78-277-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS &

I, or we, JAMES G. STRATAKIS 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.

petition for a Variance from Section 238.2 to permit a side yard setback of 0 feet in lieu of the required 30 feet in a B.R. Zone.

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

The existing site restrictions of a 118 ft. Gas and Electric Right of May, 10 ft. and 20 ft. drainings easement, 20 ft. trainings easement, 20 ft. trainings easement, 20 ft. trainings experies prescribed inffifulty to the leaching of a building. The 30 ft. cide yard setback requirement causes hardship to the owner by effectively restricting the size and subject that unreasible. As of ft. sideyerd setback is required and herein requested in order to construct a building which will properly utilize the site as permitted and in compliance with the current sonline.

(SEE ATTACHMENT 'A')

Property is to be posted and advertised an practiced by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Ballmore County adopted pursuant to the Zoning Law For Baltimore County.

____day of__Jupe__

James & Strataki James G. Stratakis 906 Shelley Road Towson, Maryland 21204 321-0407

26th

RECEIVED

10: 20 A.M. 6126/18

Legal Owner

ATTACHMENT 'A'

engineering associates

VARIANCE PETITION FOR JAMES G. STRATAKIS, ETAL EIGHTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

5012 harford road

444-4020

baltimore, md. 21214

Existing conditions impose severe restrictions upon the layout and design of a building on the seven may be a severe restriction to the seven consistency of the seven construct as the self-seven construct as the self-seven construct as subtiding to meet the existing site conditions.

RE: PETITION FOR VARIANCE W/S of York Rd., 378' N of Galloway Rd. 8th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES G. STRATAKIS, Petitioner

: Cuse No. 78-277-A

......

ORDER TO ENTER APPEARANCE

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 ing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hessian III John W. Hestian, II: People's Coun.el County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that a copy of the aforegoing Order was mailed this 14th day of Julie, 1978 to Mr. James G. Stratakis, 906 Shelley Road, Towson, Maryland

John W. Hessian JU

JUN 1 4 78 24 14 8 7010-1

George J. Martinak

Edward C. Covahey, Jr., Esquire 614 Bosley Avenue Towson, Maryland 2:204

> RE: Petition for Variance W/S of York Road, 378' N of Galle "ay Road - 8th Election District James G. Stratakis NO. 78-277-A (Item No. 194)

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

GEORGE O. MARTINAK

GJM:nr

cc: Mr. Ralph E. Ensor 1315 Stonebridge Cour Towson, Maryland 21204

Mr. William H. Hopkins 13401 Bladon Road Phoenix, Maryland 21131

People's Counsel

Beginning at a point on the West side of York Road 378' North Beginning at a point on the West side of York Road 378' North of Le centerino Galloway Avenue and running the following bearings and distances N 10° 52' 38" W 63, 98 feet North 840 49' 00" West 257, 46 feet, South 10° 50' 00' East 165, 00 feet, South 849' 40' 00' East 165, 95 feet, North 13° 38' 20' East 31, 30 feet to the centerline of the Consolidated Gas and Electric Light and Fower Company electrical transmission: line Right-of-Was, 118 feet side, running thence and binding on said centerline and part of the last mentioned 3rd line, North 72° 51' 22" East 174.13 feet to intersect the West Right-of-Way line of York Road, running thence and binding to the

Containing 0.668 Acres of land more or less. Election District #8

BATIMORE COUNTY, MAKRAND

S. Eric Di Nenna Zoning Commissioner

June 20, 1978

FROM Leslie H. Groef Director of Planning

SUBJECT. Petition #78-277-A. Petition for Variance for side yard setback West side of York Road, 378 feet North of Galloway Road

8th District

HEAKING: Monday, June 26,1978 (10:00 A.M.)

If granted, distailed landscaping plans should be submitted for review and approval by the Current Planning and Development Division. Further, it is suggested that this petition not be granted until or unless details re storm drainage are submitted and approved by the appropriate government

JUN 21 '78 -M ++4) 100 ZONING DEPARTMENT

78-277-A Dance C STEATORS

RALPH E. ENSOR July 12, 1978

Mr. George J. Martinak Deputy Zoning Commissioner Baltimore County Baltimore County Office Building

Towson, Maryland 21204 Dear Mr. Martinak.

Rosermon is made to the hearing held before you on July 11, 1978 et 11. AM, concerning the petition of the comer of the property located at 9318 York Road requesting the construction of a boilding on his Boreh property lies showing 0 setback. Hopkins, President of John K, Ruff, Inc. Who occupy the building hearing the property lies occupy the building the property of the World Rajah E. Draco, O-obsert of the

We wish to reiterate our protest and make sure the record contains the fact that the property was not properly posted and that I was only made aware of the hearing on Friday, July 7, 1978 which prevented me from being represented by legal counsel.

I hope you will also give due consideration to the fact that the deed description of the project vs sleets of the fact that the deed description of the project vs 1920 York Road and the deed description for 9918 York Road differ concerning the existing 20 ft. right-of-way. This could cause problems until the difference is resolved.

Lagel Ensor

JUL 1 4 78 44 (9) TOTAL - - WOMENT May E. 1978

Mr. Michael A. Porte Mr. Michael A. Ports Chief, Watershed Permits Section Department of Natural Resources Water Resources Administration Tawes State Office Building Annapolis, Maryland 21401

RE: Variance Petition for James G. Stratakis - Item #194 West Side of York Road North of Galloway Road

Dear Mr. Ports:

Enclosed is a site development plan for the above referenced property. Because of the location of the proposed building, a setback Variance to the Baltimore Coraty Soning Regulations is required.

As you can see, the subject property is presently unimproved and traversed by a stream and large drainage easement area. The petitioner is proposing to fill part of this easement, construct a storm drain extension from York Road through the property and locate a paved parking

As Chairman of the Soning Plans Advisory Committee, which reviews sizes and forwards comments to the Joning Commissionar on the effects of development on a particular commense prior to scheduling this partition for a hearing Commense prior to scheduling this partition for a hearing commense prior to scheduling this partition for a hearing commense proportially request verticen comments to be forwarded to me by May 18, 1970. If none are you'ved, I will proceed to schedule this pertition for a learning.

Very truly yours, MI

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBCirf Enclosure

co: File

Shelley Road

Engineering Associates 5112 Harford Road Baltimore, Maryland 21214

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

Your Petition has been received and accepted for filing

RECEIVED FOR F

BALTIMORE GAS AND ELECTRIC COMPANY P.L. BOX 1475 BALTIMORE, MARYLAND 21203 February 15, 1978

Mr. & Mrs. James Stratckis Mesdames Katherine Strakes and Mary Antonakos C/O Mr. Ethand S. Covahey 614 Bosley Avenue

Younge, Rayyand Fuzy.

Dear it. & Nrs. Sixtakis and

Mesdames Strakes & Antonakos,
This Will con Jarm gy recent conversations with hears. Edward

5. Coveley and Gus Lambros or secraing the acquisition of an unrestricted.

South of Cherch Lame in Baltimore County, Marianth the west after of York Rd.
South of Cherch Lame in Baltimore County, Marianth and the or York Rd.

Coulant County and the Cherch Lame and the County as a Public Ubility

serving the plot of the Cherch Lame and the Cherch Lame and Lame and Lame Area to

park pasteneser violicies and Linki Lundez.

It is also madereded that yo withstending the 90 foot matricion

concerning cleanamer from any structure installed by this Cambro of the Cherch Lame Area to

your cooperation in this active is appreciated.

Very truly yours, Supervisor Real Estate Acquisition

Copies to: Mr. & Mrs. James Stratakis Mesdames Katherine Strakes Mary Antonakos Mr. Edward S. Covehey

REB/LP

Oten 10. 194 TAMES G. STRATAKAS MAY 10 78 AM

//engineering associates 5012 harford road baltimore, md. 21214 444-4020

May 8, 1978



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

Dear Mr. Commodari:

We are pleased to recycle the additional information requested in your letter dated Mys, 1975. As have been in contact with the Gas and Electic Company and Obtained weeks approved from Mr. Roomer Smith to revide a written confirmation of this approval as morn as possible.

can rise a quantity of water of approximately 288c.f.s. and rise a quantity of water of approximately 288c.f.s. as rise and a rise a

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

I trust that this provites 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,

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

This petition is accepted for fiting on the date of the enclosed

Very truly yours.

Nichtle B. Commoder

NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

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.

building permits should this petition be granted.

Engineering Associates 5112 Harford Road

Baltimore, Maryland 21214

JRT ENGINEERING ASSOCIATES mak. Talak

JRT/ng cc: Mr. James Stratakis

Mr. James G. Stratakis

Page 2 June 15, 1978

NBC:smw

April 4. 1978

Re: Z.A.C. Meeting, March 28, 1978
Item: 194
Property Owner: James G. Stratakis
Property Owner: James G. Stratakis
Location: 355 Yrd: Boad (Rec. 45)
Existing Zonning: 8.R. & Miller
Proposed Zoning: Variance to permit a
sida setback of 0;
a lieu of the required 396
Acres: 0.668

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 insefficient. We recommend a width of 30'.

Charles Lee, Chief Bureau of Engineering Access Permits

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Chairman

Bureau of Department of State Roads Commiss

Bureau of Fire Prevention Project Planning Building Department Board of Education

Zoning Administratio

Industrial Development

Willo B Commodari

S. ERIC DINENNA

Chairman, Zoning Plans

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 Zening Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of York Road approximately 578' north of Galloway Road in the 8th Election District, the subject and are improved with an office building and a combination service

Because of your proposal to construct a two story office building within 0° of the northerly property line in lieu of the required 30°, this Variance is required. Because a major portion of this site is encorspassed 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,

June 15, 1978

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

> RT: 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

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 station/cer wash (Case No. 72-263-LX), respectively.

and included with this file, I requested comments from Mr. Michael
A. Porte, Chief of the Watershed Permits Section of this department.

Maryland Department of Transportation State Highway Administration

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

M.S. Caltrider

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

Attention: Mr. N. Commodari

Acres: 0.668 District: 8th

Dear Mr. DiNenna:

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

We believe that no approval of the proposa' should be considered until the proposed storm drain system is reviewed and approved by the appr priate agencies.

Very truly yours.

CL: JEM: (i

John & mayers By: John E. Leyers

P.O. Box 717 ; 300 West Preston St. eei, Baltimore, Marytand 21203



May 11, 1978

Mr. S. Eric DiNer 18 Zoning Commissioner County Office Buildin

> Re: Item #194 (1977-1978)
> Property Owner: James G. Stratskis
> W/S York Rd. 378' N. Galloway Rd. W/S York Rd. 378' N. Gallowsy Rd. Existing Zoning: B.R. & M.L. Prorosed Zoning: Variance to permit a side setback of C' in lieu of the required 30'. Acces: 0.666 Distribt: 8th

Dear Mr. diNenna

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

comments were supplied in connection with the Eoning Advisory Committee review of the overall property of the side this size is a part, for Item 8198 (1950-1970), of the overall property of the side this size is a part, for Item 8198 (1950-1970), of the size of the size

York Road (Md. 45) is a State Road, therefore, all improvements, intersections, entraces and drainage requirements as they affect the road ones under the jurisdiction of the Navyland 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 Relations 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 Elll" (N.D.C., Pollo 108), remains unknown to this office. It is the responsibility of the Petitioner to accert and Clarify his rights therein, and to initiate such action as may be measured to also formuly closes, relocate, without, extend or otherwise motify this 20-foot road.

Mr. Agustir: J. Muller 612 Highland Avenue Towson, Maryland 21204

Merch 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.

- 3 -

This office is also in complete agreement with the State Roads

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.

when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

Petitioner to 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 business. The right of way at the north property to the north, which has another good point of access, and a property to the north, which has another good point of access, and a property in the rear on wirls a shopping center is proposed. The alans for the shopping center show no access to York Road at the aforementioned right of way. Considering the Greeging, it is our opinion that proposed mortherly entrance should be eliminated and the right of way closed with curve and guitare.

The plan must be revised prior to a hearing date using assigned. The entrance will be a bject to State Roads Commission approval and

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.

Item #194 (1977-1978) Property Owner: James G. Stratakin Property Owner: Page 2 Hay 11, 1978

Development of this property which stripping, grating and sublification could result in a sediment pollution proc . . . damaging private and public boddings downstress of the property. A grading parmit is, therefore, is

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 permits.

The majority of this site, formerly a quarry, consists of a stream and drainage channel, as indicated, travarsed by an electrical transmission company right-of-way (LIB feet width) and a Baltisone County utility assessment therain. The Petitioner is contioned that no encreachment by construction of any structure, including footings, will be penaltied within cumy rights-of-way or utility assessment.

additional drainage and utilty 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 smitchale outfall.

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

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

There are 12 and 30-inch public water mains in the west and east sides of York (Drawings #32-0022 and #58-0507, File 3), respectivel.

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 (Brawings 865-0021 and 868-0242, File 1), respectively

- 4 -

Very truly yours.

Oliver L.M.

OLIVER L. MYERS, Chairman

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 formerded to you in the near future.

Ellsworth N. DIVER, P.E. Man

Merch 31, 1970

END: EAM: FWR: 88

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

OLK: JD

Same You Sheet. 60 NW 4 Dos. Sheet. NW 15 A Topo. 51 Tay Mar

MICROFILMED

BALTIMORE CCUNTY ZONING ADVISORY COMMITTEE

Merch 31, 1970

e0e

OLIVER L. MYER!

..... PUBLAU OF

DEPAR SENT OF STATE ROADS OF MISS BUREAU OF

MEALTH DEPARTMENT PROTECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ACMINISTRATIO INDUSTRIAL DEVELOCHENT

Hr. Augustine J. Huller 612 Highland Avenue Towson, Maryland 21204

RE: Type of Healing: Side Yard Variance Location: W/S York Rd., 200' No. Gellowey Avenue Petitioner: Augustine J. Muller Committee Meeting of March 17, 1970

8th District Item 189 (1949-1970) 70-203A

Sear Mr. Kullers

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 reporty is presently an unisorowed piece of and with high tention wires rouning through the center of the tract. The property to the north is improved with offices as well as the property to the north is improved with offices as the last of the property to the control of the property to the control of the property to the west is unimproved restigently property. Tenting the property is the west is unimproved restigently property. Tenting the property is the property of the prope

BUREAU OF ENGINEERING:

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

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

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

Hr. Augustine J. Huller 612 Highland Avenue Towson, Maryland 21206

Merch 31, 1970

Storm Drains: (Continued:

A public storm didle edits within an except on this property and presently outfalls as shown on Baltimore County purpose of Engineering Presing #65-618, A-9. The proposed extension of this word of Engineering required to develop the site, wast 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 The Applicant must provide necessary drainage raclistics (temporary or peranent) to prevent creating any nuisances or damages to adjacent proporties, especially by the concentration of surface witers. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. An B-inch sewer cellsts along the east side of York Read, opposite this property, as shown on Baltimere County Bureau of Engineering Drawling reporty; as a shown on Baltimere County Bureau of Engineering Drawling a point approximately of reviewer exists along the west side of York Read at a point approximately of the property and as shown on Baltimere County Bureau of Engineering, Brawling 1860-0742. Since the Paryland State Roads Commission would not allow any open trench execution across York Road, the Applicant blood contact the Chief of the Sanitary Sower Design Group of the Jureau of Engineering to stateming the most feesblie means of connecting to the public sewer.

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, renewation and/or installation of equipment for this food service facility, condete plans and specifications must be submitted to the Division or Food Control, Baltimora 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 fenc .

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

600

OLIVER L. MYERS MESSELES

TOTAL STREET OF STATE ROADS COUNTY

BUREAU OF FIRE PREVENTION STALTS DEPARTMENT PARTIES PLANNING THE SECONDARIMES

DIVISIONAL PROPERTY

Hr. Augustine J. Huller 612 Highland Avenue Towson, Mary'and 21204

RE: Type of Meering Redistrict from CT to CSA Location: W/S York Road, 116: N. of Gellowey Ave. Petitioner: Reymond L. Stewart, et al Committee Meeting of Feb. 8th, 1972 8th District Iten 129 (1971-1972), 72-263 EX

March 17, 1972

Dear Mr. Mullers

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition 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 The subject property is located on the uest side of York Reed approximately life feet north of Calleniy Avenue, the property is arrived and the second of the property is arrived. The second of the s at this tien.

BUREAU OF ENGINEERING: +

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

A statch presented by A. J. Waller was reviewed by this office and fored communit, sited August 16, 1970 were Granafock to the Bureau of Public Larvices. That office furnished fr. Augustine J. Pullor with written communite, discled Spatiener?, 1970. a copy of these communits is attached for your consideration, as they reamin generally welfel and applicable to this Item 128 (1971-1972).

MICROFILMEN

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

A portion of this property was also previously reviewed and commented upon as Iten 189 (1969-1970).

As the presently submitted site plan now encompasses the property known as #390% York Rood, public senitary sewerage is available and serving this site.

PROJECT PLANNING DIVISION:

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

The site plan must be revised to show -

56

1. Owners and uses of adjecent properties.

Capacity of the car wash equipment along with the woiting spaces required by Section 419.2.

3. Proposed siens.

4. Proposed lights.

DEPT. OF TRAFFIC ENGINEERING:

Revised plan must be submitted showing stacking spaces and especity of the car wash.

BOARD OF EDUCATION:

No bering on student population.

HEALTH DEPARTMENT:

Metropolitas water and sewer are available to the site.

Department of their Resources Comments: If lubrication work and oil changes are performed at this location, rowised plans must be submitted showing matched providing for the clinination of waste oil in accordance with the Department of Mater Resources requirements.

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

MICROFILMED

MICROFILMED

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

The plan indicates proposed 7" concrete entrances. The standard

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrances will be subject to State Highway Administration approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding approvel of the subject petition until such time as revised plans are received by this office that indicate on the proposed plan the existing structures both to the north, south and west of the subject site, and also indicate the requirements as laid down by Section 419. This uires that all stacking spaces in the capacity requirements be shown on the

> Very truly yours, Oliver L. My OLIVER L. MYERS, Chairman

CHOROCH P.C.

Er. Augustine J. Huller

District 6

Stora Prain Contents, Contd:

Cores. Prol. Plan Proposed Storn Brain Extension

September 2, 1970

RECEIVED TOWSON, MARYLAND 21204

September 2, 1970 SEP 5 1970

Tela A. Moller Digg

BORRESS Bes in appresent seemes BUREAU OF LASINLERING

Mr. Augustine J. Enller 2130 Pair Lane Timonium, Haryland 21093

Ret Com. Prel. Plan
Proposed Storn Frain Extension
W/S York Load
350' H of Callenay Foad District 8

Donr Sire

The preliminary plan for the proposed cite has been reviewed, and the compents are as follows.

Beltimore County Department Of Sublic Works COUNTY OFFICE BUILDING

D'THAU OF ENGLISHMENT NO.

York Read in a State Read; therefore, all improvements, intersections and entrances on this read will be subject to State Fonds Consisted on requirements.

There is a 118-foot Con and Electric Company right-of-way through this property.

Highwoo Comentar

It shall be the responsibility of the hardoper's enther to charify all rights-of-way of thin the property and to find that such action that may be necessary to absorb, a deep or characters of the property o

Sidewiths are required on all public reads adjacent to this site. The walks shall be h feet wide and shall be installed to conform with Caltimore County Standards (Petal) R-20) which places the tack edge of the rideralk 2 feet off the property line.

The heveloper shall provide an in-fee right-of-may at no cost to halti-none County to peralt County raintenance forces to perform any necessary work in the Storn Drain reservation. The right-of-may shall be a nintum of 20 feet wide and shall have a grade less than 10; firm the readmy to the reservation.

There is an existing 20-foot read indicated along the morth property line of this site. There does not appear to be any need for a public read in this location at this time.

MICROFILMED

He. Augustine J. Buller

September 2, 1970

Cours. Prol. Plan Proposed Story Prain Extension District 6

Sediment Control Comente, Contd:

Orading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuence of any grading or bailding possible.

Hater Comments A proliminary print of this properly will be referred to boltimore City, Bureau of Witer Supply, for review and exceed in regard to adopting of uniter pre-ture in the development. If Inditioner City has any ecoment, it will be formarded.

Philic enter is available to serve this property. There is an existing 12-inch makes not in the meet wide of York Bond, no chose on Frantag (32-032, Adres. There is also a 30-inch under main in the cost side of York Bond (Bro Panding 25-207, I-b). Pendington to obtain a material connection from the edisting main in the west side of York Road may be obtained from the Tepartment of Fer-ratio and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his continuous services system. He is respoundals for all accommying right-of-may acquisition costs.

The Developer is responsible for the cost of employ any existing unter main connection not used to serve the proposed sito.

This property is obtained to a later System Cornection Charge based on the class of union meter stillings. The total later System Connection Garge is de-termined, and payable, upon coplication for the Plenting Permit. This Charge is in addition to the normal front foot assumers and penul charges.

Sanitory Scree Comments:

Mr. Augustino J. Maller

September 2, 1970

Re: Comm. Prel. Flan Storn Brain Coments, Contd:

Proposed Storn Brain Extension

d. A plat with the limits of a 50-year design storm and the location of the field run cross-sections indicated.

September 2, 1970

Hydraulic computations which were used to establish the clevation of the flood plain for each cross-acction based on Hamming's formula.

The Developer in representible for the cost of ear rechangling required The reveloper in responsible for the cost of any recharacting required to keep 10-year storn flows within the drainage reservation or consecute provided. Recharacting must be in accordance with Bultimor Comby Storn, train Raden Standards, adequate for 50-year storn flows with bonks said March with said. Sideshopes are not to be respect than 2-foot horizants to 1-foot varieties. Beckenseling response quired in to be shown on draining construction plans and channel work completed prior to execution of will by contracts.

The requirements of the Poveloper of then the street bed are as fellows:

a. The atream is to be cleared of all fallen trees, stumps and debris.

All critical existing embandments are to be sloped and stabilized as

e. Abrupt stream bends are to be reinforced with riprap or concrete as

d. All stream depressions (12-inch minister) are to be back-filled with onenam stone and nortared to meet stream invert.

e. Notes indicating stress improvements are to be shown on construction drawings relative to the subject site.

f. Should the Peveloper elect to reclaim a portion of the interel fleed plain area, he must switcht desirage that intering the safety of adjacet, properties. Sidealpow will enform with the shadowld-flook hardworld to 1-foot vertical, and the cross by the location will be computed to a point 1 foot above (free board) fleed plain.

The Boveleper must accommish all channeling, cloping, filling, cooling and/or cooking and mulching as directed, at his expense, prior to installation of ctory denime. This must knot the the final approval of an authorized Entitions

MICROFILMED

Mr. Augustine J. Haller September 2, 1970

Res Com. Prol. Plan Proposed Storn Prain Extension District 8

Er. Avgustine J. Buller

Coma. Prol. Plan

District 8

Storm Drain Comments:

Proposed Store Brain Extension 350 H of Gallerry Road 1/8 North Road

-2-

In accordance with the desirance princy for thin type development, the revelopment of the first terms of the first terms of the court of the crypt the stora tester reas-off through the property for the principal content of the court of the court of the court reasons and right-coloury to the entire and offsite - including the deciding in few to contents and right-coloury to the entire and offsite - including the deciding in few to contents of the court of t

The precionaria engineer has presented a chetch sleading a 120-feet extension of pipe. He should varify the pipe this required, but from a commany nation it appears that the desir restains of them a continuation of the cristing for a 350 ED.C.C.H., or use of a 55° x 85° month-tore (completely panel) B.C.C.H.P.L., 8 mass.

Construction drawings are required for attained drawings feelilities and any cost to facilities serving offsite areas. The plane are to be designed in a cordone with Bultimore County Understand and Peptilizations, and the drawings which ted for rocket and approval by the fatherest County Dance of Deptember. Construction is to be acceptabled where a County contract and draw extens.

My open atrees drainage requires a drainage recentuation or concent of sufficient width to cover the fixed sides of a Several drain storm. However, a minimum width of 50 feet to a required. For tentative approved of this plat, the Developer must fermink the Bureau of Implementing with a drainage story containing

6. A map of scale 1 mo2CO! for the entire draining area which contributes to the open stream including a tabulation of flow quantities.

b. Field run ercon-certifons of the streem with the filed plain of a So-year design etern indicated on them. These sections are to be taken at So-feet intervals and are to be chosen on standard cross-section paper at 1° e10° beriscotal to 2°-5° vertical notel.

e. A profile of the streng on the same scale as the afore sationed cross-

Sandtery Sever Comments, Contd:

The Eurology de trapeculable for any deficit to be freezied by the constituents, under Construction, and a properties, of my public and improved to recently. In de a recommission to construct to recent the request, to de a recommission to construct the country of the public strategy of the public for the properties and only for comparing the recently of the recent

The towaleyer is entirely responsible for the confinction, and the cost of the construction and minimum, of his cost a princip entering, which must conform with the lattimes County in thing Code. The Purchaver is also responsible for all securanting right-of-tay amplifying costs.

Since this corrected development is at the end of a neutraline, and there will be so scanpe flow except from this cite, inthince County will not approve any garlang disposals for this site.

The Beveloper is continued as to the discount of industrial mater. The necessity of the second of the despotal of Freedings tures, funded deliverable to the public sever system, or to the fine-deleng of the sense purply delibers and/or treatment plants, shall be treated or disposed of an found measuremy and directed by the Administrative Authority or other authority having jurical cities.

Purther, it shall be unlawful for any person to deposit by any means to the building dark rape system or mean; any arbot, cindexs or rape - Darkabl polenoman, or capitative lightide - game, cills, games or their miterials which would or could obstruct, damage or overload such agoton or never.

The Developer in responsible for the preparation and solution of such subjects of his industrial units on any he required to determine of the rather of disposal, are, the private not to be enjoyed at him if the industrial units are to be discharged into the public continuous groups, prior to insurance of a habitate most industrial most in the public continuous and provides most provides. beilding permit.

This property is styled to a Somitary Secon Griten Consection Charge be a on the size of water mater used. The total public duminary Secon System Connection Charge is determined, and payable, upon application for the Fleching Remit. This Charge is in addition to the normal front forth acceptant and parmit

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

MICROFILMED

September 2, 1970 Er. Augustino J. Kuller -7-

Let Cent. Prel. Plan Proposed Storn Prain Extension District 8

A Public Works Agreement must be exceuted by the owner and Baltimore County for the above-mentioned improvements, after which a Building Permit may be approved.

0 0 0 0 0 0

Very truly yours,

GENERAL PRIER, Chief

AUG 3 1 1979

ce: Edward A. McDonoagh P.V.A. File Frel. File

MICROFILMED

Paveloguant of this property threach entirefung, grading and stabilization could result in a section beliefung robbing dronging private and public heldings downstream of the property of grading fee said, therefore, necessary for rill grading fee saiding the said-right of "op soil.

Construction drawings 505-616-615, File h indicating existing drawings facilities are on file in Ress ECC, Baltimore County Office Building, Youren, Expland, and are evaluable for your information and guidance.

Genomy construction ensembles of adopted width are necessary adja-cent to all effaits rightness-say or constants them willity construction is planned. May should be indicated on the right-saway plats and construction draw-ings.

The Backberr mai provide messensity drainers facilities (surpossy or persons) be present creating any minance or course to adjust a provide creating the enterous or earliest the provider that the enterous or earliest the state of the enterous the enterous state of the enterous course of the entero

A greding plan is required for processing construction plans.

The Ecveloper is remeasible for the east of terporary structures and measures regarded in the event of sectional development. there channel construction is involved, construction dumning random vill be the final determination as to parking requirements. The entire cost of channel construction will be the responsibility of the Davidger.

chould the peralment clock to leave the stream in its natural and oxigin-al condition, he and/or his endance is to subsit adequate destronce cats indicat-ing the freed plain for a Popura storm. Additional requirements chall be in se-contone with the present County Policy.



May 26, 1978

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

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

Property Comers, James C. Stratelis
Lacations, 25 via. Boad 35° N. Gellowey Road
Frequent Coning: 8. R. & M. .
Frequent Coning: 8. R. and Strate Coning: 8. R. & .
Strate Coning: 4. R. & .
Strate Coning: Variance to permit a side serbock of 3° in lieu of the required 30°
Acres: 0.688
District: 8th

This office has reviewed the subject pelition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made oware of plans or probalms with regard to development plans that may have a

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 visability. The other landscape areas should contain some trees.

John Levelys

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari To Zoning Advisory Committee April 7, 1978

SUBMET. \$1.24. Proverty Owner: James C. Stratakis
Location: W/S York Rd. 378 N Galloway Rd.
Existing Zoning: B.R. & M. Dermit a side setback of 0'
in lieu of the required 30'.

The Industrial Development Commission has no comment on

Romen Black ROSELLEN J. PLANT

DONALD J. ROOP, M.D., M.P.H.

April 14, 1978

Hr. 5. Eric DiNenna Office of Planning and Zoning County Office Building Towson, MD. 21204

are anticipated.

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

Property Owner: Location: Existing Zoning: Proposed Zoning:

James G. Stratable James G. Stratakis W/S York Rd. 378' N Gellowey Rd. B. R. & N. L. S. R. & N. L. The required 30'.

Arrest Districts

Metropolitan water and sewer are available, therefore no health hazards

Thomas M. Kleven Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/nca



STEPHEN E. COLLINS DIRECTOR

April 17, 1978

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

Item No. 194 Property Owner: Location: - ZAC - March 28, 1978 Item No. 194

- ZAC - Harch 28, 1978

Property Owner:

Location:

Wi York Rd. 378 Feet N Galloway Rd.

Existing 2coing:

S.R. 6. M. to.

Proposed Zoning:

Variance to permit a side setback of 0' in

Ileu of the required 30'.

Dear Mr. Olivers

Subject variance should have no effect on traffic

Chilan Man

C. Richard Moore Assistant Traffic Engineer

CRM/dmm



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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: James G. Stratakis

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

Zoning Agenda Meeting of 03/28/78

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

- Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved local is accordance with Baltimore County Standards as published by the Department of Public Vorta.
- () 2. A second means of wehicle access is required for the site.
- () 3. The vehicle dead end condition shown at ____ EXCEEDS the maximum allowed by the Fire Department.
- () i. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations
- (x) 5. The unifilings and structures existing or proposed on the site shall comply with all applicable requirements of the Sational Pire Pro-tection Association Standard No. 101 "life Safety Code", 1976 Builtion prior to company.
- () 6. Site plans are approved an drawn.
- () 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWER # 7 Floring Order Special Impection Existen

Hot od and Chaf Unga It po to
Approved: Price Prevention Bureau



March 23, 1978

Comments on Item # 191; Zoning Merisory Committee Meeting, March 28, 1978

Property Omer: James G. Stratakis Lossians: 4/5 Took Road 378' N Galloway Road Basisay Roads, 8.1. & M.L. Proposed Resisay Variance to pennit a side sotback of 0' in lieu of the required 50'.

CERTE

- Structure shall conform to Baltimore County Bailfing Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Randicament and activities of the conformation o
- B. A building permit shall be required before construction can begin
- X C. Mditional _____Permits may or required.
- D. Building shall be upgraded to now use requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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 G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section I. No Comment.

X J. Comment: Plat plan shall reflect handicapped code requirements.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

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

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

District:

Dear Mr. DiNenna

No bearing on student population.

Very truly yours, W. line Kloub

WNP/bp



W. Nick Petrovich,







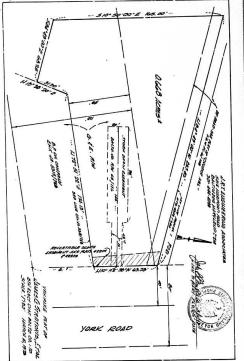


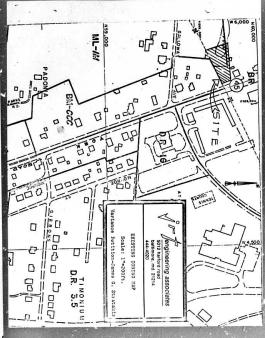
















TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - James G. Stratakis was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
 ☐ Essex Times

- ▼ Towson Times
 □ Aroutus Times
 □ Community Times

☐ Suburban Times East

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for nnn successive weeks befor, the 9th day of June 19.78, that is to say, the same was inserted in the issues of June 8, 1978

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in case appearing on the 8th day of June 19.73...

THE JEFFERSONIAN.

Cost of Advertisement. \$.

OFFICE OF FINANCE - REVENUE I MISCELLANEOUS CASH RECE		No. 73364
DATE June 30, 1978	ACCOUNT_0	1-662
	AMOUNT \$	45.38
	ANDUNT	Arrenda er Santo adam er er
Md. 21204, Stratak	es Account	

OFFIC	MORE COUNTY, MAR E OF FINAN REVENUE ELLANEOUS CASH REC			No.	65506
TATE_	March 16, 1978	ACCOUNT	01-662		
			\$25.00		
FOR	Dalto., Md. 2121 Petition for Var	Tabak)	5012 Haz	ford 1	d.,
		10	r James C	. Stre	tekis
	2813 TENS 16		25	5.00	45C

0				DDC	CDE	EC .	CHEE	т.	_	
PETITION	1886/1867/1887/18			PROGRESS :			Irocina		200	
FUNCTION	Wall Map		date	ginal	dote	by	date	by	date	by
Descriptions checked and outline plotted on map					2 H	MH				
Petition number added to outline										
Demed										
Granted by ZC, BA, GC, CA										
Reviewed by: UI Previous case: 72-26		-	1	Chan	ed Plage in or	utline	or des	cript	ion	Ye.

6	•	
BALTIMORE	COUNTY OFFICE OF PLANNING AND ZONING	
	County Office Building 111 W. Chesapeake Avenue Torson, Maryland 21204	
Your Po	etition has been received * this_ 16+4	day (
March 1978.	Filing Fee \$ 25.00 . Received	Che
	L	Ca
	S. 10.2/ -	_ot
	S. Eric DiNenna,	
T.	Zoning Commissioner	
Petitioner James	Stratahis Submitted by John Taba	h
Petitioner's Attorne	PREViewed by	
 This is not to be assignment of a h 	interpreted as accordance of the Decision	for

•	1-SIGN	78-277-A
	TIFICATE OF POSTING ARTHERT OF BALTIMORE COUNTY Towson, Maryland	,
Posted for Pentien For VI Pestitioner JAMES G. STEA	PRIANCE	ting TUNE 10, 1878
Location of property: W/S OF YOR	K. Rd. 379 N OF GA	
Location of Signs W/S CF Youx	Rd 415'707-NOF 6	ALLOWAY Pd.
Posted by Florias & Holain Signature	Date of return	UNE 16,1978

