TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description									
hereby petition for a Variance from Section	409.	2	ь	(3)	to	permit	forty-five
thirty-mine (1) parking spaces instead	of the		rea			on	. h		4

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

Varianc Requested Tarking Spaces Approx, . 10 1 x 20'20

See attached description

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

1, 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 roning regulations and restrictions of Ballimore County. Very antons George Antonia Legal Owner Address 11513 Reisterstown Road Ownings Mills 21117 Baltimore County, Md. Protestant's Attorney

of Pebruary. 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 Boom 106, County Office Building in Towson. Baltimore

County, on the 29th _day of___March 197 6, at 1:00 o'clock

00

..

.

ORDER

S

P M.

DESCRIPTION FOR VARIANCE

RECINNING 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 34 degrees 40 minutes West 89.35 feet degrees 20 minutes East 237.00 feet, thence North 52 degrees 34 minutes Rast 297.00 feet, North 35 degrees 20 minutes West 86.00 feet, South 52 degrees 3h 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, running, North 89 degrees 52 minutes West 94.70 feet and Fouth ees 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.

1/19178

76-199-ASPH

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 ettached 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 Diring Re. In , Pesidenceial Area

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 upond by the zoning regulations and restrictions of Baltimore County adopted bursuant to the Zoning Law for Baltimore County.

a Petitioner's Attorney Addr

day of bruny that the subject matter of this petition be advertised, as required by the Zoning Lower Baltimore County, this 21st 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 and before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of March 19676, at_l:00_o'clock___P._M.

(over)

RE: PETITION FOR VARIANCE Southeast corner of Reisterstown a Timber Grove Roads, 4th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

GEORGE ANTONIS, Petitione : Case No. 76-199-A

> :::::: ORDER TO ENTER APPEARANCE

Mr. Commissioner

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

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

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.

John W. Herring III



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 676-192-A SPN, 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 Reigneering; i.e., that "the County" is 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 130 parking spaces. Further, a shortage in off-street parking would be particularly critical on a heavily travelled arterial such as Belsterntown Road.

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

William D. Them

WDP/JGH/em

66

221' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 0.37 ACRES

DESCRIPTION FOR SPECIAL HEARING

BEGINNING AT A POINT THAT IS THE INTERSECTION OF THE ZONING

LINE AND PROPERTY LINE SAID POINT BEING N 520 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

BEGINNING POINT N 520 34' E 157', THENCE N 350 20'W 86', THENCE

GROVE ROAD AND REISTERSTOWN ROAD AND THENCE RUNNING FROM THE

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

00

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.

District: 41h.

District: 41h.

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 probelms with regard to development plans that may have a

Sidewalk area must be provided along Timber grove and Reisterstown Roads. The proposed building will have to be redesigned along Timbergrove 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 Zwibley John L. Wimbley Planning Specialist II Project and Development Plann

PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS

199-A

Property is to be posted and advertised as prescribed by Zoning

Contract Purchaser X Leon autous

Address_11513 Reinterstown Road #### Baltimore County, Md. 21117 Ownings Mills, Protestant's Attorney

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

FEB 21 78 AV

S. ERIC DINENNA

ASK

OFFICE OF FLAGO

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)

I have this date passed my Order in the above captioned matter in

S. ERIC DI NENNA

SED/mc

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

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

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

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 A review of the submitted site pion indicates that he 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. as requested.

Very truly yours,

Frault 7. Hogans, JR., Chairman Zoning Plans Advisory Committee

NICHOLAS B. COMMODARI, Zoning Technician II

Michael & Commodera

Zoning Commissioner of Baltimore County

date of this order

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

and the same is hereby DENIED. OROCR RECLIVED FOR FILING

> du 20,1977 Stella R. Sweey all

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

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

Pursuant to the advertisement, posting of property, and public

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

Zoning Commissioner of Baltimore County

NG At Conflerence County

_____day of_____, 196___, that the herein Petition for

Special Hearing should be and the same is granted, from and after the

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 an Section 409.4 of the Baltimore County Zoning

the above Special Hearing should NOT BE GRANTED.

Regulations, and the health, safety, and general welfare of the locality being adversely

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

20th day of December , 198 77 that the above Special Hearing be

hearing on the above petition and it appearing that by reason of the

following finding of facts_____

Property Owner: George Antonis
Location: 12' SE of the Center of Timber Crove Rd. & 33'
NE of the center of Reisterstown Rd.
Existing Zoning: D.R. 3.5 & B.L.
Proposed Zoning: Oxfance 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

November 24, 1975

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 H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD: dlss

BALTIMORE COUNTY

Ben

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 15, 1975

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

Franklin'T: Hogan xxxxxxxxxxxxxx

> MEMBERS MONING ADMINISTRATION

BUREAU OF FIRE PREVENTION

STATE BIGHNAY

BUREAU OF PROJECT AND

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

RE: Variance and Special Hearing Petition 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, carrently 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 Timbor 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.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 29, 1975

Mr. S. Eric DiNenna Zoning Commissione Baltimore County Office Building Towson, Marviand 21204

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

Property Owner: George Antonis

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

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

Proposed Zoning: Variance from Section 409.28(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:

No. Acrest

No bearing on student population

Very truly yours W. Wieklitoul W. Nick Petrovich. Field Representati

H. EMSLIE PARKS, PHE CUBENE C. HESS. W

WND/mi



STEPHEN E. COLLINS

December 3, 1975

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

Re: Item 87 - ZAC - November 4, 1975

Item 87 - ZAC - November 4, 1975
Property Owner: George Antonis
Lozation: 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

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 ! Ranigo

Michael S. Flanigan Traffic Engineer Associate

MSF . no

NBC:JD



Towson, Maryland 2120 825-7310

Office of Planning and Zoning Baltimore County Office Building Towsen, Haryland 21204

Attention: Kr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: George Antonia

Location: 12' SE of the center of Timber Grove Rd. & 33' NE of the center of Reisterstown Rd. Item No. 87

Zoning Agenda November 1, 1975

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.

Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read 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.

EXCEPS the maximum allowed by the Fire Department. 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 edicting or proposed or the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 200 "The Life Safety Code", 1970 Edition prior

() 6. Site plans are approved as drawn.

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

Reviewer Art Dolly Noted and Approved:
Planning Group Division Pire Prevention Bureau



Harry R. Hughe Bernard M. Evans

October 30, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg Towson, MD. 21204

It is our opinion that a hearing date should not be set until such time as the plan is revised.

CL:qjc

Very truly yours,

Charles Lee, Chief Bur. of Eng. Access Permits



Res Z.A.C. meetings 11-4-75
ITEN 37
ITEN 37
Frop. Domers Georg Antonis
Locations 12* 3E of the center of Timber Grove 8d. 6
33* NE of the Grove 8d. 6
33* NE of the Grove 8d. 6
38* NE of the Grove 8d. 6
39* Existing Zonings D.R. 3.5 8.1
Froposed Zonings Variance From
Sec. 409.2b (3) to permit
39 parking spaces instead of
the required 152 spaces 6
Speci. Hearing to approve a
parking lot in a residential
area No. of Acres: 1.168 District: 4th

An inspection made at the site revealed that vehicles park, front in, against the Tavern along Reisterstown Road. This requires backing out onto Reisterstown Road. Said manuever extremely hazardous.

It was noted that the "existing roadway" from Reisterstown Road is connected to the parking lot in the rear. This roadway, in its present condition, is not suitable for commercial traffic.

The plan must be revised to indicate what means are to be provided to preclude backing onto the highway and to preclude the use of the "existing roadway" to serve the rear lot.

cc: Mr. John L. Wimbley Project Planning County Office Bldg.

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Franklin T. Hogans XXXXXXXXXXXXXX

HOMERS REALTH DEPARTMENT PERSON OF DEPARTMENT OF

STATE REGISERY NUMBAU OF PROJECT ZED DEVILLERACY PLAIN

March 5, 1976

Hr. George Antonis 11513 Reistoratorn Read Orings Mills, Maryland 21117

RE: Variance and Special Mearing Potition sorge Antonis - Potitiones

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency (s) of the Zoning Plans Advisory Committee.

This petition is accepted for filing on the date of the encloyed 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, Jankles J. Hogos Ja (90.)
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans Advisory Committee

FTH:JD Enclosure

TANALAL COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for day of 19745 filing this 25th

Petitioner George Ante

S. Coope Anto

Petitioner's Attorney_

December 29, 1975

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee
Office of Planning and Zoning
Baltimore 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 in: 12' SE of the center of Timber Grove Road and 33' NE of the center of Reisterstown Road 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: Vorinace 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

The site plan does not comply with the rules of practice and procedure for filing a petition; and must

All the 409.4 requirements must be answered on the site plan.

All building dimensions must be clearly shown on the site plan

All lighting must be clearly shown, along with an elevation view of the light standard and limited to 8 feet in height. The parking claculations must be revised.

In addition to the 4 foot high fence planting should also be provided, where the parking areas are

All comments of the Bureau of Engineering and State Highway Administration must be complied with fore this office will approve a site plan.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING 111 W. Chemapeake Avenu Townen, Maryland 2120

KXXXXXXXXXXXXX Franklin T. Hogans, Jr

REALTH DIPARTKING BUDGAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERS

PERMIT

STATE RIGHTAY

BURNE OF PROPERTY

December 29, 1975

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

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

Dear Mr. Antonis:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you Dec. 15, 1975 under the above

Very truly yours,

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

PTH: TD Enclosur 2-5,6NS

76-199-SPA

76-199-A

CENTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

Posted for Petition FOR Special HEARING Date of Posting MAY 28 1977 Petitioner George ANTONIS Location of property: Scott Sibe of Timber Grove Bond 297' F of Reisterstown RI. Location of Signs: (S/S of TIMACR Core Rd. 297 tor-E of Reistressround Pd. @ E/S of REISTARSTOWN Pd. IMC to. S. of TIMBER SPECE Pd. Posted by Floria L. Raland Date of return TUNE 3 1977.

00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building W. Chesapeake Avenue son, Maryland 21204

Your Petition has been received * this 22 ^/ 1975. Filling Fee \$ 25 00. Received _Check

Cash Other

Zoning Commissioner

Petitioner Genge later Submitted by Petitioner's Attorney___ Reviewed by Das

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

4- Si Gue CERTIFICATE OF POSTING

à

G DEPARTMENT OF BALTIMORE COUNTY

Posted for C. PETITION FOR VARIABLE CO PETITION FOR SPECIAL HEARING Date of Posting MHRSH 13, 1976. Petitioner: George ANTONIS Location of property. SE/COR. OF REISTERSTOWN & TIMBER GROVE Pds. Location of Signar # 1-FRENT 11509 REISTERSTEWN Rd #2 FRENT 11511 REISTERSTOWN Rd # 37#4 FRONT 11513 ReisTersTown Pd Posted by Llounas L. Proland

Date of return MARCH 19 1876

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: Revised Plans: Change in outline or description___Yes Previous case: 74- 185 859H

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

MEMBERS

ZONING ADMINISTRATIO

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

STATE HIGHWAY

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

BOARD OF EDUCATION

OFFICE OF THE

DEPARTMENT OF TRAFFIC ENGINEERS

December 22, 1975

Mr. George Antonis 11513 Reisterstown Road Owings Mills, Maryland 21117 ****** Franklin T. Hogans,Jr

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

Dear Antonis:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you becamber 22,1975 under the above you December referenced subject.

Very truly yours.

Franklint Hogans J. FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

FTH:JD Enclosure

Baltimore County, Maryland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING

ELLSWORTH N. DIVER. P. E. CHIEF

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #87 (1975-1976) Property Owner: George Antonis 12' S/E of the center of Timber Grove Rd. and 33' N/E of the center of Reisterstown Rd. N/E of the center of Reisterstown RAS Existing Soning: 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

> > BALTIMORE COUNTY, MARYLAND

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.

The comments supplied in connection with the Zoning Advisory Committee review of a portion of this site, Item #32 Cycle VI (October 1973 - April 1974) are referred

The submitted plan must be revised so as to correctly or more accurately indicate The Suimastees plan must be lovesed as as of collection of the physical features and improvements as exist on this site and adjoining properties, and the existing Baltimore County utilities easement and 8-inch sanitary sever contained therein (See Drawing #71-0820, File II).

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Timber Grove Road, an existing public road is proposed to be realigned at this location and improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way (minimum).

Highway improvements, including highway right-of-way widening and any necessary revertible easements for slopes will be required in connection with any grading or building permit application for this site. Purther information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised

Item #87 (1975-1976) ber 16, 1975

Highways: (Cont'd)

accordingly to indicate the proposed highway right-of-way widening and improvements.

The construction and/or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. as required will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic

Sediment Control:

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.

Provisions for accommodating storm water or drainage have not been indicated on

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property, which is tributary to the Gwynns Falls sanitary sewer system, subject to State Health Department imposed restrictions.

Very truly yours,

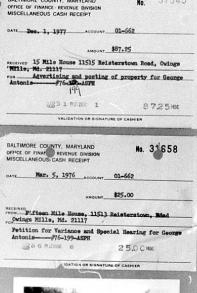
ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: John J. Trenner

T-NW Key Sheet 53 NW 36 Pos. Sheet

No. 57345

N.89*52'W 94.70' GROVE ROAD TIMBER SE OF L TO ROAD 1.168 A ± GEORGE ANTONIS & WIFE 45 DISTRICT, BALTIMORE COUNTY, MD. SCALE 1"= 50 OCT. 15, 1975 CA MYERS, SURVEYOR UPPERCO, MD., 21155 - 429-5079











OFFICE OF

OCOMMUNITY IMES

RANDALLSTOWN, MD. 21133 March 10, 1976 THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Variance- Antonis

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

weeks before the 29th day of March 19 76 that is to say, the same

was inserted in the issues of March 10, 1976.

STROMBERG PUBLICATIONS, Inc.





TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance & Speical Hearing-- Antonis was inserted in the following:

☐ Catonsville Times

☐ Dundalk Times

☐ Arbutus Times

☐ Essex Times ☐ Suburban Times East

Community Times ☐ Suburban Times West

March 10, 19 76

☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one servering weeks before the

_29th day of _ March ____ 19.76... that is to say, the same was inserted in the issues of March 10, 1976.

> STROMBERG PUBLICATIONS, INC. BY the Min

