

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Apostolos G. Pappas
and Norma C. Pappas, 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 _____ zone to an _____ zone; for the following reasons:

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 medical offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Apostolos G. Pappas
Norma C. Pappas, Legal Owners
Address: 312 Ridgely Road
Timonium, Maryland 21093

Protestant's Attorney
F. Duncan Cornell
Address: 343 N. Charles Street
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1975, at _____ o'clock.

By _____
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Northeast side of Joppa Road 88.79 feet : OF BALTIMORE COUNTY
Northwest of Providence Road, 9th District :
APOSTOLOS G. PAPPAS, Petitioner : Case No. 76-120-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

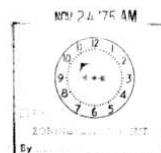
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 21st day of November, 1975, a copy of the foregoing Order was mailed to F. Duncan Cornell, Esquire, 343 North Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hessian, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 21, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-120-X. Petition for Special Exception for Offices
Northeast side of Joppa Road 88.79 feet Northwest of Providence Road
Petitioner - Apostolos G. Pappas

9th District - 4th Councilmanic District

HEARING: Monday, November 24, 1975 (1:00 P.M.)

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

Conversion of the existing dwelling on this property to an office use is consistent with the policies of the comprehensive plan and the comprehensive zoning map.

William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

December 18, 1975

F. Duncan Cornell, Esquire
343 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
NE/S of Joppa Road, 88.79' NW of
Providence Road - 9th Election District
Apostolos G. Pappas, et ux -
Petitioners
NO. 76-120-X (Item No. 78)

Dear Mr. Cornell:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

DOLLENBERG, GERHOLD, CROSS & ETZEL
Registered Professional Engineers & Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

September 22, 1975

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Joppa Road at the distance of 88.79 feet measured northwesterly along the northeast side of said road from the corner formed by the intersection of the northeast side of Joppa Road with the north side of Providence Road and running thence and binding on the northeast side of Joppa Road, the two following lines viz: northwesterly by a line curving toward the left having a radius of 194.5 feet for a distance of 42.14 feet (the chord of said arc bearing north 62 degrees 06 minutes east 42.13 feet) and North 62 degrees 46 minutes west 47.45 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein, the three following courses and distances viz: North 27 degrees 02 minutes East 126.05 feet, South 62 degrees 58 minutes East 65 feet and South 25 degrees 02 minutes West 129.15 feet to the place of beginning.

Containing 0.257 of an Acre of land more or less.

Being the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

F. Duncan Cornell, Esq.
343 N. Charles Street
Baltimore, Maryland 21201

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

Your Petition has been received and accepted for filing this 14th day of October 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Apostolos G. & Norma C. Pappas

Petitioner's Attorney: F. Duncan Cornell
Reviewed by: Franklin T. Hoffman, Jr.
Chairman,
Zoning Plans
Advisory Committee

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

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

November 13, 1975

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

Re: Item #78 (1975-1976)
Property Owner: Apostolos G. & Norma C. Pappas
N/S of Joppa Rd., NW of Providence Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for Medical
offices.
No. of Acres: 0.257 District: 9th

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 utilities and highway improvements are not directly involved. The construction and/or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc., will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Very truly yours,

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

END:EAM:FW:ss

N-W Key Sheet
38 NE 5 Pos. Sheet
NE 10 B Topo
70 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for offices should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of December, 1975, that a Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for, be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, Maryland 21204

Franklin T. HOGANS, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

November 13, 1975

F. Duncan Cornell, Esq.
343 N. Charles Street
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 78
Apostolos G. & Norma C. Pappas -
Petitioners

Dear Mr. Cornell:

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 northeast side of Joppa Road, 88.79 feet northwest of Providence Road, and is currently improved with a two-story building.

The petitioner is requesting a Special Exception to permit offices in a D.R. 16 zone. The properties on either side are currently developed as office buildings, and properties to the rear are improved with single family and multi-family dwelling types.

Field inspection revealed the parking lot in the rear to be existing.

Please note the comments of the Bureau of

F. Duncan Cornell, Esq.
Item 78
November 13, 1975
Page 2

Engineering and Department of Traffic Engineering with particular interest.

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,

Franklin T. HOGANS, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204



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

October 23, 1975

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

Dear Mr. DiNenna:

Comments on Item #78, Zoning Advisory Committee Meeting, October 21, 1975, are as follows:

Property Owner: Apostolos G. & Norma C. Pappas
Location: NE/S of Joppa Rd. 88.79' NW of Providence Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for medical offices.
No. of Acres: 0.257
District: 9th

Metropolitan water and sewer existing.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:dla

Baltimore County Fire Department

PAUL H. REINCKE
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: Apostolos G. & Norma C. Pappas

Location: NE/S of Joppa Rd. 88.79' NW of Providence Rd.

Item No. 78

Zoning Agenda October 21, 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 300 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.
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: HJ Kelly Noted and Approved: James M. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



STEPHEN E. COLLINS
DIRECTOR

November 12, 1975

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

Re: Item 78 - ZAC - October 21, 1975
Property Owner: Apostolos G. & Norma C. Pappas
Location: NE/S of Joppa Road NW of Providence Road
Existing Zoning: DR 16
Proposed Zoning: Special Exception for medical offices
No. of Acres: 0.257
District: 9th

Dear Mr. DiNenna:

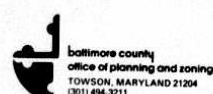
As presently zoned, this site would generate approximately 30 trips per day. The proposed medical office building would generate approximately 100 trips per day.

The driveway to this site does not meet County Standards and must be revised. We consider this driveway very important due to the nearness of a free right turn from Providence Road.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSP:nc



WILLIAM D. FROMM
DIRECTOR

November 13, 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 #78, Zoning Advisory Committee Meeting, October 21, 1975, are as follows:

Property Owner: Apostolos G. and Norma C. Pappas
Location: NE/S of Joppa Road 88.79' NW of Providence Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for medical offices
No. of Acres: 0.257
District: 9th

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 entrance to the site must be widened to a minimum of 24 feet at Joppa Road. The parking spaces shown on the site plan will not function and the parking layout should indicate the actual on-site parking layout.

All exterior lighting must be shown on the site plan and directed away from adjacent residential properties.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 21, 1975

Z.A.C. Meeting of: October 21, 1975

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

Re: Item 78
Property Owner: Apostolos G. & Norma C. Pappas
Location: NE/S of Joppa Rd. 88.79' N.W. of Providence Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for medical offices.

District: 9th
No. Acres: 0.257

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Nick Petrovich,
Field Representative.

H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MANCUS M. BOISANNE
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA K. WHEELER, Superintendent

T. BARBARO WILLIAMS, Jr.
RICHARD W. TRAGER, V.M.D.
MRS. RICHARD W. TRAGER

PETITION FOR A SPECIAL EXCEPTION
 NO DISTRICT
 ZONING: Petition for Special Exception for use of land.
 LOCATION: Northeast side of Joppa Road 70 feet North-west of Providence Road.
 DATE: TIME: MONDAY, NOVEMBER 25, 1975 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.
 The zoning Commission of Baltimore County, by authority of the Board of Appeals and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for use of land in the North District of Baltimore County.
 Beginning to the same as a point on the southeast side of Joppa Road at the distance of 80.75 feet measured north westerly along the southeast side of said road from the corner formed by the intersection of the southeast side of Joppa Road with the north side of Providence Road and running thence and bearing on the southeast side of Joppa Road, the two following lines: viz Northwesterly by a line curving around the left having a radius of 180 feet for a distance of 42.14 feet to the chord of said arc bearing North 42 degrees 42 minutes West 42.14 feet and North 42 degrees 42 minutes East 42.14 feet thence leaving said road and bearing on the southeast side of the lot of the petitioner herein, the three following courses and distances: viz North 27 degrees 40 minutes East 120.15 feet North 42 degrees 38 minutes East 80 feet and South 27 degrees 40 minutes West 120.15 feet to the place of beginning.
 Containing 0.257 of an Acre of land more or less.
 Being the land of the petitioner herein as shown on a plan filed in the office of the Zoning Commissioner.
 Being the property of Apostolos G. Pappas and Norma C. Pappas, as shown on a plan filed with the Zoning Department.
 Hearing Date: Monday, November 25, 1975 at 1:00 P.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Nov. 7, 1975

OFFICE OF
THE TOWSON TIMES
 TOWSON, MD. 21204 Nov. 7, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for Special Exception- Pappas
 was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 24th day of Nov., 1975 that is to say, the same was inserted in the issues of Nov. 7, 1975.

STROMBERG PUBLICATIONS, Inc.

By Patricia Smikle

PETITION FOR A SPECIAL EXCEPTION
 NO DISTRICT
 ZONING: Petition for Special Exception for use of land.
 LOCATION: Northeast side of Joppa Road 70 feet North-west of Providence Road.
 DATE: TIME: MONDAY, NOVEMBER 25, 1975 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.
 The zoning Commission of Baltimore County, by authority of the Board of Appeals and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for use of land in the North District of Baltimore County.
 Beginning to the same as a point on the southeast side of Joppa Road at the distance of 80.75 feet measured north westerly along the southeast side of said road from the corner formed by the intersection of the southeast side of Joppa Road with the north side of Providence Road and running thence and bearing on the southeast side of Joppa Road, the two following lines: viz Northwesterly by a line curving around the left having a radius of 180 feet for a distance of 42.14 feet to the chord of said arc bearing North 42 degrees 42 minutes West 42.14 feet and North 42 degrees 42 minutes East 42.14 feet thence leaving said road and bearing on the southeast side of the lot of the petitioner herein, the three following courses and distances: viz North 27 degrees 40 minutes East 120.15 feet North 42 degrees 38 minutes East 80 feet and South 27 degrees 40 minutes West 120.15 feet to the place of beginning.
 Containing 0.257 of an Acre of land more or less.
 Being the land of the petitioner herein as shown on a plan filed in the office of the Zoning Commissioner.
 Being the property of Apostolos G. Pappas and Norma C. Pappas, as shown on a plan filed with the Zoning Department.
 Hearing Date: Monday, November 25, 1975 at 1:00 P.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By order of
 S. ERIC DINENNA
 Zoning Commissioner of Baltimore County
 Nov. 6, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 6, 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 before the 24th day of November, 1975, the first publication appearing on the 6th day of November, 1975.

THE JEFFERSONIAN

H. L. Smith
 Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>DD</u>	Revised Plans: Change in outline or description				Yes ☐ No ☐				
Previous case:	Map #								



CERTIFICATE OF POSTING

#76-120-X
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District: 1st
 Date of Posting: 11-16-75
 Posted for: Advertising Monday, Nov. 24, 1975, 1:00 P.M.
 Petitioner: Apostolos G. Pappas
 Location of property: 111 W. Chesapeake Ave. Towson, Md.
 Location of Signs: 111 W. Chesapeake Ave. Towson, Md.
 Remarks: Mark H. Hines
 Posted by: Mark H. Hines Signature Date of return: 11-18-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9th day of October 1975 Filing Fee \$ 50.00. Received L Check Cash Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner Norm + Paul Pappas Submitted by F. Dinenna, Cornell
 Petitioner's Attorney F. Dinenna, Cornell Reviewed by Mark Hines

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

BALTIMORE COUNTY, MARYLAND No. 25967

OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Nov. 5, 1975 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Messrs. Hooper, Kiefer, Cornell and O'Ferrall
 105 W. Panna. Ave. Petition for Special Exception
 Towson, Md. 21204
 #76-120-X

207 NOV 6 5 00 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 28219

OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

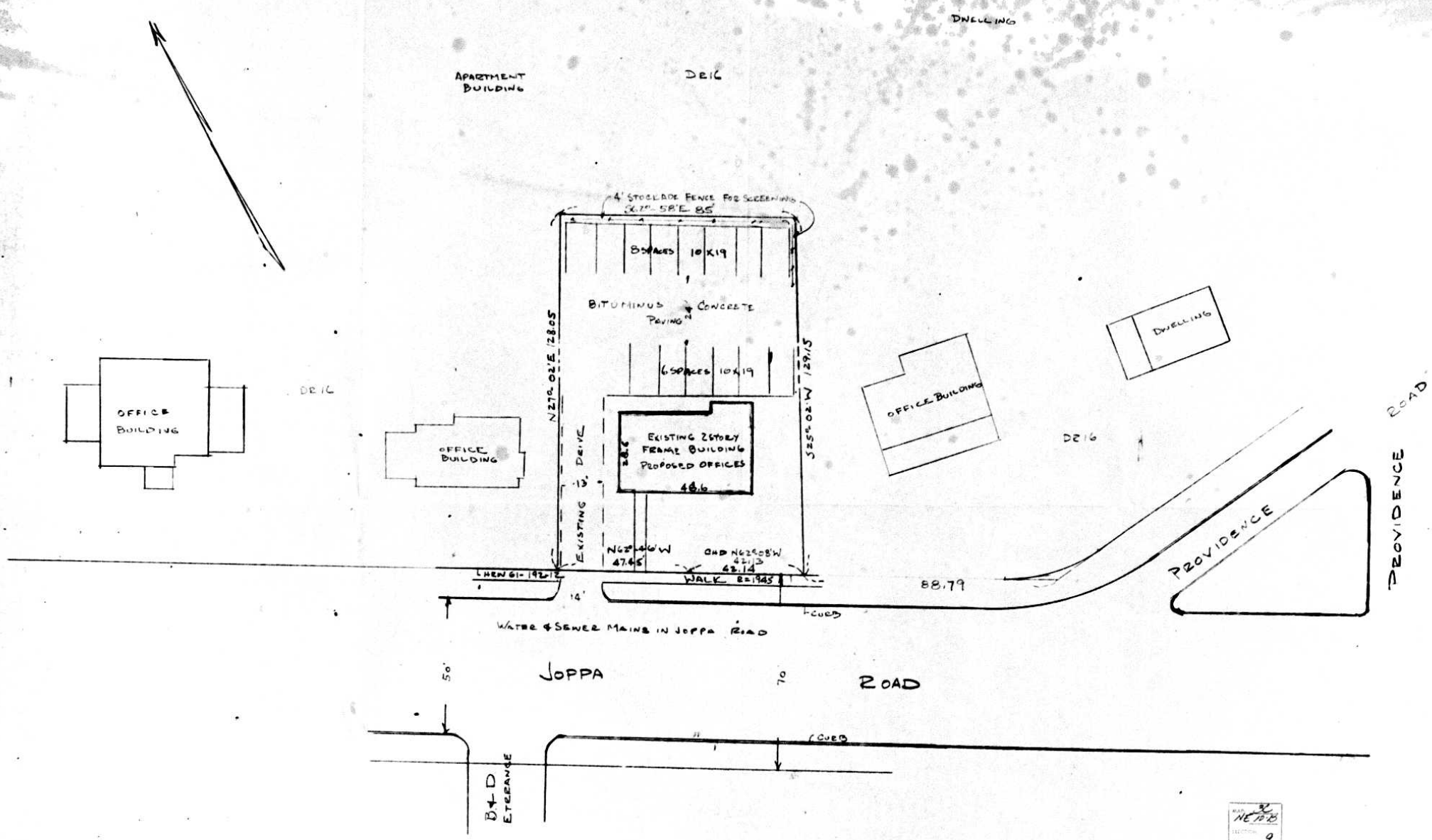
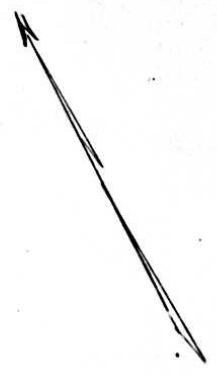
DATE Dec. 18, 1975 ACCOUNT 01-662

AMOUNT \$56.50

RECEIVED FROM Messrs. Hooper, Kiefer, Cornell and O'Ferrall
 105 W. Panna. Ave. Petition for Special Exception
 Towson, Md. 21204
 #76-120-X

207 DEC 18 5 00 CASH

VALIDATION OR SIGNATURE OF CASHIER



EXISTING ZONING DR 16
PROPOSED SPECIAL EXCEPTION
FOR MEDICAL OFFICES

EXISTING BUILDING TO BE RENOVATED

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO. MD
0.257 ACRES ±

PARKING DATA
2 FLOORS @ 1450' EACH = 2900'
2900' ÷ 300 = 10 SPACES REQUIRED
14 SPACES PROVIDED



SCALE: 1"=20' SEPTEMBER 19, 1975
DOLLENBERG GERHOLD, CROSS & ETZEL
SURVEYORS & CIVIL ENGINEERS
412 DELAWARE AVENUE - TOWSON MD

