

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **MICHAEL ATHAS**, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **DR 5.5** zone to an **B1** zone, for the following reasons:

SEE ATTACHED BRIEF AND EXHIBITS.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

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

Michael Athas
MICHAEL ATHAS, Legal Owner
Address: 100 GALLOWOOD ROAD
TIMONIUM, MD. 21093

Robert J. Romadka
Robert J. Romadka, Protestants' Attorney
Address: 809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of October, 1978, 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 13th day of March, 1979, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **MICHAEL ATHAS**, 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 232.2b.2or.a.1-foot side yard on north property line in lieu of the required 10-foot side yard _____

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

On the north property line this parcel is bounded by DR 5.5 zoning that extends northwardly to the center line of the Baltimore Gas & Electric Co. right-of-way for existing twin rows of steel power transmission towers. From the center line noted, northwardly the zoning is M.L.

The requested 1-foot side yard set back will avoid the practical difficulty of obtaining the required off-street parking imposed by the required 10-foot side yard.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Michael Athas
MICHAEL ATHAS, Legal Owner
Address: _____

Robert J. Romadka
Robert J. Romadka, Protestants' Attorney
Address: 809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of October, 1978, 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 13th day of March, 1979, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to B.L., and : COUNTY BOARD OF APPEALS
VARIANCE from Section 232.2b : OF
of the Baltimore County :
Zoning Regulations :
NE corner of Old Annapolis Road : BALTIMORE COUNTY
13th District :
Michael Athas, Petitioner : No. 78-192-8A
William J. Steiner, Jr., :
Contract Purchaser :

ORDER OF DISMISSAL

Petition of Michael Athas for reclassification from D.R. 5.5 to B.L. and variance from Section 232.2b of the Baltimore County Zoning Regulations on property located on the northeast corner of Old Annapolis Road and Hoffman Avenue, in the Thirteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed August 27, 1979 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of August 27, 1979.

IT IS HEREBY ORDERED this 29th day of August, 1979, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr.
Walter A. Keller, Jr., Chairman

LeRoy B. Spritzer
LeRoy B. Spritzer

John A. Miller
John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE :
NE corner of Old Annapolis Rd. and :
Hoffman Ave., 13th District : OF BALTIMORE COUNTY

MICHAEL ATHAS, Petitioner : Case No. 78-192-8A

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. Koutz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 22nd day of February, 1978, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. HANOVER ST.
TOWSON, MARYLAND 21286

809
NICHOLAS B. COMMODARI
Chairman

- MEMBERS:
- Director of Engineering
- Department of Traffic Engineering
- State Roads Commissioner
- Board of Education
- Fire Department
- Health Department
- Project Planning
- Building Department
- Board of Education
- Planning Administration
- Industrial Development

October 31, 1977

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Reclassification Petition
Item Number 14 - Cycle II
Petitioner - Michael Athas

Dear Mr. Romadka:

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.

This currently vacant D.R. 5.5 zoned site, formerly improved with a nite club, is located on the northeast corner of Old Annapolis Road and Hoffman Avenue in the 13th Election District. To the north and abutting this site is property improved with a Baltimore Gas and Electric substation, zoned D.R. 5.5 and M.L., while individual dwellings zoned D.R. 5.5, exist to the east and south along Hoffman Avenue. Directly opposite the subject site is vacant land zoned commercial (B.L.).

Prior to the adoption of the recent countywide zoning maps in the latter part of 1976, this site was zoned B.L. in its entirety with the property immediately to the west zoned D.R. 5.5. A building permit (C-1184-76) to construct the proposed store was originally filed

Robert J. Romadka, Esq.
Page 2
Item No. 14
Oct. 31, 1977

with the County at this time, however, it was never issued because of the downshift in zoning.

A review of the submitted plan indicates that the proposed building will be located within one (1) foot of the northerly property line. Since the adjoining property is zoned residential, the required setback is 10 feet, therefore, a Variance request must also be included with this petition. In addition the proposed 50 foot right-of-way for Hoffman Avenue must be indicated and the marking arrangement altered. If the required number of spaces cannot be provided and/or the spaces are situated closer than 8 feet to the widening line, as is the case along Old Annapolis Road, this must also be reflected on the Variance forms. The revised plans should also reflect the comments from the Office of Project and Development Planning.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to November 28, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC1:1

cc: **John A. Harrison, Jr.**
Architect
2103 Oak Lodge Road
Baltimore, Maryland 21228

ORDER RECEIVED FOR FILING

DATE: January 23, 1978
John L. Wimbley

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of SEVERE TO THE EXTENT OF THE ROAD AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY NOT BEING ADVERSELY AFFECTED, THE RECLASSIFICATION SHOULD BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1977, that the herein Petition for the Reclassification from a D.R. 5.5 Zone to a B.L. Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 5.5 Zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: January 23, 1978
John L. Wimbley

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the SEVERE TO THE EXTENT OF THE ROAD AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY NOT BEING ADVERSELY AFFECTED, THE RECLASSIFICATION SHOULD BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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 15th day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E. DIRECTOR

October 31, 1977

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

Re: Item #14 (Cycle II) October 1977 - April 1978
Property Owner: Michael Athas
W/S cor. Old Annapolis Rd. & Hoffman Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
Acres: 0.422 District: 13th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied the Petitioner November 17, 1976 by the Bureau of Public Services in connection with the plot plan "Stores at 4603, 5, 7 & 9 Old Annapolis Road" for Building Permit Application C-1194-76 (Project No. 6206) are referred to you for consideration. It is noted that this presently submitted plan, dated 22 October 1976, does not as yet indicate that Hoffman Avenue is proposed to be improved as a 30-foot closed section roadway on a 50-foot right-of-way.

As indicated on the submitted plan, additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #14 of Zoning Cycle II (October 1977 - April 1978).

Very truly yours,
Elioseph H. Duvall, P.E.
Chief, Bureau of Engineering

END: EAM: PRR:BS
cc: R. Horton
P. Koch
W. Manchel

C-NE Key Sheet
26 5' x 5' Pos. Sheet
SW 7 B Topo
109 Tax Map



Thomas H. Levinson
Secretary
Edward H. Stone
Administrator

October 7, 1977

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

Re: Meeting for Cycle II
ITEM: 14
Property Owner: Michael Athas
Location: NE/C Old Annapolis Rd. (Route 648) & Hoffman Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
Acres: 0.422
District: 13th

Dear Mr. DiNenna:

The proposed entrance channelization and improvements for Old Annapolis Road are generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers

CL:JEM:rvd

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



October 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #14, Zoning Cycle II, October, 1977, are as follows:

Property Owner: Michael Athas
Location: NE/C Old Annapolis Road and Hoffman Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
Acres: 0.422
District: 13th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All screening must be contained within the property itself, not between the existing right-of-way and the proposed widening line.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning



STEPHENE COLLINS
DIRECTOR

October 24, 1977

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

Re: Item 14 - 24C - October 13, 1977
Property Owner: Michael Athas
Location: NE/C Old Annapolis Road & Hoffman Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
Acres: 0.422
District: 13th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to B.L. of 0.422 acres. This should increase the trip density from 25 to 250 trips per day. Two parking spaces along Hoffman Avenue are only 4 ft. from the right of way lane and are, therefore, illegal.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer

CRM/bza



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

October 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 #14, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Michael Athas
Location: NE/C Old Annapolis Rd. & Hoffman Ave.
Existing Zoning: B.L. 5.5
Proposed Zoning: B.L.
Acres: 0.422
District: 13th

Metropolitan water and sewer are available, therefore no health hazard is anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas H. Levinson, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/BS/rub



Paul H. Reinecke
Chief

October 26, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Own. Michael Athas
Location: NE/C Old Annapolis Rd. & Hoffman Ave.

Item No. 14 Zoning Agenda Cycle II

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Approved: *John J. Kelly* Planning Director
Special Inspection Division
Approved: *Edward H. Stone* Deputy Chief
Fire Prevention Bureau

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21202
EASTERN MARYLAND STREET
August 24, 1979

August 27, 1979

Walter A. Reiter, Jr., Chairman
County Board of Appeals
Room 219, Court House
Towson, Maryland 21284

Re: Case No. 78-192-RA
Michael Athas, Petitioner

Dear Mr. Reiter:

I have been requested by the Petitioner, Michael Athas, and contract purchaser, William Steiner, Jr., to withdraw their Petition for Reclassification pertaining to the above captioned case. Since this matter cannot be heard before the Board until August 30, 1979, it would appear that with the possibility of the Board's decision being appealed to the Circuit Court, that a final Order would not be given prior to the time of the adoption of the Comprehensive Zoning Maps.

It is unfortunate that this present Petition was not heard by the Board at an earlier date. However, since the Board's notification to the Petitioner on February 1, 1979 that no further hearings on reclassification petitions would be held due to the enactment of Bill 122-78, a great deal of time has been lost with the case now being rescheduled for hearing. Therefore, we will refile our Petition for Zoning Reclassification immediately after the adoption of the Comprehensive Zoning Maps in 1980. By using this method, it will give us adequate time to have the Zoning Petition heard through the various administrative steps and receive a final Zoning Order well in advance of the Comprehensive Zoning Map that again will be reviewed and adopted in the year

Very truly yours,

Robert J. Romadka

cc: Mr. Michael Athas
cc: Mr. William Steiner, Jr.
cc: John W. Hessian, III, Esq.
cc: Mr. William H. Murphy
cc: Mr. George E. Ware, Jr.

John W. Hessian, III, Esquire
Deputy County
County Office Building
Towson, Maryland 21284

Re: Case No. 78-192-RA
Michael Athas, Petitioner

Dear Mr. Hessian:

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,

John V. Murphy, Admin. Secretary

Sed:

cc: Robert J. Romadka, Esquire
Mr. Michael Athas
Mr. William J. Steiner, Jr.
Mr. George E. Ware, Jr.
Mr. William H. Murphy
Mr. J. E. H. H. H.
Mr. W. E. H.
Mr. J. D. H.
Mr. J. H. H.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
S. ERIC DILLON
Zoning Commissioner
George J. Martinek
Deputy Zoning Commissioner

November 15, 1978

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petitions for Reclassification
and Variance
NE/Corner of Old Annapolis Road
and Hoffman Avenue - 13th
Election District
Michael Athas - Petitioner
NO. 78-192-RA (Item No. 14)

Dear Mr. Romadka:

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

Very truly yours,

S. ERIC DILLON
Zoning Commissioner

SED:mr

Attachments

cc: Mr. George E. Ware, Jr., President
Baltimore Highlands Improvement Association
4017 Annapolis Road
Baltimore, Maryland 21227

Mr. William H. Murphy
2807 Hoffman Avenue
Baltimore, Maryland 21227

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

COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

July 10, 1978

John V. Murphy
COUNCILMAN, FIRST DISTRICT

COUNCIL OFFICE: 600-3100
CATONVILLE OFFICE: 746-0200

Mr. George Martinek
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear George:

Residents of Hoffman Avenue and Manoff Road are most anxious for a decision to be rendered on the Athas property at 1 m corner of Old Annapolis Road and Hoffman Avenue.

These residents opposed Mr. Athas' petition for BL zoning at a March 13th hearing (Oct. 1977 - April 1978 Reclassification Petition # 14) and I would appreciate any information you could provide on what has delayed the decision in this case. We would also appreciate the decision being rendered as soon as possible.

Thank you.

Yours truly,

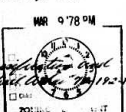
John V. Murphy
John V. Murphy
Councilman
First District



JVM:dm
cc: William H. Murphy
2807 Hoffman Avenue 21227

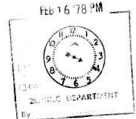
ans via telephone conversation
w/John July 9, 1978

7/25/78
Zoning Commission
Baltimore County, Md.
Re: Petition for Reclassification and Variance for Michael Athas, 78-192-RA
Dear Sir:
As a home owner and resident at the above address in Baltimore County for thirty years I would like to know the area in question at this hearing remain residential.
Many of us have retired and are in our senior citizen age and would like to see neighborhood to remain peaceful and quiet.
During the years when a 7th class was in existence at this location we experienced many bad days and no parking problems near our home, double lawn and



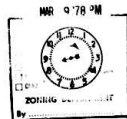
other trash on our lawn, plus excessive noise in the evening and early morning hours.
County records will also indicate the number of accidents and deaths that have occurred at or near this location. The approval of this area either road or land on Annapolis Road at the party may appear least does present a problem to those not familiar with the area. Since it is a hazard to the driver and people crossing the road especially after dark.
I shall appreciate your consideration in this matter and do hope that this hearing will advise you that this area should remain residential.
Very truly yours,
Mrs. John H. Eckert

7/27/78
Baltimore
ALICIA ATHAS
4 E. JEFFERSON ST.
BALTIMORE, MD. 21227
William H. Murphy
2807 Hoffman Ave
Balt. Co. Md.
21227
Mr. S. Eric Dillon
Zoning Commissioner
Balt. Co. Md.
Dear Mr. Dillon
It has come to our attention that M. Athas is attempting to rezone his property on the corner of our street and Annapolis Rd. from D.R. 5.5 to B.L.
I want to go on record for my family and for all my neighbors that we are violently opposed to any rezoning of the property.
I would like to be notified of the time and place of any hearing to be held on this matter.
Our is a nice quiet residential street and in our view it should remain so.
Thanking you for any help you may give us in this matter.
Feb 16 78 PM
ZONING DEPARTMENT
Yours truly
William H. Murphy



7/25/78
Dear Sir
I have lived in the neighborhood and have paid taxes for the last 23 years. I like this area and would prefer it left residential and not commercial property. A house on this vacant lot would improve the situation and make it nice and peaceful to live here.
Doree Dreyfus Neuman
2809 Dehoff Rd.
Balt. Md. 21227

7/25/78
Mr. S. Eric Dillon
Zoning Commissioner, Balt Co
Dear Sir
I as a home owner & taxpayer in Balt Co. hope you will keep our street (Hoffman Ave) as it is at present, quiet & residential by denying the request of Mr. Athas to reclassify his property on the corner of Hoffman Ave & Annapolis Rd from D.R. 5.5 to B.L.
William H. Murphy
Cousin E. Murphy



March 12, 1978

To the Zoning Commission of Baltimore County

Dear Sir:
We would like to see the property on the northeast corner of Annapolis Road and Hoffman Ave. remain residential. We do not wish to have anything but private dwelling next to our property. As notice in Baltimore County, we want you to think very seriously about this matter before any changes are made.

William G. Kaur
Delores M. Kaur
Edward S. Kaur
John C. Kaur
2802 Hoffman Ave.
Zone 21227

3/9/78

Attn:
Zoning Commissioner
Baltimore County

To whom it may concern in reference to the petition for reclassification and Variance for Michael Athas # 78-192-0A 3/13/78 Room 206 1P.M.

Having been a resident of Hanoff Road for 28 yrs we protest the rezoning for the following reasons:

We already have too many taverns ect. on Old Annapolis Rd.

We also have a traffic problem, we are surrounded by industry which may have increased employment in our area but:

Has any one checked how many cars and trucks already travel both road?

Check the police records of fatal accidents and numerous incidents which occurred when this place was in operations.

Please consider our plea.

Thank you,

Emma & John Pultz

2002 Hanoff Road
Baltimore, Maryland 21227

John Pultz

4613 Old Annapolis Road
March 11, 1978

Mr. S.E. DeNenna
Zoning Commission of Baltimore County
Towson, Maryland

Dear Mr. DeNenna,

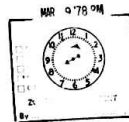
As a 30 year taxpayer on my property at 4613 Old Annapolis Road, I protest the petition of Mr. Michael Athas for reclassification of the corner of my property on Old Annapolis Road and Hoffman Avenue for property on Old Annapolis Road and Hoffman Avenue for business location. This parcel of land could be used for two nice homes to complete the block of homes. As what blessed peace we have enjoyed as a neighborhood across the night club and by Mr. Athas was destroyed by fire a few years ago. I would like to see the neighborhood remain quiet and peaceful but see the neighborhood being captured all homes, I like, cars coming a gang, despite being captured all homes, I like to think of it starting over again. Please register my vote against reclassification. Very truly yours, Charles P. DeNenna Jr.

March 13, 1978

To the Zoning Commission
I would like the corner of Hoffman Avenue to remain residential. This neighborhood does not need another liquor carry out store or another Club like the Charcoal. Since the Charcoal Club has been closed down this neighborhood had been a very quiet area we don't have the lobby of smoking a parking place in front of our houses like we did when the club was on the corner and we also don't wake up every Saturday and Sunday morning to find beer bottles thrown around the yard or sitting at the heads of our cars, you must admit see the beer bottles scattered around the neighborhood does not do the neighborhood any justice. I really don't think it should be a good idea to build a bar on the corner of Hoffman Avenue. Every one seems to like this neighborhood the way it is. It's a good neighborhood. Any change in the way it was, unless everybody likes it the way it is.

Thank you
John H. Hurdell
2815 HOFFMAN AVE
BALTIMORE MD 21227

File



MICHAEL ATHAS

77-1074

To the zoning Commission of Baltimore County -

We are unable to attend the hearing being held on March 13th, but would like to voice our opinion. We would like the corner of our neighborhood to remain as peaceful and quiet as it is at present. Let it be zoned as residential for the good of all the people on Hoffman Ave. & Hanoff Rd.

Thank you

Mr. & Mrs. Charles Hoffman
2815 Hanoff Rd.
Baltimore, Md.



March 15, 1978

To the Baltimore County Zoning Board,

Being a resident & home owner and also a taxpayer for 38 years at 2812 Hoffman Ave, we Mrs. Mrs. William & Margaret are very concerned about keeping this a residential neighborhood.

Mr. & Mrs. William McKelbin
2812 Hoffman Ave,
Baltimore, Md 21227

Signed
William F. McKelbin
Margaret J. McKelbin

To whom it may concern,
We will be unable to attend the zoning hearing for the property on the northwest corner of Old Annapolis road, and Hoffman Avenue in Baltimore County, so we are writing our protest. We are against any building being erected on this property, except for private homes. This is a residential area, and we would like to keep it that way. There are quite a number of big and restaurants, and liquor stores along Annapolis road, so we don't feel another one is needed. As taxpayers in Baltimore County, and residents in this neighborhood, we feel we have the right to express our opinion on this matter. We live directly across the street from this property, and are very much concerned. The former establishment at this location put us through a great amount of aggravation, such as, fights, drug dealing, and loud and profane language at all hours of the night. In our view the rest of the immediate neighborhood will concur on this point. This is the reason I'm against any repetition of such a building with liquor involved. Yours truly,
Mr. & Mrs. Scott E. Bullard
2501 Hoffman Ave.

Mr. Roger Lee Dove
2816 Hoffman Ave.
Baltimore, Md. 21227

Zoning Commissioner,
I, as a property owner on Hoffman Ave. wish to voice my opinion on the petition for reclassification for Michael Athas. I feel this location is unwanted for any business to fun lion without disrupting the quiet neighborhood we have to raise our children in. We have had experience with a business establishment on the corner in question. It caused numerous accidents, some fatal, constant traffic tie-ups, and heavy drug traffic. I hope you will take all of this into consideration in making your decision.
Thank you
Roger L. Dove

March 15, 1978

Zoning Commission
Baltimore County

Dear Sir:
I would greatly appreciate it if you would do your utmost to keep the corner of Hoffman Avenue as Residential and Residential.
The majority of Home owners have lived here twenty five years or more and we would like the neighborhood to remain peaceful and serene.
Knowing that you are interested in carrying out the wishes of the people of this neighborhood I remain:
Sincerely yours,
William F. Dove
2816 Hoffman Avenue

March 13, 1978

Zoning Commissioner of Baltimore County
Room 106, County Office Building
114 St. Charles Avenue
Towson, Maryland 21284

Re: Petition for release and variance for
Michael Athas #78-192-RA

The owners and occupants of residence of
303 Hoffman Avenue, Baltimore, Md 21227, for the past
thirty (30) years wish to express their opposition to
the issuance of B.L. of this property by the
Hon. Clerk of Old Annapolis Road, owned currently by
Michael Athas.

During the period of time that a commercial
building was established there, our neighborhood
was not at all peaceful and quiet. However,
since it was abandoned, we have experienced
tranquility and wish to keep this residential
surroundings.

Thank you,
George A. Carel
George A. Carel

District 13
Property - 13-03-00090
Map 109-R Block 16 Parcel 14 Use R
and 33

2811 Hoffman Avenue
Baltimore, Maryland 21227
March 9, 1978

Baltimore County Zoning Commissioner
Towson, Maryland 21204

Dear Sir:

My wife and I both work and are unable to attend the zoning
meeting on March 13th in re of zoning change on lot off
Hoffman Avenue and Annapolis Road. Hoping this letter will
be honored in our absence we are opposing any zoning changes
of Hoffman Avenue from residential zoning.

We've lived in area for most part of our lives and the neigh-
borhood has always been a stable, quiet, and residential area.
Should any zoning changes occur we residents would be annoyed
by noise, traffic, and throwing of garbage on our laws.

We would like to see the lot on the corner of Hoffman Avenue
and Annapolis Road restored to a presentable status only not
anything more than a residence.

Hoping our opinion will be of assistance to our neighbors, we
are,

Cordially yours,

Michael Athas

Linda C. Rigging

2819 Hoffman Avenue
Baltimore, MD 21227
March 10, 1978

Zoning Commissioner
Baltimore County
County Court House
Towson, Maryland 21204

Dear Sir:

As a resident of Baltimore County, residing at the above
address, we hereby wish to be put on record as opposing
petition #78-192-RA for reclassification and variance
for Michael Athas.

This particular area involved should remain residential
with no additional commercial establishments allowed.
There are far too many businesses in this small
residential community and adding another would continue
to down-grade our properties.

There is very little area for parking where this building
would be and this also would cause considerable problems
for the residence in this area.

Very truly yours,
Mr. & Mrs. William H. Burck
Mr. & Mrs. William H. Burck

78-192-RA
File

February 12, 1978

Zoning Commissioner
Baltimore County
County Court House
Towson, Maryland 21204

Dear Sir:

We as home owners at 2805 Hoffman Avenue want the corner piece of
property at Hoffman Avenue on the east side of Annapolis Road to remain
residential.

The piece of property directly opposite on the west side of
Annapolis Road has been rezoned as business light and is presently under
construction.

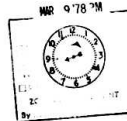
Recently our property was rezoned unimproved by 37% and we feel we
are entitled to same consideration.

We want to preserve our neighborhood and keep it residential, and
can see no reason for rezoning.

Yours truly,
Theresa S. Suttle
Board of the

Michael Athas
Eric D. Bode

Mr. W. George Ware - President, Plant President
Improvement Association
Dr. William Busby - 2107 Hoffman Avenue



John A.
Harrison Jr.
ARCHITECT

15 November 1977

Mr. Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Ave.
Towson, MD. 21284

Re: Reclassification
Petition
Item 14-Cycle II
Petitioner-Michael Athas

Dear Mr. Commodari,
In accordance with your request for response to the
Zoning Plans Committee comments listed in their report and
covered by your letter of October 31, 1977, I submit the
following replies in the order in which they appeared in
said report.

Mr. Commodari: (next to last Paragraph)
Set back of 1' on North boundary line requires a
Zoning Variance to permit it in lieu of the required
10'. said Variance is so noted on the site plan and
shall be applied for.

50' proposed right-of-way for Hoffman Ave. has bin
indicated on the site plan and parking spaces adjusted
as required.

Mr. E.N.Diver, Chief Bureau of Engineering:
50' right-of-way for Hoffman Ave. is now shown on
the site plan.

Fire hydrant is indicated on the site plan and
initial monies deposited for its installation under
Public Works. Mr. Warfield, at the time building permit
C-1194-76 was applied for are still on file and held
by the County.

Mr. J.L.Wimby, Project & Development Planning:
Screen planting is now located between the proposed
widening lines and the property.

Mr. C.R.Moore, Assistant Traffic Engineer:
All parking spaces are now not less than 8' from
the proposed right-of-way lines.

Mr. T.Kelly, Fire Dept., Planning Group:
Fire hydrant is shown, see comment listed for Mr.
E.N.Diver above.

Upon receipt of proper zoning, construction plans
shall comply with "Life Safety Code" # 101.

John A.
Harrison Jr.
ARCHITECT

Mr. Nicholas B. Commodari
Page 2
Item 14 Cycle II
15 November 1977

Mr. C.E.Burnham, Chief Plans Review:
Upon receipt of proper zoning, construction
drawings shall comply to the required prevailing
building codes.

In accord with comment above, building permit
shall be applied for at the proper time.

The correct number of properly sealed and signed
construction drawings shall be submitted at the
time of permit application.

I sincerely hope that this response to the committees
comments is satisfactory, however should there be any other
data you require please contact me and I shall respond
promptly.

Very truly yours,
John A. Harrison Jr.

JAH/EJ

ITEM NO. 14

PROPERTY OWNER: Michael Athas
LOCATION: N/E corner of Old Annapolis Road and Hoffman Avenue
ELECTION DISTRICT: 13
CONCILIAMIC DISTRICT: 1
ACREAGE: 0.42
GEOGRAPHICAL GROUP: None
ZONING PRIOR TO ADOPTION: OF 1976 COMPREHENSIVE ZONING MAP, B.L.
EXISTING ZONING: D.A. 5.5
REQUESTED ZONING: B.L.
RECOMMENDED DATE OF HEARING: Week of March 12, 1978
RECOMMENDED DATE OF HEARING: Week of March 12, 1978
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: A

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.A. 5.5)

The subject property, located on the northeast corner of Old Annapolis Road and Hoffman Avenue, is adjacent
to a medium-residential area of single-family dwellings along both sides of Hoffman Avenue. To the north of
the site is an industrial property to the west, on the opposite side of Old Annapolis Road, a commercially-
zoned street front of lots. The petitioner is requesting a change from D.A. 5.5 to B.L. 2,404, proposing
to construct a series of retail stores.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned B.L. During the
preparation of this map, the zoning of this property was identified as an issue before both the Planning Board
(11-50) and the County Council (11-50). The Planning Board recommended and the County Council adopted D.A.
5.5 zoning here. It should be noted that the adoption of this map rezoned a parcel of land directly oppo-
site the site, on the other side of Old Annapolis Road, from D.A. 5.5 to B.L. zoning. This property (County
Council Issue No. 1-1) was owned at that time by the petitioner.

The granting of the petitioner's request for B.L. zoning would result in the creation of additional strip-commercial
development along Old Annapolis Road. The 1976 Baltimore County Comprehensive Plan, adopted by the Plan-
ning Board on October 12, 1975, states, in part, that "the policy of locating high-density commercial and resi-
dential uses in strips along major highways is no longer sound because of its disruption of the traffic flow
and consequent reduction in the efficiency of the highway system". The Comprehensive Zoning Map, as recom-
mended by the Planning Board and adopted by the County Council, reflects the policy of discouraging the
expansion of existing commercial strips or the establishment of new ones along major arteries.

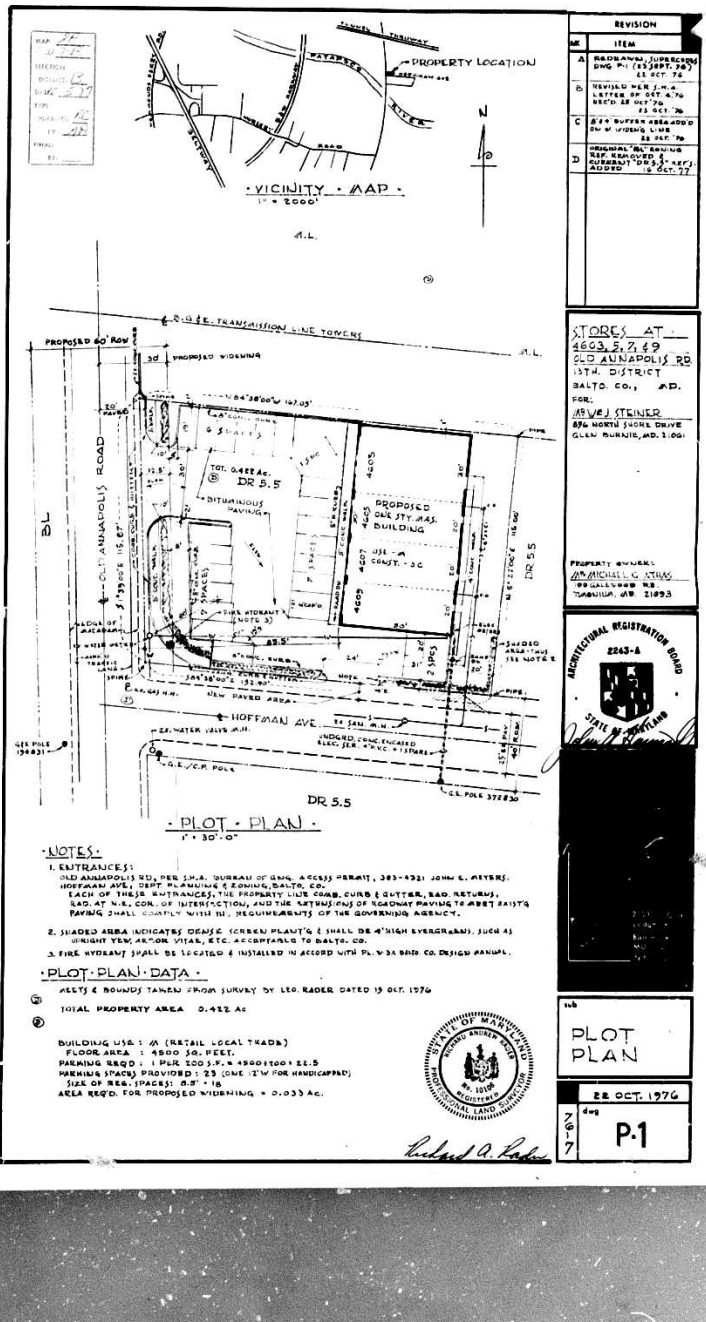
The Planning Board believes that D.A. 5.5 zoning is appropriate and that the zoning map is correct. It is the
Board's opinion that the commercial uses of this site would be inappropriate and would be out of character with
the residential area along Hoffman Avenue. Further, the Board believes that ample commercial opportunities have
been provided for in the general area.

It is therefore recommended that the existing zoning, D.A. 5.5, be retained.

PETITION MAPPING PROGRESS SHEET table with columns for FUNCTION, Wait time, Original date, Duplicates, Timing, and 200 Sheet.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284
Your Petition has been received * this 27 day of
1977 Filing Fee \$ 50 Received
S. Eric Dieranna
Zoning Commissioner
Petitioner: Athas Submitted by: Romadka
Petitioner's Attorney: Romadka Reviewed by: MBR
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

4. Whence, the Developer, on a condition precedent to the approval of said plan, contracts and agrees with Baltimore County to provide water, sanitary sewers, storm drains, sewers, and other public facilities, in the manner hereinafter set forth.
5. The Developer shall provide the County to construct and maintain the () property, () subdivision, known as () District ()
6. Grading of Right-of-Way: The Developer agrees to complete the grading of the roads or streets to the established grade for the full width of the Right of Way prior to the starting of the construction by the County to provide water, sanitary sewers, storm drains, sewers, and other public facilities, in the manner hereinafter set forth. The Developer also agrees to provide adequate drainage for the full width of the Right of Way and to provide adequate drainage for the full width of the Right of Way and to provide adequate drainage for the full width of the Right of Way.
7. The Developer further agrees to cut back the ground and/or trees in connection with grading of the right of way to the extent necessary by the Director of Public Works to provide adequate right of way at intersections of streets at which a traffic hazard may be indicated by limited visibility.
8. Subgrade of Streets: The Developer further agrees to construct such subgrade reinforcement or additional drainage structures that may be necessary due to soil types or areas which develop during or after the construction of streets and which require subgrade reinforcement or drainage structures before street paving can be accomplished.
9. In the event that the Developer fails to carry out such subgrade reinforcement or drainage construction after proper notice by the Director of Public Works, the Director of Public Works is hereby authorized to order such work done by the Board of Public Works as a part of the street construction with payment being made by the Developer on completion of the improvements.
10. Sidewalks and Curb: The Developer further agrees to construct sidewalks on all streets where curbs and gutters are required, and always when they are required in accordance with approved plan and specifications. This work shall be done at the Developer's entire expense under County supervision.
11. Paving Schedule: No work on road contracts will be permitted between December 15th and March 15th unless the Developer accepts full responsibility for the work during this period. The Developer agrees to deposit with the County an amount deemed sufficient by the Department of Public Works to cover any damage due to weather.
12. Retaining Walls: Prior to paving of streets, flood control strips and curbs shall be cleared, properly graded and stabilized.
13. Retaining Walls: When retaining walls are required by the Department of Public Works above streets, alleys or rights of way, plans and specifications for construction of retaining walls must be approved by the Department of Public Works. No grade block of concrete block retaining walls will be permitted. The cost shall be borne by the Developer.
14. Storm Drainage: The Developer further agrees to provide the land as such a way that it will prevent pocketing of storm water and will prevent water from concentrating on or creating a nuisance to other properties. Building elevations will be set above 100 year flood plain or hurricane tide elevation and will provide for drainage, sewer and street grade requirements. The 100 year flood plain or hurricane tide elevation will be indicated on the approved plan and subject to approval by the Director of Public Works before any building permits will be issued within the development.
15. Storm Drainage: If spring water or ground water reaches the surface of the ground in this subdivision, the Developer agrees to direct the water from such springs through approved piping to the storm drainage system at the Developer's entire cost.
16. Storm Drainage: No planting of trees will be allowed within the dedicated street width.
17. Storm Drainage: The Developer shall bear the full cost of storm drainage carried to an acceptable outfall. Where off-site rights of way are required, building permits shall not be issued until all rights of way are cleared and construction plans have been submitted to the County for review.
18. When the 100 year flood plain area or hurricane tide elevation is plotted and approved, the Developer agrees to deed in fee to the County, without charge, any land lying within the flood plain area or hurricane tide elevation upon request. All improvements to the flood plain area or hurricane tide elevation area shall be the Developer's responsibility.
19. In the event that bridges, culverts or street-crossing pipes (over 48" in diameter) are required, the Developer agrees to furnish plans and to construct one-half of the cost of the pipe, bridge or culvert. Street-crossing pipes 48" in diameter and under will be considered a part of the street paving system. If the bridge width required by the County is greater than that needed to serve the development as determined by County Policy, the additional width will be paid for by the County. This paragraph refers to bridge or culvert structures only and not to the approaches. Approaches to the bridge are considered to be the Developer's responsibility, as well as the placing of fill and paving over the bridge or culvert.
20. Paving Costs: The Developer shall assume the full costs of street paving, curbs and gutters in this development for the standard pavement width for this type of development, and the cost of one-half of a standard street section on all existing roads abutting the property. The County will assume the cost of any additional pavement width required by the Department of Public Works which is deemed necessary for facilitating traffic movement.
21. Responsibility For Water And Sewer Installation: The Developer further agrees to be responsible for the protection of water mains and pipes and to keep the manholes, inlets, etc. in the grade by the Department of Public Works. The Developer also agrees to be responsible for the protection of manholes, inlets, etc. if any manhole is located out of place, the Developer will pay to reset them. If any piping, manholes, inlets, etc. are damaged, the Developer will pay for resetting same.
22. Sanitary sewer lines connections and water services will be installed by the Utility Contractor. Sanitary sewer lines connections will be located to the property line. Where the sidewalk is adjacent to the property line, water meters will be placed between the curb and sidewalk. Where the sidewalk is adjacent to the curb, the water meter will be placed between the property line and sidewalk.
23. This development is in Water Area No. _____ and/or Sewer Area No. _____. The Developer agrees to pay the applicable water and sewer Area Connection Charges per housing unit or equivalent housing units in the development.
24. If for any reason revisions to the Agreement are required, the Developer agrees to pay the cost of such revisions to the Agreement as determined by the Developer's Engineer; and if the contractor is required to suspend operations due to these revisions, the Developer will pay for the time lost by the contractor.
25. Financial Arrangements: After bids for the utilities have been received and accepted as satisfactory by the County and the undersigned, the Developer will deposit with the County, in cash, or certified check, an amount equal to the aggregate cost of the proposed work plus overhead charges as established by the Office of Finance at the time of awarding of contract.
26. The amount of this deposit will be based on the following formula:
 (A) Estimated principal deficit for water main extension (if any).
 (B) Estimated cost of water service.
 (C) Cost of sanitary sewer house connections.
 (D) Estimated cost of curbs and gutters and street paving. This estimate shall include a contingent item of 10%.
 (E) Assessment or cost of storm drainage as determined by the above Paragraph 16.
 (F) Water and/or sewer Area Connection Charge, if any.
27. If UNFORESEEN CONSTRUCTION CONDITIONS arise during the period of construction which result in added costs, the Developer agrees to pay such added cost when notified by the Director of Public Works. The County, at the Developer's written request, will include a penalty-bonus clause in the contracts for the construction of improvements listed in this Agreement, if such clause is included, the Developer agrees to pay the bonus if it is waived and the County agrees to pay the Developer the collected penalty if it is imposed.
28. Any unexpended County funds not used during one year from the date of this Agreement, or in the first contract for improvements under this Agreement, shall be returned to the County, and construction of roads, bridges, drains and utilities in the development thereafter may be at the discretion of the County at that time.
29. Estimates for this development have been prepared according to the policies in effect at the date of this Agreement. If construction of improvements has not been placed under contract within two years of the date of this Agreement, the Agreement will be subject to any new policy change.
30. It is understood that the cost of design and preparation of construction drawings (including storm drainage), title examinations, assessment plans and grading shall be borne by the Developer and these drawings will be prepared by our Engineer and presented to the Department for review and final approval. When this preliminary engineering work is handled on this basis, retaining charges by the Engineer will include preliminary planning, estimating, advertising and award of contract, determining and procuring assessments, and field inspection and supervision.
31. The Developer agrees to convey a fee simple deed to the back of the street and alley upon completion of the paving to convey all easements for sewer, water and storm drains, and to convey a fee simple deed for storm drain flood control strips to convey completion of channel and/or drainage reservation improvements.
32. If the actual financial deficits on water main and sanitary sewer extensions and the actual cost of street paving, all as determined by final costs, should exceed the deposits, the Developer agrees to pay such additional costs on receipt of a bill from the County, and if final costs are less than the deposits, adjustments will be made by the County to the Developer.
33. Building Permits: Building permits will not be released until this Agreement has been completed, and plan has been recorded and made a part hereof.
34. Liability: Upon acceptance and approval of this Agreement by Baltimore County, this Public Works Agreement shall be considered to be legally executed and binding upon the parties hereto, their successors, personal representatives, heirs and assigns, and if the conditions of this Public Works Agreement are violated, the County may pursue the remedies set forth in Section 23-39 (d) of the Code, Legislative Session 1960 of the County of Baltimore, Maryland.
35. Remarks: The comments dated 11/9/76, 11/10/76, 10/4/76, and 6/3/77 are incorporated herein and made a part of the Agreement as if fully set forth. Any changes, modifications or amendments to the aforementioned comments shall only be changed, modified or amended in writing signed by all parties hereto, in the event of any inconsistency between the comments and this Public Works Agreement, such inconsistency shall be resolved in favor of this Public Works Agreement.
- A Landscaping plan shall be required prior to the approval of the Building Permit. See Paragraph 34 above, attached hereto and made a part hereof.

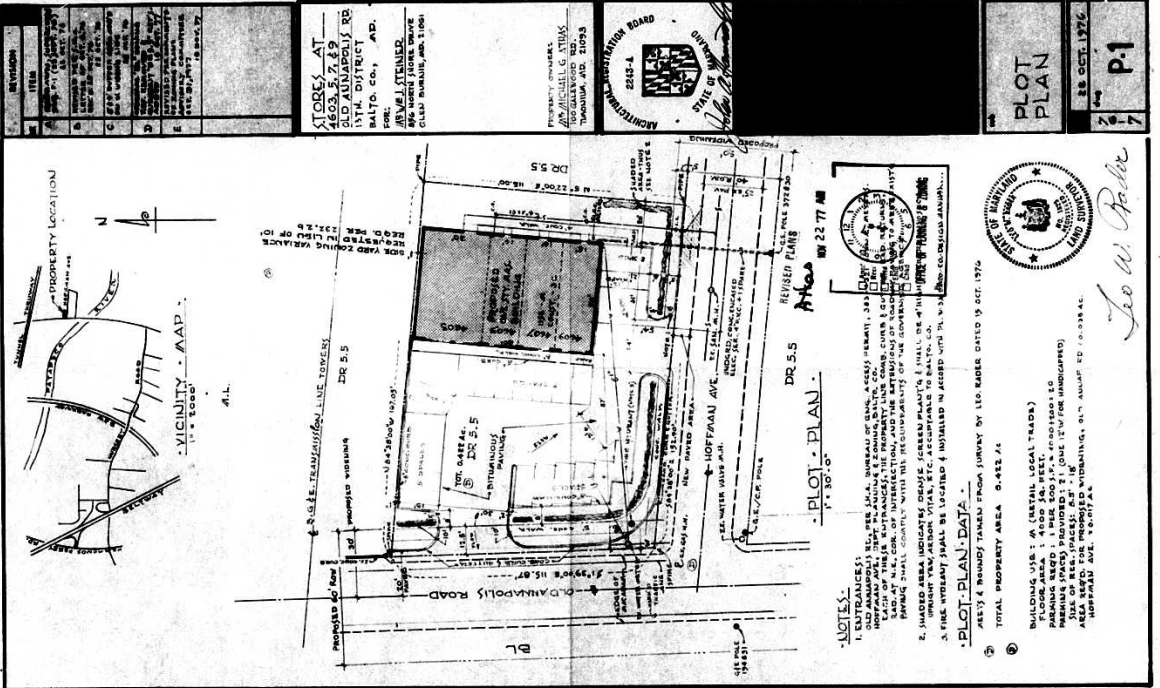


REVISION	ITEM
A	REVISIONS SUBMITTED BY THE DEVELOPER ON 10/28/76
B	REVISIONS SUBMITTED BY THE DEVELOPER ON 11/09/76
C	REVISIONS SUBMITTED BY THE DEVELOPER ON 11/10/76
D	REVISIONS SUBMITTED BY THE DEVELOPER ON 10/28/76
E	REVISIONS SUBMITTED BY THE DEVELOPER ON 11/09/76
F	REVISIONS SUBMITTED BY THE DEVELOPER ON 11/10/76

STORES AT
 4603, 47, 49
 OLD BALTIMORE RD
 15TH DISTRICT
 BALTO. CO., MD.
 FOR:
 ALVIN STANER
 824 NORTH EIGHTH DRIVE
 GLEN BURNIE, MD. 21033

PROPERTY OWNERS:
 MICHAEL G. STANER
 TRANSLATION, MD. 21033

2243-B
 ARCHITECTURAL REGISTRATION BOARD
 STATE OF MARYLAND



PLOT PLAN
 28 OCT 1976
 P-1

NOTES:
 1. ENTRANCES:
 OLD BALTIMORE RD, PER S.M.A. BUREAU OF CIVIL ACCESS PERMIT, 283-492 JOHN E. MYERS,
 HOFFMAN AVE, DEPT. PLANNING & ENGINEERING, BALTO. CO.
 EACH OF THE ENTRANCES, THE PROPERTY LINE CORNER CURBS & CUTTER, ROAD RETURN,
 SUD. AT N.E. COR. OF INTERSECTION, AND THE RETURNING OF ROADWAY PAVING TO ADJ. RIGHTS
 PAVING SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AGENCY.

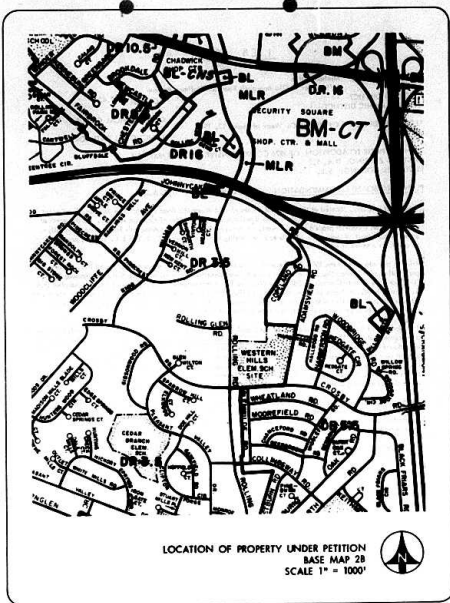
2. SHADED AREA INDICATES DENSE GREEN PLANTING & SHALL BE 4" HIGH EVERGREENS, SUCH AS
 ORNAMENTAL YEW, ARJUN VITAE, ETC. ACCORDING TO BALTO. CO.

3. FIRE HYDRANT SHALL BE LOCATED & INSTALLED IN ACCORD WITH PL. V. 3A BALTO. CO. DESIGN MANUAL.

PLOT PLAN DATA:
 ⑤ AREAS & BOUNDARY TAKEN FROM SURVEY BY LEO RADER DATED 19 OCT. 1974
 ⑥ TOTAL PROPERTY AREA 0.412 AC

BUILDING USE: R (RETAIL LOCAL TRADE)
 FLOOR AREA: 1,800 SQ. FEET
 PARKING REQ: 1 PER 100 SQ. FT. = 18 (1000/1000) = 18
 PARKING SPACES PROVIDED: 23 (ONE (1) FOR HANDICAPPED)
 SIZE OF REA. SPACES: 8' x 18'
 AREA REQ. FOR PROPOSED WALKWAY: 0.033 AC.

LEO W. POLKE
 ARCHITECT



Michael Athas (SEAL)
 35. Date: March 10, 1977
 Address: Box 292-F North Shore Drive, Glen Burnie, Maryland, 21061
 Survey made and plans prepared by: Leo V. Rader
 Preliminary plan approved: March 10, 1977
 36. ESTIMATED COST OF CONSTRUCTION
 (Based on Preliminary Plans and subject to change when final plans are approved and bids are received thereon)

Item	Estimated Cost	Required Deposit
A. Sanitary Sewer Main (Job Order No. ...)	L.F. 1,000.00	Deficit
B. Sanitary Sewer House Connections (Job Order No. ...)	Each 3,000.00	To be applied for separately
C. Water Main (Job Order No. ...)	L.F. 3,000.00	Deficit
D. Fire Hydrant (Job Order No. ...)	Each 1,000.00	To be applied for separately
E. Water Services (Job Order No. ...)	Each 3,000.00	paid at time of plumbing Permit Application
F. Total Metropolitan District Cost (Job Order No. ...)	3,000.00	
G. Storm Drain Pipe (Job Order No. ...)	L.F. 1,000.00	If drains are required, Developer shall be responsible for full cost under Private Contract with County Inspection.
H. Storm Drain Inlets (Job Order No. ...)	Each 1,000.00	
I. Storm Drain Manholes (Job Order No. ...)	Each 1,000.00	
J. Developer's Storm Drain (Job Order No. ...)	L.F. 1,000.00	
K. Total Storm Drain Cost (Job Order No. ...)	3,000.00	
L. Concrete Curb and Gutter (Job Order No. ...)	L.F. 1,000.00	
M. Manhole Pavement (Job Order No. ...)	L.F. 1,000.00	
N. Sidewalk (Job Order No. ...)	L.F. 1,000.00	
O. Engineering and Inspection & Overhead (Job Order No. ...)	100.00	
P. Final Year's Maintenance (Job Order No. ...)	300.00	
Q. Total Project Cost (Job Order No. ...)	3,300.00	
R. GRAND TOTAL (Job Order No. ...)	3,300.00	3,300.00
Quality Estimates Prepared By: <u>Leo V. Rader</u>	3,300.00	3,300.00
Checked By: <u>Steve J. Narouanski</u>		6/3/77

37. Approved for Reaffirmation of County Funds:
 Roads, Bridges, Drains, Etc. By This Agreement \$ 3,000.00
 Water and Sewer By This Agreement \$ 3,000.00
 Recommended For Approval And Authority To Advertise For Bids

By: Michael Athas Director of Public Works Date: _____
 By: _____ Chairman of Land Development Date: _____
 By: _____ Office of Planner Date: _____
 By: _____ Office of Law Date: _____
 By: _____ Director of Public Works Date: _____

Form DPW 1
 Revised 5-6-67
 Printed 1-6-68
 Revised 10-3-75

6206-130005

Land Development

PUBLIC WORKS AGREEMENT
 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
 BUREAU OF LAND DEVELOPMENT

Application for Plat Approval:

1. I/We, WILLIAM J. STEINER and MICHAEL ATHAS hereinafter referred to as the "Developer", respectfully request Baltimore County, Maryland, hereinafter referred to as "County", through its Department of Public Works, to approve a plat for development or improvement of the (X) property, () subdivision, known as RETAIL STORES (CROFTMAN AVENUE) District 13-C1 on land owned by the Developer.

2. Type of Proposed Development (Check)
 Cottage Semi-Detached Group Apartment Commercial

3. List Name of Roads or Streets:

(1) From E/S Annapolis Road (State Road) To a point 115'± N.Y.
 Length 115'±

(2) From Hoffman Avenue To a point 152'± E.Y.
 Length 152'±

(3) From _____ To _____
 Length _____

(4) From _____ To _____
 Length _____

(5) From _____ To _____
 Length _____

(6) From _____ To _____
 Length _____

Eight Copies To Be Prepared And Forwarded To Department of Public Works, Baltimore County Office Building, Towson, Maryland 21284

78-192-RA

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13-C1 Date of Posting: FEB. 2, 1977
 Posted for: ATHAS
 Petitioner: MICHAEL ATHAS
 Location of property: NE COR. OF CH. ANNEPOLIS RD. AND HOFFMAN AVE.
 Location of Signs: 115'± N. of Hoffman Ave. 50'± W. of E. of Ch. Annapolis Rd. & E. of Ch. Annapolis Rd. 75'± W. of N. of Hoffman Ave.
 Remarks: _____
 Posted by: William J. Steiner Date of return: FEB. 7, 1977

4-SIGNS 78-192-RA

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13-C1 Date of Posting: FEB. 28, 1977
 Posted for: Petitioner For A Reclassification To L-1000
 Petitioner: MICHAEL ATHAS
 Location of property: NE COR. OF CH. ANNEPOLIS RD. AND HOFFMAN AVE.
 Location of Signs: 75'± N. of Hoffman Ave. 50'± W. of E. of Ch. Annapolis Rd. & E. of Ch. Annapolis Rd. 75'± W. of N. of Hoffman Ave.
 Remarks: _____
 Posted by: William J. Steiner Date of return: MARCH 3, 1977

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1978

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 13th day of March, 1978, the 68th publication appearing on the 23rd day of February, 1978.

THE JEFFERSONIAN
L. Leach, Jr. (Signature)

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 Feb. 24, 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION & VARIANCE was inserted in the following: Michael Athas

Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 23 day of Feb., 1978, that is to say, the same was inserted in the issues of Feb. 22, 1978.

STROMBERG PUBLICATIONS, INC.
 By William J. Steiner

4-SIGNS 78-192-RA

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13-C1 Date of Posting: MARCH 1, 1977
 Posted for: Petitioner For A Reclassification To L-1000
 Petitioner: MICHAEL ATHAS
 Location of property: NE COR. OF CH. ANNEPOLIS RD. AND HOFFMAN AVE.
 Location of Signs: #1 N/S of Hoffman Ave. 50'± W. of E. of Ch. Annapolis Rd. & E. of Ch. Annapolis Rd. 75'± W. of N. of Hoffman Ave.
 Remarks: _____
 Posted by: William J. Steiner Date of return: MARCH 10, 1977

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

No. 76232

DATE: January 16, 1979 ACCOUNT: 01-662
 AMOUNT: \$75.00

RECEIVED John V. Hensman, III, Requisite
 FROM: Cost of Appeal Case No. 78-192-24 Michael Athas

750000
 VALIDATION OR SIGNATURE OF CASHIER

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

No. 76081

DATE: Oct. 16, 1978 ACCOUNT: 01-662
 AMOUNT: \$296.50

RECEIVED Michael Athas
 FROM: Cost of Advertising and Posting for Case No. 78-192-24

296500
 VALIDATION OR SIGNATURE OF CASHIER

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

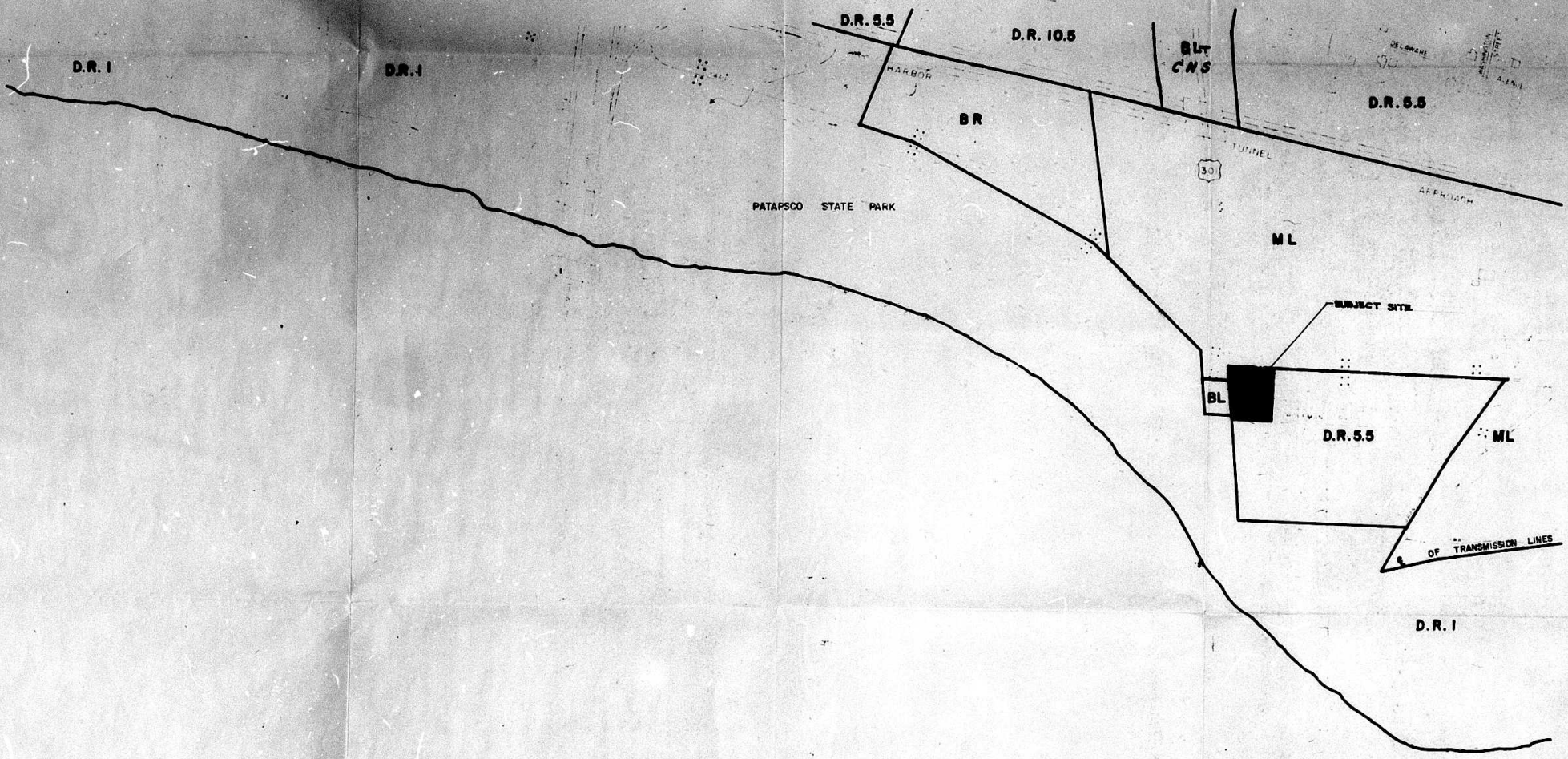
No. 57243

DATE: Oct. 18, 1977 ACCOUNT: 01-662
 AMOUNT: \$50.00

RECEIVED Robert J. Romanick, Req. 809 Eastern Blvd.
 FROM: Baltimore, Md. - 21208
 FOR: Petition For Reclassification for Michael Athas

500000
 VALIDATION OR SIGNATURE OF CASHIER





C-NE

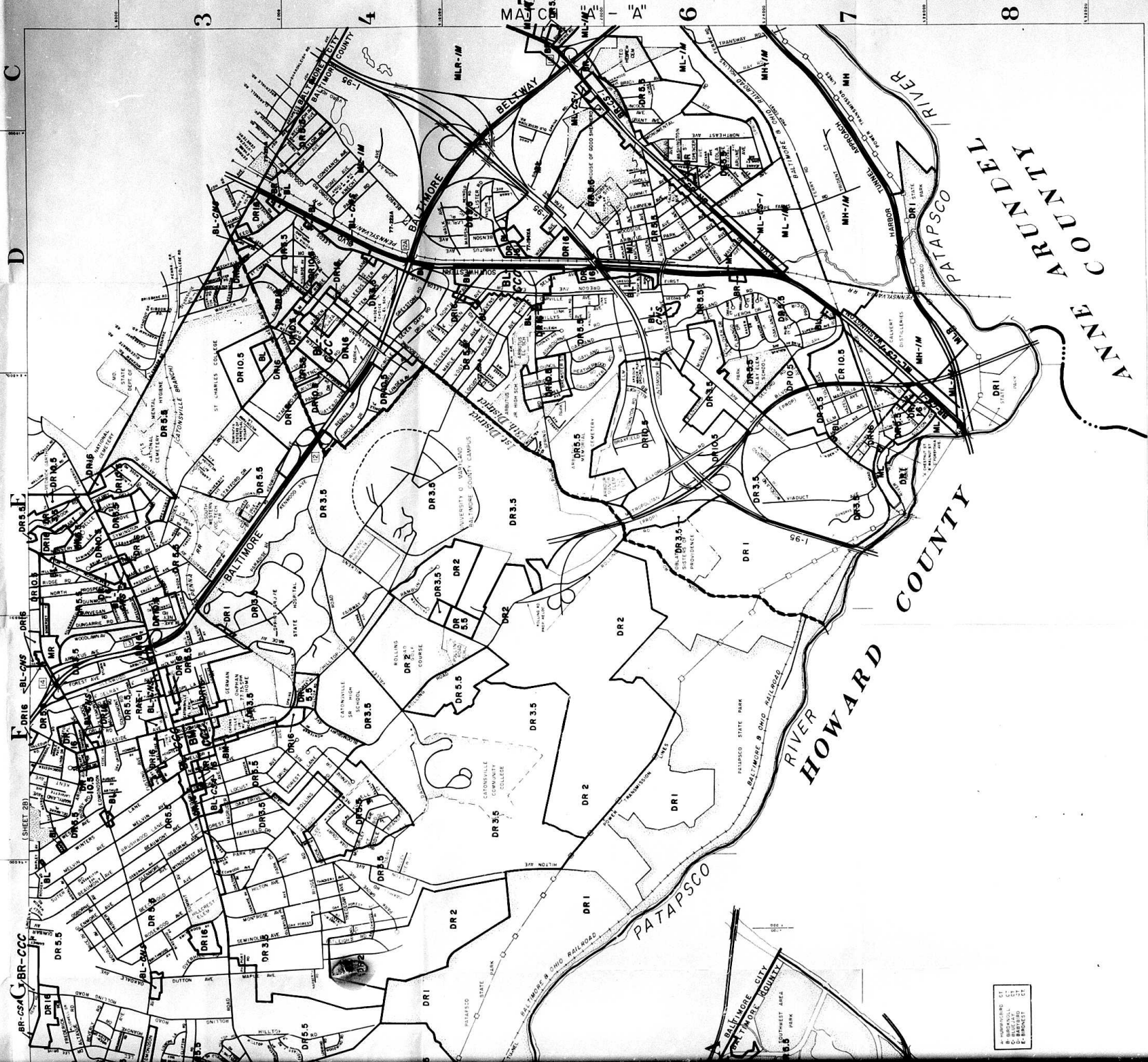
1976 COMPREHENSIVE ZONING MAP
 COPIED BY THE
 BALTIMORE COUNTY OFFICE
 12/15/76 1:10 PM
 12/15/76 1:10 PM
 12/15/76 1:10 PM

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

REVISIONS	SCALE	LOCATION	SHEET
BY	DATE	MONUMENTAL	5 W
			7 B
	DATE OF PHOTOGRAPHY		

Compiled By Photogrammetric Methods
 AERO SERVICE CORPORATION - PHILADELPHIA, PA.

EXHIBIT #8



BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING
CATONSVILLE -
ARBUTUS
ANNE ARUNDEL COUNTY
HOWARD COUNTY

2A

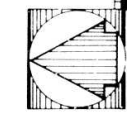
 ANNE ARUNDEL COUNTY
 DATE: 10/1/74
 MAP NO: 100-100-100-100
 SHEET NO: 100-100-100-100
 DATE: 10/1/74
 SHEET NO: 100-100-100-100
 DATE: 10/1/74

BALTIMORE COUNTY BAS. MAP SERIES -

EXHIBIT #7



1976 COMPREHENSIVE ZONING MAP



LANSDOWNE -
BALTIMORE HIGHLANDS



BALTIMORE COUNTY
OF PLANNING AND ZONING