

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 if so, the advertisement that by reason of the strictness of the Variance requested not adversely affecting the health, safety, and general welfare of the community, it is recommended that a side yard setback of 10 feet in lieu of the required 10 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, that on September 19, 1978, that the 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 Office of Planning and Zoning, and the Department of Public Works, to insure full compliance with all storm drainage requirements.

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, that on September 19, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE GAS AND ELECTRIC COMPANY

P.O. BOX 1475
BALTIMORE, MARYLAND 21203
February 15, 1978

Mr. & Mrs. James Stratakis
Messrs. Katherine Strakes and
Mary Antonakos
c/o Mr. Edward B. Covehey
634 Mosley Avenue
Towson, Maryland 21204

Dear Mr. & Mrs. Stratakis and
Messrs. Strakes & Antonakos,
This will come from my recent conversations with Messrs. Edward
B. Covehey and Gus Lambros concerning the acquisition of an unrestricted
easement over a portion of your property located on the west side of York Rd.
South of Church Lane in Baltimore County, Maryland.
This acquisition procedure is under the scope of the powers of
 eminent domain which have been granted to this Company as a Public Utility
 serving the public at large.
 May this also assure you that you may use the easement area to
 park passenger vehicles and light trucks.
 It is also understood that you will always have ingress and
 egress to your property from York Road, notwithstanding the 50 foot restriction
 concerning clearance from any structure installed by this Company.

Your cooperation in this matter is appreciated.
Very truly yours,
R. Smith
Superior
Real Estate Acquisition

Copies to: Mr. & Mrs. James Stratakis
Messrs. Katherine Strakes
Mary Antonakos
Mr. Edward B. Covehey
Mr. Gus Lambros

RCH/LP

Engineering associates
5012 Harford Road
Baltimore, Md. 21214
444-4020

May 8, 1978

Mr. Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
Baltimore County Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Commodari:

We are pleased to provide the additional information requested in your letter dated May 4, 1978. We have been in contact with the Gas and Electric Company and obtained verbal approval from Mr. Robert Smith to allow parking within their right-of-way. We will provide a written confirmation of this approval as soon as possible.

The storm drainage ditch crossing the property carries a quantity of water of approximately 288 cfs, as shown on design plan 65-618 sheet 2 of 5. The water at that point is handled by a 53" x 83" HRCF. Insofar as the site design is only in the preliminary stage, we are not able to provide more detailed design information at this time. However, we can state that we do not anticipate any difficulty in extending the above-mentioned design of the storm drainage system will be in accordance with Baltimore County standards and criteria and will comply with all requirements imposed by the State Highway Administration. The final design will in no way impede storm flows or cause an adverse condition at that location or to any surrounding properties.

We have already delivered to you the requested prints for distribution by your office.

I trust that this provides the information requested so that the hearing can be scheduled in a timely manner. Feel free to contact us for any additional information that is needed.

Sincerely,

JWT ENGINEERING ASSOCIATES

John R. Tabak, P. E.

JRT/ag

cc: Mr. James Stratakis

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

June 15, 1978

Nicholas B. Commodari
Chairman

Mr. James G. Stratakis
906 Shelley Road
Towson, Maryland 21204

R/C Variance Petition
Item No. 194
Petitioner - Stratakis

Dear Mr. Stratakis:

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 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 suitability of the requested zoning.

Located on the west side of York Road approximately .78' north of Gallop Road in the 8th Election District, the subject property, partially zoned M.L. and B.R., consists of vacant wooded land traversed by a large stream and drainage channel. Adjacent properties to the north and south are also zoned commercial and are improved with an office building and a combination service station/car wash (Case No. 72-263-LX), respectively.

Because of your proposal to construct a two story office building within 10' of the northerly property line in lieu of the required 30', this Variance is required. Because a major portion of this site is encompassed by the aforementioned channel and your proposal is to alter the flow of this area by constructing a large storm drain and provide parking above, it was the feeling of this Committee that applicable comments should be obtained from the Department of Natural Resources. As evidenced by the letter dated May 8, 1978, and included with this file, I requested comments from Mr. Michael A. Ports, Chief of the Watershed Permits Section of this department.

Mr. James G. Stratakis
Page 2
June 15, 1978

Since I did not hear from him, I proceeded to schedule this petition for a hearing date.

Particular attention should be afforded to the comments of the Office of Current Planning & Development and the State Highway Administration, and revised plans, reflecting same, must be submitted at the time of application for the necessary building permits should this petition be granted.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:smw

cc: Engineering Associates
5112 Harford Road
Baltimore, Maryland 21214



Maryland Department of Transportation
State Highway Administration

William R. Holtzman
W. C. Caltrider
April 4, 1978

April 4, 1978

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

Attention: Mr. N. Commodari

Re: Zoning Meeting, March 28, 1978
Item: 194
Property Owner: James G. Stratakis
Location: W/S York Road (Rte. 45)
Existing Zoning: B.R. & L.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.

Acres: 0.668
District: 8th

Dear Mr. DiNenna:

The plan indicates a reduction in entrance width of from 36' existing to 25' proposed. Although it may not be necessary to have a width of 36', the proposed 25' width may be insufficient. We recommend a width of 30'.

The plan indicates a proposal to construct a building on an existing storm drain easement. The easement is proposed to be shifted and to be closed with a large pipe having an extremely sharp bend. This will undoubtedly restrict the flow of storm water and could cause problems upstream.

We believe that no approval of the proposal should be considered until the proposed storm drain system is reviewed and approved by the appropriate agencies.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John L. Myers
By: John L. Myers

CLJEM:j

THOMSON M. MORGAN, P.E.
DIRECTOR

Mr. S. Eric Dineen
Zoning Commission
County Office Building
Towson, Maryland 21204

Re: Item #194 (1977-1978)
Property Owner: James G. Stratakas
W/S York Rd. 378' N. Galloway Rd.
Baltimore County, Md. 21204
Access: 0.668 District: 8th

Dear Mr. Dineen:

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

General:

Comments were supplied in connection with the Zoning Advisory Committee review of the above property, of which this site is a part, for Item #189 (1969-1970), 70-201A, and Item #129 (1971-1972), 72-267A. Subsequently, the Bureau of Public Services supplied comments September 2, 1970 to Mr. Augustine J. Muller in connection with a Commercial Preliminary Plan and Bureau of Engineering comments were furnished the Bureau of Public Services October 31, 1972 in connection with Building Permit Application #1023-72 for R.P. C. and W. and Gasoline Pumping Facility, and the Bureau of Public Services comments were supplied R.P. C. Corporation on November 3, 1972. The above comments are referred to for your consideration. The southernmost portion of this property was included within Area "M" (Manufacturing) on R.P. C. Corporation Site Development Plan (Drawing 139/Map 3, 2-26-72).

Highways:

York Road (Md. 45) is a State Road, therefore, all improvements, intersections, and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The status of the 20-foot road along the northerly side of this property, which together with this property is shown on the plat "Church Hill" (M.P.C. & Police 108), remains unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify his rights therein, and to initiate such action as may be necessary to abandon, formally close, relocate, widen, extend or otherwise modify this 20-foot road.

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

- 3 -

March 31, 1970

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject property has been filled extensively and there are major differentials in grades on site. A more efficient arrangement of parking appears to be possible considering the size of the lot.

This office is also in complete agreement with the State Roads Commission.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Petitioner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:
Petitioner must meet requirements of Baltimore County Building Code and Regulations. Also check requirements of Parking Lots Section 409.101 that are applicable.

STATE ROADS COMMISSION:

There is poor stopping sight distance at the proposed northerly entrance into the subject site. The proposed southerly entrance would be sufficient to serve the proposed building. The right of way at the north property line serves (in addition to the subject property) the adjacent property to the north, which has another good point of access, and a property in the rear on which a shopping center is proposed. The plans for the shopping center show no access to York Road at the aforementioned right of way. Considering the foregoing, it is our opinion that the proposed northerly entrance should be eliminated and the right of way closed with curb and gutter.

The plan must be revised prior to a hearing date using assumed. The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

A grading study must be submitted indicating proper drainage for the parking area at the time a building permit is applied for.

MICROFILMED

Item #194 (1977-1978)
Property Owner: James G. Stratakas
Page 2
May 11, 1978
Redistrict Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem; damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permit.

Storm Drains:

The majority of this site, formerly a quarry, consists of a stream and drainage channel, as indicated, traversed by an electrical transmission company right-of-way (118 feet width) and a Baltimore County utility easement therein. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

Additional drainage and utility easements and/or reservations are required.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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:

There are 12 and 30-inch public water mains in the west and east sides of York Road (Drawings 432-0022 and 438-0007, File 3), respectively.

There is 8-inch public sanitary sewerage along the east side of York Road and approximately 100 feet northerly of this site along the west side of York Road (Drawings 465-0021 and 468-0242, File 1), respectively.

Very truly yours,

Edmund M. Diver, P.E.
Edmund M. Diver, P.E.
Chief, Bureau of Engineering

END:MDM:PM:ns

cc: D. Grise/H. Shalowitz

Attachments

5-ME Key Sheet, 60 NW 4 Pos. Sheet, NW 15 A Topo, 51 Tax Map

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

- 4 -

March 31, 1970

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:AO

Enc.

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1970

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

REAR OF ENVIRONMENTAL

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF ENGINEERING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

Re: Type of Hearing: Side Yard Variance
Locations: W/S York Rd., 200' N.
Galloway Avenue
Petitioner: Augustine J. Muller
Committee Meeting of March 17, 1970
8th District
Item 129 (1971-1972), 72-263A

Dear Mr. Muller:

The Zoning 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.

The subject property is presently an unimproved piece of land with high tension wires running through the center of the tract. The property to the north is improved with offices as well as the property to the south. The property to the east is improved with the Baltimore County repair garages. The property to the west is unimproved residential property. York Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

York Road is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission improvements.

The status of the 20-foot road is not known by this office; however, there does not appear to be a need for a public road at this location.

Storm Drains:

York Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

REAR OF ENVIRONMENTAL

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF ENGINEERING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

March 17, 1972

Re: Type of Hearing: Redistrict from CT to CS
Locations: W/S York Road, 116' N. of Galloway Ave.
Petitioner: Raymond L. Stenert, et al
Committee Meeting of Feb. 8th, 1972
8th District
Item 129 (1971-1972), 72-263 EX

Dear Mr. Muller:

The Zoning 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.

The subject property is located on the west side of York Road approximately 116 feet north of Galloway Avenue. The property is currently improved with an existing two-story frame dwelling with various garages and sheds in the rear yard. In the property immediately adjoining the residence is the Timonin Trailer Sales where travel trailers are stored and sold. There are existing residential properties to the south of this site. On the east side of York Road to the north are other existing commercial properties. There is no curb and gutter existing along York Road at this location, at this time.

BUREAU OF ENGINEERING:

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

General:

A sketch presented by A. J. Muller was reviewed by this office and found comments, dated August 26, 1970 were forwarded to the Bureau of Public Services. That office furnished Mr. Augustine J. Muller with written comments, dated September 4, 1970. A copy of these comments is attached for your consideration, as they remain generally valid and applicable to this Item 129 (1971-1972).

MICROFILMED

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

- 2 -

March 31, 1970

Storm Drains: (Continued)

A public storm drain exists within an easement on this property and presently outfalls as shown on Baltimore County Bureau of Engineering Drawing 465-610, A-9. The proposed extension of this storm drain, required to develop the site, must be a public system and the actual alignment and other details will be determined in connection with any subsequent grading or building permit applications.

The Applicant 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 Applicant.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. An 8-inch sewer exists along the east side of York Road, opposite this property, as shown on Baltimore County Bureau of Engineering Drawing 465-021, A-10. An 8-inch sewer exists along the west side of York Road at a point approximately 90 feet north of the northernmost outline of this property and as shown on Baltimore County Bureau of Engineering, Drawing 468-0242. Since the Maryland State Roads Commission would not allow any trench crossing York Road, the Applicant should contact the Chief of the Sanitary Sewer Design Group of the Bureau of Engineering to determine the most feasible means of connecting to the public sewer.

Water:

Public water supply is available to serve this property.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Some space requirement should be made for rear entrance or exit. Plan shows restaurant directly abutting 4' screening fence.

Mr. Augustine J. Muller
Item 129
Page 2
March 17, 1972

A portion of this property was also previously reviewed and commented upon as Item 129 (1969-1970).

As the presently submitted site plan now encompasses the property known as 2920A York Road, public sanitary sewerage is available and serving this site.

PROJECT PLANNING DIVISION:

The Office of Planning has reviewed the subject site plan and offers the following comments:

The site plan must be revised to show:

1. Owners and uses of adjacent properties.
2. Capacity of the sewer equipment along with the wetting spaces required by Section 419.2.
3. Proposed signs.
4. Proposed lights.

DEPT. OF TRAFFIC ENGINEERING:

Revised plan must be submitted showing stopping spaces and capacity of the sewer.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this facility, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

STATE HIGHWAY ADMINISTRATION:

The subject plan must be revised to indicate concrete curb along a line at some point between theaved area of the proposed section and the proposed Right of Way line.

MICROFILMED

Enc.

MICROFILMED

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

It appears that public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 95 feet in length to this property, plus whatever other extension is necessary to serve this property from the existing 8-inch public sanitary sewer in the east side of York Road, shown on Drawing 656-021, File 1, or by having a house connection across York Road to tie into the existing 8-inch sanitary sewer in the east side of York Road. (See drawing 656-021, File 1). The developer's engineer must determine if either of these alternatives will work.

The preliminary plat of this property will be forwarded for Maryland State Department of Health approval. The Developer will be notified if, for any reason, such approval is withheld.

The Developer must accomplish all channeling, sloping, filling, sodding and/or sodding and mulching as directed, at his expense, prior to installation of storm drains. This work must meet the final approval of an authorized Baltimore County Inspector.

cc: Edward A. McDonough
The New Group

AUG 31 1979

May 26, 1978

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 #194, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: James G. Stratakis
Location: W/S York Road 378' N. Galloway Road
Existing Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'
Acres: 0.668
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted, details of the piping of the storm drain must be approved.

Since the driveway is on a heavily traveled road, care should be taken with landscaping as to not obstruct visibility. The other landscape areas should contain some trees.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee Date: April 7, 1978
Rosellan Plant
FROM: Industrial Development Commission
SUBJECT: #194, Property Owner: James G. Stratakis
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.

The Industrial Development Commission has no comment on this petition.

Rosellan Plant
ROSELLAN J. PLANT

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

April 14, 1978

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

Dear Mr. DiNenna:

Comments on Item #194, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: James G. Stratakis
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.
Acres: 0.668
District: 8th

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

Very truly yours,

Thomas H. Twilley
Thomas H. Twilley, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KS/lpc

STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 194 - ZAC - March 28, 1978
Property Owner: James G. Stratakis
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.
Acres: 0.668
District: 8th

Dear Mr. DiNenna:

Subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/dm

Paul H. Reinecke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: James G. Stratakis

Location: W/S York Rd. 378' N Galloway Rd.

Item No. 194 Zoning Agenda Meeting of 05/28/78

Comments:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 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 comment, at this time.

REVIEWED BY: *Paul H. Reinecke*
Planning Bureau
Special Inspection Division
Noted and Approved: *Chief Wagoner*
Fire Prevention Bureau

JOHN B. BETTEVER
DIRECTOR

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #194, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: James G. Stratakis
Location: W/S York Road 378' N Galloway Road
Existing Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.

Acres:
District:

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State and of Maryland Code for the Handicapped and age and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional permits may be required.
- X 4. Building shall be upgraded to new use - requires alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. 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.
- X 7. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6'.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section 1. No Comment.
- X 9. Comment: Plat plan shall reflect handicapped code requirements.

Very truly yours,

Charles E. Luchman
Charles E. Luchman
Fire Review Chief

CEB/rjs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No: 194
Property Owner: James G. Stratakis
Location: W/S York Rd. 378' N. Galloway Rd.
Present Zoning: B.R. & M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30'.

District: 8th
No. Acres: 0.668

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOHN H. MCGOWAN, PRESIDENT
T. LINDSEY WILLIAMS, JR., VICE-PRESIDENT
MARION H. MONTAGNA

THOMAS H. BEYER
MRS. LORRAINE F. GIBBONS
ROGER E. HATTON

ALVIN LORECK
MRS. MARY A. SMITH, JR.
RICHARD W. TRACEY, D.M.

ROBERT T. DUBEL, SUPERVISOR



CHURCH LANE
SHOPPING CENTER
EX. USE - RETAIL STORES

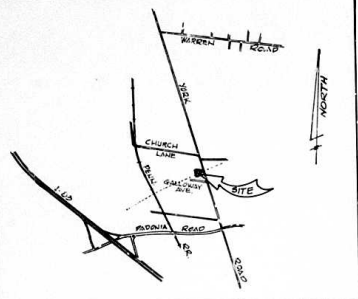
1 STORY BUILDING

RALPH E. ENSOR &
JAMES A. DIXON
R.R.G. 4364/429

1 STORY BUILDING
EX. USE - OFFICES

1 STORY BUILDING
EX. USE - OFFICE BLDG.

1 1/2 STORY GARAGE
BATHING COUNTRY
EX. USE - GARAGE



LOCATION PLAN
SCALE: 1"=2000'

1 STORY BUILDING
BATHING COUNTRY
EX. USE - GARAGE

GENERAL NOTES

1. EXISTING ZONING - B-2 ML
2. PROPOSED ZONING - B-2 ML
3. EXISTING USE - UNDEVELOPED
4. PROPOSED USE - LIGHT MFG & OFFICE
5. 0.0% STREET PARKING - PARKING DATA
 - 1ST FLOOR USE: ASSUMED - 100% OFFICE
 - TOTAL FLOOR AREA - 7300 S.F.
 - NB SPACES REQ'D - 7300/300 = 24.3
 - NB SPACES PROVIDED - 24.4
 - 2ND FLOOR USE: ASSUMED - 100% OFFICE
 - TOTAL FLOOR AREA - 7300 S.F.
 - NB SPACES REQ'D - 7300/300 = 24.3
 - NB SPACES PROVIDED - 24.4
 - TOTAL SPACES REQUIRED 28.7
 - TOTAL SPACES PROVIDED 32
6. AREA OF TRACT - 0.668 AC.±
7. HEIGHT OF BUILDING - LESS THAN 40 FT.
8. MIN. PARKING SPACE REQ'D - 9'x20'
9. LIGHTING - 20 FT. POLE & E.D. MOUNTED MERCURY VAPOR LIGHTS
10. PAVING - BIT. CONC. PARKING LOT & DRIVE
11. CURB - MIN. 6" HIGH x 8" WIDE BITUMINOUS BERM
12. UTILITIES - ALL UTILITIES AVAILABLE
13. FIRE CODE/SAFETY - IN COMPLIANCE W/ BLD. CODE
14. BALTO CO, MD., & FEDERAL REQUIREMENTS
15. SEDIMENT CONTROL - TO BE PROVIDED DURING CONSTRUCTION

VARIANCE REQUESTED - TO PERMIT
0 FT. SIDEYARD ON NORTH SIDE.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY OF:

JAMES G. STRATAKIS, ETAL
806 SHELLEY ROAD
TOWSON MARYLAND 21204

8TH ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=20' DATE: MAR. 10, 1978 SHEET 1 OF 1



irt engineering associates
5012 Harford Road
Baltimore, Md. 21214
444-4020

CHURCH LANE
SHOPPING CENTER
EX. USE - RETAIL STORES

1 STORY BUILDING

RALPH E. ENSOR &
JAMES A. DIXON
R.R.G. 4360/420

1 STORY BUILDING
EX. USE - OFFICE BLDG.

1 1/2 STORY GROUND
BALTIMORE COUNTY
EX. USE - STORAGE

LOCATION PLAN
SCALE: 1"=2000'

GENERAL NOTES

1. EXISTING ZONING - BR & ML
2. PROPOSED ZONING - SAME
3. EXISTING USE - IN COMPLIANCE WITH ZONING
4. PROPOSED USE - LIGHT MFG & OFFICE
5. 0.7' STREET PARKING - PARKING DATA
 - 1ST FLOOR - USE: ASSUMED - 100% OFFICE
 - TOTAL FLOOR AREA - 7300 S.F.
 - NR SPACES REQ'D - 7300/300 = 24.3
 - NR SPACES PROVIDED - 24.4
 - 2ND FLOOR - USE: ASSUMED - 100% OFFICE
 - TOTAL FLOOR AREA - 7300
 - NR SPACES REQ'D - 7300/300 = 24.3
 - NR SPACES PROVIDED - 24.4
 - TOTAL SPACES REQUIRED 35.9
 - TOTAL SPACES PROVIDED 39
6. AREA OF TRACT - 0.668 AC.±
7. HEIGHT OF BUILDING - LESS THAN 40 FT.
8. MIN. PARKING SPACE REQ'D - 21'x20'
9. LIGHTING - 20 FT. POLE & BLD. MOUNTED MERCURY VAPOR LIGHTS
10. PAVING - BIT. CONC. PARKING LOT & DRIVE - CURBS - MIN. 6" HIGH X 8" WIDE BITUMINOUS BERM
11. UTILITIES - ALL UTILITIES AVAILABLE
12. FIRE CODE/SAFETY - IN COMPLIANCE W/ BLD. CODE BALTO CO, MD, & FEDERAL REQUIREMENTS
13. SEDIMENT CONTROL - TO BE PROVIDED DURING CONSTRUCTION.

VARIANCE REQUESTED - TO PERMIT
0.7' SIDEYARD ON NORTH SIDE.

EXHIBIT NO. 1

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

PROPERTY OF:

JAMES G. STRATAKIS, ETAL
806 SHELLEY ROAD
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