

77-217-SPH #11V **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Georgia Stratakis, Mary Antonakos and Katherine Strakes
I, or we, James G. Stratakis, et al., legal owners of the property situated 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 the Petitioners' application for off street parking for a business in a residential zone under the provisions of Section 409.4 of the Baltimore County Zoning Regulations.

See attached description

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

Contract Purchaser
Katherine Strakes
Legal Owner
Address: 114 York Road, Towson, MD 21204

Petitioner's Attorney
Edward C. Coveahy, Jr.
Address: 614 Bosley Ave., Towson, MD 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of May, 1977, 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 the 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 May, 1977, at 10:00 o'clock a.m.

Edward C. Coveahy, Jr.
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING
SW/corner of Timonium Road and
Hammen Avenue - 8th Election District
James G. Stratakis, et al - Petitioners
NO. 77-217-SPH (Item No. 172)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Special Hearing to permit off-street parking in a residential zone.

Testimony for the Petitioners indicated that they propose to construct a parking lot in a D.R. 5.5 Zone on a two lot tract owned by them. One of the lots is improved with a house, known as 3 Hammen Avenue, which would be removed. The 0.459 acre site would provide parking for 47 vehicles, largely to accommodate customers and employees of "Nationwide Datsun" and "Royal Farms Store." The hours of operation would be 7:00 a.m. to 11:00 p.m.

Nearby residents, in protest, claimed that the establishment of a parking lot in their residential neighborhood would attract additional traffic, present a hazard to children living nearby, cause a "nuisance" as a result of trash and debris, impose additional noise, and possibly reduce the value of their homes.

Comments submitted by the Acting Director of the Office of Planning are as follows:

"The proposed use here would be out of character with the residential area along both sides of Hammen Avenue and on the opposite side of Timonium Road from the site. The use permit for parking in a residential zone should not be a mechanism by which offensive, incongruous uses can be imposed upon residential neighborhoods."

In the opinion of the Deputy Zoning Commissioner, there appears to be little reason to doubt that the establishment of this parking facility would benefit two nearby commercial establishments - Nationwide Datsun and Royal

Farms Store and would, as the Petitioners claim, result in some degree of removal of cars from on-street parking. However, this would be achieved at a cost to the general neighborhood at the same time that commercial interests would accrue significant benefits. It appears that it would be difficult to mitigate the effect of such a lot upon adjacent residents, if it were granted. It is apparent that the aesthetic ambience of this residential neighborhood would be adversely affected by the Petitioners' proposal and that the facts present in the case are not sufficient to warrant a relaxing of the general zoning rule.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioners' plans adversely effect the health, safety and general welfare of the locality involved and the Special Hearing for off-street parking in a residential zone should be denied.

Therefore, IT IS ORDERED this 4th day of May, 1977, that the aforementioned Special Hearing be and the same is hereby DENIED.

Edward C. Coveahy, Jr.
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING
SW/corner of Timonium Road and
Hammen Avenue - 8th Election District
James G. Stratakis, et al -
Petitioners
NO. 77-217-SPH (Item No. 172)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

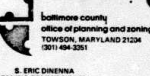
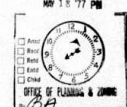
ORDER FOR APPEAL

Mr. Clerk:
Please enter an appeal to the decision of the Deputy Zoning Commissioner dated May 4, 1977 denying off-street parking in a residential zone to the County Board of Appeals.

Edward C. Coveahy, Jr.
Atty. for Petitioners
614 Bosley Avenue
Towson, MD 21204
828-3441

I HEREBY CERTIFY that on this 17 day of May, 1977, a copy of the foregoing Order for Appeal was mailed to John W. Hession, III, Esquire, People's Counsel, County Office Building, Towson, MD 21204.

Edward C. Coveahy, Jr.



May 4, 1977

Edward C. Coveahy, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/corner of Timonium Road and
Hammen Avenue - 8th Election District
James G. Stratakis, et al - Petitioners
NO. 77-217-SPH (Item No. 172)

Dear Mr. Coveahy:

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: Mr. John Coleman
12 Hammen Road
Timonium, Maryland 21093

Mr. & Mrs. Robert E. Coveahy
29 Hathaway Road
Timonium, Maryland 21093

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

FROM THE OFFICE OF
GEORGE J. MARTINAK, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6829, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
to Permit Parking in an Existing DR 5.5 Zone
Southwest Corner Timonium Road & Hammen Avenue
January 19, 1977

Beginning for the same at a point on the southeasterly side of Hammen Avenue, said point being South 10° 29' 49" East distant 68.56 feet from the intersection formed by the center line of Timonium Road and said Hammen Avenue, running thence binding on the southeasterly side of said Hammen Avenue the two following courses viz: (1) South 31° 31' 50" East 25.56 feet and (2) southeasterly by a curve to the left having a radius of 150.00 feet and a distance of 87.00 feet, said curve being subtended by a chord bearing South 48° 29' 42" East 85.79 feet, thence leaving said Avenue, running the three following courses viz: (3) South 24° 53' 19" West 151.71 feet, (4) South 86° 20' West 15.61 feet and (5) South 25° 24' 43" West 215.31 feet to the south side of Timonium Road, thence along said road (6) northeasterly along a curve to the left having a radius of 107.49 feet for a distance of 68.29 feet, said curve being subtended by a chord bearing North 62° 42' 09" East 68.28 feet to the cutoff leading to the heretofore mentioned southeasterly side of Hammen Avenue, thence across said cutoff (7) southeasterly by a curve to the right having a radius of 25.00 feet and a distance of 38.09 feet, said curve being subtended by a chord bearing South 75° 31' 55" East 34.51 feet to the place of beginning.

Containing 0.459 acres of land, more or less.



July 20, 1978

Edward C. Coveahy, Jr., Esq.
614 Bosley Avenue
Towson, MD 21204

Re File No. 77-217-SPH
James G. Stratakis, et al

Dear Mr. Coveahy:

Enclosed herewith is copy of Order of Remand passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Harold E. Binstock

Encl.

cc: Mr. James G. Stratakis, et al
Mr. and Mrs. Robert E. Coveahy
Mr. John Coleman
James H. Cook, Esq.
Mr. and Mrs. Ronald Johnson
Mr. Robert A. Hoffman
John W. Hession, III, Esq.
Mr. S. E. Hoffman
Mr. George Martinak
Mr. James Dyer
Mr. Louis Gress
Board of Education
Mr. J. Hession

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
April 27, 1979

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

Re: Case No. 77-217-SPH (Item #172)
James G. Stratakis, et al

Dear Mr. Coveahy:

As per your Motion, the above mentioned case was remanded by this Board to the Zoning Commissioner in order that the Petitioner might seek compliance with I.D.C.A. As of this date, the record indicates that you have not pursued this matter.

Within fifteen (15) days, please advise the Board as to your intentions. No response to this request will be interpreted by this Board as an indication that you no longer wish to pursue this petition. Thence the Board, upon its own Motion, will dismiss your petition.

Very truly yours,

William E. Butler, Jr., Esq.
Walter A. Miller, Jr., Chairman

cc: Mr. James G. Stratakis, et al
People's Counsel

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
SW corner of Timonium Road and :
Hammen Avenue, 8th Election District : OF BALTIMORE COUNTY
JAMES G. STRATAKIS, et al, : Case No. 77-217-SPH
Petitioners

ORDER

Upon the foregoing Motion, It is this 20th day of July, 1978, by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Deputy Zoning Commissioner of Baltimore County denying said Petition be and it is hereby neither Affirmed or Reversed, but the entire proceeding is hereby REMANDED to the Zoning Commissioner of Baltimore County for referral to the Baltimore County Planning Board in accordance with Section 22-15.1(f) of the Baltimore County Code, and further proceedings thereon as are required in accordance with law.

Any appeal from this decision must be in accordance with Rules 8-1 to 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

William T. Hockett
William T. Hockett

Herbert A. Davis
Herbert A. Davis

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
SW corner of Timonium Road and :
Hammen Avenue, 8th Election District : OF BALTIMORE COUNTY
JAMES G. STRATAKIS, et al, : Case No. 77-217-SPH
Petitioners

MOTION

To the Honorable, the County Board of Appeals:

The Motion of James G. Stratakis, et al, by their attorney Edward C. Covahey, Jr., respectfully shows:

1. That this case involves an application for a Special Hearing to permit off-street parking on a property which is presently zoned D.R. 5.5 on the 1976 Comprehensive Zoning Map duly adopted by the County Council for Baltimore County.

2. That, in view of the decision recently promulgated by the County Board of Appeals in a case entitled, "Petition for Special Exception, Nicholas B. Mangione, et ux," No. 76-158-X, your Movant believes, and therefore avers, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was held in "Mangione," be Remanded to the Zoning Commissioner of Baltimore County for processing in accordance with the terms and provisions of said "Interim Development Control Act."

WHEREFORE, said Petitioner respectfully moves that the County Board of Appeals by its appropriate Order cause said case to be Remanded to the Zoning Commissioner of Baltimore County and refer thereafter to the Planning Board of Baltimore County so that said application might be processed under the "Interim Development Control Act."

AND AS IN DUTY BOUND, etc.,

Edward C. Covahey, Jr.
Edward C. Covahey, Jr., Attorney
for Petitioners
614 Bosley Avenue
Towson, Maryland 21204
828-9441

*Rule 2-2-78
12-20-79*

I HEREBY CERTIFY that on this 12 day of July, 1978, a copy of the foregoing Motion, and of the Proposed Order thereon, was mailed to James H. Cook, Esquire, Attorney for Protestants, 409 Washington Avenue, Towson, Maryland 21204; and John W. Hession, III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/C of Timonium Rd. & Hammen Ave., :
8th District : OF BALTIMORE COUNTY
JAMES G. STRATAKIS, et al, : Case No. 77-217-SPH
Petitioners

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. Kuntz, Jr.
Charles E. Kuntz, 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 19th day of April, 1977, a copy of the foregoing Order was mailed to Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR SPECIAL HEARING : BEFORE
for Off-Street Parking in a :
Residential Zone : COUNTY BOARD OF APPEALS
SW corner of Timonium Road and :
Hammen Avenue : OF
8th District : BALTIMORE COUNTY
James G. Stratakis, et al :
Petitioners : No. 77-217-SPH

ORDER OF DISMISSAL

Petition of James G. Stratakis, et al for Off-Street Parking in a residential zone on property located on the southwest corner of Timonium Road and Hammen Avenue, in the Eighth Election District of Baltimore County.

WHEREAS, this case was scheduled for hearing at 10:30 a.m. on Wednesday, October 31, 1979.

WHEREAS, at the time assigned for the hearing of this appeal the attorney for the Petitioners-Appellants presented to the Board an Order of Dismissal of Appeal (a copy of which is attached hereto and made a part hereof).

WHEREAS, based upon this request, the Board will pass on Order dismissing this appeal.

IT IS HEREBY ORDERED this 1st day of November, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

Patricia Millhouser
Patricia Millhouser

William T. Hockett
William T. Hockett

JAMES G. STRATAKIS, et al * BEFORE THE
Petition for Special Exception* COUNTY BOARD OF
SW Corner Timonium Road and APPEALS
Hammen Avenue *
8th Election District * FOR
* BALTIMORE COUNTY
* 77-217-SPH

ORDER OF DISMISSAL

Mr. Clerk:

Please dismiss the appeal filed in the above-captioned matter.

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

I HEREBY CERTIFY that on this 31 day of OCT, 1979, a copy of the foregoing Order of Dismissal was mailed to James H. Cook, Esquire, 210 Allegheny Ave., Towson, MD 21204 and John W. Hession, III, Esq., People's Counsel, 102 W. Pennsylvania Ave., Towson, MD 21204.

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

RECEIVED
BALTIMORE COUNTY
OCT 31 10 40 AM '79
CITY CLERK
BY: [Signature]

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

May 3, 1979

REA CODE 301
418-2844

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 1, 1979

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

Re: Case No. 77-217-SPH
James G. Stratakis, et al

Dear Mr. Covahey:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith I. Eisenhart
Edith I. Eisenhart, Admin. Secretary

Encl.

cc: Mr. James G. Stratakis, et al
James H. Cook, Esquire
Mr. John Coleman
Mr. and Mrs. Donald C. Schoeneman
Mr. and Mrs. Robert E. Covahey
Mr. Richard J. Hoffman
Mrs. Rachel Thompson
Mr. Bertram W. Bliznard
John W. Hession, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. J. G. Howell

Walter A. Reiter, Jr.,
Chairman
County Board of Appeals
Room 219 Court House
Towson, MD 21204

RE: Case No. 77-217-SPH (Item #172)
James G. Stratakis, et al

Dear Mr. Reiter:

With respect to the above-captioned, please be advised that the Petitioner is going to proceed to comply with the requirements of I.D.C.A. and accordingly, requests that the Petition not be dismissed.

Very truly yours,

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

ECC/pa
cc: Ms. Katherine Strakes

*Rec'd 5-7-79
11 AM*

APR 15 1980

Mr. Muriel E. Buddenweiser
County Board of Appeals
Room 219 - Courthouse
Towson, Maryland 21204

2111 Sweetbrier Lane
Timonium, Maryland 21093
August 5, 1977

Re: James G. Stratakis
File No: 77-217 SPH

Dear Mr. Buddenweiser:

Would you be so kind as to add our name to your mailing list for
notifications of all proceedings in the above matter?

Thank you for your cooperation in this matter.

Very truly yours,

Donald C. Schoeneman
May 1, 1977
Mr. & Mrs. Donald C. Schoeneman

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
400 WASHINGTON AVENUE
"P.O. BOX 887"
TOWSON, MARYLAND 21204

September 29, 1977

County Board of Appeals
Court House
Towson, Maryland 21204

Re: Petition of James G. Stratakis, et al
No. 77-217-SPH
Our File 7023

Gentlemen:

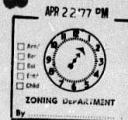
Would you kindly enter my appearance for Donald C.
Schoeneman and John R. Coleman. Protestants in the above entitled
case, and keep me advised as to all prospective hearing dates.

Kind regards.

Very truly yours,

James H. Cook
James H. Cook

JHC:11



2111 Sweetbrier Lane
Timonium, Maryland 21093
April 22, 1977

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

Re: 77-217 SPH 8172
S/W Corner Timonium Road
and Hammen Avenue

Dear Mr. DiNenna:

Mrs. Schoeneman and I wish to be considered parties to the above-captioned
matter which is scheduled for hearing on Wednesday, April 27, 1977 at
10:00 a.m.

We strenuously object to the proposed special exception that would permit
off-street parking at this location. Hammen Avenue is a quiet, tree-lined
street with well-kept homes and lawns. Aside from a parking lot being
aesthetically objectionable, we feel that it would create a problem by
congesting the flow of traffic in that area, as well as presenting a danger
to the children who play in the neighborhood.

It is our understanding that Nationwide Datsun and the Royal Farm Store plan
to utilize this property for customer and employee parking. We further un-
derstand that these firms propose to erect lighting and, at a later date,
effect the removal of the property known as No. 3 Hammen Avenue. Their
plans also include the planting of trees for screening purposes.

We object to the use of the site for parking purposes and all of the attend-
ant proposals necessary to complete the lot. We feel that we would be sub-
jected to the noise and upheaval of construction, we would bear the burden
of added traffic on our streets, the danger of accidents involving children
in the area, and, unfortunately, a visual obstruction for those drivers attempt-
ing to turn left onto Timonium Road from Hammen due to the planting of trees.

I, my wife, and our neighbors work long and hard to maintain our properties
in this neighborhood. An encroachment of this type would defeat our efforts
to keep our pleasant neighborhood just what it is - a quiet, tasteful resi-
dential area.

April 27, 1977

Mr. & Mrs. Robert E. Covahey
29 Hathaway Road
Timonium, Maryland 21093

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County, Maryland
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case 77-217-SPH
Timonium and Hammen Roads
James G. Stratakis
District 8

Dear Sir:

We wish to go on record as protesting the above case
for the reasons listed below:

1. This would be expanding commercialism beyond the
York Road corridor, into a residential neighborhood.
2. Commercial enterprises in a residential area would
eventually be reflected in the value of the surrounding
properties, in a negative manner.

Please notify us of the decision on this case when
it is rendered.

Very truly yours,

Carol M. Covahey
Carol M. Covahey

APR 27 77 AM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commission... Date: April 29, 1977
FROM: Norman E. Gerber
Acting Director of Planning...
SUBJECT: Petition 77-217-SPH
Petition for Special Hearing for Off-Street Parking in a residential zone
Southwest corner of Timonium Road and Hammen Avenue
Petitioner - James G. Stratakis, et al

8th District

HEARING: Wednesday, April 27, 1977 (10:00 A.M.)

The proposed use here would be out of character with the residential
area along both sides of Hammen Avenue and on the opposite side of
Timonium Road from the site. The use permit for parking in a
residential zone should not be a mechanism by which offensive, in-
congruous uses can be imposed upon residential neighborhoods.

It is recommended that the petitioner's request be denied.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JG:one

PROTESTANT'S
EXHIBIT A

11 Hammen Ave
116 E Timonium Rd.
11 Hammen Ave.
6 Hammen Ave.
9 Hammen Ave.
135 E Timonium Rd.
8 Hammen Ave.
15 E Timonium Rd.
14 E Timonium Rd.
2111 Sweetbrier Lane
2101 Timonium York Rd. Timonium
201 York Road Timonium, Md.
5 Hammen Ave Timonium
5 Hammen Ave Timonium
5 Hammen Ave Timonium
2113 Sweetbrier Lane Timonium
21 E Timonium Rd Timonium
4 Hammen Ave Timonium
10 Hammen
1 Hathaway Rd.
1 Hathaway Rd.
4 Hammen Ave
5 Hathaway Rd.

PROTESTANT'S
EXHIBIT A

2111 Sweetbrier Lane
2101 York Road Timonium, Md.
201 York Road Timonium, Md.
5 Hammen Ave Timonium
5 Hammen Ave Timonium
5 Hammen Ave Timonium
2113 Sweetbrier Lane Timonium
21 E Timonium Rd Timonium
4 Hammen Ave Timonium
10 Hammen
1 Hathaway Rd.
1 Hathaway Rd.
4 Hammen Ave
5 Hathaway Rd.

Date 2-25-77

TO:
FROM:
SUBJECT:

PERIOD: FROM: JAN - 1973
THRU: DEC 1976

- C. Timonium Road has two lanes on the east side of York Road and four lanes on the west side
- D. York Road has painted channelization
- E. Timonium Road has painted channelization (east side), physical channelization (west side)
- F. Traffic control is signal lights w/ left turn arrows for York Road traffic
- G. This section is a commercial section with an Automobile STEEL BANK, Heavy equipment distributor and a shipping center on each of four corners

7. 1973 shows ^{eighteen} ~~thirteen~~ (18) accidents reported
8. only three of the accidents were aquatic type accidents
1. 101 - Both going straight east - North →
primary cause - failure to obey signal
weather - clear, road - dry

TO:
FROM:
SUBJECT:

I. In the above other type accidents, there
 were (1) 1123 - rear ends $\rightarrow$
 (3) south, (2) east (1) north, (1) west
 (2) 113's sideswipe $\rightarrow$
 (1) south (1) north
 (2) Poles (1) south (1) west left turn
 Primary causes (20) wrong lanes
 (13) fail to yield
 (14) following too close
 weather (6) clear (3) rain road (6) dry (3) wet

5. 1976 shows a decline again down to sixteen (16) accidents.

K. ~~1976~~ of the accidents were multiple accidents.

- 211's (6) one straight one left →
 (west) (west) — (west) (6) east
 primary causes (13) fail to yield
 weather (factor) (1) dry road (4) dry (west)
- 101's (1) both straight →
 east — south
 primary cause (4) fail to obey signal
 weather — clear, road — dry
- 103's (1) one left — other straight from right T —
 west — still
 primary cause (1) fail to yield
 weather — clear; road — dry
- 212's (1) both turning left →
 primary cause (1) east — west

TO:
FROM:
SUBJECT:

1. In the ten other type accidents, these were (4) 112's rear ends → (5) south (3) north

primary causes (20) negligence
(2) fail to leave space
(11) following to close
weather clear (1) cloudy, road dry (3) wet

(2) 201's Head on collision
east - west
primary causes (10) fail to yield
(10) fail to keep right on
weather (1) cloudy (3) raining, road, wet
(3) dry, wet

(1) 113's - sideswipe
primary cause (8) fail to drive
weather clear, road dry, no single lane

(1) 3 - curb south bound (20) negligence
weather clear, road dry

(1) 332 - off road thru street vehicle
(20) negligence
weather clear, road dry

(1) 241 - both turning right - rear end →
primary cause (20) negligence
weather clear, road dry

4. *James L. Smith, Ph.D.*
TRAFFIC ENGINEERING HIDE

TO: C Richard Moore
FROM: G Smith & M Gance
SUBJECT: TRAFFIC Accident Study

2. 211 - one left turn - other straight
east - west
primary cause - failure to yield
weather - clear, road - dry

3. 221 - one left turn - other right turn
north south
primary cause - failure to yield
weather - cloudy, road - dry

C. IN The Fifteen (5) other type accidents, there were (4) 11's → (3) 13's → (6) not with another vehicle → (1) 202 → (1) 202
primary causes - mostly (20) negligence
(13) fail to yield
weather - raining, road wet (6 crashes)
clear + dry (4 crashes)

D. 1974 shows a lesser total of fifteen (5) accidents. The road was under construction this year.

E. There were still only ~~three~~ (4) angle type accidents
1. 211's (2) west left turn - other straight -
east east - east west
primary cause - negligence
weather - clear road dry (no weather conditions)
APRIL '74
2. 223 (1) both turn left - angle
south - east
primary cause - failure to yield sign
weather - clear, road - dry

TO:
FROM:
SUBJECT:

F. The weather other type accidents. There were
 five 1135 - rear-end → (1) west (2) north-east
 four 1135 - side-swing → (1) north (2) west
 four single car accidents (3) 8 (4) 11
 one 242 both turning left (east → 11)
 primary causes: (10) negligence
 (14) following too close
 (13) fail to yield
 (12) fail to drive on base
 weather - clear (11) raining (1) road - dry (11) wet (1) 8

G. 1975 shows a jump back up to (18) accidents.
 The reports show no construction in 1975.

H. There was a 100% increase in single accidents
 going from three (3) the previous two years to
 over six this year
 1. 1015 (5) both going straight → 4
 (1) with west (2) north-east (3) south-east
 primary causes (20) negligent driving
 2 (3) failure to yield
 2 (4) failure to obey signal
 2. 211 - one straight - one left turn → 5
 west - east
 primary cause - fail to yield (13)
 weather - clear; road - dry
 3. 103 - one left turn - one straight from right → 4
 primary cause - fail to yield (13)
 weather - clear; road - dry

TO:
FROM:
SUBJECT:

I. In the above other type accidents, there
 were (1) 1123 - rear ends $\rightarrow$
 (3) south, (2) east (1) north, (1) west
 (2) 113's sideswipe $\rightarrow$
 (1) south (1) north
 (2) Poles (1) south (1) west left turn
 Primary causes (20) wrong lanes
 (13) fail to yield
 (14) following too close
 weather (6) clear (3) rain road (6) dry (3) wet

5. 1976 shows a decline again down to sixteen (16) accidents.

K. ~~1976~~ of the accidents were multiple accidents.

- 211's (6) one straight one left →
 (west) (west) — (west) (6) east
 primary causes (13) fail to yield
 weather (factor) (1) dry road (4) dry (west)
- 101's (1) both straight →
 east — south
 primary cause (4) fail to obey signal
 weather — clear, road — dry
- 103's (1) one left — other straight from right T —
 west — still
 primary cause (1) fail to yield
 weather — clear; road — dry
- 212's (1) both turning left →
 primary cause (1) east — west

TO:
FROM:
SUBJECT:

1. In the ten other type accidents, these were (4) 112's rear ends → (5) south (3) north

primary causes (20) negligence
(2) fail to leave space
(11) following to close
weather clear (1) cloudy, road dry (3) wet

(2) 201's Head on collision
east - west
primary causes (10) fail to yield
(10) fail to keep right on
weather (1) cloudy (3) raining, road, wet
(3) dry, wet

(1) 113's - sideswipe
primary cause (8) fail to drive
weather clear, road dry, no single lane

(1) 3 - curb south bound (20) negligence
weather clear, road dry

(1) 332 - off road thru street vehicle
(20) negligence
weather clear, road dry

(1) 241 - both turning right - rear end →
primary cause (20) negligence
weather clear, road dry

4. *James L. Smith, Ph.D.*
TRAFFIC ENGINEERING HIDE

TO: C Richard Moore
FROM: G Smith & M Gance
SUBJECT: TRAFFIC Accident Study

2. 211 - one left turn - other straight
east - west
primary cause - failure to yield
weather - clear, road - dry

3. 221 - one left turn - other right turn
north south
primary cause - failure to yield
weather - cloudy, road - dry

C. IN The Fifteen (5) other type accidents, there were (4) 11's → (3) 13's → (6) not with another vehicle → (1) 202 → (1) 202
primary causes - mostly (20) negligence
(13) fail to yield
weather - raining, road wet (6 crashes)
clear + dry (4 crashes)

D. 1974 shows a lesser total of fifteen (5) accidents. The road was under construction this year.

E. There were still only ~~three~~ (4) angle type accidents
1. 211's (2) west left turn - other straight -
east east - east west
primary cause - negligence
weather - clear road dry (no weather conditions)
APRIL '74
2. 223 (1) both turn left - angle
south - east
primary cause - failure to yield sign
weather - clear, road - dry

TO:
FROM:
SUBJECT:

F. The weather other type accidents. There were
 five 1135 - rear-end → (1) west (2) north-east
 four 1135 - side-swing → (1) north (2) west
 four single car accidents (3) 8 (4) 11
 one 242 both turning left (east → 11)
 primary causes: (10) negligence
 (14) following too close
 (13) fail to yield
 (12) fail to drive on base
 weather - clear (11) raining (1) road - dry (11) wet (1) 8

G. 1975 shows a jump back up to (18) accidents.
 The reports show no construction in 1975.

H. There was a 100% increase in single accidents
 going from three (3) the previous two years to
 over six this year
 1. 1015 (5) both going straight → 4
 (1) with west (2) north-east (3) south-east
 primary causes (20) negligent driving
 2 (13) failure to yield
 2 (4) failure to obey signal
 2. 211 - one straight - one left turn → 5
 west - east
 primary cause - fail to yield (13)
 weather - clear; road - dry
 3. 103 - one left turn - one straight from right → 4
 primary cause - fail to yield (13)
 weather - clear; road - dry

TO:
FROM:
SUBJECT:

I. In the above other type accidents, there
 were (1) 1123 - rear ends $\rightarrow$
 (3) south, (2) east (1) north, (1) west
 (2) 113's sideswipe $\rightarrow$
 (1) south (1) north
 (2) Poles (1) south (1) west left turn
 Primary causes (20) wrong lanes
 (13) fail to yield
 (14) following too close
 weather (6) clear (3) rain road (6) dry (3) wet

5. 1976 shows a decline again down to sixteen (16) accidents.

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 primary cause (4) fail to obey signal
 weather — clear, road — dry
- 103's (1) one left — other straight from right T —
 west — still
 primary cause (1) fail to yield
 weather — clear; road — dry
- 212's (1) both turning left →
 primary cause (1) east — west

TO:
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SUBJECT:

1. In the ten other type accidents, these were (4) 112's rear ends → (5) south (3) north

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(2) 201's Head on collision
east - west
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(1) 113's - sideswipe
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(1) 3 - curb south bound (20) negligence
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(1) 332 - off road thru street vehicle
(20) negligence
weather clear, road dry

(1) 241 - both turning right - rear end →
primary cause (20) negligence
weather clear, road dry

4. *James L. Smith, Ph.D.*
TRAFFIC ENGINEERING HIDE

LOCATION: <u>Yard Run + Limekiln Road</u> <u>173.</u>															
(AUGUST) (CARTON)															
test	Street	Case #	Loc.	EXP	Mo.	Day	Mo.	DOE	YRS	Issued of Collection	angle	Other	R.C. N	Surf	
AD 45	3410 th	5.15	204772	1	5	4	15	M	18	002		✓	92	1	D
11 570		5.16	204773	1	8	24	22	55	19	112		✓	2	2	D
		5.16	204774	1	P	2	14	21	NW	10	112	✓	14	21	D
		5.16	204775	2	P	1	9	9	10	10	101	✓	6	1	D
		5.16	204776	2	P	9	8	19	612	178		✓	13	1	D
		5.16	204777	2	P	9	19	9	5	11	1	✓	20	1	D
		5.16	204778	2	P	7	13	20	500	170	202	✓	18	1	D
		5.16	204779	2	P	5	5	10	55	181	112	✓	20	1	D
		5.16	204780	2	P	5	8	21	14	200	112	✓	20	1	D
		5.16	204781	2	P	12	6	14	CE	172	101	✓	20	1	D
		5.16	204782	3	P	9	30	22	D	172	542	✓	15	1	D
		5.16	204783	3	P	7	12	10	10	172	172	✓	20	1	D
		5.16	204784	3	P	6	9	23	55	172	172	✓	20	1	D
		5.16	204785	3	P	4	13	15	55	172	172	✓	11	1	D
		5.16	204786	3	P	4	13	15	55	172	172	✓	11	1	D
		5.16	204787	3	P	12	6	14	CE	172	101	✓	20	1	D
		5.16	204788	3	P	9	30	22	D	172	542	✓	15	1	D
		5.16	204789	3	P	7	12	10	10	172	172	✓	20	1	D
		5.16	204790	3	P	6	9	23	55	172	172	✓	20	1	D
		5.16	204791	3	P	4	13	15	55	172	172	✓	11	1	D
		5.16	204792	3	P	12	6	14	CE	172	101	✓	20	1	D
		5.16	204793	3	P	9	30	22	D	172	542	✓	15	1	D
		5.16	204794	3	P	7	12	10	10	172	172	✓	20	1	D
		5.16	204795	3	P	6	9	23	55	172	172	✓	20	1	D
		5.16	204796	3	P	4	13	15	55	172	172	✓	11	1	D
		5.16	204797	3	P	12	6	14	CE	172	101	✓	20	1	D
		5.16	204798	3	P	9	30	22	D	172	542	✓	15	1	D
		5.16	204799	3	P	7	12	10	10	172	172	✓	20	1	D
		5.16	204800	3	P	6	9	23	55	172	172	✓	20	1	D
		5.16	204801	3	P	4	13	15	55	172	172	✓	11	1	D
		5.16	204802												
AD 45	1232	1232	204803	1	P	12	1	22	18	10	031	✓	13	2	D
	1232	1232	204804	3	1	4	7	19	E	P	D	✓	10	4	D
	1232	1232	204805	3	P	3	3	19	E	P	241	✓	7	4	D

[illegible]

THORNTON M. MOURING, P.E.
DIRECTOR

March 14, 1977

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

Re: Item #172 (1976-1977)
Property Owner: James G. Stratakis, et al
S/W cor. Timonium Rd. & Hammen Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 0.459 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.

Highways:

Timonium Road and Hammen Avenue, existing County roads, are improved as 42-foot and 36-foot sectioned roadways on 80-foot and 50-foot rights-of-way, respectively. Further highway improvements are not proposed at this time. Sidewalks are required along the Timonium Road frontage.

The construction of concrete sidewalks, curbs and gutters, 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.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #172 (1976-1977)
Property Owner: James G. Stratakis, et al
Page 2
March 14, 1977

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 these properties. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edward M. Dwyer, P.E.
EDWARD M. DWYER, P.E.
Chief, Bureau of Engineering

END-EMD:FWB:es

cc: A. Morton (MDL #52-71)
W. Munchel

S-NE Key Sheet
13 on 2 Pos. Sheet
NW 14 A Typo
60 Tax Map

March 8, 1977

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 #172, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:

Property Owner: James G. Stratakis, et al
Location: SW/C Timonium Road and Hammen Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone
Acres: 0.459
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 driveway to Hammen Avenue should be closed, and that area screened.

Very truly yours,

John L. Wimbley
JOHN L. WIMBLEY
Planner III
Project and Development Planning

STEPHEN E. COLLINS
DIRECTOR

March 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 172 - ZAC - February 9, 1977
Property Owner: James G. Stratakis, et al.
Location: SW/C Timonium Rd. & Hammen Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 0.459
District: 8th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineer Associate

HSF/jlf

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

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 172, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:

Property Owner: James G. Stratakis, et al
Location: SW/C Timonium Rd. & Hammen Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 0.459
District: 8th

Since this is a variance for parking only, no health hazards are anticipated.

Very truly yours,

Thomas H. Davis
THOMAS H. DAVIS, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:BJW:mah

JOHN D. SEVIERST
DIRECTOR

February 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #172 Zoning Advisory Committee Meeting, February 9, 1977 are as follows:

Property Owner: James G. Stratakis, et al
Location: S/W C Timonium Road & Hammen Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off street parking in a residential zone.

Acres: 0.459
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.B.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck
CHARLES E. BURBANCK
Plans Review Chief
CEB:rlj

JOHN D. SEVIERST
DIRECTOR

April 13, 1977

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

Dear Mr. DiNenna:

Comments on Item #172 Zoning Advisory Committee Meeting, February 9, 1977 are as follows:
Property Owner: James G. Stratakis, et al
Location: S/W C Timonium Road & Hammen Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off street parking in a residential zone.

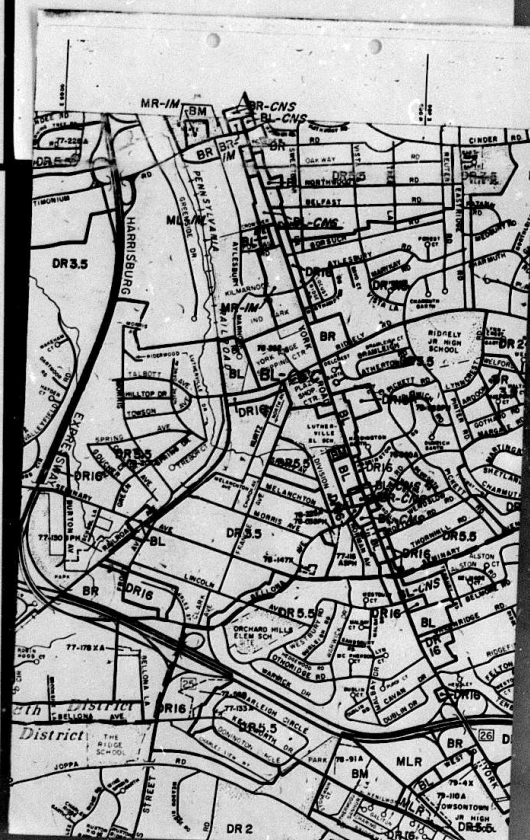
Acres: 0.459
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.B.) 1970 Edition and the 1971 Supplement and other applicable codes.
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- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck
CHARLES E. BURBANCK
Plans Review Chief
CEB:rlj



STROMBERG PUBLICATIONS, INC.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 TOWSON, MD. 21204 April 14 19 77

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 April 14 19 77

THIS IS TO CERTIFY, that the annexed advertisement of
Reuben Petition for Special Hearing-Off street
 was inserted in the following: parking

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☒ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
 once a week for 1 successive weeks before the
27 day of April 1977, that is to say, the same
 was inserted in the issues of April 7, 1977

STROMBERG PUBLICATIONS, INC.

B Chl E 3/2

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 7, 1977

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
 at one time successive weeks before the 27th
 day of April, 1977, the last publication
 appearing on the 7th day of April
 1977.

THE JEFFERSONIAN

G. L. Strata
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 84 Date of Posting 4-22-77
 Posted for: Hearing Wed. Apr. 27, 1977, 6:15 PM
 Petitioner: James G. Strata
 Location of property: 111 W. Chesapeake Ave. & Hammon Rd.
 Location of Sign: 111 W. Chesapeake Ave. & Hammon Rd.
 Remarks:
 Posted by: Mark H. Hess Date of return: 4-14-77
 Signature

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

No. 15396

DATE 9/1/77 ACCOUNT 01.712

AMOUNT \$10.00

WHITE CASHIER
 James H. Cook, Esq.
 Towson-Mercantile Bldg.
 Towson, Md. 21204

DISTRIBUTION
 FINE JERSEY
 YELLOW CUSTOMER
 Copies of documents from file
 #77-217-SPH, James G. Strata,
 et al, Petitioners
 1000 REC

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

No. 6518

DATE April 1, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED
 FROM: Edward G. Covahay, Jr., Esq. 614
Ave., Towson, Md. 21204
 FOR: Petition for Special Hearing for James G. Strata,
et al
#77-217-SPH
 410 REC 4 2500 REC

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

No. 51748

DATE May 19, 1977 ACCOUNT 01-662

AMOUNT \$10.00

RECEIVED
 FROM: Edward G. Covahay, Jr., Esq. 614
Swiley Ave., Towson, Md. 21204
 FOR: Cost of filing for an appeal for James Strata,
et al
#77-217-SPH
 31 APR 19 4000 REC

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

No. 51671

DATE April 27, 1977 ACCOUNT 01-662

AMOUNT \$60.25

RECEIVED
 FROM: James Strata Enterprises, 718 York Rd.,
Towson, Md. 21204
 FOR: Advertising and posting of property
#77-217-SPH
 29 APR 78 6025 REC

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 84 Date of Posting 4-22-77
 Posted for: Hearing Wed. Apr. 27, 1977, 6:15 PM
 Petitioner: James G. Strata
 Location of property: 111 W. Chesapeake Ave. & Hammon Rd.
 Location of Sign: 111 W. Chesapeake Ave. & Hammon Rd.
 Remarks:
 Posted by: Mark H. Hess Date of return: 6-2-77
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of

June 1977 Filing Fee \$ 25.00 Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

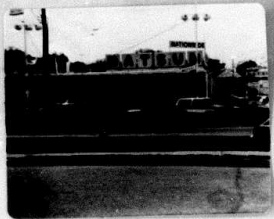
Petitioner James Strata Submitted by De V

Petitioner's Attorney Edward Covahay Jr. Reviewed by STR

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



VIEWS OF DATSUN SHOWROOM



NOTICE MISUSE OF PARKING



-11-

VIEWS OF ROYAL FARM STORE



NOTICE NUMBER
OF TRAFFIC EXITS

LOOKING SE



LOOKING SW

-10-

VIEWS OF DATSUN SHOWROOM



LOOKING SOUTH



LOOKING SOUTH

-9-

VIEWS OF DATSUN'S INSIDE LOT



SHOWING IRREGULAR
PARKING



NOTICE AVAILABLE
SPACE

NOTICE UNUSUALLY
VEHICLES & TRASH

-8-

HOUSES ALONG HAMMEN AVE



11 HAMMEN AVE.



13 HAMMEN AVE.



12 HAMMEN AVE

-5-



SOUTHWEST
CORNER
TIMONIUM RD.
&
HAMMEN AVE.

LOOKING SW.



SOUTHWEST
CORNER
TIMONIUM RD.
&
HAMMEN AVE

LOOKING WEST

-1-



SOUTHWEST
CORNER
TIMONIUM RD.
&
HAMMEN AVE.

VIEW OF 3 HAMMEN
LOOKING SOUTH



VIEW OF 3 HAMMEN AVE - LOOKING SOUTH

-2-

HOME OF MRS. THOMPSON
5 HAMMEN AVE.



-6-

PROTESTANT'S
EXHIBIT - C -

D2C

PROTESTANT'S
EXHIBIT - E -

D2C



VIEW OF 3 HAMMEN
LOOKING WEST



VIEW OF 3 HAMMEN AVE - LOOKING WEST



VIEWS ALONG HAMMEN AVE
LOOKING WEST

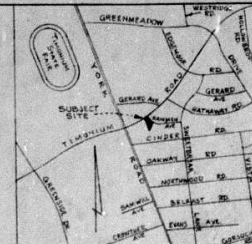
FROM 4 HAMMEN AVE.



FROM 8 HAMMEN AVE



FROM 12 HAMMEN AVE.



LOCATION MAP
SCALE: 1"=1000'

PARKING TABULATION

NATIONWIDE DATSUN

PARKING REQUIRED:

RETAIL AREA: 2100 SQ. FT. = 200 TIC SPACES
SERVICE AREA: 1500 SQ. FT. = 100 TIC SPACES
TOTAL PARKING: REQ. = 300 SPACES

PARKING PROVIDED:

INTERIOR: 20 SPACES
EXTERIOR CUSTOMER PARKING: 24 SPACES
TOTAL PARKING PROVIDED (NOT INCLUDING NEW ADDED OR DELAY AREA): 44 SPACES
REFER TO APPROVED SITE PLAN (C-330-74)

ROYAL FARM STORE

PARKING REQUIRED: 2000 SQ. FT. = 200 TIC SPACES
PARKING PROVIDED: (EXCEPT PROPOSED) 10 SPACES

PROPOSED PARKING AREA: 47 ADDITIONAL SPACES (SEE ITEM (4) BELOW)

THE FOLLOWING ITEMS ARE IN CONJUNCTION WITH SECTION 405.4 OF THE BALTIMORE COUNTY ZONING ORDINATIONS:

- (1) THE LAND SO USED ADJACENT TO THE BUSINESS OR SERVICE AREA SHALL BE PERMITTED TO BE USED FOR THE FOLLOWING:
- (2) NO LOADING OR UNLOADING OF GOODS OR PASSENGERS SHALL BE PERMITTED.
- (3) NO LOADING OR UNLOADING OF GOODS OR PASSENGERS SHALL BE PERMITTED.
- (4) SIGNAGE, IF DEEMED NECESSARY FOR SECURITY PURPOSES, SHALL BE PLACED AS SHOWN AND SHALL BE A MINIMUM HEIGHT OF 5 FEET, MERCURY VAPOR BRIGHT SO AS NOT TO REFLECT INTO RESIDENTIAL AREAS. SIGNS OR OBSTRUCTIONS TO COMPLIANCE REQUIREMENTS OF DESIGN & ZONING PURPOSES, INCLUDING TO CONCEPT OF ROW OF WHITE PILES AT LEAST 6 FEET IN HEIGHT PLANTED 6" ON CENTER, COMBINED WITH ROW IF ALTERNATELY PLACED SPREADING VIEWS AT LEAST 1 FEET IN HEIGHT PLANTED 6" ON CENTER (SEE DETAIL).
- (5) PROPOSED PARKING TO BE ENTIRELY WITHIN CHAIN LINK FENCE AND SHALL BE PROPERLY DRAINED.
- (6) PROPOSED PARKING AND VEHICULAR ACCESS ARE AS SHOWN HEREON.
- (7) IT IS THE INTENT OF THE APPLICANT TO PROVIDE ADDITIONAL OFF-STREET PARKING TO ACCOMMODATE CUSTOMERS AND EMPLOYEES OF NATIONWIDE DATSUN AND ROYAL FARM STORE ON A MUTUAL BASIS. THE PRIMARY PURPOSE IS TO PROVIDE RELIEF TO CONGESTION ON STREET PARKING PROBLEMS. HOURS OF OPERATION WOULD BE APPROXIMATELY 10:00 A.M. TO 6:00 P.M.

GENERAL NOTES

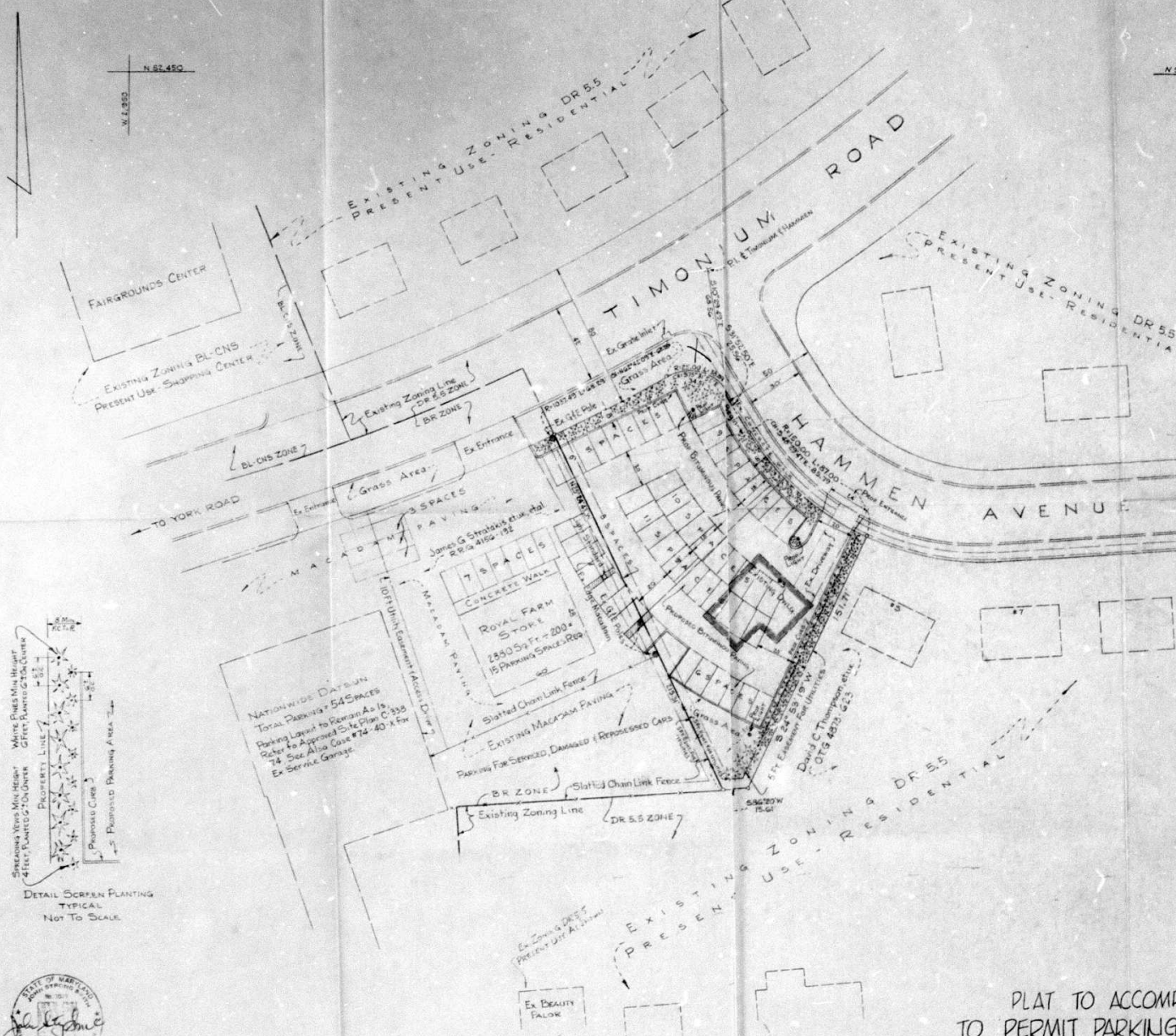
- (1) AREA TRACT: 1.045 ACRES
- (2) EXISTING ZONING: DR 55
- (3) NUMBER PROPOSED PARKING SPACES IN EXISTING DR 55 ZONE: 47
- (4) PARKING REQUEST COMPRISES LOT B-55 BLOCK 'C' AS SHOWN ON PLAT ENTITLED "RECONSTRUCTION PLAT PART OF SECTION 2 & 3-10 CONGRESSIONAL AND PART OF WARDENWOOD RECORDED IN CLAT BOOK 518 22, FOLIO 25
- (5) THE EXISTING HOUSE KNOWN AS #2 HAMMEN AVE. IS TO BE REMOVED AT A FUTURE DATE.
- (6) IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT THE PROPOSED PARKING LOT IN TWO PHASES. THE FIRST OF WHICH WILL UTILIZE PARKING UP TO THE EXISTING HOUSE. THE SECOND PHASE WILL BE THE REMOVAL OF THE HOUSE, THIS ALLOWING FULL UTILIZATION OF THE PARKING AREA AS SHOWN HEREON.

DATE	1/17/77
BY	W. J. STEPHENS, JR.
CHECKED BY	W. J. STEPHENS, JR.
DATE	1/17/77
BY	W. J. STEPHENS, JR.
CHECKED BY	W. J. STEPHENS, JR.
DATE	1/17/77
BY	W. J. STEPHENS, JR.

PLAT TO ACCOMPANY ZONING PETITION
TO PERMIT PARKING IN AN EXISTING DR 55 ZONE
SOUTHWEST CORNER TIMONIUM RD. & HAMMEN AVE.

BALTO CO, MD
SCALE: 1"=20'

ELECT. DIST. U-2 B
JANUARY 13, 1977



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
8703 ALLEGHENY AVE.
TOWSON 4, MARYLAND



N 52.450
W 7.350

N 52.450
W 7.350

PARKING TOLERATION

NATIONWIDE DAYCARE
 PARKING REQUIRED:
 RETAIL AREA 2400 SQ. FT. = 200 + 16 SPACES
 SERVICE AREA 1400 SQ. FT. = 1000 + 25 SPACES
 TOTAL PARKING REQ. = 1100 SPACES
 PARKING PROVIDED:
 1. 2000 SQ. FT. = 200 + 16 SPACES
 2. 1400 SQ. FT. = 1000 + 25 SPACES
 TOTAL PARKING PROVIDED NOT INCLUDING NEW
 1. 2000 SQ. FT. = 200 + 16 SPACES
 2. 1400 SQ. FT. = 1000 + 25 SPACES
 REFER TO APPROVED SITE PLAN (2-28-77)
ROYAL FARM STORE
 PARKING REQUIRED: 2000 SQ. FT. = 200 + 16 SPACES
 PARKING PROVIDED: (EXISTING + PROPOSED) 110 SPACES
 (SEE SITE)
 PROPOSED PARKING AREA: 83 ADDITIONAL SPACES (SEE
 ITEM (A) BELOW)

THE FOLLOWING ITEMS ARE IN CONJUNCTION WITH SECTION 405.4
 OF THE BALTIMORE COUNTY ZONING REGULATIONS
 (A) THE LAND SO USED ABOVE THE BUSINESS AREAS INVOLVED
 (B) ONLY DISCREET VEHICLES EXCLUDING BUSES MAY USE THE
 PARKING LOT
 (C) NO LOADING SERVICE OR ANY USE OTHER THAN PARKING
 SHALL BE PERMITTED
 (D) SIGNAGE, IF DEEMED NECESSARY FOR SECURITY PURPOSES
 SHALL BE PLACED AS SHOWN AND SHALL BE A MINIMUM HEIGHT
 OF 20 FEET, VERTICAL, WATER, ERECTED SO AS NOT TO REFLECT
 RAYS INTO RESIDENTIAL AREAS, HOURS OF OPERATIONS COMPLIANT
 REQUIREMENTS OF PAROUL & ROYAL FARM STORES
 (E) SCREENING TO CONSIST OF ROW OF WHITE PINE AT LEAST 6
 FEET IN HEIGHT, PLANTED 6 FT ON CENTER, COORDINATED WITH ROW
 IF ALTERNATELY PLANTED SPREADING YEW AT LEAST 4 FEET
 IN HEIGHT PLANTED 6 FT ON CENTER (SEE DETAIL)
 (F) PROPOSED PARKING TO BE EXISTING LOT WITH GRASSER FOR DEE
 AND SHALL BE PROPERLY PLANNED
 (G) PARKING ARRANGEMENT WITH VEHICLES ACCESS ARE AS
 SHOWN HEREIN
 (H) IT IS THE INTENT OF THE APPLICANT TO PROVIDE ADDITIONAL
 OFF-STREET PARKING TO ACCOMMODATE CUSTOMERS AND
 EMPLOYEES OF NATIONWIDE DAYCARE AND ROYAL FARM STORE
 ON A MUTUAL BASIS, THE PRIMARY PURPOSE IS TO PROVIDE
 RELIEF TO CONSUMERS ON STREET PARKING PROBLEMS
 HOURS OF OPERATION WOULD BE APPROXIMATELY 7AM TO 11PM

GENERAL NOTES

- (1) AREA TRACT 10000 ALBANY
- (2) EXISTING ZONING DR 55
- (3) NUMBER PROPOSED PARKING SPACES IN EXISTING DR 55 ZONE IS
 1100 SPACES (SEE ITEM (A) ABOVE)
- (4) PARKING REQUIRED CONSIDERED LOT 1100 BLOCK "C" AS SHOWN
 ON PLAT ENTITLED "PRESUBDIVISION PLAT PART OF SECTION
 1 & 2 AC VINTAGE AND PART OF HANFORD" RECORDED IN
 PLAT BOOK 44B, 2L, 1000 25
- (5) THE EXISTING HOUSE KNOWN AS 1100 HAMMEN AVE. IS TO BE
 REMOVED AT A FUTURE DATE
- (6) IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT TWO PRO-
 posed PARKING LOT IN TWO PHASES, THE FIRST OF WHICH WILL
 UTILIZE PARKING UP TO THE EXISTING HOUSE. THE SECOND
 PHASE WILL BE THE REMOVAL OF THE HOUSE, THE FOLLOW-
 ING FULL UTILIZATION OF THE PARKING AREA AS SHOWN
 HEREIN.

Item 172



REVISOR PLANS

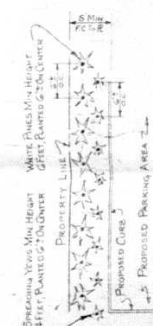
PLAT TO ACCOMPANY ZONING PETITION
 TO PERMIT PARKING IN AN EXISTING DR 55 ZONE
 SOUTHWEST CORNER TIMONIUM RD & HAMMEN AVE.

BALTO CO, MD
 SCALE: 1" = 50'

ELECT. DIST. 12 B
 JANUARY 13, 1977

REVISED MARCH 28, 1977 - ELIMINATED ACCESS TO HAMMEN AVE. PER BALTO CO
 COMMISSIONERS

2730



DETAIL SCREEN PLANTING
 TYPICAL
 NOT TO SCALE



GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGRETT AVE.
 TOWSON, MARYLAND

