RECEIVED FOR FALING

## PETITION FC., ZONING RE-CLASSI ICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we\_Zevaluel\_Distriction legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part heroof, hereby settlion (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 1.6 zone to an B. L.

H.L. zone; for the following reasons

Per attachedgopy.

#### See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for . Dry. classers & Tailor Shop

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 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

Contract purchaser

Address 2405 Hay 65 et 2 ling Owner

Address 2405 Hay 65 et 2 ling of the contract purchaser

Tirophar M6.

Petitioner's Attorney

Protestant's Attorney

Zoning Commissioner of Baltimore County.

MW/S of Belair Rd. India Ave.

557"

4.

FOR

(over)

PHONE: HAMILTON 6-0322

# KELLER & KELLER State Registered Land Surveyors



State Registered Land Surveyors
3014 WOODLEA AVENUE
BALTIMORE, MARYLAND 21206

DESCRIPTION

Sept. 27th, 1973.

BRGINNING for the same at an iron pipe heretofore driven in the ground on the Morthwest side of Beleir Road, 66' wide, distant 557' more or less, Northeasterly, measured along the said Northwest side of said Belair Road, from the Northeast side of India Avenue, said place of beginning being also at a point in the 2nd line of the whole treet of lend of which the percel now being described is a part and which said whole tract of land is described in a Deed dated Sentember 23rd, 1969 and recorded among the Land Records of Baltimore County in Liber #5037 folio 339 from Myrl M. Smith, et al to Beckmont, Inc., distant 34.70' Northwesterly, measured along seid 2nd line, from the beginning of said 2nd line; and running thence from said place of beginning, binding on part of said 2nd line North 65°39'06" West, with all bearings referred to the True Meridian, 228,50'; thence for a line of division North 42°25'03" Bast 63,50' to intersect the 3rd line of said whole tract of lend; thence binding on part of said 3rd line and running South 81°22'06" East 261.50' to intersect the said Northwest side of soid Beleir Road; thence binding on the soid Northwest side of soid Beleir Reed and running South 42°25°03" West 138.79' more or less, to the place of beginning. COMMINE 0.50% ACRSS of lend, nors or less. BNIMC improved by a two story and attic frame dwelling and frame garage all known as \$9120 Bolair Road. SUBJECT to the use in common of a driveway to 912% Belair Load.

Hour a trees

RE: PETITION FOR RECLASSIFI-CATION NW/S of Belair Road, 557' NE

BEFORE THE

/S of Belair Road, 557' NE : ZONING COMMISSIONER
ndia Avenue - 11th Election
trict : OF

District : OF Emanuel Diakoulas - Petitioner NO, 74-206-R (Item No. 11) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner of Aultimore County upon a Petition filed, by Emanuel Diakoulas, for a request for a reclassification from a D, R, 16 Zone to a B, L, Zone, for a parcel of property containing 0.504 of an acre of land, more or less, located on the northwest side of Belair Road, 557 feet northeast of India Azenue, in the Eleventh Election District of Baltimore County.

Testimony, on behalf of the Petitioner, indicated that he wished to construct a building for his dry cleaning establishment. He is presently located downtown and, because of his age, wishes to relocate in the Perry Hall area.

It was indicated that the traffic along Belair Road was not conducive for residential living and that the property should be zoned commercial

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted on March 24, 1971, was not in error in classifying the subject property D. R. 16. The Comprehensive Zoning Map, as adopted, is presumed to be correct. The burden of proving error or aubstantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met.

> Zoning Commissioner of Baltimore County

It is our contention that there has been a substantial change in the character of the neighborhood. This is evidenced by the prodoninance of both old and new commercial businesses both north and south of where we are located. The road itself has become a major artery for commercial vehicles and the intersection of Joppa and Belair Rds., which is approximately 600° from our property, has become one of the major intersection in our part of the county. It is also evident that there is atremendous amount of growth in the home building, also and even greater amount of building in the detalogment of apartments. It is for these reasons that we believe that the neighborhood has changed radically and will continue to grow in its commercial needs. It is for these reasons also that the change of our present soning D.R.16 be changed to B. IA.

Sincerely.

July 26, 1974

Mr. Emanuel Diakoulas 2405 Hartfell Road Timonium, Maryland 21093

> RE: Petition for Reclassification NW/5 of Belair Road, 557° NE of India Avenue - 11th Election District Emanuel Diakoulas - Petitioner NO. 74-206-R (Rem No. 11)

Dear Mr. Diakoulas:

I have this date passed my Order in the above referenced matter Copy of said Order is attached.

Very traly yours,

15%

S. ERIC DI NENNA Zoning Commissioner

SED/sw

e. Mr. Kenneth I

cc: Mr. Kenneth L. Crooks, Presider.:
Perry Hall Improvement Association
Incorporated
P. O. Box 63
Perry Hall, Maryland 21128

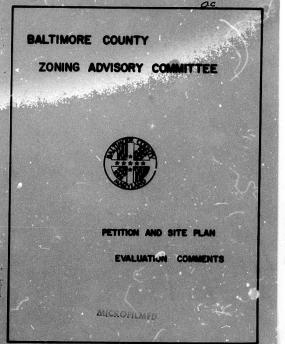
Mrs. Richard Phillips 9125 Be dr Road Baltimore, Maryland 21236 It is our contention that there has been a substantial change in the character of the neighborhood. This is evidenced by the predeminance of both old and new commercial businesses both north and south of where we are located. The road itself has become a major artery for commercial vehicles and the intersection of Joppa and Belair Rds., which is approximately 600° from our property, has become one of the major intersection in our part of the county. It is also evident that there is attended amount of growth in the home building, also and even greater amount of building in the development of apartments. It is for these reasons that we believe that the neighborhood has changed radically and will continue to grow in its commercial needs. It is for these reasons also that the change of our present sening D.R.16 be Changed to B. 16.

MATINGRE COUNTY OFFICE OF PLANNING AND ZORING Them 11

Mr. Emanuel Diakoulas
2405 Hartfull Road
Timonium, Maryland 21093

Tenson, Maryland 21204

Tenson, Maryland 21214



RE: Reclassification Petition 6th Zoning Cycle Item 11

Emanuel Diakoulas

Dear Mr. Diakoulas:

The Zoning Advisory Committee has reviewed the plens 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 recummentations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Belair Road, 557 feet from the northeast side of India Avenue, in the 11th District of Baltimore County.

This property, which contains 0.504 acros of land, is requesting a Reclassification from D.R. 16 to Business Local for a proposed dry cleaning and tailoring shop. The property is currently improved with a two story frame dwelling and is in the process of being altered.

Curb and gutter exists along Belair Road at this location.

MICROFILMED

Mr. Emanuel Diakoulas 6th Zoning Cycle Item 11

A water main now exists in front of the property on Belair Road. However, sanitary sewer must be extended approximately 2000 feet to serve this property.

The petitioner is advised to review the comments of the Bureau of Engineering, State Highway Administration, and the Dept. of Traffic Engineering.

- 2 -

This petition for Reclassification is accopted 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 Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being advertised for a hearing. Notice of the hearing and point of the date of the d

BL-CNS-

JJDJr.:JD Enclosure

cc: Keller & Keller 3914 Woodlea Avenue Baltimore, Maryland 21214

MICROFILMED

### BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

November 2, 1973

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

Z.A.C. Meeting of:

Rogerty Owner: Essamuel Diakoulac Property Owner: Essamuel Diakoulac Location: M.W./S of Belair Road, five hundred and fifty-seven (557) ft. Present Zoning: M. He W.E./S of India Avenue

District: 11th 0.504 No. Acres:

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly younge, W Trick tetrouch Field Representative

MICROFILMED

H. EMILIE PARKS, PRESIDENT PARCUS M. PUTSANIE MRS ROBERT L. BERNEY JOSEPH N. MISSWAN ALVIN LORECK JOSHUA M. WHEELER. SUPER

T. BAYAND WILLIAMS, JR. RIC. ARD W. THACKY, V.M.O.

D.R. 16 D.R. 5.5 0

BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF TRAFFIC ENGINEERING

Evates J. CLIFFOND PE

WM T. MELTER

October 24, 1973

Mr. 5. Eric DiNenna County Office Building Towson, Maryland 21234

Re: Item II - October 1973 to April 1974 - Cycle Zoning VI Property Owner: Enanuel Diakoulas Morthwest side Belair Road, 557 feet northeast of India Avenue 8.L. District !!

Dear Mr. DiNenna:

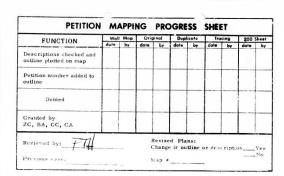
The subject petition is of insufficient size to create a major traffic problem in itself. Mowever, this continued expansion of converting homes into commercial along Belair Road can only aggravate an existing traffic problem along Belair Road and more adequate planning should be given into this type of development.

Very truly yours.

C. Richard Moore Assistant Traffic Engineer

CRM/pk

MICROFILMED





Bernard M. Evans

October 18, 1973

Mr. S. Bric L. Menna Zoning Commissioner County Office Building Towson Md. 21204

ATT: Mr. John J. willon

Sixth Zoning Gycle, Oct. 1973 Property Owner: Essauel Diakoulas Location; Na./3 of Beliar Road (Rev. 1173) timesed and fifty-security for the state of the state of finds Avenue from the state of Listing Zoning: B. L. No. of Acres: 0.506 District: 11h

Dear Mr. Di Nenna:

There is inapequate stopping signt distance at the subject pro-perty due to trees, utility poles and sail boxes along the highway. There appears to be no practical means to alleviate the problem.

The entrances must be depressed curb type with 36° depression transitions. The curbing fronting the site is in poor condition and must be replaced.

There is an 80' Hight of Way proposed for Helair Road (40' from center; that must be indicated on the plan. A concrete curb must be indicated along the projects Hight or way line.

The plan should be revised prior to the hearing.

Access to the site will be subject to approva, and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of delair Road is 30,000 vehicles.

Very truly yours,

CL: JEM: AG

Charles Lee, Chief Bureau of Engineering Access Permits Join & hoyes

By: John E. Meyers

W. CROFILMED

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 2123)

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H74-206-19

Date of Posting 2-28-74 Posted for Thereday Movel SV 1474 & Mice AM. Petitioner Englished Lunden Location of property A. 1818 4 Land Rel 557' N.E. & Broke and Location of Signs Ly Dot! C. 9120 Belgin Rd

Mul 4- 160 Date of return 3-2-74

PETITION FOR RECLASSIFICATION 11th DOPTRICT

LOCATION: Northwest side of Belair Road 55: Sect, many or son, Northwest of India Avenue. DATE & TIME: THURSDAY, MARCH 25, 1974 at 11:00 A.M. PUBLIC HEARING: Room 108 County Office Building. 111 W.

The Zoning Commission Baltimore County, by suit of the Zoning Act Regulations of Baltimore Co

Present Zoning: D.R. 16
Proposed Zoning: B.L.
All that percel of land in the

All that percel of land in the Eleventh District of Baltimor County
BEGINNING for the sam at an iron pipe heretagory drive

al on time ploys horostococ-colortics of the color of t

#### CERTIFICATE OF PUBLICATION

ROSEDALE, MD. March 1 1924

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., 12, before the 21st day of 1924, the publication appearing on the 28th day of 1924.

THE OBSERVER.

Pole to U Lunkaple Advertising Mgr.

Cost of Advertisement \$28.00

# DATE Oct. 3, 1973 Account 150.00 MISCELLANEOUS CASH RECEIPT DATE Oct. 3, 1973 Account 1-662 AMOUNT 150.00 SIXTHER TOR. THE CASHES PRETED FOR Replace Finance of Planmed Diazonlas Resized For Replace Finance of Planmed Diazonlas AMOUNT 250.00 SIXTHER TOR. THE CASHES THE CA

#### CERTIFICATE OF PUBLICATION

PUBLIC HEARING. Boom '64, Coun	
If I a list A.E. "A Cour by Older Bendering 11st C. Cour by Older Bendering 11st Cour by Older Bendering 11st Course 11st Cour	i
The Strong Commentator of Be timere County, by arthority of the Zoning Art and Regulations of Ball	
more County, will held a public hearing: Present Senior: D.R. 16	
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and recorded among the Land Re- ords of Bultimore County to Life No. 1857 fo'to 550 from Myrt M	
Smith, et al to Bediment Inc., die tant 14.76' Northwesterly, measured along said 20" line, from the lot	
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alls of said Briaty Breat; Server blacking on the well Hardbreat; ship	
South 17" Mr of West 130.79" more	
more or less. SEEDS improved by a	
1100 Beloir Road, SUBJECT to the	
Being the property of Reserved D'abou'es, so shown as plat ples	
Tribute of the second s	
Office Building, 111 W. Chosopenha	
By Order of S. ERIC DESCRIPTA Easing Commissioner of Baltimore County	
Baltimore County	

TOWSON, MD. February, 28. 19.74
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore Courty, Md., measurement and constitute assumption of the Courty of Sarch 19.74; the first publication appearing on the 29th day of February.

THE JEFFERSONIAN.

B. Lank Shuther

Cost of Advertisement, \$\_\_\_\_\_

	County Office Buildi III W. Chesaprake A Towson, Maryland 2	lvenue		
Your	Patition has been receive	d* this	3rd	do
Oct 19	3. Item /			
	S. Eric DiNenn Zoning Commis		_	-
Petitioner Diakoul	a Submitted by		e	
Petitioner's Attorney	Review	STORY STREET	1	55550 <sup>A</sup>

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: ARYCHUS CHINGS
UNICELLANDOUS CASH RECEIPT

DATE March 13, 1974 ACCOUNT 01.660

AMOUNT \$127.71

WHITE CANNEL THE OFFICE OF PROPERTY THE COUNTY ON ACCOUNTY ON ACCOUNT

