

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James G. Stratakis and Georgia Stratakis, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an D.R. 16 zone; for the following reasons: See Memorandum attached.

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 offices and office building

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 James G. Stratakis  
 Address 906 Shelley Rd., Towson, Md. 21204

Petitioner's Attorney Edward C. Covahey, Jr.  
 614 Bosley Ave., Towson, Md. 21204

Proponent's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1975, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1975, at 1:00 o'clock P.M.

S. Eric DiNenna  
 Zoning Commissioner of Baltimore County.

(over)

Baltimore County  
 office of planning and zoning  
 TOWSON, MARYLAND 21204  
 (301) 494-3351

S. ERIC DINENNA  
 ZONING COMMISSIONER

March 19, 1976

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

RE: Petition for Reclassification and Special Exception S/S of Ridgely Road, 338' W of Kurtz Avenue - 8th Election District James G. Stratakis, et ux - Petitioners NO. 76-43-RX (Item No. 8)

Dear Mr. Covahey:

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

Very truly yours,

S. Eric DiNenna  
 S. ERIC DINENNA  
 Zoning Commissioner

SED/acw

Attachments

cc: John W. Henshaw, III, Esquire  
 People's Counsel

Mr. Louis G. Noetzel, Jr.  
 1608 Greenspring Drive  
 Lutherville, Maryland 21093

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION S/S of Ridgely Road, 338' W of Kurtz Avenue - 8th Election District James G. Stratakis, et ux - Petitioners NO. 76-43-RX (Item No. 8)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by James G. and Georgia Stratakis, for a Reclassification from a D.R. 3.5 Zone to a D.R. 16 Zone on a parcel of property containing 2.73 acres of land, more or less, herein known as Parcel "B" and, additionally, a Special Exception for an office building and offices on a parcel of property containing 1.43 acres of land, more or less, which is presently classified D.R. 16, herein known as Parcel "A". The subject property is located on the south side of Ridgely Road, 338 feet west of Kurtz Avenue, in the Eighth Election District of Baltimore County.

At the outset of the hearing, counsel for the Petitioner moved to amend the Petition by withdrawing the requested Reclassification for Parcel "B" and thereby requested a use permit for parking in a residential zone on said Parcel. Additionally, an "Amendment to Zoning Petition" was submitted in writing to the Zoning Commissioner. Said motion was granted, and, accordingly, the requested Reclassification should be denied.

Evidence presented, on behalf of the Petitioners, indicated that the property had been the subject of a previous request, Case No. 71-69-R, for a commercial zone, which was ultimately denied by the Court of Special Appeals of Maryland. The eighteen month waiting period had expired before they refiled before the Zoning Commissioner.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

James G. Stratakis and Georgia Stratakis, by Edward C. Covahey, Jr., their attorney, file this Memorandum of Reasons in Support of their application to reclassify the subject tract from D.R. 3.5 to D.R. 16 for the following reasons:

1. That the property immediately to the north of the subject site is improved by Stewart's Mall and Shopping Center, which use precludes the development of the subject tract within the context of D.R. 3.5 zoning.
2. That the subject tract abuts the tracks and the right-of-way of the Penn Central Railroad on the west, which railroad use precludes development of the tract within the context of D.R. 3.5 zoning.
3. That the subject tract is immediately adjacent to a Baltimore Gas and Electric Company sub-station, which precludes its development within the context of D.R. 3.5 zoning.
4. That the front portion of the tract as owned by the Applicants is zoned D.R. 16, density residential, and said D.R. 16 zoned property is not suitable for development as apartments because of the proximity of the Stewart's Mall and was in fact zoned D.R. 16 to allow for office development and granting of the reclassification for subject property would correct the mistake and error on the part of the County Council in placing the line dividing the D.R. 16 from the D.R. 3.5 zone in the approximate center of the Applicant's property.
5. That the opinion of the Court of Appeals of Maryland in the case of Trainer v. Lipchin reported in 269 Md. 667 supports development of the

Testimony indicated that the proposed office building would be 66,000 square feet and used for general offices, i.e., medical, insurance, etc. Further testimony indicated that the proposed use would not be detrimental to the health, safety, or general welfare of the community, would not overcongest the roads, and would otherwise meet the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations. Accordingly, the proposed office building on Parcel "A" would be a proper use for the subject property and community.

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 Petitioners' plans meet the prerequisites of Section 409.4 and are in accordance with the plat, revised October 28, 1975, and approved March 18, 1976, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Zoning Commissioner's Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order and, therefore, a use permit for parking in a residential zone, as amended, on Parcel "B" should be granted. Also, the requested Special Exception for an office building and offices on Parcel "A" should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1976, that the Special Exception for an office building and offices on Parcel "A" should be and the same is hereby GRANTED, and, further, a use permit for off-street parking in a residential zone on Parcel "B" should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The maximum square footage of said building shall not exceed 61,200 square feet.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

-2-

subject property as offices and as a special exception within the D.R. 16 classification, and the reasons set forth by the Court of Appeals are hereby adopted by reference to that Petition.

6. That sewer and water are immediately available to the subject site.

7. That since the adoption of the present zoning map by the County Council of Baltimore County on March 24, 1971 the following changes in the condition of the neighborhood have occurred:

- A. The property immediately adjacent to the subject site on the east was granted a special exception by the Zoning Commissioner on May 23, 1974 for offices, and said adjacent property was further granted off-street parking permit permitting business parking in a residential zone, pursuant to Section 409.4 of the Baltimore County Zoning Regulations.
- B. That the extension of Greenspring Avenue across the Penn Central railroad tracks, with a bridge and intersection, and the realignment of Charles Street immediately adjacent to the site are now reasonable probable of fruition in the near future.
- C. That since the adoption of the map the traffic flows in the immediate area of the property have increased and the presence of said traffic constitutes a change precluding development of the subject tract as D.R. 3.5 property.

8. That granting of the reclassification and special exception for the entire tract as owned by Applicants will not be detrimental to the general health, welfare and safety of the area, and will not tend to create traffic congestion.

James G. Stratakis  
 James G. Stratakis, Applicant  
Georgia Stratakis  
 Georgia Stratakis, Applicant

It is further ORDERED that the Reclassification on Parcel "B" be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D.R. 3.5 Zone.

S. Eric DiNenna  
 Zoning Commissioner of  
 Baltimore County

-3-

Edward C. Covahey, Jr.  
 Edward C. Covahey, Jr.  
 Atty. for Applicant  
 614 Bosley Ave.  
 Towson, Md. 21204  
 828-9441

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
 FROM D.R. 3.5 TO D.R. 16 ZONING COMMISSIONER OF  
 PETITION FOR SPECIAL EXCEPTION : BALTIMORE COUNTY  
 FOR OFFICES AND OFFICE BUILDING : Case No. 76-43-RX  
 JAMES G. STRATAKIS :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

CHARLES E. KOWITZ, JR.  
 Deputy People's Counsel

JOHN W. HESSLIAM, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21204  
 494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 16<sup>th</sup> day of September, 1975 to Edward C. Covahay, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204; Attorney for Petitioner.



JOHN W. HESSLIAM, III

RE: Petition for Reclassification from D.R. 3.5 to D.R. 16  
 Petition for Special Exception for Offices and Office Building  
 BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY  
 Case No. 7643RX

AMENDMENT TO ZONING PETITION

WHEREAS, James G. Stratakis, and Georgia Stratakis, the legal owners of the property, which is hereafter described, file this Amendment for a parking use permit in a residential zone under the provisions of Section 409.4 of the Baltimore County Zoning Regulations and in support thereof say:

1. That the aforementioned case No. 76-43-RX was a Petition for reclassification of the property that is the subject of this amendment from a D.R. 3.5 to D.R. 16 zone.
2. That the Petitioners recognize the position of the Protestants to the reclassification and accordingly have agreed to amend the proceedings to request a parking use permit instead of a reclassification.
3. That the property that is the subject of this request for a parking use permit pursuant to Section 409.4 of the Baltimore County Zoning Regulations is more particularly described in that metes and bounds description, a copy of which is attached hereto and made a part hereof as Petitioners' Exhibit A.

James G. Stratakis  
 James G. Stratakis

Georgia Stratakis  
 Georgia Stratakis

Legal Owners

Edward C. Covahay, Jr.  
 Atty. for Petitioners  
 614 Bosley Ave.  
 Towson, Md. 21204  
 828-9441

MCA ENGINEERING CORPORATION  
 ENGINEERS  
 SURVEYORS  
 1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

2.73 ACRE PARCEL, SOUTH OF RIDGELY ROAD, WEST OF KURTZ AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A DR 3.5 RESIDENTIAL ZONE

PARCEL "B"

Beginning for the same at a point on the center line of Second Avenue, as shown on a plat of "Lutherville", at the distance of 156.0 feet, more or less, as measured S 22° 50' W along said center line from its intersection with the south side of Ridgely Road, said intersection being distant 338.0 feet, more or less, as measured westerly along said south side of Ridgely Road from its intersection with the northwest side of Kurtz Avenue, said beginning point being on the line between the area zoned "D.R.-16" and the area zoned "D.R.-3.5", as shown on the Zoning Map of Baltimore County, running thence binding on said zoning line, (1) westerly 525 feet, more or less, thence binding on the east line of the right of way of the Northern Central Railway (Penn Central) two courses: (2) S 04° 56' 25" E 212.0 feet, more or less, and (3) S 21° 30' W 34.0 feet, thence binding on the center line of North Avenue, as shown on the aforementioned plat of "Lutherville",

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

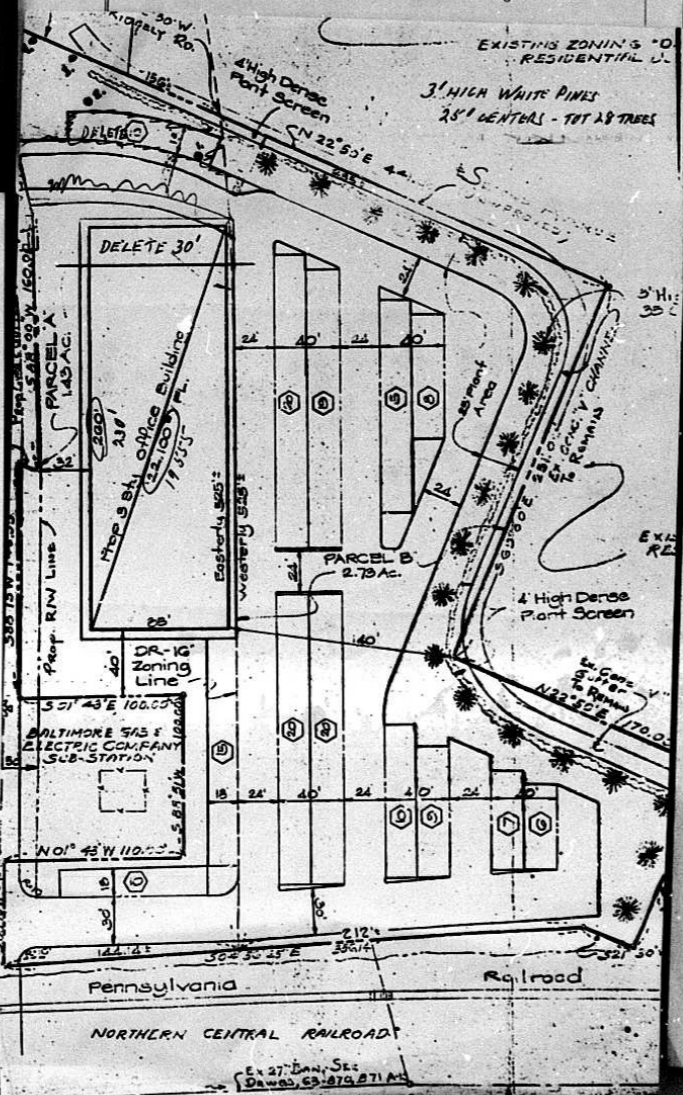
- (4) S 69° 00' E 120.0 feet, thence two courses: (5) N 22° 50' E 170.0 feet, and (6) S 69° 00' E 251.0 feet, thence binding on the center line of Second Avenue, as shown on said plat, (7) N 22° 50' E 285.0 feet, more or less, to the place of beginning.

Containing 2.73 acres of land, more or less.

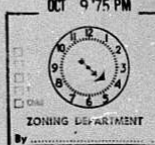
RLS:impl

J.O. #01-70044-5

September 15, 1975



COVAHEY & BOOZER  
 ATTORNEYS AT LAW  
 614 BOSLEY AVENUE  
 TOWSON, MD. 21204



1608 GREENSPRING DRIVE  
 LUTHERVILLE, MD. 21093  
 OCTOBER 7<sup>th</sup>, 1975

GENTLEMEN:

RE: JAMES STRATAKIS ET AL - RECLASSIFICATION

We thank you for the revised plan for the development of the office building on the property owned by Mr. Stratakis and offer several comments as follows:-

1 - BUILDING SIZE

We felt the original 240' x 120' two story building, totaling 57,600 square feet was an over development of the lot. Since you have revised your plan, it now shows a three story building, 260' x 85', totaling 66,300 square feet. We are more concerned about the over extended use of this plat. We are more inclined to think a three story comparable in total square feet to the original building would accomplish two things

- a - reduce the number of required parking spaces - less traffic, less asphalt - less run off;
- b - by deleting some of the parking spaces on the eastern end of the building you could save some of the large trees presently standing on that part of the lot.

If you consider decreasing the size of the building we would like to suggest that the reduction be on the eastern end for the purpose of saving several of the standing trees (see attached xerox copy of approximate location).

2 - SCREENING

Noted on your plan are 20 3' white pine trees planted on 30' centers. We think this is a little sparse. We would like them to be about 25' on center or 26 white pines.

3 - PARKING

The plan calls for 169 parking spaces, 7 more than required. Even without changing the size of the building you could delete several parking spaces and save tree # 1 (see attached xerox copy).

4 - SUGGESTED CHANGES TO GENERAL NOTES

- #8) off street parking: (230' x 85' building)
  - a - Ground floor area - 19,550 sq.ft. required parking 65.2 spaces
  - b - 2nd & 3rd floors - 39,100 sq.ft. required parking 78.2 spaces
  - c - total required 143.4 spaces
  - d - proposed (delete at least 20 - 10 on east side and 10 others that save trees) 149 spaces
- #11) add - not intended to be used by the developer and/or owner or their heirs or assigns.
- add #12) dumpster and loading area to be on west end of building.

We would like to get together with you to negotiate our differences and await your call.

Thanks again for your past considerations and opportunity to work out this development problem.

Very truly yours,

L. G. NOETZEL, JR.  
 L.C.A., ZONING CHAIRMAN

ROBERT S. ERIC DI MENNA, ZONING COMMISSIONER

FRANK TRAINOR  
 MARK LANDSDALE  
 HARRY GOTWOLDE  
 RALPH WELSH

RE: Petition for Reclassification from D. R. 3.5 to D. R. 16 Petition for Special Exception for Offices and Office Building

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 7643RX

*Edward C. Covahay, Jr.*  
Edward C. Covahay, Jr.  
Atty. for Petitioners  
614 Bosley Ave.  
Towson, Md. 21204  
828-9441

\*\*\*\*\*  
AMENDMENT TO ZONING PETITION

WHEREAS, James G. Stratakis, and Georgia Stratakis, the legal owners of the property, which is hereafter described, file this Amendment for a parking use permit in a residential zone under the provisions of Section 409.4 of the Baltimore County Zoning Regulations and in support thereof say:

1. That the afore-mentioned case No. 76-43-RX was a Petition for reclassification of the property that is the subject of this amendment from a D. R. 3.5 to D. R. 16 zone.
2. That the Petitioners recognize the position of the Protestants to the reclassification and accordingly have agreed to amend the proceedings to request a parking use permit instead of a reclassification.
3. That the property that is the subject of this request for a parking use permit pursuant to Section 409.4 of the Baltimore County Zoning Regulations is more particularly described in that metes and bounds description, a copy of which is attached hereto and made a part hereof as Petitioners' Exhibit A.

*James G. Stratakis*  
James G. Stratakis  
*Georgia Stratakis*  
Georgia Stratakis  
Legal Owners

MCA ENGINEERING CORPORATION  
ENGINEERS SURVEYORS  
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

2.73 ACRE PARCEL, SOUTH OF RIDGELY ROAD, WEST OF KURTZ AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A DR 3.5 RESIDENTIAL ZONE

PARCEL "B"

Beginning for the same at a point on the center line of Second Avenue, as shown on a plat of "Lutherville", at the distance of 156.0 feet, more or less, as measured S 22° 50' W along said center line from its intersection with the south side of Ridgely Road, said intersection being distant 338.0 feet, more or less, as measured westerly along said south side of Ridgely Road from its intersection with the northwest side of Kurtz Avenue, said beginning point being on the line between the area zoned "D. R. -16" and the area zoned "D. R. -3.5", as shown on the Zoning Map of Baltimore County, running thence binding on said zoning line, (1) westerly 525 feet, more or less, thence binding on the east line of the right of way of the Northern Central Railway (Penn Central) two courses: (2) S 04° 56' 25" E 212.0 feet, more or less, and (3) S 21° 30' W 34.0 feet, thence binding on the center line of North Avenue, as shown on the aforementioned plat of "Lutherville",

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA ENGINEERING CORPORATION

2.  
(4) S 69° 00' E 120.0 feet, thence two courses: (5) N 22° 50' E 170.0 feet, and (6) S 69° 00' E 251.0 feet, thence binding on the center line of Second Avenue, as shown on said plat, (7) N 22° 50' E 285.0 feet, more or less, to the place of beginning.

Containing 2.73 acres of land, more or less.

RLS:impl J.O. #01-70044-S September 15, 1975



MCA ENGINEERING CORPORATION  
ENGINEERS SURVEYORS  
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

2.73 ACRE PARCEL, SOUTH OF RIDGELY ROAD, WEST OF KURTZ AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "D. R. -16" ZONING.

Beginning for the same at a point on the center line of Second Avenue, as shown on a plat of "Lutherville", at the distance of 156.0 feet, more or less, as measured S 22° 50' W along said center line from its intersection with the south side of Ridgely Road, said intersection being distant 338.0 feet, more or less, as measured westerly along said south side of Ridgely Road from its intersection with the northwest side of Kurtz Avenue, said beginning point being on the line between the area zoned "D. R. -16" and the area zoned "D. R. -3.5", as shown on the Zoning Map of Baltimore County, running thence binding on said zoning line, (1) westerly 525 feet, more or less, thence binding on the east line of the right of way of the Northern Central Railway (Penn Central) two courses: (2) S 04° 56' 25" E 212.0 feet, more or less, and (3) S 21° 30' W 34.0 feet, thence binding on the center line of North Avenue, as shown on the aforementioned plat of "Lutherville", (4) S 69° 00' E 120.0 feet, thence two courses: (5) N 22° 50' E 170.0 feet, and (6) S 69° 00' E 251.0 feet, thence binding on the center line of Second Avenue, as

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MCA ENGINEERING CORPORATION

shown on said plat, (7) N 22° 50' E 285.0 feet, more or less, to the place of beginning.

Containing 2.73 acres of land, more or less.

HGW:egr J.O. # 170044-S March 18, 1975  
W.O. # 3471-C

MCA ENGINEERING CORPORATION  
ENGINEERS SURVEYORS  
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

4.16 ACRE PARCEL, SOUTH SIDE OF RIDGELY ROAD, WEST OF KURTZ AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION FOR OFFICE USE.

Beginning for the same at a point on the south side of Ridgely Road, at the distance of 338.0 feet, more or less, as measured westerly along said south side of Ridgely Road from its intersection with the northwest side of Kurtz Avenue, running thence binding on the south side of said Ridgely Road, four courses: (1) S 76° 00' W 132.5 feet, (2) S 88° 00' W 160.0 feet, (3) N 22° 50' E 13.5 feet, and (4) S 88° 15' W 146.95 feet, thence along the outlines of a parcel of land owned by the Baltimore Gas and Electric Company three courses: (5) S 01° 43' E 100.0 feet to a concrete monument, (6) S 88° 51' W 100.0 feet to a concrete monument, and (7) N 01° 43' W 110.0 feet, thence again binding on the south side of said Ridgely Road, (8) S 88° 15' W 66.05 feet, thence binding on the east line of the right of way of the Northern Central Railway (Penn Central) two courses: (9) S 04° 56' 25" E 356.14 feet, and (10) S 21° 30' W 34.0 feet, thence binding on the center line of North Avenue, as shown on a plat of "Lutherville", (11) S 69° 00' E 120.0 feet, thence two courses: (12) N 22° 50' E 170.0 feet, and (13)

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MCA ENGINEERING CORPORATION

S 69° 00' E 251.0 feet, thence binding on the center line of Second Avenue, as shown on said plat, (14) N 22° 50' E 441.0 feet to the place of beginning.  
Containing 4.16 acres of land, more or less.

HGW:egr J.O. # 170044-S March 18, 1975  
W.O. # 3471-C

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

Edward C. Covahey, Jr., Esq.  
614 Bosley Avenue  
Towson, Md. 21284

Item 8  
Zoning Cycle 9

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for  
filing this 15 day of April 1975

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: James G. Stratakis and Georgia Stratakis  
Petitioner's Attorney Edward C. Covahey Reviewed by Franklin T. Hogans, Jr.  
CG: MCA 1020 Cromwell Bridge Road  
Baltimore, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Franklin T. Hogans, Jr.

April 30, 1975

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

RE: Reclassification Petition  
Item 8 - Zoning Cycle 9  
James G. Stratakis and  
Georgia Stratakis - Petitioners

Dear Mr. Covahey:

The Zoning Plans 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 south side of Ridgely Road, 338 feet west of Kurtz Avenue and is currently unimproved, except for the remains of a dwelling and garage destroyed by fire. Directly across Ridgely Road from the site lies Stewart's shopping mall and parking area. To the west lies the right-of-way of the Northern Central Railroad. Abutting this property to the northeast is the property zoned D.R. 16 with a Special Exception for offices on the corner of Kurtz Avenue and Ridgely Road. This property also abuts single family dwellings fronting on Kurtz Avenue. A drainage course and stream bed closely follows the rear boundary line of this property.

Edward C. Covahey, Jr., Esq.  
Re: Item 8 - Zoning Cycle 9  
April 30, 1975  
Page 2

The petitioner should note with particular interest the comments of Bureau of Engineering and the Project and Development Planning section.

This petition for Reclassification 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 Monday, June 2, 1975, 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, 1975 and October 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,  
*Franklin T. Hogans, Jr.*  
FRANKLIN T. HOGANS, JR.  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD  
Enclosure  
cc: MCA  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

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

Bureau of Engineering  
ELLWORTH N. DIVER, P. E. CHIEF  
May 12, 1975

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

Re: Item #8 - Cycle #9 (April - October 1975)  
Property Owner: James G. & Georgia Stratakis  
S/S of Ridgely Rd., 338' W. of Kurtz Ave.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Re-class to D.R. 16 and Special Exception for offices.  
No. of Acres: Re-class 2.73 Special Exception 4.16  
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:  
The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #11 - Cycle I, April - October 1971, (No. 72-61-R), are referred to for your consideration; however, the Highway Comments contained therein are considered no longer valid.

In addition, the road alignments shown on the presently submitted plan reflect the extension of Charles Street and Greenspring Drive (with the exception of related slope easements) as they appear on the present Guide Plan; however, the Comprehensive Plan, to be adopted this year, does not include the extension of either road.

Ridgely Road, an existing County road, partially improved in the immediate vicinity of this site, is proposed to be further improved in the future so as to conform to the roadway (constructed as a 45-foot closed section roadway on a 70-foot right-of-way) east of this site.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Item #8 - Cycle #9 (April - October 1975)  
Property Owner: James G. & Georgia Stratakis  
Page 2  
May 12, 1975

General: (Cont'd)

It must be noted that this property is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,  
*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:es  
cc: John Trenner  
S-SE Key Sheet  
48 NW 2 & 3 Pos. Sheets  
NW 12 A Topo  
60 Tax Map

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



May 2, 1975

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 # 8, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: James G. and Georgia Stratakis  
Location: S/S of Ridgely Road 338' W. of Kurtz Avenue  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Re-class to D.R. 16 and Special Exception for offices.  
No. of Acres: Re-class 2.73 Special Exception 4.16  
District: 8th

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 proposal to extend Charles Street as shown on the Guideplan has been dropped from the proposed Comprehensive Plan, dated April 10, 1975. Charles Street would terminate at the Beltway.

If the building is to be used for medical offices the parking ratio for the entire building will be at a rate of 1 space for each 300 square feet of floor area.

All exterior lighting should be a maximum of 8 feet in height.

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING  
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER  
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9  
Item 8 - ZAC - April, 1975 - October, 1975  
Property Owner: James G. & Georgia Stratakis  
Location: S/S of Ridgely Rd. 338' W of Kurtz Ave.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Re-class to D.R. 16 & Special Exception for offices  
No. of Acres: 1.016  
District: 8th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 to D.R. 16 with special exception for offices.

This should increase the trip density from 600 to 960 trips per day. Any increase in the trip density is considered undesirable due to the present traffic problems which exist in this area.

Very truly yours,  
*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRU/bca

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

April 4, 1975

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

Dear Mr. DiNenna:

Comments on Item # \_\_\_\_\_, Zoning Re-Classification  
Cycle #9, are as follows:

Property Owner: James G. & Georgia Stratakis  
Location: S/S of Ridgely Rd. 338' W of Kurtz Ave.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Re-class to D.R. 16 & Special  
Exception for offices.

No. of Acres: Re-class 2.73 Special Exception 4.16  
District: 8th

Metropolitan water and sewer are available.

Very truly yours,

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

CHVB:ncp

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item # 8  
Property Owner: James G. & Georgia Stratakis  
Location: S/S of Ridgely Road, 338' W. of Kurtz Avenue  
Present Zoning: D.R. 3.5  
Proposed Zoning: Re-class to D.R. 16 & Special Exception for offices

District: 8th  
No. Acres: Re-class 2.73 Special Exception 4.16

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

*W. Nick Petrovich*

W. Nick Petrovich,  
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT  
EUGENE C. HESS, VICE-PRESIDENT  
MRS. ROBERT L. BERNEY

MARCUS M. BOTSARIS  
JOSEPH N. MCGOWAN  
ALVIN LOBECK  
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.D.  
MRS. EDWARD K. WUERFEL

Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

672-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: James G. & Georgia Stratakis

Location: S/S of Ridgely Road 338' W of Kurtz Avenue

Item No. 8 Zoning Agenda CYCLE #9  
April 1975- October 1975

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.

(X) 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. ADDITIONAL FIRE HYDRANT REQUIRED.

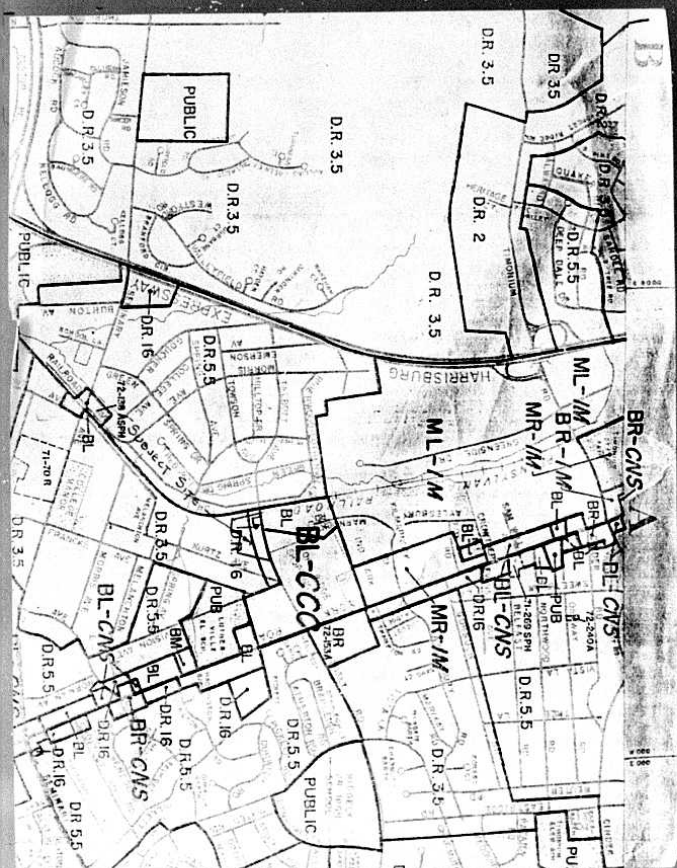
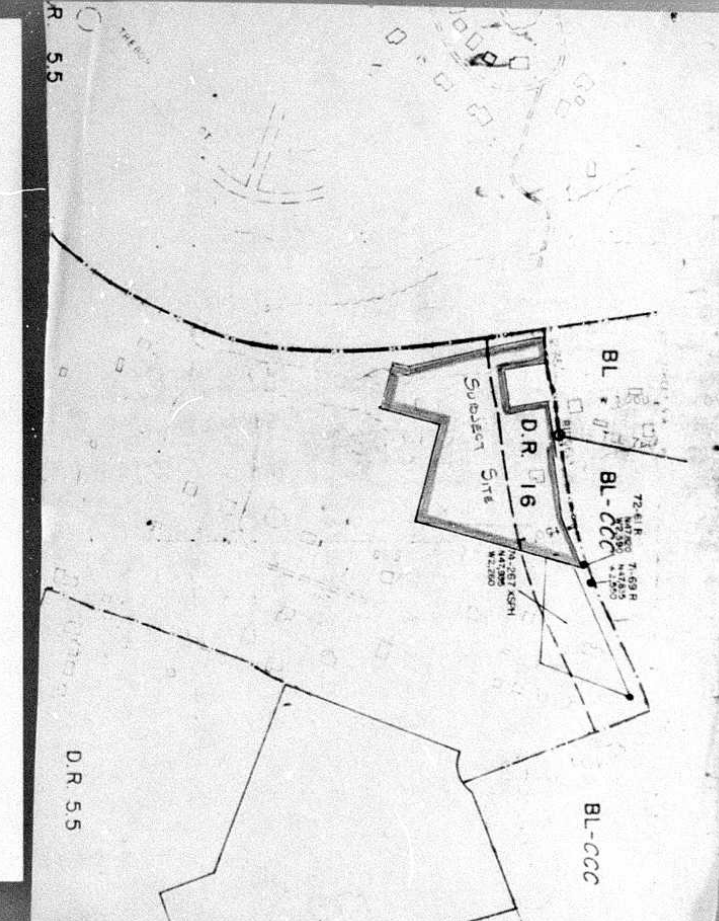
( ) 2. A second means of vehicle access is required for the site.  
( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_

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. 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.

( ) 5. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *J. Thomas Kelly* Noted and Approved: *Paul H. Reincke*  
Planning Group Special Inspection/Division Deputy Chief  
Fire Prevention Bureau



FUNCTION	Wall 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, BA, CC, CA										
Reviewed by: <i>J.T.H.</i>	Revised Plans:		Change in outline or description Yes _____ No _____							
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 31<sup>st</sup> day of MARCH 1975. Filing Fee \$ 50. Received  Check  Cash  Other

Petitioner Stratalis Submitted by At.  
Petitioner's Attorney Covally Reviewed by At.

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

4-SIGNS 76-43-RX

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8th Date of Posting AUGUST 23, 1975  
Posted for PETITION FOR RECLASSIFICATION @ PETITION FOR SPECIAL EXCEPTION  
Petitioner: JAMES G. STRATAKIS  
Location of property: S/S OF RIDGELY RD. 338' W OF KURTZ AVE.  
Location of Signs: ① S/S OF RIDGELY RD. 400' +/- W OF KURTZ AVE  
② S/S OF RIDGELY RD. 590' +/- W OF KURTZ AVE.  
Remarks:  
Posted by Thomas H. Devlin Signature Date of return AUGUST 28, 1975

MAY 11 1976

**PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION IN BALTIMORE COUNTY**

ZONING: From D.R. 33 to D.R. 18  
Zone, Petition for Special Excep-  
tion for Offices and Office Build-  
ing.

LOCATION: South side of Ridgely  
Road 238 feet West of North  
Avenue.  
DATE AND TIME: Wednesday, Sep-  
tember 10, 1975 at 1:00 P.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of  
Baltimore County, will hold a public  
hearing:

Proposed Zoning: D.R. 18  
Proposed Zoning: D.R. 18  
Petition for Special Exception for  
Offices and Office Building.

All that parcel of land in the  
Eighth District of Baltimore County,  
The Description is for "D.R. 18"  
Zoning.

BEGINNING for the same at a  
point on the center line of Second  
Avenue, as shown on a plat of  
"Latherville", at the distance of  
164.0 feet, more or less, as measured  
S 27° 30' W along said center line  
from its intersection with the south  
side of Ridgely Road, said intersec-  
tion being distant 338.0 feet, more  
or less, as measured westerly along  
said south side of Ridgely Road  
from its intersection with the north-  
west side of North Avenue, said be-  
ginning point being on the line  
between the area zoned "D.R. 18"  
and the area zoned "D.R. 33", as  
shown on the Zoning Map of Bal-  
timore County, running thence bound-  
ary on said zoning line, (1) westerly  
325 feet, more or less, thence bind-  
ing on the east line of the right of  
way of the Northern Central Rail-  
way (Penn Central) two courses,  
(1) S 88° 22' E 212.0 feet, more  
or less, and (2) S 21° 30' W 81.0  
feet, thence bounding on the center  
line of North Avenue, as shown on  
the aforementioned plat of "Latherville",  
(1) S 89° 00' E 131.0 feet,  
thence two courses, (1) S 22° 20'  
E 178.0 feet, and (2) S 89° 00' E  
121.0 feet, thence bounding on the  
center line of Second Avenue, as  
shown on said plat, (1) N 22° 30'  
E 200.0 feet, more or less, to the  
place of beginning.

Containing 273 acres of land,  
more or less.

This Description is for Special  
Exception for Office Use.

BEGINNING for the same at a  
point on the south side of Ridgely  
Road at the distance of 338.0 feet,  
more or less, as measured westerly  
along said south side of Ridgely  
Road from its intersection with the  
northwest side of North Avenue,  
running thence bounding on the west-  
side of said Ridgely Road, four  
courses, (1) S 30° W 122.0 feet,  
(2) S 88° 00' W 160.0 feet, (3) N  
22° 30' E 113.0 feet, and (4) S 80°  
13' W 148.0 feet, thence along the  
outlines of a parcel of land owned  
by the Baltimore Gas and Electric  
Company three courses, (1) S 01°  
03' E 100.0 feet to a concrete monu-  
ment, (2) S 80° 31' W 100.0 feet to  
a concrete monument, and (3) N  
01° 27' W 110.0 feet, thence again  
bounding on the south side of said  
Ridgely Road, (1) S 80° 13' W 60.0  
feet, thence bounding on the east  
side of the right of way of the  
Northern Central Railway (Penn  
Central) two courses, (1) S 81° 30'  
W 216.0 feet, thence bounding on  
the center line of North Avenue,  
as shown on a plat of "Latherville",  
(1) S 89° 00' E 121.0 feet, thence  
two courses, (1) N 22° 30' E 170.0  
feet, and (2) S 89° 00' E 121.0 feet,  
thence bounding on the center line  
of Second Avenue, as shown on  
said plat, (1) N 22° 30' E 410.0  
feet to the place of beginning.

Containing 416 acres of land,  
more or less.

Being the property of James G.  
Stratkins and Georgia Stratakin, as  
shown on plat plan filed with the  
Zoning Department.

Hearing Date: Wednesday, Sep-  
tember 10, 1975 at 1:00 P.M.  
Public Hearing Room 106 Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
In order of:  
S ERIC DIENENSA  
Zoning Commissioner of  
Baltimore County  
Aug. 21.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 21, 1975

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  
on successive weeks before the 10th day  
of September, 1975, the first publication  
appearing on the 21st day of August  
1975.

THE JEFFERSONIAN  
*L. Leach Strickland*  
Manager

Cost of Advertisement, \$ 43.75

**PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION**

ZONING: From D.R. 33 to D.R. 18  
Zone, Petition for Special Excep-  
tion for Offices and Office Build-  
ing.

LOCATION: South side of  
Ridgely Road 338 feet West of  
North Avenue.  
DATE & TIME: WEDNES-  
DAY, SEPTEMBER 10, 1975 at  
1:00 P.M.  
PUBLIC HEARING: Room  
106, County Office Building, 111  
W. Chesapeake Avenue,  
Towson, Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing:

Proposed Zoning: D.R. 18  
Petition for Special Excep-  
tion for Offices and Office  
Building.

All that parcel of land in the  
Eighth District of Baltimore  
County,  
The Description is  
for "D.R. 18" Zoning.

BEGINNING for the same at a  
point on the center line of Sec-  
ond Avenue, as shown on a plat  
of "Latherville", at the dis-  
tance of 164.0 feet, more or less,  
as measured S 27° 30' W along  
said center line from its inter-  
section with the south side of  
Ridgely Road, said intersection  
being distant 338.0 feet, more or  
less, as measured westerly  
along said south side of Ridgely  
Road from its intersection with  
the northwest side of North  
Avenue, said beginning point  
being on the line between the  
area zoned "D.R. 18" and the  
area zoned "D.R. 33", as  
shown on the Zoning Map of  
Baltimore County, running  
thence bounding on said zoning  
line, (1) westerly 325 feet, more  
or less, thence bounding on the  
east line of the right of way of  
the Northern Central Railway  
(Penn Central) two courses,  
(1) S 88° 22' E 212.0 feet,  
more or less, and (2) S 21° 30'  
W 81.0 feet, thence bounding on  
the center line of North Avenue,  
as shown on the aforementioned  
plat of "Latherville", (1) S 89°  
00' E 131.0 feet, thence two  
courses, (1) S 22° 20' E 178.0  
feet, and (2) S 89° 00' E 121.0  
feet, thence bounding on the  
center line of Second Avenue,  
as shown on said plat, (1) N  
22° 30' E 200.0 feet, more or less,  
to the place of beginning.

Containing 273 acres of land,  
more or less.

THIS DESCRIPTION IS  
FOR SPECIAL EXCEPTION  
FOR OFFICE USE.

BEGINNING for the same at a  
point on the south side of  
Ridgely Road, at the distance  
of 338.0 feet, more or less, as  
measured westerly along said  
south side of Ridgely Road  
from its intersection with the  
northwest side of North  
Avenue, running thence bound-  
ing on the south side of said  
Ridgely Road, four courses,  
(1) S 30° W 122.0 feet, (2) S 88°  
00' W 160.0 feet, (3) N 22° 30'  
E 113.0 feet, and (4) S 80° 13'  
W 148.0 feet, thence along the  
outlines of a parcel of land owned  
by the Baltimore Gas and  
Electric Company three  
courses, (1) S 01° 03' E 100.0  
feet to a concrete monument,  
(2) S 80° 31' W 100.0 feet to a  
concrete monument, and (3) N  
01° 27' W 110.0 feet, thence  
again bounding on the south side  
of said Ridgely Road, (1) S 80°  
13' W 60.0 feet, thence bounding  
on the east line of the right of  
way of the Northern Central  
Railway (Penn Central) two  
courses, (1) S 81° 30' W 216.0  
feet, and (2) S 89° 00' E 121.0  
feet, thence bounding on the  
center line of North Avenue, as  
shown on a plat of "Latherville",  
(1) S 89° 00' E 121.0 feet,  
thence two courses, (1) N 22° 30'  
E 170.0 feet, and (2) S 89° 00'  
E 121.0 feet, thence bounding  
on the center line of Second  
Avenue, as shown on said plat,  
(1) N 22° 30' E 410.0 feet to the  
place of beginning.

Containing 416 acres of land,  
more or less.

Being the property of  
James G. Stratkins and  
Georgia Stratakin, as shown on  
plat plan filed with the Zoning  
Department.

Hearing Date: Wednesday,  
September 10, 1975 at 1:00 P.M.  
Public Hearing Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Md.

BY ORDER OF  
S ERIC DIENENSA  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY  
Aug. 21

**THE TOWSON TIMES**

TOWSON, MD 21204 August 22 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION - SOUTH SIDE OF RIDGELY ROAD  
was inserted in THE TOWSON TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one successful  
weeks before the 10 day of Sept. 1975 that is to say, the same  
was inserted in the issues of August 22, 1975

STROMBERG PUBLICATIONS, Inc.

By: *C. Casanova*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 25937

DATE: Oct. 21, 1975 ACCOUNT: 01-662

AMOUNT: \$271.85

RECEIVED FROM: James G. Stratkins, 906 Shelley Rd., Balto, Md.  
FOR: Advertising and posting of property  
#75-43-EX

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 20230

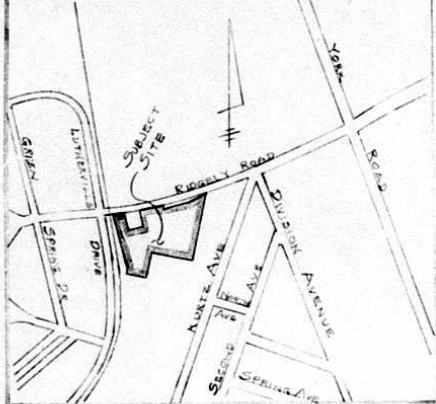
DATE: April 22, 1975 ACCOUNT: 01-662

AMOUNT: \$50.00

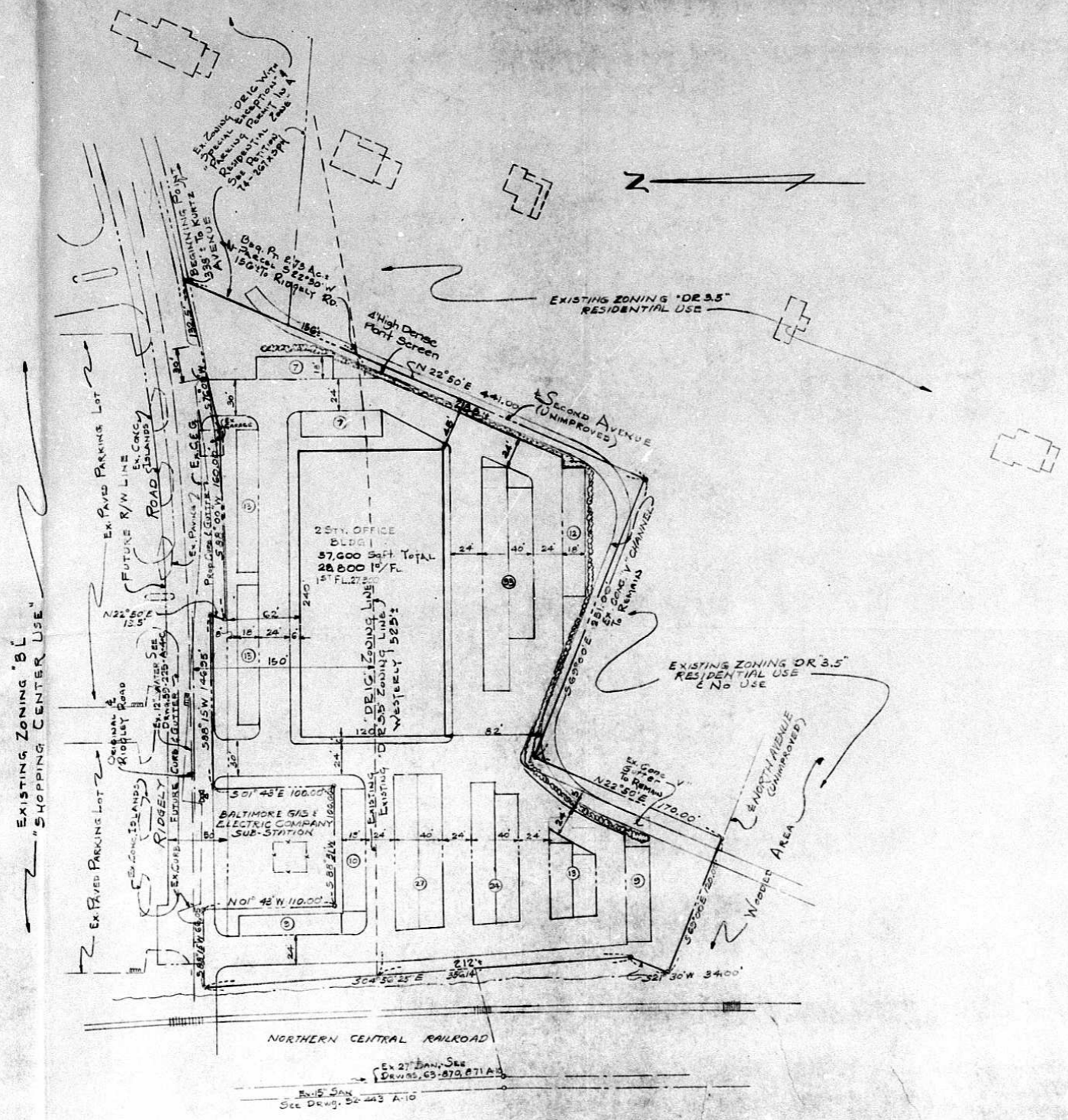
DISTRIBUTION: WHITE CASHIER, PINK AGENCY, YELLOW CUSTOMER

RECEIVED FROM: James G. Stratkins  
906 Shelley Rd.  
Towson, Md. 21204  
FOR: Petition for Reclassification and Special Exception





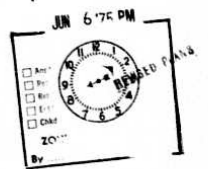
LOCATION PLAN  
SCALE 1"=500'



GENERAL NOTES

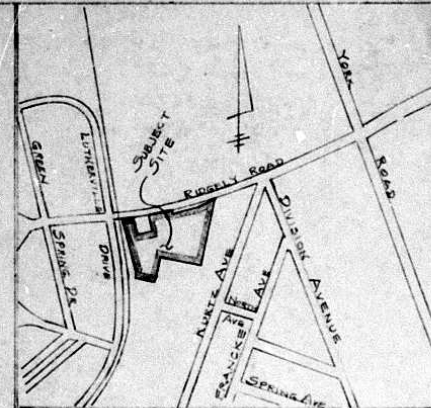
1. Total Area of Tract = 4.16 Acres
2. Area of tract Requesting Reclassification = 2.73 Acres
3. EXISTING ZONING OF TRACT "DR 1G & DR 3.5"
4. EXISTING USE OF TRACT "No Use"
5. Proposed Zoning of Tract "DR 1G With Special Exception"
6. Proposed Use of Tract "PROFESSIONAL OFFICE BUILDING"
7. OFF-STREET PARKING
  - A FIRST FLOOR AREA = 28,800 Sq. Ft. Requiring 56 Spaces.
  - B SECOND FLOOR AREA = 28,800 Sq. Ft. Requiring 56 Spaces.
  - C REQUIRED PARKING = 154 UNITS.
  - D PROPOSED PARKING = 177 UNITS.
8. EXISTING STRUCTURES ON SITE TO BE REMOVED.
9. SECOND AVENUE & NORTH AVENUE ARE NOT INTENDED TO BE IMPROVED OR OPENED AS PUBLIC RIGHTS OF WAYS.

*Stratton*  
Cycle # 9 Sheet # 8  
REVISED PLANS



PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY &  
SPECIAL EXCEPTION  
VICINITY

RIDGELY ROAD & KURTZ AVE  
ELECTION DISTRICT #8 BALTIMORE CO. MD.  
SCALE: 1"=50' MARCH 3, 1975  
Revised May 28, 1975



LOCATION PLAN  
SCALE 1"=500'

GENERAL NOTES

- 1) Total Area of Tract = 4.18 Ac. =
- 2) Existing Zoning of Tract = DR-3.5
- 3) Existing Use of Tract = No Use
- 4) Proposed Zoning of Tract = DR-1G w/ Special Exception & DR-3.5 w/ Parking Permit
- 5) Proposed Use of Tract = Professional Office Building
- 6) Petitioner is requesting a Special Exception for 1.43 Acres for Office Use (Parcel A)
- 7) Petitioner is requesting a Parking Permit in a Residential Zone to provide the necessary Off-Street Parking (Parcel B)
- 8) Off-Street Parking:
  - a. Ground Floor Area = 22,400 sq ft. Requiring 88 Spaces.
  - b. Second & Third Floor Area = 42,800 sq ft. Requiring 82 Spaces.
  - c. Required Parking = 150 Units.
  - d. Proposed Parking = 160 Units.
- 9) Pursuant to Section 409.4 of the Zoning Code the following items are agreed to:
  - a. Only passenger vehicles will use the parking lot.
  - b. No loading service, or other uses will be permitted except the intermittent delivery of office equipment & supplies.
  - c. Light will be directed away from Residential Properties and the lighting standards will have a maximum height of eight feet.
  - d. The parking area will only be illuminated during periods of low visibility and during the hours that the office building is occupied.
  - e. Screening will be a 25' plant area against the existing storm channel & will consist of upright dense plant screening interspersed with white pines.
  - f. Parking area will be paved and properly drained.
  - g. The hours of operation of the parking area will coincide with those of the office building.
- 10) Existing structures on site to be removed.
- 11) Second Avenue and North Avenue are not intended to be improved or opened as Public Rights of Ways, or private means of access.

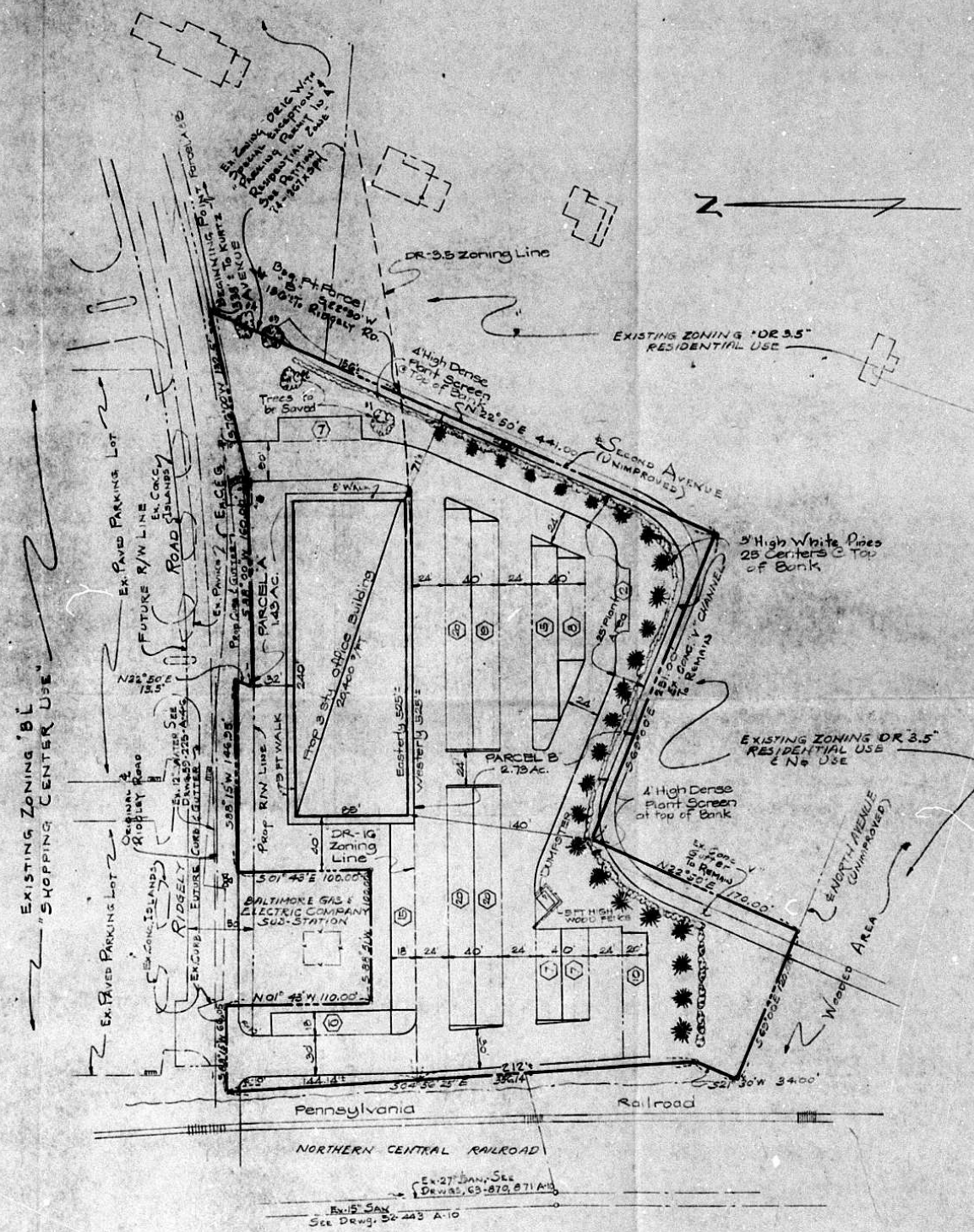
PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John H. W...*  
DATE: 3-18-76

Zoning Commissioners  
Exhibit "A"

PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION & PARKING PERMIT  
IN A RESIDENTIAL ZONE  
VICINITY

RIGGELY ROAD & KURTZ AVE  
ELECTION DISTRICT 8 BALTIMORE Co. Md.  
SCALE: 1"=50'

Revised May 28, 1975  
SEP 11, 1975  
OCT. 26, 1975



EXISTING ZONING 'B1'  
SHOPPING CENTER USE

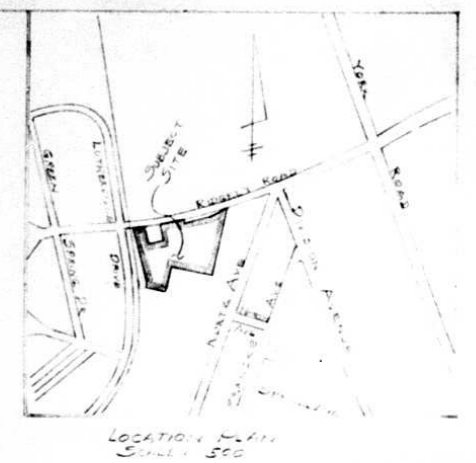
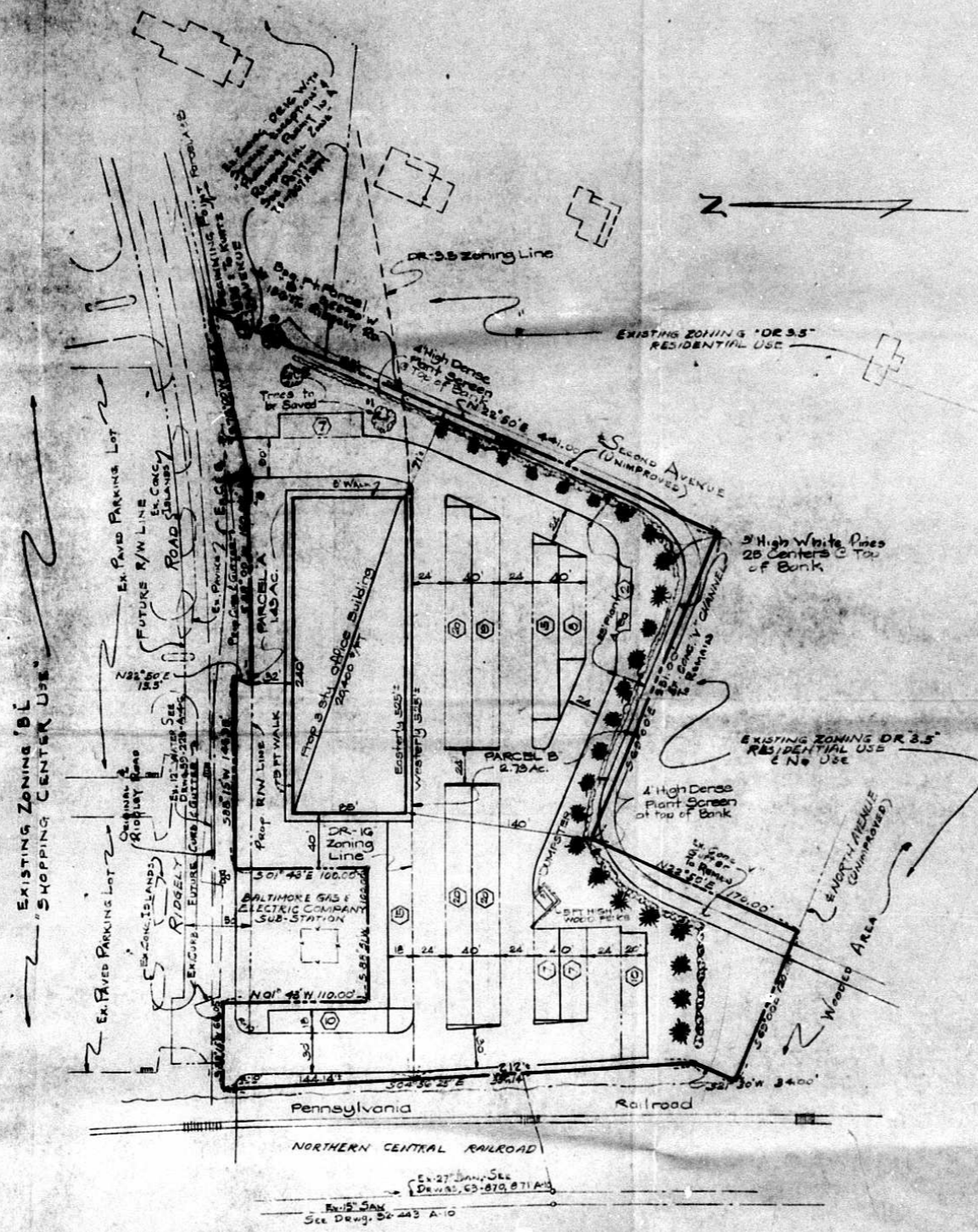




SCALE: 1" = 200'

14-12 SW





GENERAL NOTES

- 1) Total Area of Tract = 4.16 AC
- 2) Existing Zoning of Tract = DR-3.5
- 3) Existing Use of Tract = Residential
- 4) Proposed Zoning of Tract = DR-3.5 w/ Parking Permit
- 5) Proposed Use of Tract = Office Use (Parcel A)
- 6) Petitioner is requesting a Special Exception for 1.43 Acres of Office Use (Parcel A)
- 7) Petitioner is requesting a Parking Permit in a Residential Zone to provide the necessary Off-Street Parking (Parcel B)
- 8) Off-Street Parking:
  - a. Ground Floor Area = 22,400 sq ft Requiring 26 Spaces
  - b. Second & Third Floor Area = 40,800 sq ft Requiring 42 Spaces
  - c. Required Parking = 68 Units
  - d. Proposed Parking = 160 Units
- 9) Pursuant to Section 402.4 of the Zoning Code the following items are agreed to:
  - a. Only passenger vehicles will use the parking of
  - b. No loading, service, or other uses will be permitted except the intermittent delivery of office equipment supplies.
  - c. Light will be directed away from Residential Properties and the lighting fixtures will have a maximum height of eight feet.
  - d. The parking area will only be illuminated during periods of low visibility and during the hours that the office building is occupied.
  - e. Screening will be a 25' plant area against the existing storm channel & will consist of upright dense plant screening interspersed with white pines.
  - f. Parking area will be paved and properly drained.
  - g. The hours of operation of the parking area will coincide with those of the office building.
- 10) Existing structures on site to be removed.
- 11) Second Avenue and North Avenue are not intended to be improved or opened as Public Rights of Ways, or private means of access.

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 3-18-76

Zoning Commissioner  
 Exhibit "A"

PLAT TO ACCOMPANY PETITION FOR  
 SPECIAL EXCEPTION & PARKING PERMIT  
 IN A RESIDENTIAL ZONE  
 VICINITY  
 RIDGELY ROAD & KUNTZ AVE  
 ELECTION DISTRICT 8 BALTIMORE CO MD  
 SCALE: 1" = 50'  
 MARCH 5 1976

Revised May 20, 1975  
 2024  
 08-1-28, 1975

