

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George Antonis, 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 409.2 b (3) to permit forty-five parking spaces instead of the required one-hundred and thirty-eight (38).

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

Variance Requested 15 Parking Spaces Approx. 10' x 20'

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 George Antonis Legal Owner
Address 11513 Reisterstown Road
Owings Mills 21117
Baltimore County, Md.
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February, 1976, 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 29th day of March, 1976, at 1:00 o'clock P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE

BEGINNING at a point 12 feet Southeast of the center of Timber Grove Road and 33 feet Northeast of the center of Reisterstown Road, said point being at the end of the South 3/4 degrees 40 minutes West 89.35 feet thence running along the Northeast side of Reisterstown Road, South 35 degrees 20 minutes East 237.00 feet, thence North 52 degrees 3/4 minutes East 297.00 feet, North 35 degrees 20 minutes West 86.00 feet, South 52 degrees 3/4 minutes West 136.00 feet, North 35 degrees 20 minutes West 120.75 feet to a point in or near the center of Timber Grove Road, thence running, North 89 degrees 52 minutes West 94.70 feet and South 3/4 degrees 40 minutes West 89.35 feet to the place of beginning, containing one acre and one hundred sixty-eight thousandths of an acre (1.168) of land more or less.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. George Antonis, 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 Parking Lot for Tavern, Restaurant, Bar, Dining Rm. in a Residential Area.

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 George Antonis Legal Owner
Address 11513 Reisterstown Road
Baltimore County, Md. 21117
Owings Mills,
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of February, 1976, 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 29th day of March, 1976, at 1:00 o'clock P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351
S. ERIC DINENNA
ZONING COMMISSIONER

December 20, 1977

Walter J. Ballesteros, Esquire
316 Main Street
Reisterstown, Maryland 21136

RE: Petitions for Special Hearing and Variance
SE/corner of Reisterstown and Timber Grove Roads - 4th Election District
George Antonis - Petitioner
NO. 76-199-ASPH (Item No. 87)

Dear Mr. Ballesteros:

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

Very truly yours,

S. Eric DiNenna
Zoning Commissioner

SED/mc

Attachments

cc: Mrs. Alice Le Grand
25 Olive Lane
Owings Mills, Maryland 21117

John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR VARIANCE
Southeast corner of Reisterstown and Timber Grove Roads, 4th District
GEORGE ANTONIS, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-199-A

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

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

I HEREBY CERTIFY that on this 24th day of March, 1976, a copy of the foregoing Order was mailed to Mr. George Antonis, 11513 Reisterstown Road, Owings Mills, Maryland 21117, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date March 16, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-199-A SpH, Petition for Variance for Off-Street Parking. Petition for Special Hearing for Off-Street Parking in a residential zone. Southeast corner of Reisterstown and Timber Grove Roads. Petitioner - George Antonis

4th District

Hearing: Monday, March 29, 1976 at 1:00 P.M.

This office is not opposed to the request for a permit for off-street parking in a residential zone; however, we do oppose the requested parking variance. In general, we agree with the Department of Traffic Engineering; i.e., that "the County's parking regulations are based on a proven need." Specifically, we do not believe that 45 parking spaces will adequately service needs that are computed by the regulations as requiring 138 parking spaces. Further, a shortage in off-street parking would be particularly critical on a heavily travelled arterial such as Reisterstown Road.

In addition to the above, this office is puzzled by the lack of yard setback from the right-of-way of Timber Grove Road for the proposed addition (see revised plat dated February 20, 1976); it is believed that a minimum 10 foot setback is required.

William D. Fromm
William D. Fromm
Director of Planning

WDF/SGL/ew

DESCRIPTION FOR SPECIAL HEARING

BEGINNING AT A POINT THAT IS THE INTERSECTION OF THE ZONING LINE AND PROPERTY LINE SAID POINT BEING N 52° 34' E 140' OF A PIPE SET ON THE NORTH SIDE OF REISTERSTOWN ROAD, SAID PIPE BEING LOCATED S 35° 20' E 237' FROM THE INTERSECTION OF TIMBER GROVE ROAD AND REISTERSTOWN ROAD AND THENCE RUNNING FROM THE BEGINNING POINT N 52° 34' E 157', THENCE N 35° 20' W 86', THENCE S 52° 34' W 136', THENCE N 35° 20' W 120.75', THENCE N 89° 52' W 25', THENCE SOUTHEASTERLY ALONG THE EXISTING ZONING LINE 221' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 0.37 ACRES.

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
WILLIAM D. FROMM
DIRECTOR

February 27, 1976

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

Dear Mr. DiNenna:

Revised comments on Item #87, Zoning Advisory Committee Meeting, are as follows:

Property Owner: George Antonis
Location: 12' SE of the center of Timber Grove Road and 33' NE of the center of Reisterstown Road
Existing Zoning: D.R.3.5 and B.L.
Proposed Zoning: Variance from Sec. 409.2b(3) to permit 39 parking spaces instead of the required 152 spaces and Special Hearing to approve a parking lot in a residential area.
No. of Acres: 1.168
District: 4th

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.

Sidewalk area must be provided along Timber Grove and Reisterstown Roads. The proposed building will have to be redesigned along Timber Grove Road to provide for the sidewalk area.

It appears that the areas where the two (2) existing residences are, could be used for additional parking, which would decrease the intensity of the required variance.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that as the Petitioner has withdrawn this Petition, the request for a Variance for off-street parking is dismissed, therefore,

the above Variance should be granted, and the same is hereby granted, from and after the date of this order.

the above Special Hearing for _____ by reason of _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1977, that the herein Petition be and the same is hereby DISMISSED without prejudice.

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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. George Antonis
Re: Item 87
December 15, 1975
Page 2

The petitioner is requesting a Variance to Section 409.2b (3) of the Zoning Regulations and a Special Hearing for off street parking in a residential zone, and proposes to expand the floor area of the existing dining room.

A review of the submitted site plan indicates that the dimensions of the existing and proposed structures do not correspond, and, therefore, the question of the required number of parking spaces arises. Should this question be valid, the petition forms should be corrected accordingly.

In light of the above, the petitioner must submit revised site plans reflecting corrected parking calculations and/or dimensions of the existing liquor store and dining room, the existing dwellings surrounding the site, and any other corrections as required by the Committee.

It should be noted here that comments from Project Planning and Bureau of Engineering were not available at this time, therefore, revision of site plan should be delayed until these comments are forwarded to the petitioner.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

FRANKLIN T. HOGANS, JR., Chairman
Zoning Plans Advisory Committee

NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

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

the above Special Hearing for _____ by reason of _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 196____, that the herein Petition for

Special Hearing should be and the same is granted, from and after the date of this order.

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 failure to meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and the health, safety, and general welfare of the locality being adversely affected,

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of December, 1967, that the above Special Hearing be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE December 20, 1977

BY Stella P. Lamy, alt

ADMINISTRATIVE ASSISTANT



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

November 24, 1975

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

Dear Mr. DiNenna:

Comments on Item #87, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: George Antonis
Location: 12' SE of the Center of Timber Grove Rd. & 33' NE of the center of Reisterstown Rd.
Existing Zoning: D.R. 3.5 & B.L.
Proposed Zoning: Variance from Sec. 409.2b(3) to permit 39 parking spaces instead of the required 152 spaces & Special Hearing to approve a parking lot in a residential area.

No. of Acres: 1.168
District: 4th

Since this is a variance for parking and public water and sewer exists, no health hazard is anticipated.

Any proposed additions to existing structures cannot be processed for approval until such time as the Gwynns Falls sewer moratorium is lifted.

Very truly yours,

THOMAS B. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:dls

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 29, 1975

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

Z.A.C. Meeting of: November 4, 1975

Re: Item 87

Property Owner: George Antonis

Location: 12'S.E. of the center of Timber Grove Rd. and 33' N.E. of the center of Reisterstown Rd.

Present Zoning: D.R. 3.5 & B.L.

Proposed Zoning: Variance from Section 409.2b(3) to permit 39 parking spaces instead of the required 152 spaces and Special Hearing to approve a parking lot in a residential area.

District: 4th

No. Acres: 1.168

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMLIE PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BERNY

MARCUS M. ROTBART
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, Secretary

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, M.D.
MR. RICHARD K. HUERTES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 15, 1975

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

MEMBERS
EDUCATION ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
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

Mr. George Antonis
11513 Reisterstown Road
Owings Mills, Maryland 21117

RE: Variance and Special Hearing Petition
Item 87
George Antonis - Petitioner

Dear Mr. Antonis:

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, currently zoned B.L., 170 feet northeast from the center line of Reisterstown Road, and the remainder D.R. 3.5, is located on the southeast corner of Reisterstown and Timber Grove Roads, in the 4th Election District of Baltimore County.

A combination liquor store and dining room and two large residences currently exist on the subject site. Immediately across from the subject property along Reisterstown Road is an existing restaurant, while a funeral home exists opposite Timber Grove Road, and dwellings abut the property to the east and southeast.



STEPHENE COLLINS
DIRECTOR

December 3, 1975

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

Re: Item 87 - ZAC - November 4, 1975
Property Owner: George Antonis
Location: 12' SE of the center of Timber Grove Road & 33' NE of the Center of Reisterstown Road
Existing Zoning: D.R. 3.5 & B.L.
Proposed Zoning: Var. from Sec. 409.2b(3) to permit 39 parking spaces instead of the required 152 spaces & Special Hearing to approve a parking lot in a residential area
No. of Acres: 1.168
District: 4th

Dear Mr. DiNenna:

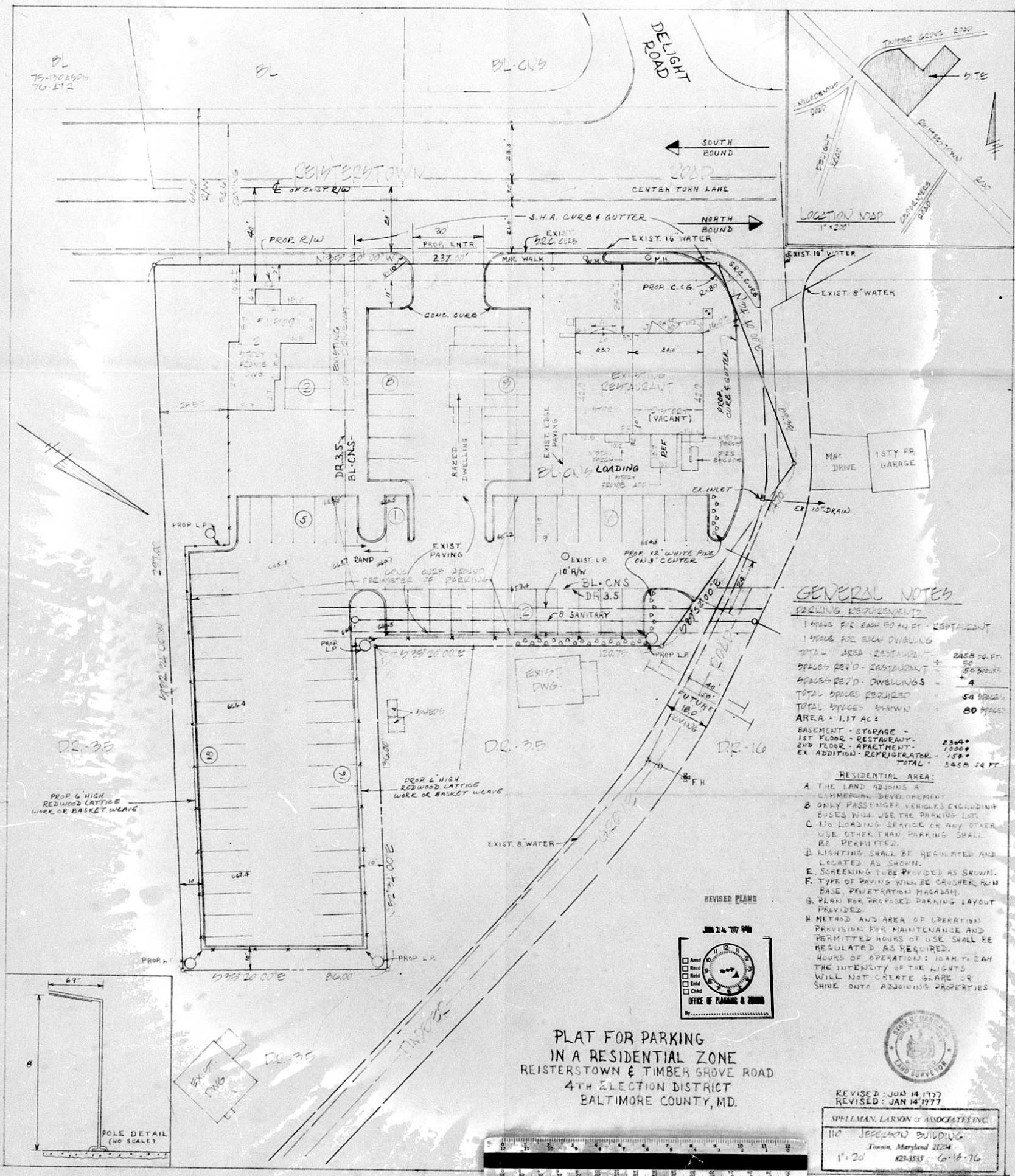
The County's parking regulations are based on a proven need for parking. The parking variance can be expected to cause problems in the area. This plan should be revised with the following items.

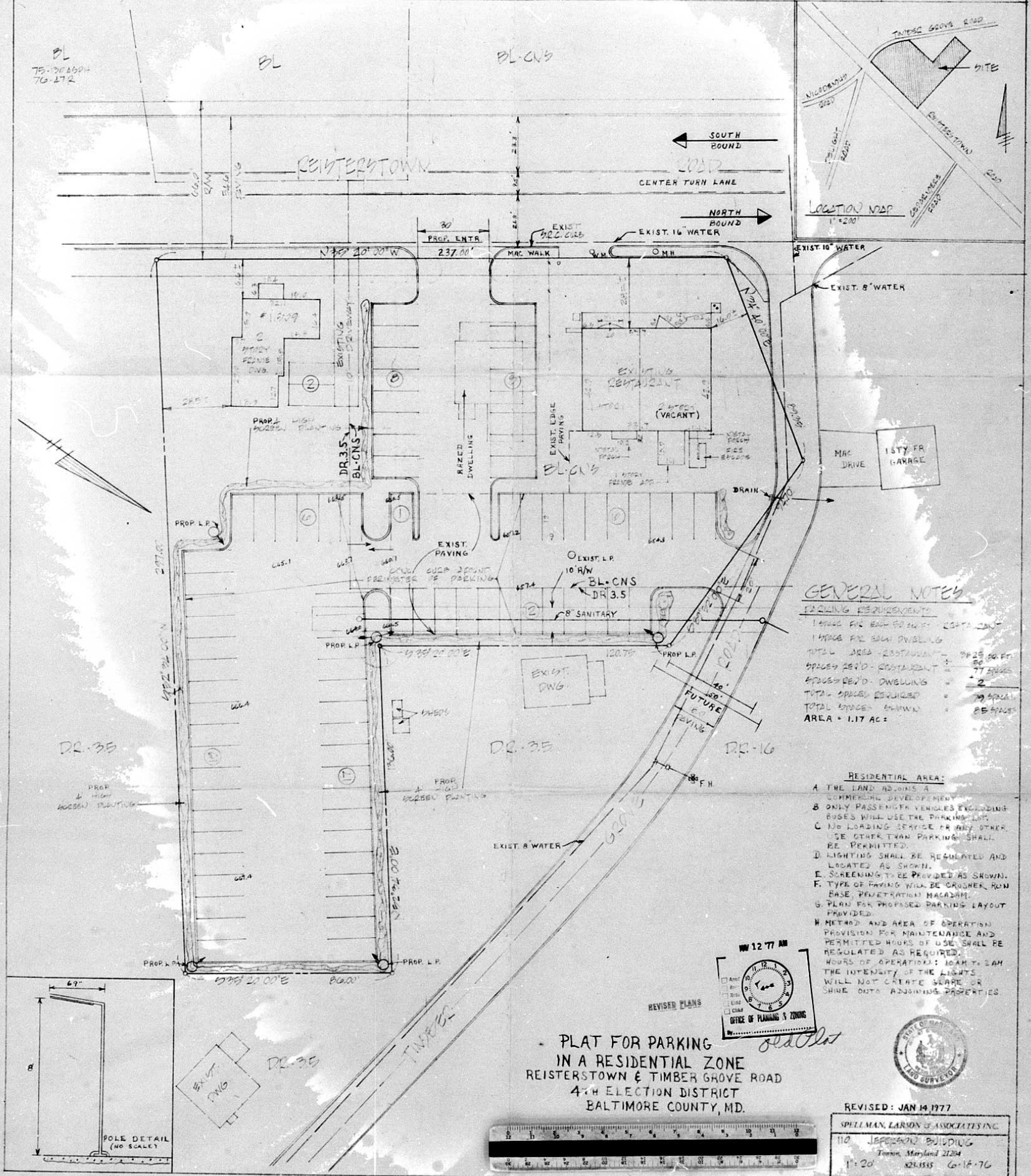
1. Parking lot should be redesigned to get more parking spaces.
2. The square footage of the existing and proposed buildings should be re-calculated.
3. Curbs should be installed to prevent vehicles from backing into the public right-of-way.

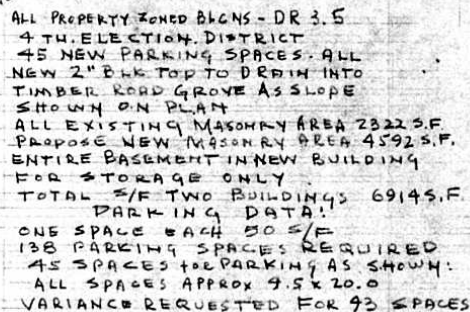
Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



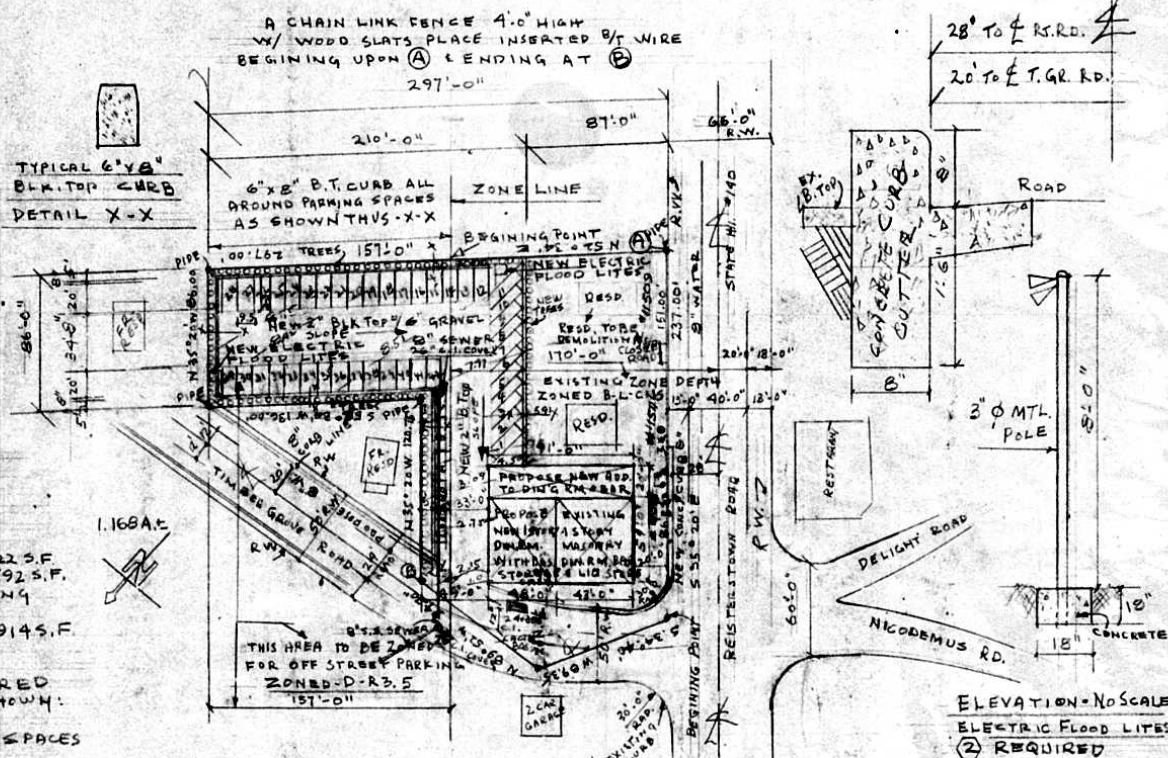




0. TIMBER GROVE RD. IS PROPOSED TO BE REALIGNED AT THIS LOCATION AND IMPROVED IN FUTURE AS A 40 FT. ROADWAY ON A 50 FT. MIN. R.W.Y.
1. 2-ELECTRIC FLOOD LINES ON 40 FT. HIGH POLE W/ BASE BELOW GRADE
2. ALL TREES TO BE EVERGREEN 5' TO 6' HIGH PLANTED AROUND LOT
3. NO SEWER IN REISTERTOWN RD. IN TIMBER GROVE RD. 8' SEWER
4. NEW 8" CONCRETE CURB APPROX 90' ON RES. RD. AND APPROX 90' ON TIMBER RD. W/ 5' RAD. AS SHOWN
5. EXISTING C.I. CATCH BASIN 24" x 30" EDGE OF 24" IN TIMBER GROVE RD -
LOCATION ON TIMBER GROVE RD. APPROX. 125.0' FROM 1. IN REISTERTOWN ROAD.

OFF STREET PARKING IN A RESIDENCE ZONE PURSUANT TO SECTION 409.4 OF THE ZONING REGULATIONS. THE FOLLOWING REQUIRMENTS ARE MADE TO CONFORM WITH THIS REGULATION.

- 1. ALL PORTION OF SAID LOT SOUSE FOR PARKING ADJOINS THE BUILDING SO INVOLVED.
- 2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES WILL USE THE PARKING AREA.
- 3. NO LOADING SERVICES, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- 4. LIGHTING SHALL BE REGULATED AS TO THE LOCATIONS, HOURS OF ILLUMINATIONS -
- 5. GLARE & INTENSITY AS REQUIRED BETWEEN HOURS OF 8 A.M. AND 1 A.M.
- 6. SCREENING BY A WALL, FENCE, PLANTING AND OR OTHERWISE SHALL BE REQUIRED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING. IN EVENT OF A CHAIN LINK FENCE IS USED WOOD SLATS SHALL BE INSERTED IN THE MESH AS REQUIRED.
- 7. A PAVED SURFACE PROPERLY DRAINED, WILL BE INSTALL TO CONFORM WITH EXISTING REGULATIONS.
- 8. A SATISFACTORY PLAN SHOWING PARKING ARRANGMENT AND VEHICULAR ACCESS WILL BE PROVIDED.
- 9. METHOD AND AREA OF OPERATIONS, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SPECIFIED, NAMELY BETWEEN HOURS OF 8 A.M. 2 A.M. AND REGULATED AS REQUIRED.
- 10. NEW PARKING LOT TO BE CLEAR EACH DAY OF EACH WEEK WEATHER PERMITTING.



SCALE: 1" = 50'-0"

NEW PARKING LOT ADDITIONAL 4 PROPOSED
NEW ADDITION TO DINING ROOM & BREAK
KITCHEN & ENTIRE BASEMENT FOR STORAGE
THE 15 MILE HOUSE - FOR -
MR. & MRS. GEORGE ANTHONIS - OWNERS.
HOS. 11513 - 11511 - 11509 - WESTERTOWN RD.
OWNING 93 MILLS 21117 BALTO. CTY. MD.
W. H. COURTNEY - DESIGNING ENGINEER
WM. A. SMUCK CO. CONTRACTOR

SEPT. 30, 1975 - REVISED JAN. 9, 1976 - FEB. 20, 1976

SHEET # 1 of 1

REVISÉ PLAN 87