 feet to the west side of said York Road, 66 feet wide, thence binding on the west side of said York Road, (22) South 18° 32' 06" East 123.55 feet to the place of beginning.  
Containing 5.88 acres of land more or less.  
Subject to the drainage and utility easements, the 5 foot widening strip along Church Lane and the 7 foot widening strip along York Road, all as shown on the above mentioned Subdivision Plat of Stratakis Property Shopping Center.

Subject also to an easement, 30 feet wide the south side of which binds along the first line in the above description and extending west 10 feet beyond the end of said first line.  
BEING all that real property described in a Deed dated June 13, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5002, folio 001, from Kirsh Tailors, Inc. unto the Grantors herein.  
BEING ALSO all that real property described in a Deed dated September 4, 1969 and recorded as aforesaid in Liber O.T.G. No. 5032, folio 283 from Bennett F. Bussey and Ella M. Bussey, his wife, unto the Grantors herein.  
BEING ALSO all that real property described in a Deed dated March 29, 1972 and recorded as aforesaid in Liber 5258 folio 767 from Bennett F. Bussey and Ella M. Bussey, his wife, unto the Grantors herein.

ORDER RECEIVED FOR FEES

1-160-160-A

74-160-A

January 8, 1974

Edward C. Covahey, Jr., Esq.,  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Variance Petition  
Item 101  
James G. & Georgia Stratakis,  
Katherine Strakes & Mary  
Antonakos - Petitioners

Dear Mr. Stratakis:

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 southwest corner of York Road and Church Lane, in the 8th District of Baltimore County. This property, which is zoned B-1, is currently improved with the Church Lane Shopping Center. The petitioner owns only a small portion of the frontage on York Road and his property abuts several other commercial uses, including a tavern, a fast-food carryout, and two professional offices.

This specific area, which is proposed to be developed is a multi-storied area which abuts three adverse neighbors. He proposes to develop this with a 7600 square foot building for offices.

In reviewing this petition for comments, I discovered only 13 feet exists between the proposed

Edward C. Covahey, Jr., Esq.  
Re: Item 101  
Page 2  
January 8, 1974

building and the existing structures where 60 feet are required. Since this property has already been advertised and is scheduled for posting, and thus is too late to add this Variance, I recommend that the petitioner connect the proposed building and the existing structures with a continuous roof line, and in this manner would overcome the necessity of a Variance. In this event I am requesting a revised site plan indicating this prior to the hearing.

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

JJD:JJD

Enclosure  
cc: John E. Wolf & Associates, Inc.  
401 Washington Avenue  
Towson, Maryland 21204

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

Branch of Engineering  
ALLENWORTH H. DIXON, P. E. CHIEF  
December 28, 1973

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

Re: Item #101 (1973-1974)  
Property Owner: James G. & Georgia Stratakis, Katherine Strakes & Mary Antonakos  
W/S of York Rd., S. of Church Lane  
Existing Zoning: B-1  
Proposed Zoning: Variance to permit a side yard and rear yard setback of 0 feet instead of the required 30 feet  
No. of Acres: 5.88 District: 8th

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:**

Baltimore County highway and utility requirements are existing or as secured by Public Works Agreement #87010, executed in connection with the Stratakis Property Shopping Center.

However, provisions for accommodating storm water or drainage have not been indicated on the submitted plan. The indicated location of the proposed building comprises the parking spaces, driveway and part of a private drainage system.

In accordance with the drainage policy, the Developer 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. Storm drain improvements will be required in connection with any grading or building permit application.

The plan must be revised to show the existing and proposed utilities, driveway area, parking spaces, curbing, drainage channel and pipes, etc. in connection with the specific area of the proposed building.

Very truly yours,  
*Allenworth H. Dixon, P.E.*  
ALLENWORTH H. DIXON, P.E.  
Chief, Bureau of Engineering

EDD:RAM:R:iss  
cc: G. Reiter/ R. Shalowitz  
V-SE Key Sheet  
61 W 14 & 5 Pgs. Sheet  
NW 15 & 16 A Topo  
51 Tax Map

**Maryland Department of Transportation**  
State Highway Administration

Harry R. Hughes  
Bernard M. Evans

Dec. 5, 1973

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

RE: Property Owner: James G. & Georgia Stratakis, Katherine Strakes & Mary Antonakos  
Location: W/S of York Rd., S. of Church Lane  
(Site, US) S. of Church Lane  
Existing zoning: B-1  
Proposed zoning: Variance to permit a side yard and rear yard setback to zero (0) feet instead of the required thirty (30) feet.  
No. of Acres: 5.88  
District: 8th

ATTN: Mr. John J. Dillon

Dear Mr. DiNenna:

The existing entrance into the subject site from York Road is acceptable to the State Highway Administration. The fork road frontage has been recently improved with curbing and paving. There are no further requirements from the Administration.

The 1972 average daily traffic count on this section of York Road is 18,000 vehicles.

Very truly yours,

Charles W. Chief  
Bureau of Engineering Access Permit  
*J. E. Meyers*  
J. E. Meyers

CLJ:R:R



OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 January 14 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna 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 14 day of January 1974 that is to say, the same was inserted in the issue of January 10, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 10, 1974 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 a week for one week before the 10th day of January 1974 that is to say, the same was inserted in the issue of January 10, 1974.

THE JEFFERSONIAN G. Leach, Jr. Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 301 Edward C. Covahay, Jr., Esq., 614 Bayley Avenue Towson, Maryland 21286

Your Petition has been received and accepted for filing this 11th day of November 1973.

S. Eric Dinenna, Zoning Commissioner

Petitioner James G. Stratton, Esq., 601 Washington Ave., Towson 21286

Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 14th day of November 1973.

S. Eric Dinenna, Zoning Commissioner

Petitioner Stratton, Esq., submitted by Covahay

Petitioner's Attorney Covahay, Reviewed by Dinenna

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 13041 OFFICE OF FIN. & REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE January 7, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION FINN AGENCY YELLOW CUSTOMER Edward C. Covahay, Jr., Esq., 614 Bayley Ave., Towson, Md. 21286

BALTIMORE COUNTY, MARYLAND No. 13074 OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jan. 30, 1974 ACCOUNT 01-662

AMOUNT \$122.25

WHITE CASHIER DISTRIBUTION FINN AGENCY YELLOW CUSTOMER Church Lane Center York Md. and Church Lane Crokoville, Md. 21030

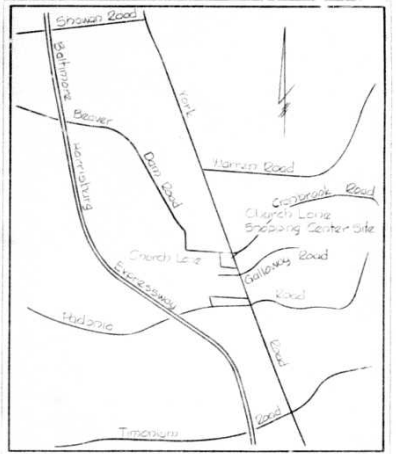
PETITION FOR A VARIANCE IN DISTRICT 10... The Planning Commission of Baltimore County...

RECORDING FOR A VARIANCE IN DISTRICT 10... The Planning Commission of Baltimore County...

RECORDING FOR A VARIANCE IN DISTRICT 10... The Planning Commission of Baltimore County...

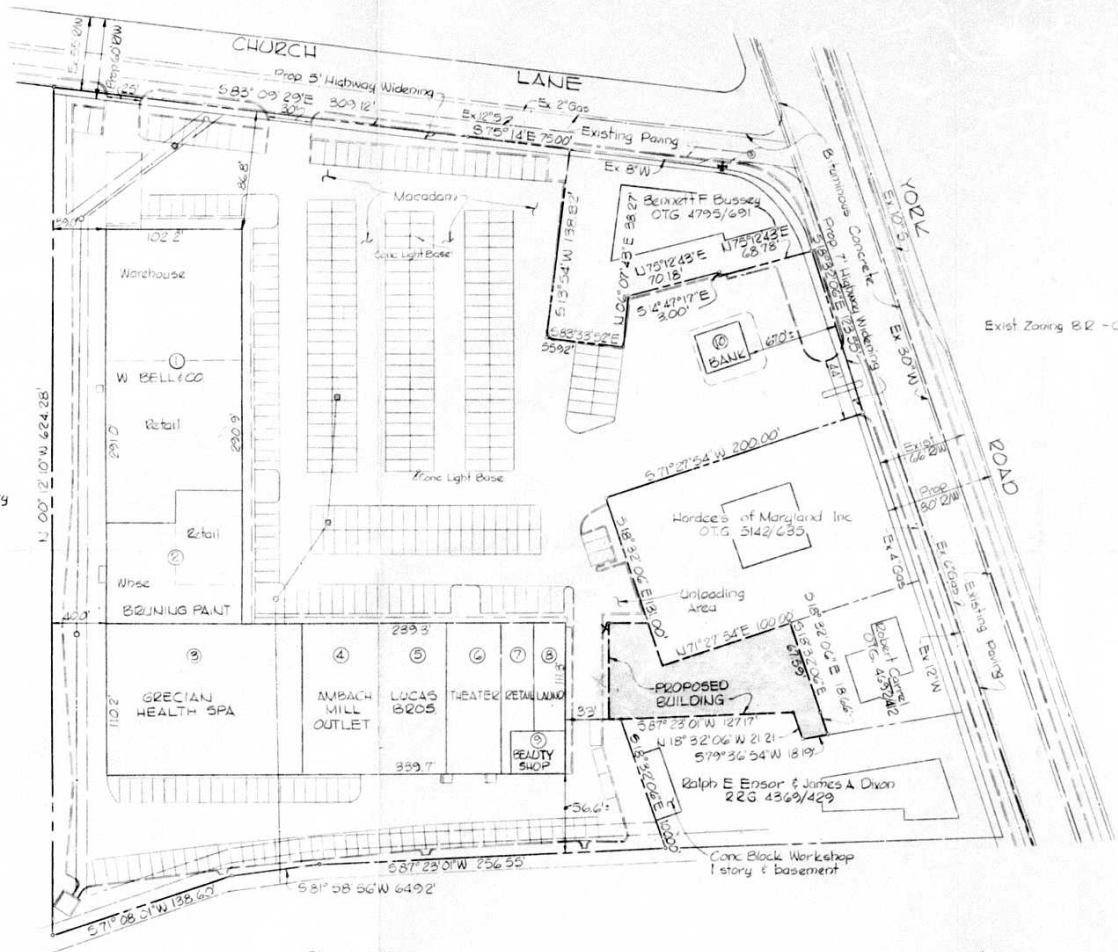
RECORDING FOR A VARIANCE IN DISTRICT 10... The Planning Commission of Baltimore County...

Commercial Center  
York Road & Texas Lane  
OTG 33/19  
Exist Zoning B.R.



LOCATION PLAN  
Scale 1" = 3000'

Rev. Michael J. Carley  
W.P.C. 5/7/5/22  
H.M.F. 6/3/13  
S.H.C. 29/3/16  
J.W.S. 17/2/89  
Exist Zoning B.M.  
Exist Use - Cemetery



Exist Zoning BR - CCC

| PARKING REQUIREMENTS   |                |            |            |          |        |
|------------------------|----------------|------------|------------|----------|--------|
| No.                    | TENANT         | OFFICE(SF) | RETAIL(SF) | WHSE(SF) | SPACES |
| 1                      | W BELL CO      |            | 2915       | 3725     | 65     |
| 2                      | REQUINUS       | 3600       | 4800       |          | 23     |
| 3                      | GRECIAN SPA    |            | 5,400      | 1,300    | 51.4   |
| 4                      | AMBACH OUTLET  |            | 6,150      |          | 30.8   |
| 5                      | LUCAS BROS     |            | 3,500      |          | 27.5   |
| 6                      | THEATER        | 323 Seats  | -          | 4,400 SF | 5.4    |
| 7                      | RETAIL STORE   |            | 2,200      |          | 11     |
| 8                      | CLEARMANIA     |            | 3,000      |          | 10     |
| 9                      | VER DAN BEAUTY |            | 1,250      |          | 6.1    |
| 10                     | BANK           | 1,100      |            |          | 4      |
| 11                     | PROPOSED       | 3,000      |            | 7680     | 17     |
| TOTAL PARKING REQUIRED |                |            |            |          | 300    |
| TOTAL PARKING SHOWN    |                |            |            |          | 344    |

SITE DATA  
GROSS AREA OF TRACT 5.88  
EXISTING ZONING BR  
FLOOR AREA RATIO ALLOWED 2.00  
FLOOR AREA RATIO PROPOSED 2.29

Church Hill  
W.P.C. 6/1/08  
Exist Zoning BU-CT  
Exist Use - Vacant

PLAN  
Scale 1"=50'

Note:  
Bearings and Distances shown are from Deeds & Plats & not from Field Survey.

|         |          |
|---------|----------|
| DATE    | 5/11/22  |
| BY      | J.E.W.   |
| CHECKED | J.E.W.   |
| SCALE   | AS SHOWN |
| DWG NO. | 1        |

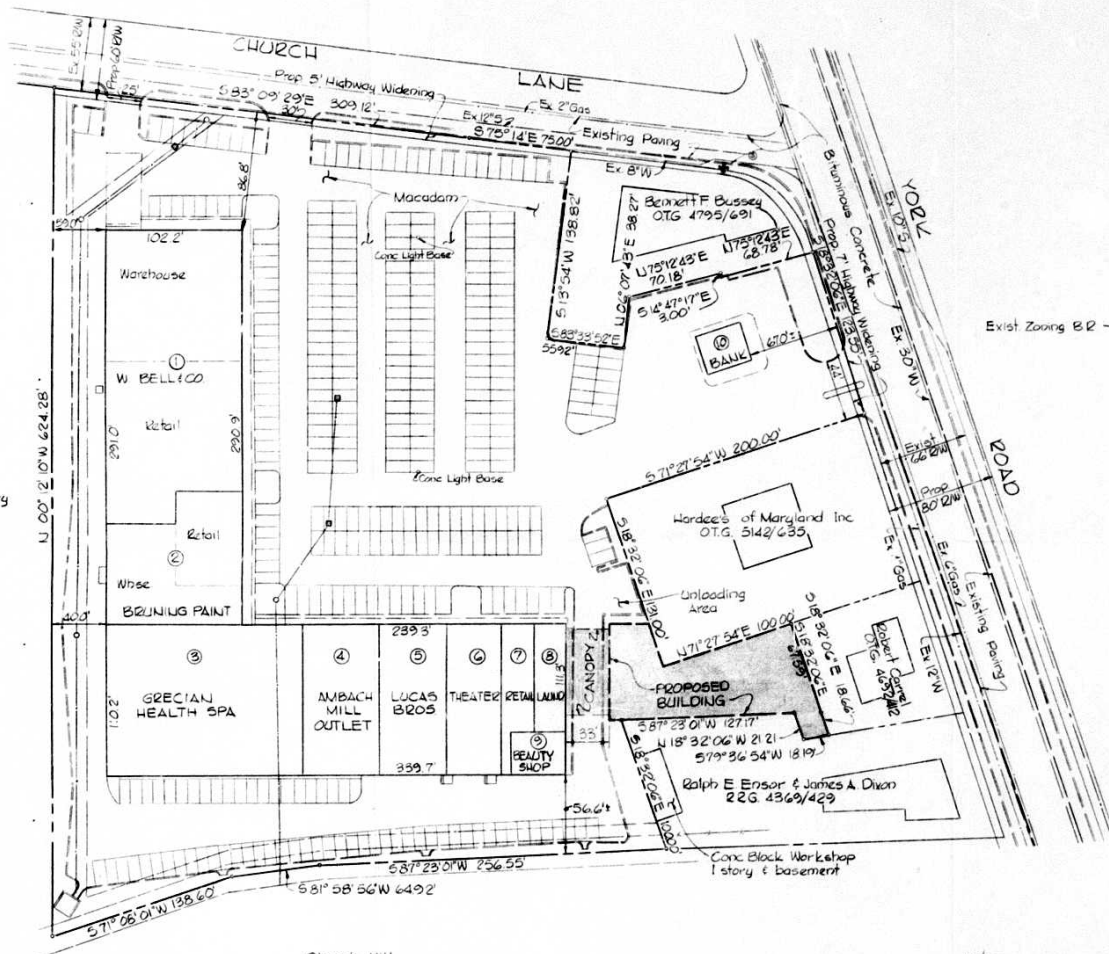
John E. Wolf & Associates, Inc.  
401 Washington Avenue  
Towson, Maryland 21284

CHURCH LANE SHOPPING CENTER  
PLAN TO ACCOMPANY  
PETITION FOR ZONING  
VARIANCE  
ELECT. DIST. No 8 BALTO CO., MD.



Commercial Center  
York Road & Texas Lane  
O.T.G. 33/19  
Exist. Zoning BR

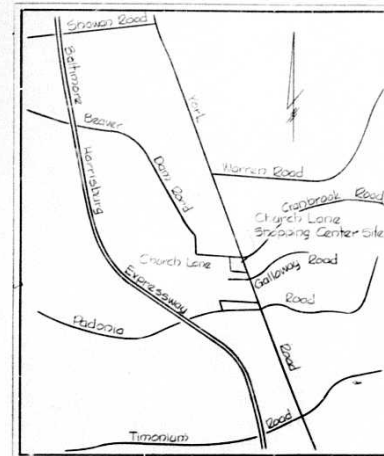
Rev. Michael J. Curley  
WPC 5/7/522  
H.M.F. 4/9/83  
G.H.C. 29/3/86  
J.W.S. 17/2/89  
Exist. Zoning B.U.  
Exist. Use - Cemetery



Church Hill  
WPC 6/10/8  
Exist. Zoning BU-CT.  
Exist. Use - Vacant

PLAN  
Scale 1"=50'

Note:  
Bearings and Distances shown  
are from Deeds & Plats (not  
from Field Survey).

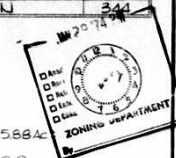


LOCATION PLAN  
Scale 1" = 3000'

| PARKING REQUIREMENTS   |                |            |            |          |        |
|------------------------|----------------|------------|------------|----------|--------|
| No.                    | TENANT         | OFFICE(SF) | RETAIL(SF) | WHSE(SF) | SPACES |
| 1                      | W BELL & CO    |            | 10,915     | 9,756    | 65     |
| 2                      | BOLUNING       |            | 3,600      | 4,800    | 23     |
| 3                      | GRECIAN SPA    |            | 15,400     | 1/300    | 31.4   |
| 4                      | AMBACH OUTLET  |            | 6,150      |          | 30.8   |
| 5                      | LUCAS BROS     |            | 5,500      |          | 27.5   |
| 6                      | THEATER        |            | 323 Seats  | 4,400SF  | 54     |
| 7                      | RETAIL STORE   |            | 2,200      |          | 11     |
| 8                      | CLEAARAMA      |            | 2,200      |          | 10     |
| 9                      | VER DAN BEAUTY |            | 1,230      |          | 6.1    |
| 10                     | BANK           | 1,100      |            |          | 4      |
| 11                     | PROPOSED       | 300        |            | 7680     | 17     |
| TOTAL PARKING REQUIRED |                |            |            |          | 300    |
| TOTAL PARKING SHOWN    |                |            |            |          | 344    |

SITE DATA

GROSS AREA OF TRACT 5.88Ac  
EXISTING ZONING BR  
FLOOR AREA RATIO ALLOWED 2.00  
FLOOR AREA RATIO PROP 0.29



John E. Wolf & Associates, Inc.  
Consulting Engineers  
401 Washington Avenue  
Towson, Maryland 21284

CHURCH LANE SHOPPING CENTER

PLAN TO ACCOMPANY  
PETITION FOR ZONING  
VARIANCE

ELECT. DIST. No. 8 BALTO. CO., MD.

JOB NO. 11-22  
DATE OCT 18 1973  
SCALE AS SHOWN  
DWS NO. 1