

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph Moskios, 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 238.1.1 to permit a front yard of 75 feet instead of the required 50 feet.

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

This is the only possible way to enlarge the present premises. Without this it would create a hardship and difficulties in existing business.

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 Joseph Moskios Legal Owner
Address 7300 Pulaski Highway
Baltimore, Md. 21224
Norman R. Stone, Esquire
Petitioner's Attorney
Address 6905 Dumanway, Balto., Md. 21222
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th 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 9th day of December, 1974, at 10:00 o'clock

DESCRIPTION OF ADDITIONAL PARKING AREA

Beginning at a point on southwest side of Odell Avenue (formerly called Oakdale Avenue) 30 feet wide said point of beginning being North twenty degrees West one-hundred-fifty-nine and seven-tenths feet intersection of northwest side of Philadelphia Road and northeast side of Odell Avenue and thirty feet southwesterly across Odell Avenue at right angle to said Avenue to southwest side of said Avenue thence Southwesterly parallel to Hilton Avenue 220 feet thence Northwesterly parallel to Odell Avenue 64 feet thence Northwesterly parallel with Hilton Avenue 220 feet to Southwest side of Odell Avenue thence binding on said Avenue Southeastly 64 feet to place of beginning.

Saving and excepting part of this lot which lies in Baltimore City as shown on Plat of Phil-Mar Inn.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph Moskios, 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 Commissioner should approve offstreet parking in a residential zone

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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.

Contract Purchaser Joseph Moskios Legal Owner
Address 7300 Pulaski Highway
Baltimore, Md. 21224
Norman R. Stone, Esquire
Petitioner's Attorney
Address 6905 Dumanway, Balto., Md. 21222
Protestant's Attorney
ORDERED By the Zoning Commissioner of Baltimore County, this 8th 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 9th day of December, 1974, at 10:00 o'clock

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 6, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #75-126-ASPH. Northeast corner of Odell Avenue and Pulaski Highway. Petition for Variance for a Front Yard. Petition for Special Hearing for Off-Street Parking in a residential zone. Petitioner - Joseph Moskios and Christopher Moskio

District 14

HEARING: Monday, December 9, 1974 (10:00 A.M.)

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

This request if conditioned to the screening and lighting requirements of the Zoning Regulations would not be inconsistent with the surrounding area.

William D. From
Director of Planning

WDF:NEG:rv

Maryland Department of Transportation

State Highway Administration

November 27, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Franklin Hagan, Jr.
County Office Bldg.
Towson, Md. 21204

Re: Z.A.C. meeting, Nov. 26, 1974 Item: 99
Property Owner: Christopher & Joseph Moskios Location: NE/S of Odell Ave. & the HWYs of Pulaski Hwy (Rte 40)
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.1 to permit a front yard of 25 ft. instead of the required 50 ft. special hearing to approve offstreet parking in a residential zone.
No. of acres: 4.25 sq. ft. District: 14th

Dear Mr. DiNenna:

The subject plan does not indicate the proposed curb as being along the existing edge of the traveled way of Pulaski Highway and in line with existing curb as mentioned in our comments to you of July 26, 1974.

Transmitted herewith are two copies of a section of the plan on which is marked entrance channelization that would be acceptable to the State Highway Administration. We would appreciate your sending one copy to the petitioner in order that he may revise his plan.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

CL-JEM-es

DESCRIPTION OF PROPERTY

LOCATION OF RESTAURANT AND PARKING LOT

Beginning at a point at the intersection of the northeast side of Odell Avenue and the northwest side of Pulaski Highway and thence running the four (4) following courses and distances:

1. North 20° W 209.7 feet
2. Thence northeasterly 173.7 feet
3. South 19° 21' East 167.2 feet
4. And thence southwesterly 177 feet to the place of beginning.

Saving and excepting part of this lot which is zoned B₂R, as shown on Plat of Phil-Mar Inn.

Dear Mr. Stone:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/aw
Attachments

Maryland Department of Transportation

State Highway Administration

September 23, 1974

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

Re: Zoning Petition, Item 18
Christopher and Joseph Moskios Phil-Mar Inn
Pulaski Hwy (Rte 40)
at Philadelphia Rd.

Dear Mr. DiNenna:

On July 26, 1974, we wrote comments relative to the subject petition, stating the need for revised plans. We have not yet received or reviewed any revised plans. We are aware of the serious need for proper entrances into the site. Although entrance permit has been applied for, we are unable to issue the permit for lack of revised plans. The addition to the building, which prompted the petition, is near completion, therefore we feel that the matter of satisfactory plans should be resolved as soon as possible. We would appreciate any action that you can take to expedite the matter.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

cc: John Wimbley

CL-JEM-es

45-126 ASPH

Baltimore County, Maryland
Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering

ELLSWORTH N. DIVER, P. E. CHIEF

December 5, 1974

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

Re: Item #99 (1974-1975)
Property Owner: Christopher & Joseph Moskios
N/ES of Odell Ave. & the N/WS of Pulaski Hwy.
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 238.1 to permit
a front yard of 25' instead of the required 50'. Special
Hearing to approve offstreet parking in a residential zone.
No. of Acres: 4.25 sq. ft. District: 14th

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 in connection with the Zoning Advisory Committee review of this site for Item #18 (1974-1975) remain valid and applicable to this Item #99 (1974-1975), and are referred to for your consideration.

This submitted plan must be revised to correctly indicate the proposed future improvements for Oakdale Avenue (Odell Avenue).

Very truly yours,

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

END:EAM:FWR:ss

J-SE Key Sheet
5 & 6 NE 17 Pos. Sheets
NE 2 E Topo
96 Tax Map

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Christopher & Joseph Moskios

Location: NE/S of Odell Ave. & the NW/S of Pulaski Hwy.

Item No. 99

Zoning Agenda November 26, 1974

Gentlemen:

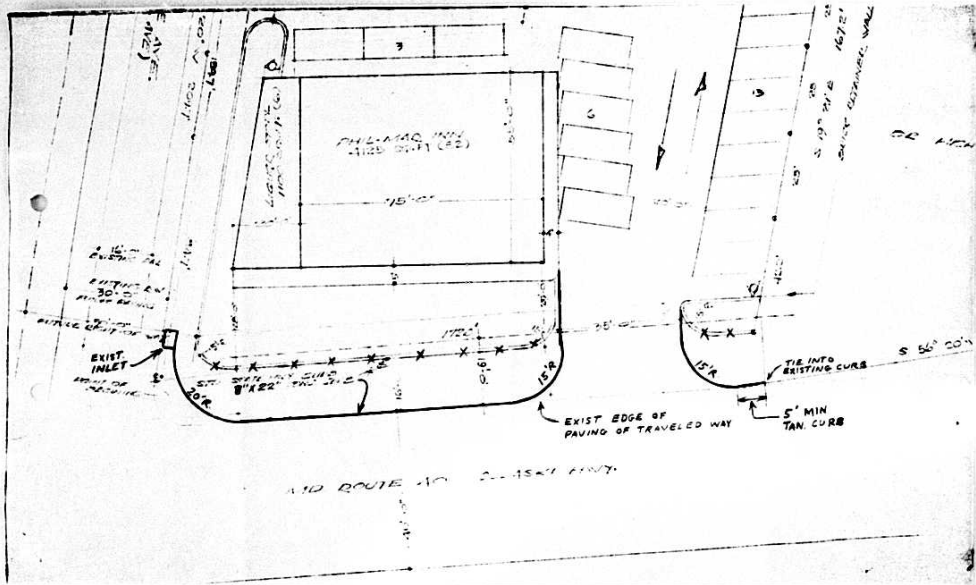
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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.

Reviewer: *H. Thomas Kelly* Noted and
Approved: _____

Planning Group
Special Inspection Division

Paul H. Reincke
Deputy Chief
Fire Prevention Bureau



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

November 25, 1974

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

Dear Mr. DiNenna:

Comments on Item 99, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Christopher & Joseph Moskos
 Location: NE/S of Odell Ave. and the NW/S of Pulaski Hwy.
 Existing Zoning: BR
 Proposed Zoning: Variance from Sec. 238.1 to permit a front yard of 25 ft. instead of the required 50 ft. Special Hearing to approve offstreet parking in a residential zone.

No. of Acres: 4.25 sq. ft.
 District: 14th

Comments: Since this is a variance for offstreet parking, no health hazard is anticipated.

Very truly yours,

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

HVB/mc

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

December 16, 1974

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

Re: Item 99 - ZAC - November 26, 1974
 Property Owner: Christopher and Joseph Moskos
 Location: NE/S of Odell Ave. and the NW/S of Pulaski Hwy
 Existing Zoning: BR
 Proposed Zoning: Variance from Sec. 238.1 to permit a front yard of 25 feet instead of the required 50 feet. Special Hearing to approve offstreet parking in a residential zone.

No. of Acres: 4.25 sq. ft.
 District: 14th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance.

Very truly yours,
Michael S. Flanagan
 Michael S. Flanagan
 Asst. Traffic Engineer

MSI/116

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., November 22, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 9th day of December, 1974, the publication appearing on the 21st day of November, 1974.

THE OBSERVER
Robert A. Smith
 Advertising Mgr.

Cost of Advertisement \$26.40

BALTIMORE COUNTY, MARYLAND
 No. 15096

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE July 11, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cash

Petition for Special Hearing for Joseph Moskos

\$20.40 12 25.00

BALTIMORE COUNTY, MARYLAND
 No. 17180

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Dec. 4, 1974 ACCOUNT 01-662

AMOUNT \$67.90

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cash

Advertising and posting of property for Joseph Moskos, et al

975-126-1875 67.90

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 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., one time each at one time before the 21st day of December, 1974, the publication appearing on the 21st day of November, 1974.

THE JEFFERSONIAN
L. L. Smith
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

JUNIOR DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #75-126 RSPH

District: 14th Date of Posting: 11/21/74

Posted for: Henry M. Deane, Jr., 1974 G. 11/21/74

Petitioner: Joseph Moskos

Location of property: NE/S of Odell Ave. & Pulaski Highway

Location of signs: 2 signs, 1 on each side of the road

Remarks: None

Posted by: *Michael H. Hines*

Signature

Date of return: 11/27/74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wait Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC 3A, CC, CA					
Reviewed by: <i>TRB</i>		Revised Plans:			
Previous case:		Change in outline or description		Yes	No
		Map #			

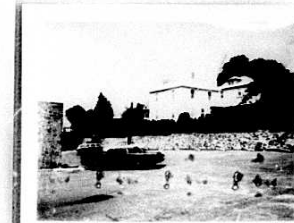
PETITION FOR SPECIAL HEARING AND VARIANCE - ZONING DISTRICT 14th

Property Owner: Christopher & Joseph Moskos
 Location: NE/S of Odell Ave. and the NW/S of Pulaski Hwy.
 Existing Zoning: BR
 Proposed Zoning: Variance from Sec. 238.1 to permit a front yard of 25 ft. instead of the required 50 ft. Special Hearing to approve offstreet parking in a residential zone.

No. of Acres: 4.25 sq. ft.
 District: 14th

Comments: Since this is a variance for offstreet parking, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
 Thomas H. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 Towson, Maryland 21204

Your Petition has been received * this 3 day of NOV 1974 Item 9

McMoskos
 Petitioner: *McMoskos*
 Submitted by: *MR. STONE*
 Reviewed by: *ABC*

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

PETITION FOR SPECIAL HEARING AND VARIANCE - ZONING DISTRICT 14th

Property Owner: Christopher & Joseph Moskos
 Location: NE/S of Odell Ave. and the NW/S of Pulaski Hwy.
 Existing Zoning: BR
 Proposed Zoning: Variance from Sec. 238.1 to permit a front yard of 25 ft. instead of the required 50 ft. Special Hearing to approve offstreet parking in a residential zone.

No. of Acres: 4.25 sq. ft.
 District: 14th

Comments: Since this is a variance for offstreet parking, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
 Thomas H. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



August 6, 1974

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 #18, Zoning Advisory Committee Meeting, July 23, 1974, are as follows:

Property Owner: Christopher Moskios and Joseph Moskios
Location: NE/s of Odell Avenue and NW/s of Philadelphia Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 238.1 to permit a front yard of 35' instead of the required 50'. Special Hearing for offstreet parking in a residential zone
No. of Acres: 4125 sq. ft.
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised in accordance with the comments of the Traffic Department and the State Highway Administration.

It is suggested that the parking in the front of the building be completely eliminated.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 30. PLANNING 494-3211 ZONING 494-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 29, 1974

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

Z.A.C. Meeting of: July 23, 1974

Re: Item 18

Property Owner: Christopher Moskios & Joseph Moskios

Location: NE/S of Odell Avenue & NW/S of Philadelphia Road

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 238.1 to permit a front yard of 35' instead of the required 50'. Special Hearing for offstreet parking in a residential zone.

District: 15th

No. Acres: 4125 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

H. Emslie Parks, President
Eugene C. Hess, Vice President
Mrs. Robert L. Berney

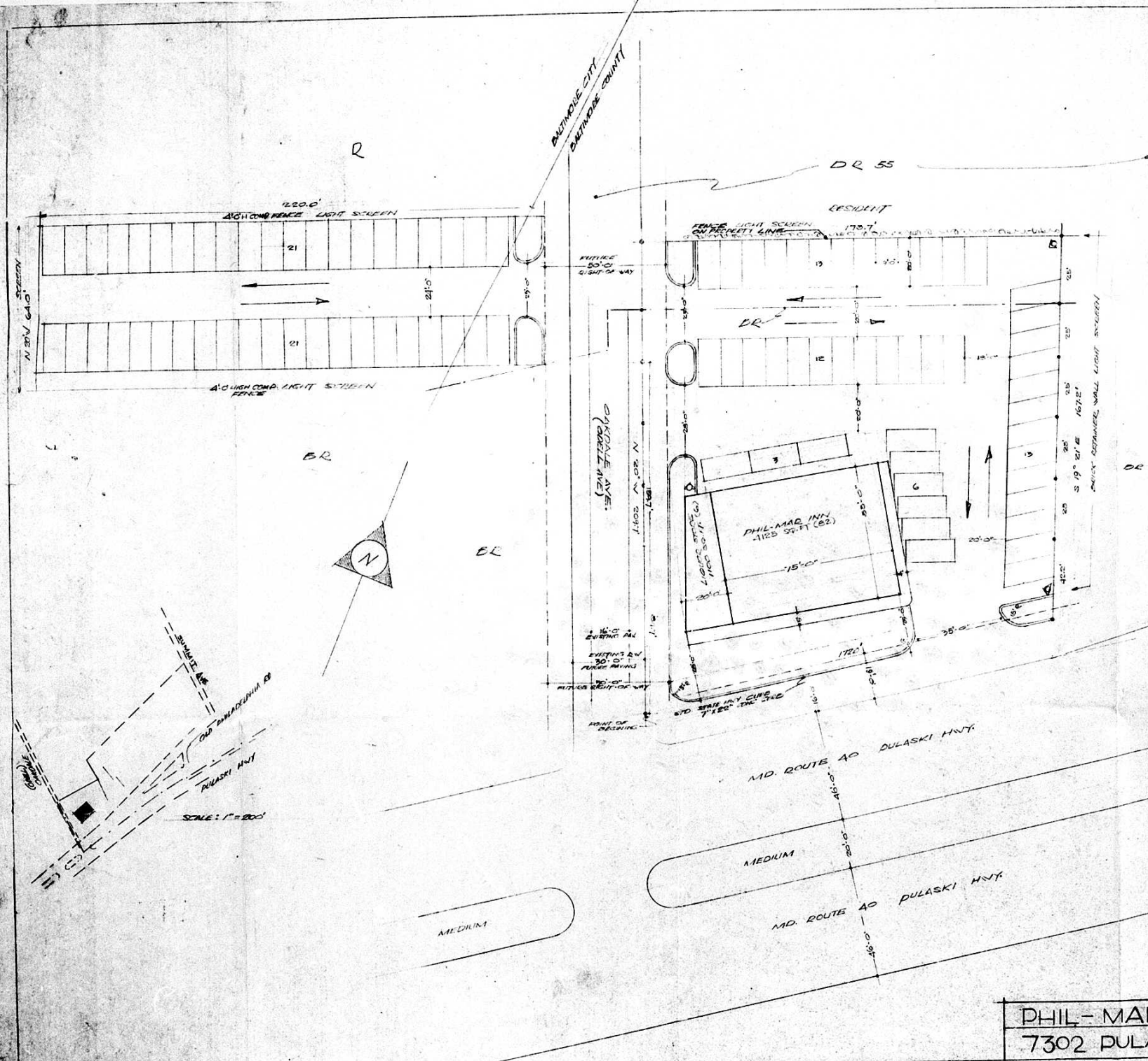
Marcus M. Botsaris
Joseph N. McGowan
Alvin Loreck

Joshua R. Wheeler, Superintendent

Very truly yours,

W. Nick Petrovich,
Field Representative.

T. Bayard Williams, Jr.
Richard W. Tracey, V.M.D.
Mrs. Richard K. Wilkerson



PARKING SCHEDULE

PHIL-MAR INN 1125 SQ. FT.	52 SPACES
1 PARKING SPACE REQUIRED PER 50 SQ. FT.	
PACKAGE LIQUOR STORE 1100	6 SPACES
1 PARKING SPACE REQUIRED PER 200 SQ. FT.	
TOTAL SPACES PROVIDED	58
TOTAL SPACES REQUIRED	58

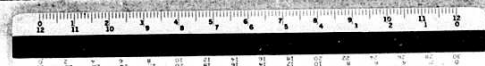
PARKING AREA SURFACES TO BE MACADAM

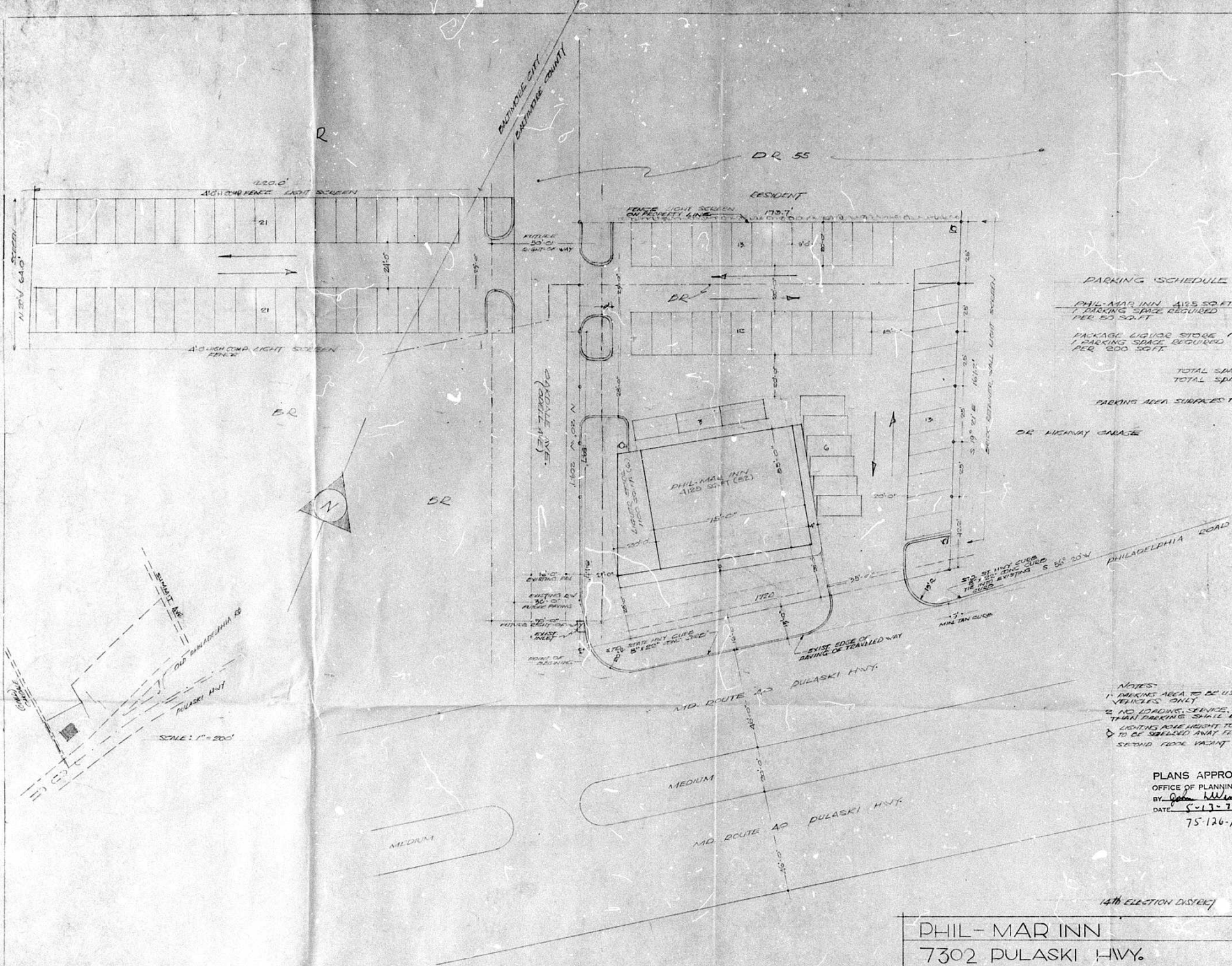
DR HIGHWAY GARAGE

G. WOLFGANG BELTZ

PHIL-MAR INN
7302 PULASKI HWY.

PLOT
PLAN
SCALE: 1" = 200'





PARKING SCHEDULE

PHIL-MAR INN 1129 SQ. FT.	
1 PARKING SPACE REQUIRED PER 50 SQ. FT.	82 SPACES
PACKAGE LIQUOR STORE 1100	
1 PARKING SPACE REQUIRED PER 200 SQ. FT.	6 SPACES
TOTAL SPACES PROVIDED	89
TOTAL SPACES REQUIRED	50

PARKING AREA SURFACES TO BE MACADAM

DR HIGHWAY GRATE

- NOTES:
1. PARKING AREA TO BE USED FOR PASSENGER VEHICLES ONLY.
 2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 3. LIGHTING POLE HEIGHT TO BE 20'-0" OR LESS.
 4. TO BE SHELLED AWAY FROM RESIDENTIAL AREAS SECOND FLOOR VACANT.

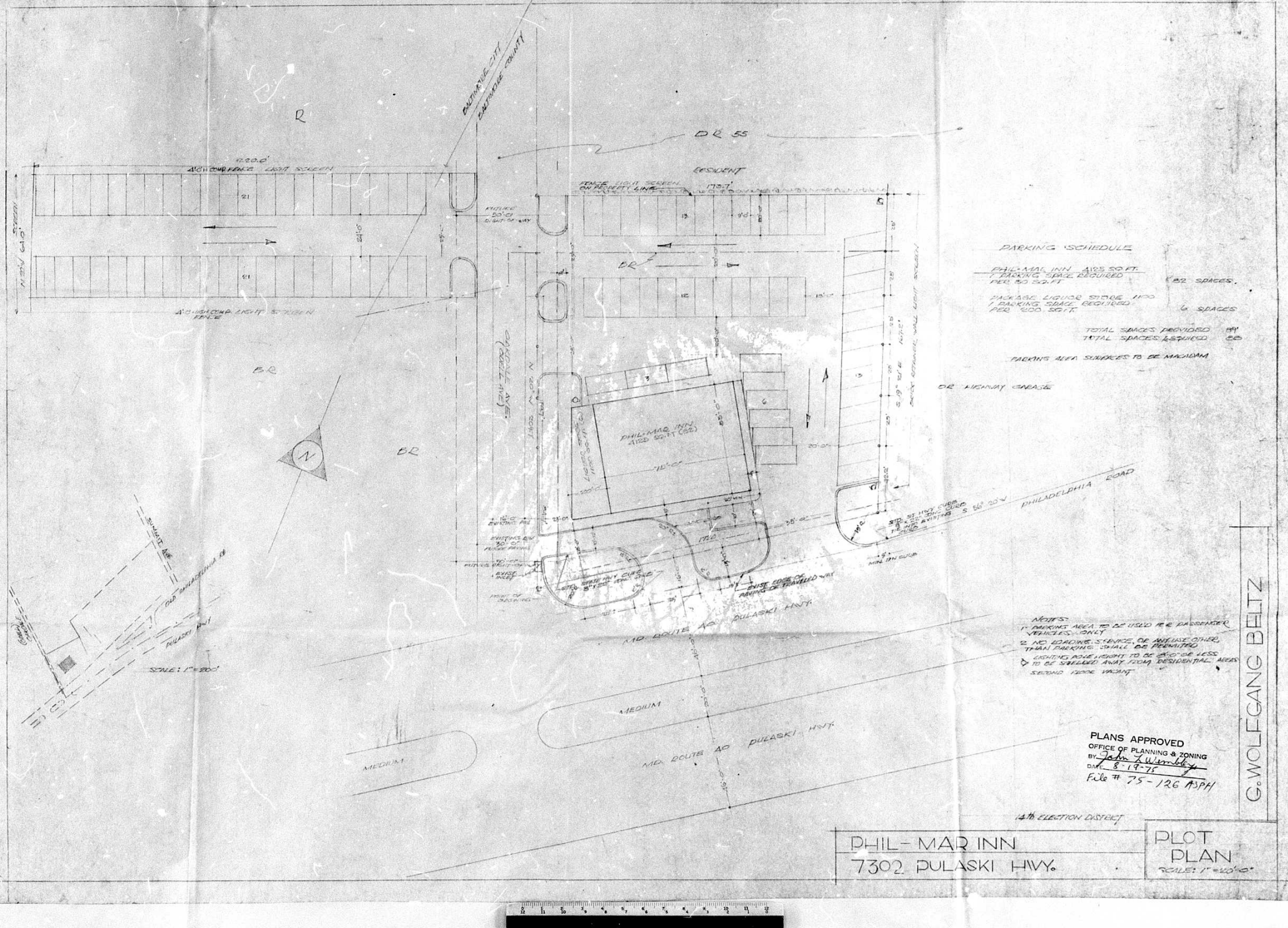
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5-17-78
75-126-ASP

C. WOLFGANG BELTZ

PHIL-MAR INN
7302 PULASKI HWY.

PLOT
PLAN
SCALE: 1" = 20'-0"





PARKING SCHEDULE

PHIL-MAR INN 4122 SQ. FT.
7 PARKING SPACE REQUIRED
PER 50 SQ. FT. 82 SPACES

PACKAGE LIQUOR STORE 1100
1 PARKING SPACE REQUIRED
PER 100 SQ. FT. 6 SPACES

TOTAL SPACES PROVIDED BY BB

TOTAL SPACES REQUIRED BB

PARKING AREA SURFACES TO BE MACADAM

DR HIGHWAY GRADE

PHILADELPHIA ROAD

- NOTES:
- 1. PARKING AREA TO BE USED FOR PASSENGER VEHICLES ONLY
 - 2. NO LOADING SERVICE OR ANYUSE OTHER THAN PARKING SHALL BE PERMITTED
 - 3. LIGHTING POLE HEIGHT TO BE 25'-0" OR LESS TO BE SHIELDED AWAY FROM RESIDENTIAL AREAS SECOND FLOOR VIEWING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John J. Winkler
DATE 8-19-75
FILE # 75-126 ASPH

14th ELECTION DISTRICT

PHIL-MAR INN
7302 PULASKI HWY.

PLOT
PLAN
SCALE: 1" = 40'-0"

G. WOLFGANG BELTZ

