

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mrs. Edith T. Eisenhart, Adm. Secretary
County Board of Appeals Date June 10, 1982

FROM Mr. James M. Dyer
Zoning Supervisor

SUBJECT Case No. R-79-8-XA (R-79-197-XA) - Wilton A. DeBaugh
Case No. R-79-9-X (R-79-198-X) - C. Gordon Gilbert
Case No. R-79-10 (R-79-199) - James G. Stratakis, et al

As requested in your inter-office correspondence of May 26, 1982, I am enclosing herewith Xerox copies of the Board's Orders from the referenced files which have been returned by the F.B.I.

JED:nr

Enclosures

cc: Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Case Files

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James E. Dyer
TO Office of Planning and Zoning Date May 26, 1982

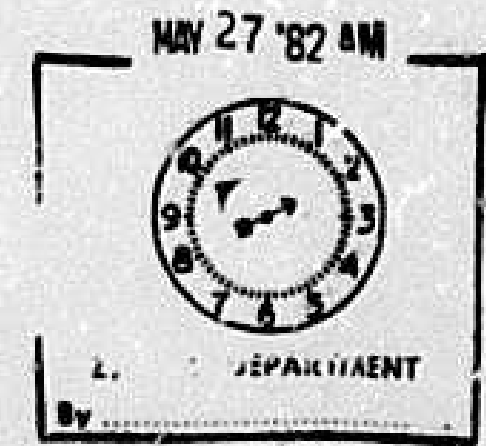
FROM County Board of Appeals

SUBJECT Case No. R-79-8-XA (R-79-197-XA) - Wilton A. DeBaugh
Case No. R-79-9-X (R-79-198-X) - C. Gordon Gilbert
Case No. R-79-10 (R-79-199) - James G. Stratakis, et al

82-1117

In reply to our letter of March 12, 1982, you were kind enough to send us microfilmed copies of the above files for our records. However, inasmuch as these files have now been returned by the F.B.I., we would appreciate it very much if you could send us a Xerox copy of the Board's Order only from each file. Thank you.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mrs. Edith T. Eisenhart, Adm. Secretary
 TO County Board of Appeals Date March 23, 1982
 Mr. James E. Dyer
 FROM Zoning Supervisor
 SUBJECT Case No. R-79-10 (R-79-199) - James G. Stratakis, et al
Case No. R-79-9-X (R-79-198-X) - C. Gordon Gilbert
Case No. R-79-8-XA (R-79-197-XA) - Wilton A. DeBaugh

I am in receipt of your inter-office correspondence of March 12, 1982, along with the temporary files, above-captioned.

As requested, a copy of the Board's Order in each case is enclosed herewith for your records.

JED:nr
 Enclosures
 cc: Mr. William E. Hammond, Zoning Commissioner
 Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
 Temporary Case Files

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Hand-Delivered 82-491
 3/16-82
 NCH-280
 Mr. W. E. Hammond, Zoning Commissioner
 TO Office of Planning and Zoning Date March 12, 1982
 FROM County Board of Appeals
 SUBJECT Case No. R-79-10 (R-79-199) - James G. Stratakis, et al
Case No. R-79-9-X (R-79-198-X) - C. Gordon Gilbert
Case No. R-79-8-XA (R-79-197-XA) - Wilton A. DeBaugh

The Board's files on the above entitled cases were released to Mr. Dyer on February 14, 1980, and subsequently subpoenaed by the F.B.I. However, prior to release by your office these files were microfilmed and, in the meantime, we also set up "temporary files" to receive the additional papers as the cases progressed.

Inasmuch as these cases have been completed, but the original files are still in the custody of the Justice Department, we are closing these temporary files and sending same to you herewith, including the microfilms. However, we would appreciate it if you would send us a copy of the Board's Order in each case for our records. Thank you.

Edith T. Eisenhart
 Edith T. Eisenhart, Adm. Secretary

cc: Mr. J. E. Dyer

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from B.R. and M.L. to B.R. : COUNTY BOARD OF APPEALS
 W/S York Road, 378' :
 N. of Galloway Road : OF
 8th District : BALTIMORE COUNTY
 James G. Stratakis, et al :
 Petitioners : No. R-79-10

OPINION

The petition before the Board is for a reclassification of an 0.668 acre parcel of land from an existing B.R. and M.L. classification to a B.R. classification. Presently the front portion, which is contiguous to York Road, is zoned B.R. and the rear portion, approximately 0.35 acre, is zoned M.L. The subject property is located in the Eighth Election District of Baltimore County, west of York Road, 378 feet north of Galloway Avenue. The property is delineated on a plat which is in evidence before the Board as Petitioner's Exhibit D.

John R. Tabak, a registered professional engineer, prepared the plat and testified before the Board on behalf of the Petitioner. Mr. Tabak described, and the plat reflects, the existing zoning and uses of the properties surrounding the subject site, and testified that water and sanitary sewer lines were available and adequate in capacity. He further testified that because of (1) a Baltimore Gas and Electric Company overhead transmission line easement on the southern portion which cannot be built upon and (2) a stream which runs east to west through the property including a storm drain easement, the property is at best difficult to utilize with any zoning. It is especially difficult to use with the mixed zoning that was placed on the property by the 1976 comprehensive zoning maps. He, therefore, is of the opinion that the entire subject parcel should be in one classification, preferably B.R.

Frederick Ringer, an Engineer Associate III with the Baltimore County Department of Public Works, testified that he reviewed the site and is concerned for the safety of any structure placed on the property because of the size of the site and the fact that the land was formerly a quarry.

James G. Stratakis - #R-79-10

2.

The Board heard testimony from James G. Hoswell, an expert witness from the Office of Planning and Zoning. He stated that the property was an issue, No. 3-118, on the 1976 comprehensive zoning maps. He also noted that there was considerable existing M.L. in the area. Mr. Hoswell said that the topography and power line made the property difficult to develop.

The sole question before the Board is whether or not the County Council erred when they zoned the subject property partially B.R. and partially M.L. as is set out on Petitioner's Exhibit D, and if such mixed zoning was error should the Council have zoned the property in its entirety B.R. as is the request by the Petitioner. All witnesses agree that due to the shape, topography, stream bed, storm drain easement and overhead transmission line easement, the property will be difficult to utilize no matter what the underlining zoning shall be.

Without detailing further the testimony and evidence presented, the Board is satisfied that the Petitioner has evidenced error and that, in fact, the subject property should be zoned B.R. in its entirety. A tenet of good land planning is that a given parcel of land in one ownership should, if reasonable within all other planning factors, be zoned into only one zoning classification. In the subject instance the parcel is but 0.668 acres, and because of this small size the tenet of one zoning classification becomes more particularly applicable. As to whether the property should be zoned all B.R. or all M.L., it seems that the testimony and evidence presented overwhelmingly indicates that the subject property should be zoned B.R. Considering the stream bed and the transmission line, and the odd shape of the subject property, this Board must find that the Council did err when, in fact, it divided the zoning on this small subject parcel in a very peculiar manner. The Board can really see no particular rhyme nor reason as to why this parcel should be so peculiarly divided into the two zoning classifications.

As to the testimony and evidence pointing to the fact that the one zoning of the subject property should be B.R. instead of M.L., the Board notes that the land utilization to the north of the subject property, along the west side of the York Road, is B.R. for a

James G. Stratakis - #R-79-10

3.

considerable distance past the westernmost property line of the subject property. To the south of the subject property, along the west side of the York Road, most of the existing zoning is B.M. The subject parcel is oriented and has frontage for its ingress and egress along the west side of the York Road. All of these factors enumerated above point to the judgment that the subject property should be zoned B.R. in its entirety.

For the reasons set out above, it is the judgment of this Board that the Petitioner has evidenced error, and his petition for reclassification of the subject property in its entirety to a B.R. zone should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of January, 1980, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
 Walter A. Reiter, Jr., Chairman
Patricia Millhouser
 Patricia Millhouser
LeRoy B. Spurrer
 LeRoy B. Spurrer

494-3180

County Board of Appeals

Room 218, Court House
 Towson, Maryland 21204
 July 18, 1979

NOTICE OF ASSIGNMENT
CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-79-10
 (R-79-10)

JAMES G. STRATAKIS, ET AL

for Reclassification from B.R. and M.L. zones to B.R. zone
 W/S York Road 378' N. of Galloway Road
 8th District

ASSIGNED FOR:

WEDNESDAY, SEPTEMBER 5, 1979 at 9 a.m.

cc: Edward C. Covahey, Esq. Counsel for Petitioner
 Mr. James G. Stratakis Petitioner
 Mr. James E. Dyer Zoning
 John W. Hession, III, Esq. People's Counsel
 Mr. V. E. Hammond
 Mr. John D. Seyffert
 Board of Education
 Mrs. Carol Beresh

Muriel E. Buddemeier
 County Board of Appeals

494-3180

County Board of Appeals

Room 219, Court House
 Towson, Maryland 21204
 January 14, 1980

Edward C. Covahey, Esquire
 614 Basley Avenue
 Towson, Md. 21204

Re: Case No. R-79-10
 James G. Stratakis, et al

Dear Mr. Covahey:

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

Very truly yours,

Edith T. Eisenhart
 Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. James G. Stratakis
 John W. Hession, III, Esquire
 Mr. J. E. Dyer
 Mr. W. E. Hammond
 Mr. J. G. Hoswell
 Board of Education

1st hearing day - TUESDAY, JULY 17, 1979 at 10 a.m.

Notified: Mr. J. Dyer Zoning
 Mr. James G. Stratakis Petitioner
 John W. Hession, III, Esq. People's Counsel

Ent. 7/17 Edward C. Covahey, Esq. Counsel for Petitioner

7-19-79 Notified of Continued Hearing scheduled for WEDNESDAY, SEPT. 5, 1979 at 9 a.m.

All of above, plus Z.C. (Hammond), Mr. John Seyffert, Planning and Board of Education

494-3180

County Board of Appeals

Room 219, Court House
 Towson, Maryland 21204

April 9, 1979 (May 7, 1979)

CASE NO. R-79-10

JAMES G. STRATAKIS, ET AL

W/S York Road 378'
 N. of Galloway Road
 8th District

for reclassification from B.R. and M.L.
 to B.R.

ASSIGNED FOR:

TUESDAY, JULY 17, 1979 at 10 a.m.

Edward C. Covahey, Esq. Counsel for Petitioner (Ent. 7/17)
 cc: Mr. J. Dyer, Zoning
 Mr. James G. Stratakis Petitioner
 John W. Hession, III, Esq. People's Counsel
 Mrs. Carol Beresh

J. M. K. PROPERTIES ACCOUNT
 718 YORK ROAD
 TOWSON, MARYLAND 21204

10/1 1979 122
 505

PAY TO THE ORDER OF *Paul County, Md* \$ 505.00
 THE SUM OF 500 DOLLARS DOLLARS

UNION TRUST
 COMPANY OF MARYLAND
 BALTIMORE, MARYLAND 21202

FOR *William Dean*
 10520-0001 254-0303

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 2nd day of *October* 1978. Filing Fee \$50.00 Received Check Cash Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner *James G. Stratakis* Submitted by *John Tabak*
 Petitioner's Attorney _____ Reviewed by *DiNenna*

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

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from B.R. and M.L. to B.R. : COUNTY BOARD OF APPEALS
 W/S York Rd., 378' : OF
 N. of Galloway Road : BALTIMORE COUNTY
 8th District :
 James G. Stratakis, et al :
 Petitioners : No. R-79-10

OPINION

The petition before the Board is for a reclassification of an 0.668 acre parcel of land from an existing B.R. and M.L. classification to a B.R. classification. Presently the front portion, which is contiguous to York Road, is zoned B.R. and the rear portion, approximately 0.35 acre, is zoned M.L. The subject property is located in the Eighth Election District of Baltimore County, west of York Road, 378 feet north of Galloway Avenue. The property is delineated on a plat which is in evidence before the Board as Petitioner's Exhibit D.

John R. Tabak, a registered professional engineer, prepared the plat and testified before the Board on behalf of the Petitioner. Mr. Tabak described, and the plat reflects, the existing zoning and uses of the properties surrounding the subject site, and testified that water and sanitary sewer lines were available and adequate in capacity. He further testified that because of (1) a Baltimore Gas and Electric Company overhead transmission line easement on the southern portion which cannot be built upon and (2) a stream which runs east to west through the property including a storm drain easement, the property is at best difficult to utilize with any zoning. It is especially difficult to use with the mixed zoning that was placed on the property by the 1976 comprehensive zoning maps. He, therefore, is of the opinion that the entire subject parcel should be in one classification, preferably B.R.

Frederick Ringer, an Engineer Associate III with the Baltimore County Department of Public Works, testified that he reviewed the site and is concerned for the safety of any structure placed on the property because of the size of the site and the fact that the land was formerly a quarry.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
 W/S York Rd., 378' N Galloway Rd., : OF BALTIMORE COUNTY
 8th District :
 JAMES G. STRATAKIS, et al, : Case No. R-79-10 (Item 9)
 Petitioners :
 :::::

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board.

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.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 12th day of June, 1979, a copy of the foregoing Order was mailed to Mr. James G. Stratakis, 906 Shelley Road, Towson, Maryland 21204, Petitioner.

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

James G. Stratakis - #R-79-10

2.

The Board heard testimony from James G. Hoswell, an expert witness from the Office of Planning and Zoning. He stated that the property was an issue, No. 3-118, on the 1976 comprehensive zoning maps. He also noted that there was considerable existing M.L. in the area. Mr. Hoswell said that the topography and power line made the property difficult to develop.

The sole question before the Board is whether or not the County Council erred when they zoned the subject property partially B.R. and partially M.L. as is set out on Petitioner's Exhibit D, and if such mixed zoning was error should the Council have zoned the property in its entirety B.R. as is the request by the Petitioner. All witnesses agree that due to the shape, topography, stream bed, storm drain easement and overhead transmission line easement, the property will be difficult to utilize no matter what the underlining zoning shall be.

Without detailing further the testimony and evidence presented, the Board is satisfied that the Petitioner has evidenced error and that, in fact, the subject property should be zoned B.R. in its entirety. A tenet of good land planning is that a given parcel of land in one ownership should, if reasonable within all other planning factors, be zoned into only one zoning classification. In the subject instance the parcel is but 0.668 acres, and because of this small size the tenet of one zoning classification becomes more particularly applicable. As to whether the property should be zoned all B.R. or all M.L., it seems that the testimony and evidence presented overwhelmingly indicates that the subject property should be zoned B.R. Considering the stream bed and the transmission line, and the odd shape of the subject property, this Board must find that the Council did er when, in fact, it divided the zoning on this small subject parcel in a very peculiar manner. The Board can really see no particular rhyme nor reason as to why this parcel should be so peculiarly divided into the two zoning classifications.

As to the testimony and evidence pointing to the fact that the one zoning of the subject property should be B.R. instead of M.L., the Board notes that the land utilization to the north of the subject property, along the west side of the York Road, is B.R. for a

Engineering associates
 Engineering associates
 5012 harford road
 Baltimore, md. 21214
 444-4020

ATTACHMENT 'A'

BRIEF TO ACCOMPANY : September 28, 1978
 RE-CLASSIFICATION PETITION FOR
 JAMES G. STRATAKIS, ET AL,
 EIGHTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

By reason of obvious mistake and error in the Comprehensive Zoning Map, re-classification from M.L. and BR to BR should be granted to the petitioner for the entirety of the property situated on York Road as shown and described by plat and legal description accompanying this petition. There exists an obvious difference between the zoning maps utilized by Baltimore County to determine zoning. The zoning map at the scale 1" = 1000 Feet shows the property to be zoned BR in its entirety whereas the zoning map at the scale 1" = 200 Feet shows the property to be zoned BR along the front and north side and M.L. for the remainder.

Being the closest point along York Road for a BR zone and comparatively for a BR zone, the placement of the zoning line is obviously not in keeping with the standard distance or setback allowed from York Road to fully allow for the development of and proper use of the BR (Business, Roadside) zoned land. It is impossible to develop the property for BR use within the narrow area allowed.

The zoning line as shown on the current Zoning Map will not allow a BR use of the described property and thus it is not in compliance with its intended use. Re-positioning of the zoning line, as petitioned, to include the entirety of the described property will allow the property to be developed for a Business Roadside use which is more compatible with the existing zoning.

Thus, for the reasons as stated, the zoning is requested to allow Business, Roadside use of the described property as originally intended, and if so granted, the health, safety and general welfare of the public shall not be adversely affected but benefited by development of the property for a use as described within the Baltimore County Zoning Regulations Section 236.

James G. Stratakis - #R-79-10

3.

considerable distance past the westernmost property line of the subject property. To the south of the subject property, along the west side of the York Road, most of the existing zoning is B.M. The subject parcel is oriented to and has frontage for its ingress and egress along the west side of the York Road. All of these factors enumerated above point to the judgment that the subject property should be zoned B.R. in its entirety.

For the reasons set out above, it is the judgment of this Board that the Petitioner has evidenced error, and his petition for reclassification of the subject property in its entirety to a B.R. zone should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of January, 1980, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Patricia Millhouser

LeRoy B. Spurger

Engineering associates
 Engineering associates
 5012 harford road
 Baltimore, md. 21214
 444-4020

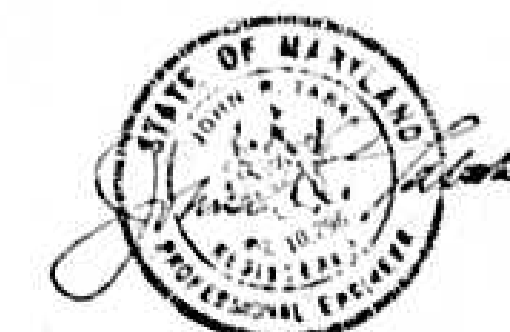
SEPTEMBER 28, 1978

DESCRIPTION TO ACCOMPANY
 RE-CLASSIFICATION PETITION FOR
 JAMES G. STRATAKIS, ET AL,
 EIGHTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the West side of York Road 378 Feet North of the centerline of Galloway Avenue and running the following bearings and distances:

1. NORTH 10° 52' 38" WEST 63.98 FEET
2. NORTH 84° 49' 00" WEST 257.46 FEET
3. SOUTH 10° 50' 00" EAST 165.00 FEET
4. SOUTH 84° 49' 00" EAST 63.95 FEET
5. NORTH 13° 38' 20" EAST 31.30 FEET to the centerline of the Consolidated Gas and Electric Light and Power Company electrical transmission line Right-of-Way, 138 Feet wide, running thence and binding on said centerline
6. NORTH 72° 51' 22" EAST 174.13 FEET to the place of beginning.

CONTAINING 0.668 Acres of land more or less. Saving and excepting that portion of the subject property currently zoned B.R. (Business, Roadside).



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES G. STRATAKIS, ET AL, legal owner(s) 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 _____ zone to an _____ zone;

OR, for the following reasons: Obvious error and mistake in the Comprehensive Zoning Map as shown by the noticeable difference between the Map of the scale 1" = 1000' and the Map of the scale 1" = 200' and also for the reason that it is impossible to develop the property for BR use within the BR zoned portion of the property due to the Zoning Line's close proximity to York Road which is obviously the Zoning Line's closest point to York Road and not in keeping with the normal distance allowed for BR use.

(See Attachment 'A')

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

Contract purchaser: *James G. Stratakis*
 JAMES G. STRATAKIS Legal Owner

Address: 906 Shelley Road
 Towson, Maryland 21204

Petitioner's Attorney: _____
 Protestant's Attorney: _____

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

_____ 1979, 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 _____ day of _____, 1979, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

April 9, 1979

CASE NO. R-79-10 : JAMES G. STRATAKIS, ET AL
 W/S York Rd., 378' N. of Galloway Rd.
 8th District
 for - : Reclassification from B.R. and M.L. to B.R. zone
 ASSIGNED FOR: : TUESDAY, JULY 17, 1979 at 10 a.m.

RECEIVED
 BALTIMORE COUNTY
 JUN 13 10 02 AM '79
 COUNTY BOARD OF APPEALS
 BY: _____

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES G. STRATAKIS, ET AL, legal owners, 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 BR zone to an BR zone;

for the following reasons: Obvious error and mistake in the Comprehensive Zoning Map as shown by the noticeable difference between the Map of the scale 1" = 1000' and the Map of the scale 1" = 200' and also for the reason that it is impossible to develop the property for BR use within the BR zoned portion of the property due to the Zoning Line's close proximity to York Road which is obviously the Zoning Line's closest point to York Road and not in keeping with the normal distance allowed for BR use.

(See Attachment 'A')

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: JAMES G. STRATAKIS Legal Owner
Address: 906 Shelley Road
Towson, Maryland 21204
Petitioner's Attorney: _____
Protector's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 105, County Office Building in Towson, Baltimore

baltimore county department of public works
TOWSON, MARYLAND 21284
THORNTON M. MOURING, P.E.
DIRECTOR

October 30, 1978
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #9 Cycle IV (Oct. 1978-April 1979)
Property Owner: James G. Stratakis, et al
W/S York Rd. 378' N. Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.
Acres: 0.668 District: 8th

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

General:
The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item 194 (1977-1978) remain valid and applicable, and are referred to for your consideration.

Storm drainage facilities, which will be required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Attention is again directed to the southernmost portion of this property, which was included within Area "D" (landscaping) on B.P. Oil Corporation Site Development Plan (Drawing 139/MSH. 3-28-72).

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:es
cc: D. Grise
H. Shalowitz
J. Wimbley
5-1/2 Key Sheet
60 NW 4 Pos. Sheet
NW 15 A Topo
51 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 18, 1978

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Planning Administration
Industrial Development

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

RE: Item No. 9
Petitioner - Stratakis
Reclassification Petition

Dear Mr. Stratakis:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman,
Zoning Plans Advisory Committee

NBC/sf

enclosure

cc: John R. Tabak Engineering Associates
5012 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of December, 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Stratakis
Petitioner's Attorney: _____
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

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

cc: John R. Tabak Engineering Assoc.
5012 Harford Road
Baltimore, Maryland 21214

Maryland Department of Transportation
State Highway Administration

October 16, 1978

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

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The entrance from York Road should have a width of 20' in order to function well. The two parking spaces between the building and York Road, on the north side of the entrance, would cause a problem since vehicles leaving the spaces must back into the entrance. The plan provides more than two spaces above the number required, therefore, these spaces must be eliminated.

The plan indicates that the existing drainage course, running through the site, is to be closed with a structure having an extremely sharp bend. This may not be permitted since it could restrict the flow of storm water and cause problems upstream. No permanent structures may be placed over a drainage course, therefore, if the drainage course cannot be relocated, the site may not be developable.

CL:JEM:dj

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

My telephone number is (301) 383-4320.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 31, 1978

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 9
Petitioner - Stratakis
Reclassification Petition

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 378 feet north of Galloway Avenue 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-RX), respectively.

This property was the subject of a previous zoning hearing (Case No. 78-277-A) in which a Variance to permit the proposed building, as shown on the submitted site plan filed with this petition, was granted. At that time the proposed use of the building was indicated as being compatible with the existing zoning classifications (B.R. and M.L.). Because of your proposal to utilize the proposed building for retail uses in its entirety, this Reclassification for the M.L. zoned portion of this site is required.

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

cc: John R. Tabak Engineering Assoc.
5012 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing on the 30th day of January, 1979.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Stratakis
Petitioner's Attorney: _____
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

baltimore county office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAF
DIRECTOR

October 31, 1978

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

Dear Mr. DiNenna:

Comments on Item #9, Zoning Cycle IV, October, 1978, are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Road 378' N. Galloway Road
Existing Zoning: B.R. and M.L.
Proposed Zoning: B.R.
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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Stratakis
Page 2
October 31, 1978

As indicated in my comments that were written for the previous Variance and because a major portion of this site is traversed by the aforementioned drainage channel, I requested comments from Mr. Michael A. Ports, Chief, Watershed Permits Section of the Department of Natural Resources. Because 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 and Development, State Highway Administration and Department of Permits and Licenses, concerning the requirements for handicap parking and access ramps to the building.

This petition for Reclassification will be 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 December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. 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, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: John R. Tabak Engineering Associates
5012 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Item No. 9 - Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N. Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES G. STRATAKIS, ET AL, legal owners, 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 ML zone to an BR zone for the following reasons:

Obvious error and mistake in the Comprehensive Zoning Map as shown by the noticeable difference between the Map of the scale 1" = 1000' and the Map of the scale 1" = 200' and also for the reason that it is impossible to develop the property for BR use within the BR zoned portion of the property due to the Zoning Line's close proximity to York Road which is obviously the Zoning Line's closest point to York Road and not in keeping with the normal distance allowed for BR use.

(See Attachment 'A')

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser James G. Stratakis Legal Owner
 Address 906 Shelley Road
Towson, Maryland 21204
 Petitioner's Attorney _____ Protestant's Attorney _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____ day of _____, 197____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES G. STRATAKIS, ET AL, legal owners, 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 ML zone to an BR zone for the following reasons:

Obvious error and mistake in the Comprehensive Zoning Map as shown by the noticeable difference between the Map of the scale 1" = 1000' and the Map of the scale 1" = 200' and also for the reason that it is impossible to develop the property for BR use within the BR zoned portion of the property due to the Zoning Line's close proximity to York Road which is obviously the Zoning Line's closest point to York Road and not in keeping with the normal distance allowed for BR use.

(See Attachment 'A')

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser James G. Stratakis Legal Owner
 Address 906 Shelley Road
Towson, Maryland 21204
 Petitioner's Attorney _____ Protestant's Attorney _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____ day of _____, 197____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

April 9, 1979

CASE NO. K-79-10

JAMES G. STRATAKIS, ET AL

W/S York Rd. 378' N. of Galloway Rd.

8th District

for -

Reclassification from B.R. and M.L. to B.R. zone

ASSIGNED FOR:

TUESDAY, JULY 17, 1979 at 10 a.m.

Engineering associates
 5012 harford road
 Baltimore, md. 21214
 444-4020

ATTACHMENT 'A'

BRIEF TO ACCOMPANY RE-CLASSIFICATION PETITION FOR JAMES G. STRATAKIS, ET AL. EIGHTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND September 28, 1978

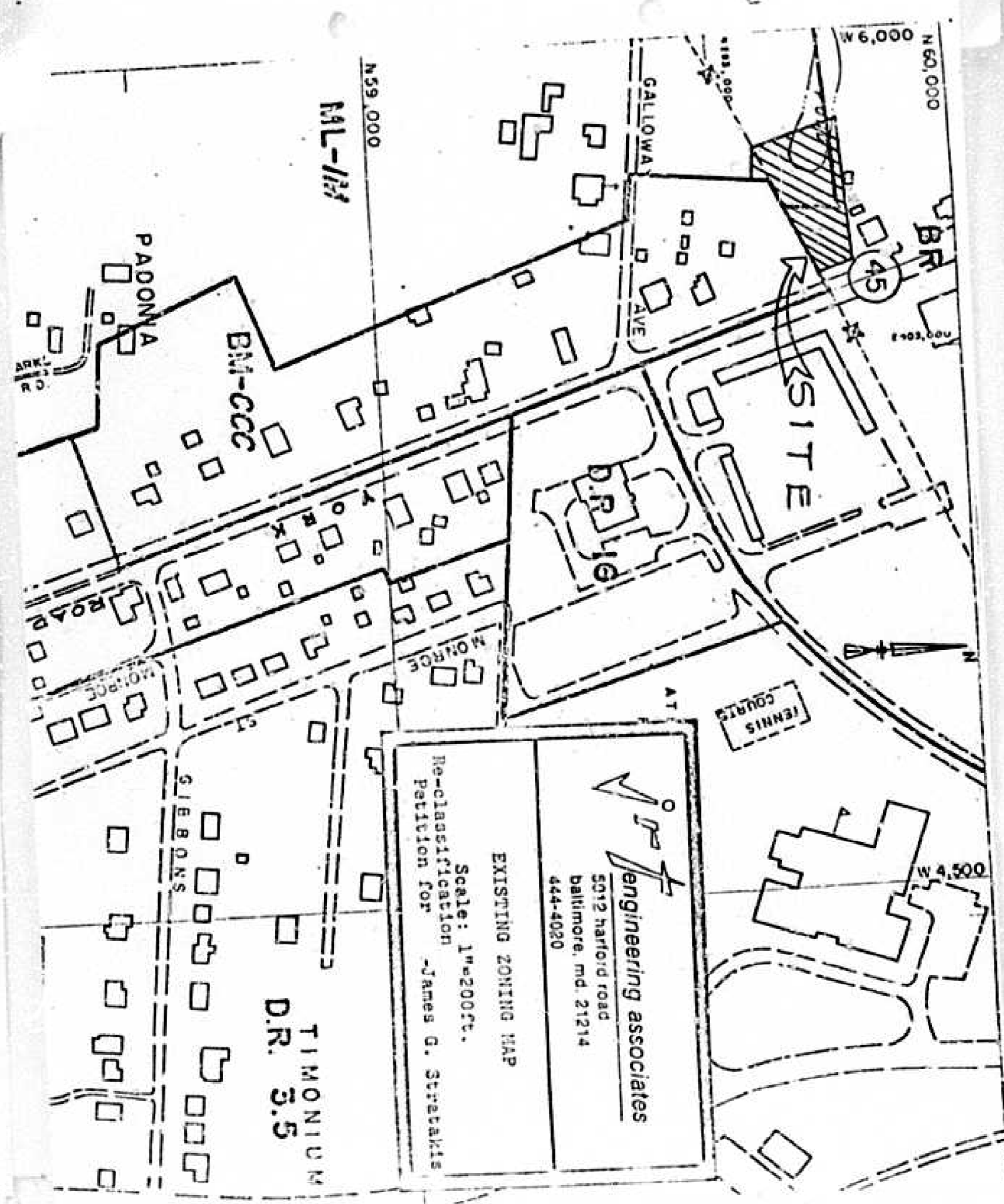
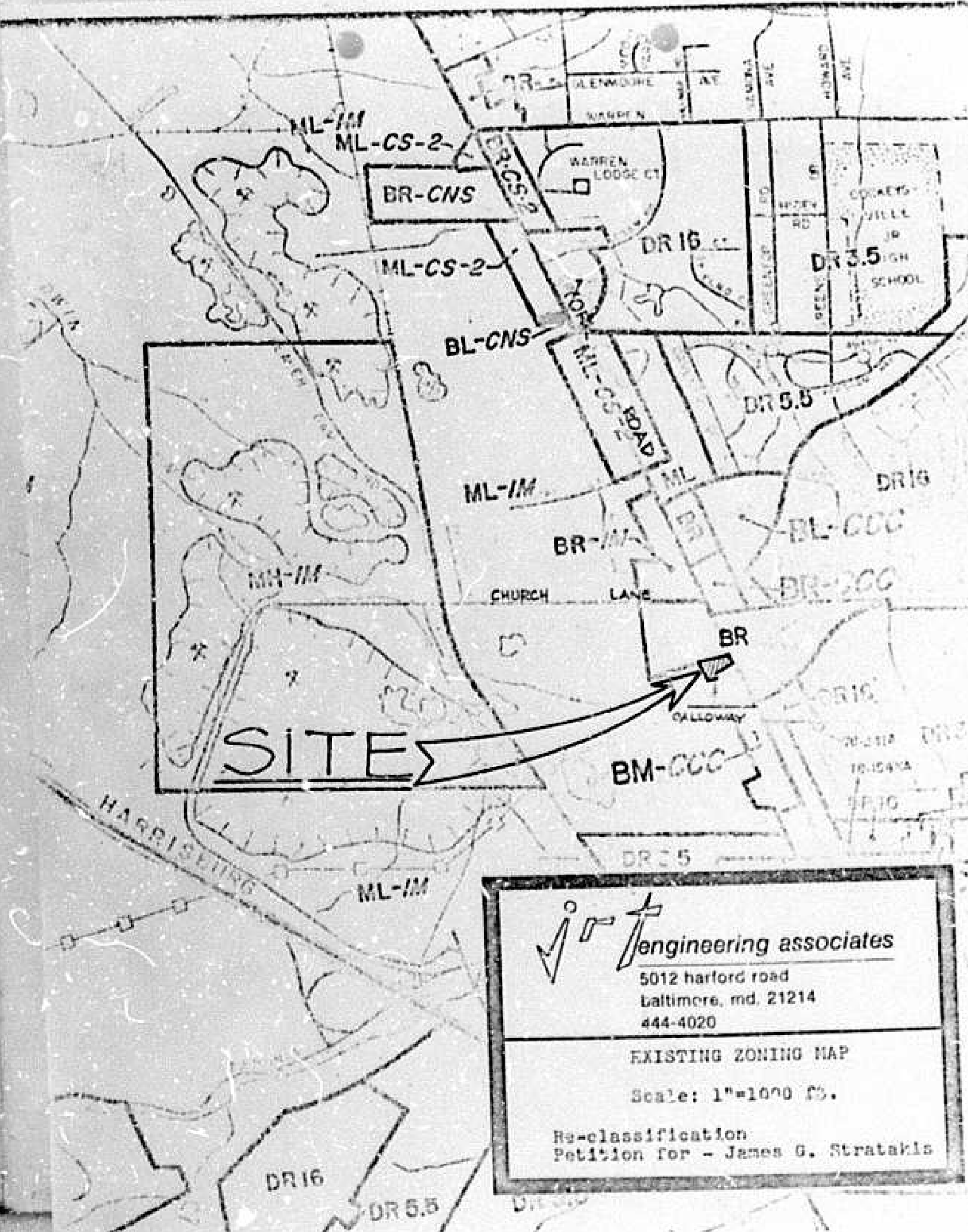
By reason of obvious mistake and error in the Comprehensive Zoning Map, re-classification from ML and BR to BR should be granted to the petitioner for the entirety of the property situated on York Road as shown and described by plat and legal description accompanying this petition. There exists an obvious difference between the Zoning Maps utilized by Baltimore County to determine zoning. The zoning map at the scale 1" = 1000 Feet shows the property to be zoned BR in its entirety whereas the zoning map at the scale 1" = 200 Feet shows the property to be zoned BR along the front and north side and ML for the remainder.

Being the closest point along York Road for a BR zone and comparatively, for a BR zone, the placement of the zoning line is obviously not in keeping with the standard distance or setback allowed from York Road to fully allow for the development of and proper use of the BR (Business, Roadside) zoned land. It is impossible to develop the property for BR use within the narrow area allowed.

The zoning line as shown on the current Zoning Map will not allow a BR use of the described property and thus it is not in compliance with its intended use. Re-positioning of the zoning line, as petitioned, to include the entirety of the described property will allow the property to be developed for a Business Roadside use which is more compatible with the existing zoning.

Thus, for the reasons as stated, the zoning is requested to allow Business, Roadside use of the described property as originally intended, and if so granted, the health, safety and general welfare of the public shall not be adversely affected but benefited by development of the property for a use as described within the Baltimore County Zoning Regulations Section 236.

JAMES G. STRATAKIS, et al of K-79-10
 906 Shelley Rd. of 8th District



PETITION FOR RECLASSIFICATION
 8th District
 ZONING: Petition for Reclassification from B.R. & M.L. to B.R.
 LOCATION: West side of York Road, 378 feet North of Galloway Road
 DATE & TIME: Tuesday, July 17, 1979 at 10:00 A.M.
 PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
 The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:
 Present Zoning: B.R. & M.L.
 Proposed Zoning: B.R.
 All that parcel of land in the Eighth District of Baltimore County

Being the property of James G. Stratakis, et al, as shown on plat plan filed with the Zoning Department
 Hearing Date: Tuesday, July 17, 1979 at 10:00 A.M.
 Public Hearing: Room 218, Courthouse, Towson, Maryland
 BY ORDER OF
 WALTER A. REITER, JR., CHAIRMAN
 COUNTY BOARD OF APPEALS OF
 BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353
 WILLIAM E. HAMMOND ZONING COMMISSIONER

Mr. James G. Stratakis
 906 Shelley Road
 Towson, Maryland 21204
 RE: W/S York Rd. 378' N of Galloway Road
 Case #K-79-10

Dear Sir:
 This is to advise you that \$221.82 is due for advertising and posting of the above property.
 Please make check payable to Baltimore County, Maryland and remit to Mrs. Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.
 Very truly yours,

William E. Hammond
 Zoning Commissioner

October 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting for
Cycle IV, are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.
Acres: 0.668
District: 8th

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

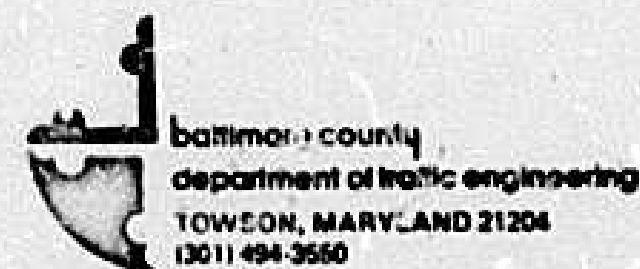
Prior to new installation/s of fuel-burning equipment, the
owner should contact the division of Air Pollution Control, 194-3775,
to obtain requirements for such installation/s before work begins.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/MP/ftb

cc: W. L. Phillips



STEPHEN E. COLLINS
DIRECTOR

October 16, 1978

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

Item No. 9 - 71C - Meeting for Cycle IV
Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

Acres: 0.668
District: 8th

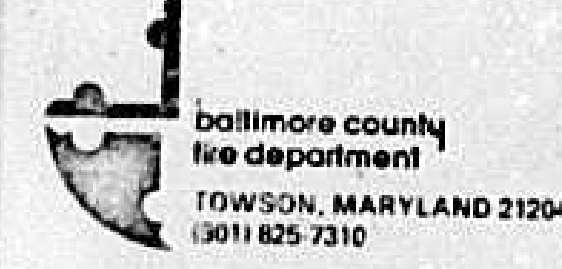
Dear Mr. DiNenna:

The requested rezoning of this site from B.R. & M.L. to all
B.R. is not expected to cause a major increase in traffic.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hms



Paul H. Reinecke
CHIEF

October 16, 1978

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

Attention: H. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owner: James G. Stratakis, et al

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

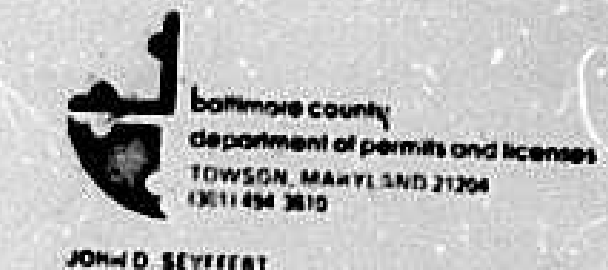
Item No. 9 Zoning Agenda Cycle IV

Gentlemen:

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 of _____ 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.
- (x) 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 Pro-
tection Association Standard No. 101 "Life Safety Code", 1976
by automatic sprinklers. Basement must be fully protected
by automatic sprinklers.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Maganott* Noted and Approved:
Special Inspection Division Fire Prevention Bureau



JOHN D. SEFFERT
DIRECTOR

October 5, 1978

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

Dear Mr. DiNenna:

Comments on Item #9 Zoning Advisory Committee Meeting, CYCLE IV
are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Road
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

Acres: 0.668
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional MISCELLANEOUS Permits shall be required.
- B. Building shall be upgraded to new 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.
- 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: Site plan is not in compliance with State Handicapped
Code. Building will require the services of a soils engineer during construction.

Very truly yours,

Charles E. Surban
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No:
Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N. Galloway Rd.
Present Zoning: B.R. & M.L.
Proposed Zoning: B.R.

District: 8th
No. Acres: 0.668

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petravich
W. Nick Petravich,
Field Representative

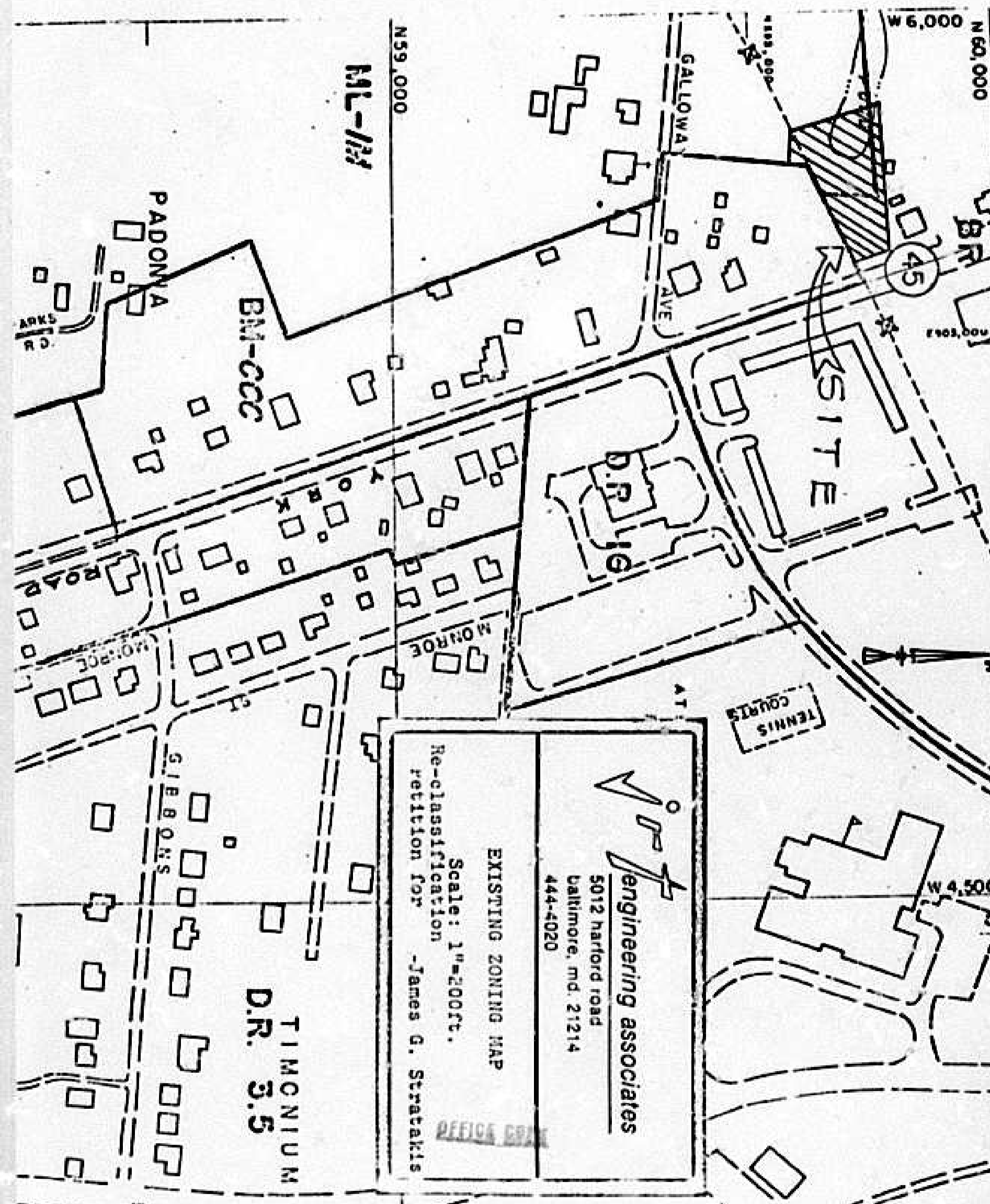
WNP/bp

JOSEPH P. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BUTARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT



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

SEPTEMBER 28, 1978

DESCRIPTION TO ACCOMPANY
RE-CLASSIFICATION PETITION FOR
JAMES G. STRATAKIS, ETAL
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

- BEGINNING at a point on the West side of York Road
378 Feet North of the centerline of Galloway Avenue and
running the following bearings and distances:
1. NORTH 10° 52' 38" WEST 63.98 FEET
 2. NORTH 84° 49' 00" WEST 257.46 FEET
 3. SOUTH 10° 50' 00" EAST 165.00 FEET
 4. SOUTH 84° 49' 00" EAST 63.95 FEET
 5. NORTH 13° 38' 20" EAST 31.30 FEET to the centerline
of the Consolidated Gas and Electric Light and Power
Company electrical transmission line Right-Of-Way, 118
Feet wide, running thence and binding on said centerline
 6. NORTH 72° 51' 22" EAST 174.13 FEET to the place of
beginning.

CONTAINING 0.668 Acres of land more or less. Saving and
excepting that portion of the subject property currently zoned B.R.
(Business, Roadside).



OFFICE COPY

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

SEPTEMBER 28, 1978

DESCRIPTION TO ACCOMPANY
RE-CLASSIFICATION PETITION FOR
JAMES G. STRATAKIS, ETAL
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

- BEGINNING at a point on the West side of York Road
378 Feet North of the centerline of Galloway Avenue and
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1. NORTH 10° 52' 38" WEST 63.98 FEET
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 4. SOUTH 84° 49' 00" EAST 63.95 FEET
 5. NORTH 13° 38' 20" EAST 31.30 FEET to the centerline
of the Consolidated Gas and Electric Light and Power
Company electrical transmission line Right-Of-Way, 118
Feet wide, running thence and binding on said centerline
 6. NORTH 72° 51' 22" EAST 174.13 FEET to the place of
beginning.

CONTAINING 0.668 Acres of land more or less. Saving and
excepting that portion of the subject property currently zoned B.R.
(Business, Roadside).



OFFICE COPY

James G. Stratakis
506 Shelley Road
Towson, Maryland 21204

NOTICE OF HEARING BEFORE THE
COUNTY BOARD OF APPEALS

RE: Petition for Reclassification, W/S York Rd, 378' N of Galloway Rd. - 8th District
James G. Stratakis, et al - Petitioners, Case No. R-79-10

TIME: 10:00 A.M.

DATE: Tuesday, July 17, 1979

PLACE: ROOM 218, COURTHOUSE, TOWSON, MARYLAND

James G. Stratakis
CHAIRMAN, COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

December 18, 1978

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

RE: Item No. 9
Petitioner - Stratakis
Reclassification Petition

Dear Mr. Stratakis:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

enclosure

cc: John R. Tabak Engineering Associates
5012 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 14th day of December, 1978

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Stratakis
Petitioner's Attorney: *John R. Tabak*
Mr. James G. Stratakis
506 Shelley Road
Towson, Maryland 21204

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee
cc: John R. Tabak Engineering Assoc.
5012 Harford Road
Baltimore, Maryland 21214

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: JUNE 29, 1979
Posted for: PETITION FOR RECLASSIFICATION
Petitioner: JAMES G. STRATAKIS, ET AL
Location of property: W/S YORK RD. 378' N OF GALLOWAY RD.
Location of Signs: W/S YORK RD. 430' +/- N OF GALLOWAY RD.
Remark: *Thomas K. DeLamb*
Posted by: *Thomas K. DeLamb* Date of return: July
Signature
1-SIGN

PETITION FOR RECLASSIFICATION
8th DISTRICT
ZONING: Petition for Reclassification from R.R. & M.L. to R.R.
LOCATION: West side of York Road, 378 feet North of Galloway Road
DATE & TIME: Tuesday, July 17, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Md.
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:
Present Zoning: R.R. & M.L.
Proposed Zoning: R.R.
All that parcel of land in the Eighth District of Baltimore County beginning at a point on the West side of York Road 378 feet North of the intersection of Galloway Avenue and running the following bearings and distances:
1. North 10° 52' 38" West 63.30 feet
2. North 84° 49' 00" West 257.46 feet
3. South 10° 52' 38" East 165.00 feet
4. South 84° 49' 00" East 62.30 feet
5. North 10° 52' 38" East 21.30 feet to the centerline of the Consolidated Gas and Electric Light and Power Company electrical transmission line Right-of-Way, 114 feet wide, running there and binding on said centerline
6. North 72° 51' 20" East 174.13 feet to the place of beginning.
Containing 0.628 Acres of land more or less, being and excepting that portion of the subject property currently zoned R.R. (Business Roadside).
Being the property of James G. Stratakis, et al, as shown on plat last filed with the Zoning Department.
Hearing Date: Tuesday, July 17, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Md. 21204.
By Order of
WALTER A. REITER, JR.,
County Board of Appeals of Baltimore County.
To-June 28 1979

PETITION FOR RECLASSIFICATION
8th DISTRICT
ZONING: Petition for Reclassification from R.R. & M.L. to R.R.
LOCATION: West side of York Road, 378 feet North of Galloway Road
DATE & TIME: Tuesday, July 17, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
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Present Zoning: R.R. & M.L.
Proposed Zoning: R.R.
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1. NORTH 10° 52' 38" WEST 63.30 FEET
2. NORTH 84° 49' 00" WEST 257.46 FEET
3. SOUTH 10° 52' 38" EAST 165.00 FEET
4. SOUTH 84° 49' 00" EAST 62.30 FEET
5. NORTH 10° 52' 38" EAST 21.30 FEET to the centerline of the Consolidated Gas and Electric Light and Power Company electrical transmission line Right-of-Way, 114 Feet wide, running there and binding on said centerline
6. NORTH 72° 51' 20" EAST 174.13 FEET to the place of beginning.
Containing 0.628 Acres of land more or less, being and excepting that portion of the subject property currently zoned R.R. (Business Roadside).
Being the property of James G. Stratakis, et al, as shown on plat last filed with the Zoning Department.
Hearing Date: Tuesday, July 17, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland.
By Order of
WALTER A. REITER, JR.,
COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
To-June 28 1979

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28, 1979
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time, successive weeks before the 27th day of July, 1979, the next publication appearing on the 28th day of June, 1979.

THE JEFFERSONIAN
L. Frank Struth
Manager
Cost of Advertisement, \$ 1.00

OFFICE OF THE TIMES
TOWSON, MD. 21204 June 28 1979

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

- 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 29th day of June, 1979, that is to say, the same was inserted in the issues of June 28, 1979.

OFFICE OF THE TIMES
TOWSON, MD. 21204 June 28 1979

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

- 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 29th day of June, 1979, that is to say, the same was inserted in the issues of June 28, 1979.

STROMBERG PUBLICATIONS, INC.
BY *Esther Burger*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2nd day of *July* 1978. Filing Fee \$50.00. Received Check Cash Other

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *James G. Stratakis* Submitted by: *John Tabak*
Petitioner's Attorney: _____ Reviewed by: *DeSantis*

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DI</i>										
Revised Plans: Change in outline or description										
Previous case: 78-277A										

BALTIMORE COUNTY, MARYLAND No. 78711

OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 8, 1979 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED J.M.K. Properties FROM: Filing Fee for Case No. R-79-10

AMOUNT: \$50.00

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

**Baltimore County
Department of Public Works
DWSCL, MARYLAND 21204**

**THORNTON M. MOURING, P.E.
DIRECTOR**

October 30, 1978

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

Re: Item 9 Cycle IV (Oct. 1978-April 1979)
Property Owner: James G. Stratakis, et al
W/S York Rd. 378' N. Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.
Acres: 0.668 District: 8th

Dear Mr. DiNenna:

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

General:

The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item 194 (1977-1978) remain valid and applicable, and are referred to for your consideration.

Storm drainage facilities, which will be required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Attention is again directed to the southernmost portion of this property, which was included within Area "D" (Landscaping) on B.P. Oil Corporation Site Development Plan (Drawing 139/Wash. 3-28-72).

Very truly yours,

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

EVD:EM:FW:ra

cc: D. Grise
H. Shalowitz
J. Wimbley

3-NE Key Sheet
60 NW 4 Pos. Sheet
NW 15 A Topo
51 Tax Map

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

cc: John R. Tabak, Engineering Assoc.
5012 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing as of the
30th day of January 1979.

S. Eric DiNenna

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Stratakis
Petitioner's Attorney

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

090
Nicholas B. Commodari
CHAIRMAN

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Protect Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 31, 1978

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

RE: Item No. 9
Petitioner - Stratakis
Reclassification Petition

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 378 feet north of Galloway Avenue 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-RX), respectively.

This property was the subject of a previous zoning hearing (Case No. 78-277-A) in which a Variance to permit the proposed building, as shown on the submitted site plan filed with this petition, was granted. At that time the proposed use of the building was indicated as being compatible with the existing zoning classifications (B.R. and M.L.). Because of your proposal to utilize the proposed building for retail uses in its entirety, this Reclassification for the M.L. zoned portion of this site is required.

Stratakis
Page 2
October 31, 1978

As indicated in my comments that were written for the previous Variance and because a major portion of this site is traversed by the aforementioned drainage channel, I requested comments from Mr. Michael A. Ports, Chief, Watershed Permits Section of the Department of Natural Resources. Because 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 and Development, State Highway Administration and Department of Permits and Licenses, concerning the requirements for handicap parking and access ramps to the building.

This petition for Reclassification will be 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 December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. 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, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: John R. Tabak Engineering Associates
5012 Harford Road
Baltimore, Maryland 21214

Maryland Department of Transportation
State Highway Administration

Hermann K. Intemann
Secretary
M. S. Callender
Administrator

October 16, 1978

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

Attention: Mr. N. Commodari

Re: Zoning Cycle IV, October 1978
Item No.: 9
Property Owner: James G. Stratakis,
et al
Location: W/S York Road (Rte. 45) 378'
N. Galloway Road
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.
Acres: 0.668
District: 8th

Dear Mr. DiNenna:

The entrance from York Road should have a width of 30' in order to function well. The two parking spaces between the building and York Road, on the north side of the entrance, would cause a problem since vehicles leaving the spaces must back into the entrance. The plan provides more than two spaces above the number required, therefore, these spaces must be eliminated.

The plan indicates that the existing drainage course, running through the site, is to be closed with a structure having an extremely sharp bend. This may not be permitted since it could restrict the flow of storm water and cause problems upstream. No permanent structures may be placed over a drainage course, therefore, if the drainage course cannot be relocated, the site may not be developable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:dj

John L. Meyers
By: John L. Meyers

My telephone number is (301) 382-6120.

**Baltimore County
Office of Planning and Zoning**
TOWSON, MARYLAND 21204
(301) 994-3711

LESUEH GRAEF
DIRECTOR

October 31, 1978

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

Dear Mr. DiNenna:

Comments on Item #9, Zoning Cycle IV, October, 1978, are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Road 378' N. Galloway Road
Existing Zoning: B.R. and M.L.
Proposed Zoning: B.R.
Acres: 0.658
District: 8th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee
Date: October 19, 1978
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Item No. 9, Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

October 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting for
Cycle IV, are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.
Acres: 0.668
District: 8th

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

Prior to new installation/s of fuel burning equipment, the
owner should contact the division of Air Pollution Control, 494-3775,
to obtain requirements for such installation/s before work begins.

Very truly yours,

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

TED/RFP/fth

cc: W. L. Phillips

October 16, 1978

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

Item No. 9 - ZAC - Meeting for Cycle IV
Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

Acres: 0.668
District: 8th

Dear Mr. DiNenna:

The requested rezoning of this site from B.R. & M.L. to all
B.R. is not expected to cause a major increase in traffic.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/tms

October 16, 1978

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, et al

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

Item No. 9 Zoning Agenda Cycle IV

Gentlemen:

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.
- (x) 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 Pro-
tection Association Standard No. 101 "Life Safety Code", 1970
Edition prior to occupancy. Basement must be fully protected
by automatic sprinklers.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hagan* Notes and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

October 5, 1978

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

Dear Mr. DiNenna:

Comments on Item #9 Zoning Advisory Committee Meeting, CYCLE IV
are as follows:

Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N Galloway Rd.
Existing Zoning: B.R. & M.L.
Proposed Zoning: B.R.

Acres: 0.668
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new 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.
- 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: Site plan is not in compliance with State Handicapped
Code. Building will require the services of a soils engineer during construction.

Very truly yours,
Charles E. Burcham
Charles E. Burcham
Plans Review Chief

CB:rcj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No:
Property Owner: James G. Stratakis, et al
Location: W/S York Rd. 378' N. Galloway Rd.
Present Zoning: B.R. & M.L.
Proposed Zoning: B.R.

District: 8th
No. Acres: 0.668

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BNP/bp

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna
Zoning Commissioner
Date: 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
Petitioner - James G. Stratakis



8th District
HEARING: Monday, June 26, 1978 (10:00 A.M.)

If granted, detailed 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 governmental agencies.

Leslie H. Groef
Director of Planning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

1111 BLOOM
TOWSON AVE.
TOWSON, MARYLAND 21284

June 15, 1978

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

RE: 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 378' north of Galloway 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-RX), respectively.

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 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. Purts, 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 nor more than 90 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:ismw

cc: Engineering Associates
5112 Harford Road
Baltimore, Maryland 21214

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 11, 1978

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

Re: Item #194 (1977-1978)
Property Owner: James G. Stratakis
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:

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 overall property, of which this site is a part, for Item #189 (1969-1970), 70-233A, and Item #129 (1971-1972), 72-263RX. 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 #1093-72 for B.P. Car Wash and Gasoline Pumping Facility, and the Bureau of Public Services comments were supplied B.P. Oil Corporation on November 3, 1972. The above comments are referred to for your consideration. The southernmost portion of this property was included within Area "D" (Landscaping) on B.P. Oil Corporation Site Development Plan (Drawing 139/Wash. 3-28-72).

Highways:

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

The status of the 30-foot road along the northerly side of this property, which together with this property is shown on the plat "Church Hill" (W.P.C. 6, Folio 100), 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 30-foot road.

James G. Stratakis
May 11, 1978

Stream 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, stream management drawings and sediment control drawings will be necessary to be submitted and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Stream 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 nuisances 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 #32-0022 and #58-0507, 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 #66-0021 and #68-0242, File 1), respectively.

Very truly yours,
Elliott N. Diver, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1970

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

RE: Type of Hearing: Side Yard Variance
Location: W/S York Rd., 200' No. Galloway Avenue
Petitioner: Augustine J. Muller
Committee Meeting of March 17, 1970
8th District
Item 109 (1969-1970) 70-110A

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.

Stream 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.

Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204

- 2 -

March 31, 1970

Stream 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 #65-518, A-9. The proposed extension of this storm drain, property and as shown on Baltimore County Bureau of Engineering Drawing #68-0242. Since the Maryland State Roads Commission would not allow any open trench excavation across 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.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 #66-021, 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 #68-0242. Since the Maryland State Roads Commission would not allow any open trench excavation across 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
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 to meet requirements of Baltimore County Building Code and Regulations. Also check requirements of Parking Lots Section 409.1011 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 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 being assigned. 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

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:JD
Enc.

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 17, 1972

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

RE: Type of Hearing Redistrict from CT to CSA
Location: W/S York Road, 116' N. of Galloway Ave.
Petitioners: Raymond L. Stewart, et al
Committee Meeting of Feb. 8th, 1972
8th District
Item 129 (1971-1972), 72-723RX

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. On the property immediately adjoining the residence is the Titanium 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 and 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 plan 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 formal 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 2, 1970. A copy of these comments is attached for your consideration, as they remain generally valid and applicable to this Item 129 (1971-1972).

Mr. Augustine J. Muller

-2- September 2, 1970

Re: Storm Drain Plan
Proposed Storm Drain Extension
350' N. of Galloway Road
116' W. York Road
District 8

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to a suitable outlet. The Developer's cost responsibility includes the design in fee to the County of the right-of-way - both onsite and offsite - including the design in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibility of the Developer.

The Developer's engineer has presented a sketch showing a 120-foot extension of pipe. He should verify the pipe size required, but from a preliminary check it appears that the design requires either a combination of the existing 12" x 8" R.C.C.P., or one of a 12" x 6" R.C.C.P. (completely paved) R.C.C.P., 8' (120').

Construction drawings are required for all drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Any open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required. For tentative a preview of this plan, the Developer must furnish the Bureau of Engineering with a drainage study containing the following information:

- A map of scale 1"=200' for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 50-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=10' horizontal to 1"=5' vertical scale.
- A profile of the stream on the same scale as the aforementioned cross-sections.

MICROFILMED

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

RECEIVED

September 2, 1970 SEP 3 1970

BUREAU OF ENGINEERING

Mr. Augustine J. Muller
2120 Inno Lane
Towson, Maryland 21203

Re: Storm Drain Plan
Proposed Storm Drain Extension
W/S York Road
350' N. of Galloway Road
District 8

Dear Sir:

The preliminary plan for the proposed site has been reviewed, and the contents are as follows.

BUREAU OF ENGINEERING:

General Comments:

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

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

Highway Comments:

It shall be the responsibility of the developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to amend, stop or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The sidewalks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (12-11 R-20) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall provide an 8-foot right-of-way at no cost to Baltimore County to permit County maintenance forces to perform any necessary work in the storm drain reservation. This right-of-way shall be a minimum of 20 feet wide and shall have a grade less than 10% from the roadway to the reservation.

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

MICROFILMED

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204
March 17, 1972

A portion of this property was also previously reviewed and commented upon as Item 129 (1970-1971).

As the presently submitted site plan now encompasses the property known as #3504 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 car wash equipment along with the waiting spaces required by Section 419.2.
3. Proposed signs.
4. Proposed lights.

DEPT. OF TRAFFIC ENGINEERING:

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

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 all changes are performed at this location, 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 York Road at this site, between the paved area of the proposed station and the proposed right of way line.

MICROFILMED

Mr. Augustine J. Muller

-3- September 2, 1970

Re: Storm Drain Plan
Proposed Storm Drain Extension
District 8

Storm Drain Comments, Contd:

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

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

The Developer is responsible for the cost of any rechanneling required to keep 50-year storm flows within the drainage reservation or easement provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 50-year storm flows with banks stabilized with sod. Slopes are not to be steeper than 2-foot horizontal to 1-foot vertical. Rechanneling required is to be shown on drainage construction plans and channel work completed prior to execution of utility contracts.

The requirements of the Developer within the stream bed are as follows:

- a. The stream is to be cleared of all fallen trees, stumps and debris.
- b. All critical existing embankments are to be sloped and stabilized as directed.
- c. Abrupt stream bends are to be reinforced with riprap or concrete as directed.
- d. All stream cross-sections (12-inch minimum) are to be back-filled with one-ton stone and mortared to rest stream invert.
- e. Notes indicating stream improvements are to be shown on construction drawings relative to the subject site.
- f. Should the Developer elect to reclaim a portion of the natural flood plain area, he must submit drainage data insuring the safety of adjacent properties. Side slopes will conform with the standard 2-foot horizontal to 1-foot vertical, and the property line location will be computed to a point 1 foot above (free board) flood plain.

The Developer must accomplish all channeling, sloping, filling, sodding and/or seeding 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.

MICROFILMED

Mr. Augustine J. Muller
612 Highland Avenue
Towson, Maryland 21204
March 17, 1972

The plan indicates proposed 7" concrete entrances. The standard thickness is 8".

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 approval 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 requires that all stacking spaces in the capacity requirements be shown on the subject plan.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

Mr. Augustine J. Haller -1- September 2, 1970

Re: Conn. Dral. Plan Proposed Storm Drain Extension District 8

Storm Drain Comments, Cont'd:

On-site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Construction Drawings 100-616-010, File 1, indicating existing drainage facilities are on file in Room 200, Baltimore County Office Building, Towson, Maryland, and are available for your information and guidance.

Temporary construction easements of adequate width are necessary adjacent to all off-site rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plans and construction drawings.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 Developer.

A grading plan is required for processing construction plans.

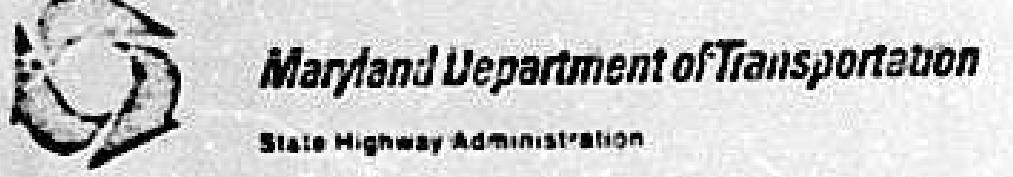
The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

Where channel construction is involved, construction drawings provided will be the final determination as to paving requirements. The entire cost of channel construction will be the responsibility of the Developer.

Should the Developer elect to leave the stream in its natural and original condition, he and/or his engineer is to submit adequate drainage data indicating the flood plain for a 50-year storm. Additional requirements shall be in accordance with the present County Policy.

Sediment Control Comments:

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



April 4, 1978

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

Re: Z.A.C. Meeting, March 28, 1978 Item: 194 Property Owner: James G. Stratakis Location: W/S York Road (Rte. 45) 378' North Galloway Road B.R. & M.L.

Existing Zoning: Variance to permit a side setback of 0' in lieu of the required 30'. 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 over 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

By: John E. Meyers

Mr. Augustine J. Haller -5- September 2, 1970

Re: Conn. Dral. Plan Proposed Storm Drain Extension District 8

Sediment Control Comments, Cont'd:

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water Comments:

A preliminary print of this property will be referred to Baltimore City, Branch of Water Supply, for review and comment in regard to adequacy of water pressure in UMS development. If Baltimore City has any comment, it will be forwarded.

Public water is available to serve this property. There is an existing 15-inch water main in the west side of York Road, as shown on Drawing 100-602, A-10c. There is also a 30-inch water main in the east side of York Road (See Drawing 100-507, A-4). Permission to obtain a natural connection from the existing main in the west side of York Road may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his on-site water service system. He is responsible for all necessary right-of-way acquisition costs.

The Developer is responsible for the cost of copying any existing water main connection not used to serve the proposed site.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. The total Water System Connection Charge in development, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

Sanitary Sewer Comments:

It appears that public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 55 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 west side of York Road, shown on Drawing 100-602, File 1, or by installing a house connection across York Road to tie into the existing 8-inch sanitary sewer in the east side of York Road. (See Drawing 100-021, File 1). The Developer's engineer must determine if either of these alignments will work.



May 26, 1978

Mr. Eric S. DiNenna Zoning Commissioner 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 assure 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 Planner III Current Planning and Development

Mr. Augustine J. Haller -6- September 2, 1970

Re: Conn. Dral. Plan Proposed Storm Drain Extension District 8

Sanitary Sewer Comments, Cont'd:

The Developer is responsible for any deficit to be provided by the construction, under County contract and inspection, of any public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plans required. He is further responsible for conveying the required right-of-way to Baltimore County, if he elects to do so.

The Developer is entirely responsible for the cost of water, and the cost of the construction and maintenance, of his on-site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code. The Developer is also responsible for all necessary right-of-way acquisition costs.

Since this residential development is at the end of a sewer line, and there will be no sewage flow except from this site, Baltimore County will not approve any variance drawings for this site.

The Developer is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewer handling stations and/or treatment plants, shall be treated or disposed of in a final manner and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any solid, liquid or gas - flammable, poisonous, or caustic liquids - grease, oils, grease or other material which would or could obstruct, damage or overload such system or system.

The Developer is responsible for the preparation and submitted of such evidence of his industrial wastes as may be required to determine either the method of disposal, or the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. The total public sanitary sewer system connection charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

The preliminary print 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari TO: Zoning Advisory Committee Date: April 7, 1978 Rosellen 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.

Rosellen Plant ROSELLEN J. PLANT

Mr. Augustine J. Haller -7- September 2, 1970

Re: Conn. Dral. Plan Proposed Storm Drain Extension District 8

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

Very truly yours,

GUYMON A. DEWITT, Chief Bureau of Public Services

cc: Edward A. McLaughlin Mayor County Office Bldg. Towson, Md. 21204

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 Feet 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 Assistant Traffic Engineer Planning and Design

CRM/dmm

Paul H. Reincke
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 03/28/77

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.
- (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.

REVIEWER: *H. Tully* Noted and Approved: *Chiff...*
Planning Group Special Inspection Division Fire Prevention Bureau

JOHN D. DEVERENT
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 23, 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 A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and other applicable codes.
 - X B. A building permit shall be required before construction can begin.
 - X C. Additional _____ Permits may be required.
 - B. Building shall be upgraded to new 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 30' of a property line. Contact Building Department if distance is between 30' and 60' of property line.
 - E. 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.

Very truly yours,
Charles E. Burman
Charles E. Burman
Plans Review Chief

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

JOSEPH H. MCGOWAN, PRESIDENT
Y. BAYARD WILLIAMS, MR. VICE-PRESIDENT
MARION H. GOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

CBA Hearing Tues, July 17, 1979, 10am
R-R-79-10 - ITEM NO. 9

PROPERTY OWNER: James G. Stratakis, et al
LOCATION: W/S York Road, 378' N. of Galloway Avenue
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
ACREAGE: 0.35
GEOGRAPHICAL GROUP: I
FUNCTIONAL CATEGORY: None

RECOMMENDED DATE OF HEARING: Spring, 1979
ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: B.R., B.M., C.T.
EXISTING ZONING: M.L.-I.M.
REQUESTED ZONING: B.R.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-I.M.)

The subject parcel of land is part of a 0.67-acre property located in the York Road corridor, south of Padonia Road. The front portion of the property is zoned B.R.; the rear portion is zoned M.L.-I.M., and is the subject of this petition. The petitioner is requesting a change from M.L.-I.M. to B.R., proposing to construct a facility for retail use.

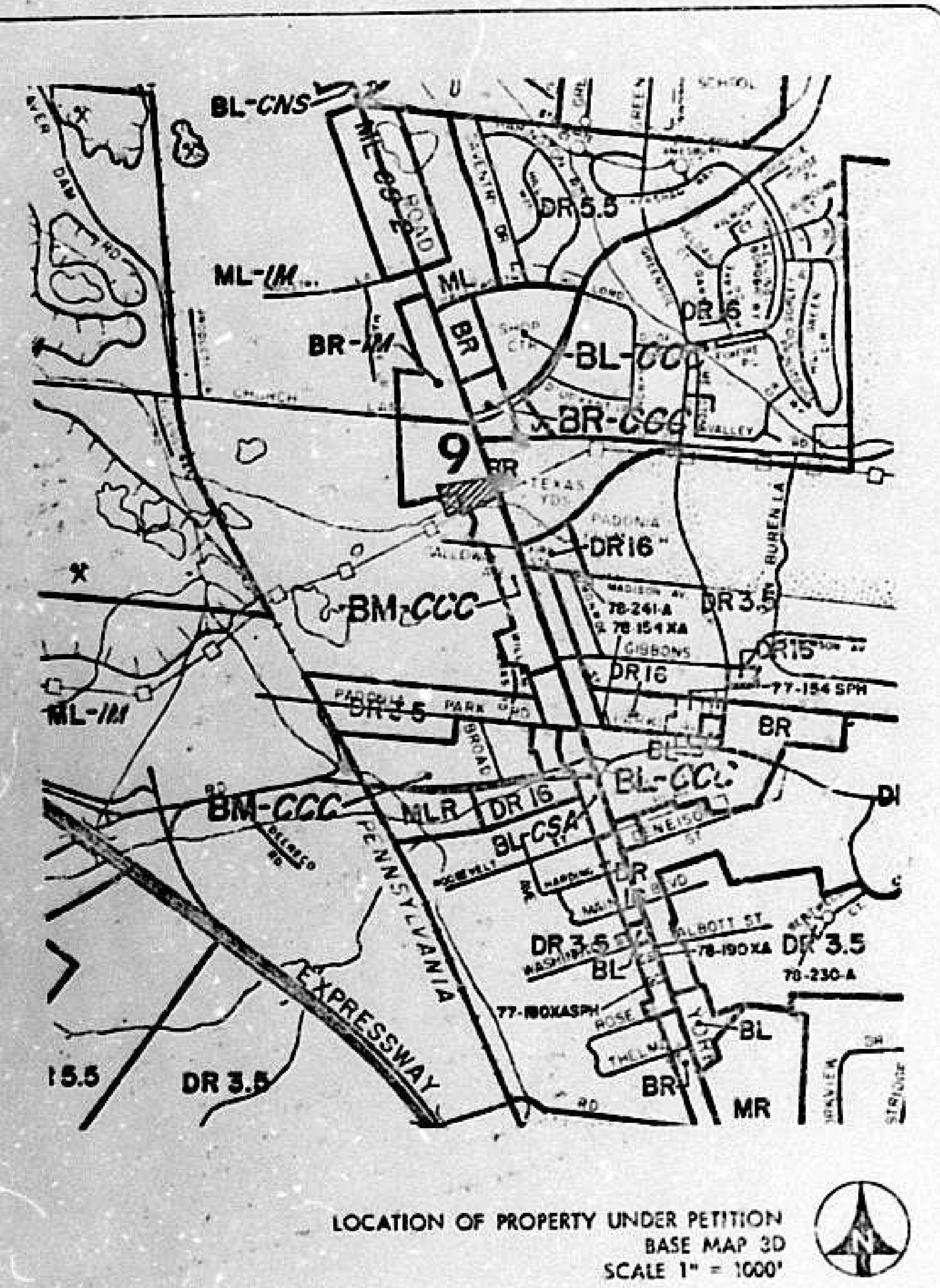
Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned B.R. and B.M.-C.T. During the preparation and processing of the map, the zoning of this property was identified as an issue before both the Planning Board (part of III-118) and the County Council (part of 3-118). The Planning Board recommended M.L.-I.M. zoning here; the County Council adopted the Planning Board's recommendation.

The petitioner's submission, various portions of the Zoning Advisory Committee comments, and a field inspection of the site reveal that development would appear to be severely impacted by an existing drainage course that bisects the site. A field inspection revealed that a large portion of the rear of the site is a pond or deep hole through which the watercourse flows. Further, almost the entire southern half of the overall property is encompassed by a power transmission line right-of-way.

The Planning Board believes that the existing zoning of the subject property is appropriate, that ample commercial opportunities have been provided for in the general area, and that the zoning map is correct.

It is therefore recommended that the existing zoning, M.L.-I.M., be retained.

*B.C. Exh #3
9/14/79*



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3D
SCALE 1" = 1000'

THE RECOMMENDED
1976 COMPREHENSIVE ZONING MAP
FOR BALTIMORE COUNTY

ADOPTED MARCH 4, 1976
BALTIMORE COUNTY PLANNING BOARD

*B.C. Exh #4
9/14/79*

ITEM NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACENAME	LOCATION	200 SCALE MAPS	ZONING	COMMENTS
111-115	C. Calhoun, et al	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	The Comp. Plan adopted an industrial land use category.
111-116	C. The Md. State Fair & Agricultural Society	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	The Comp. Plan adopted an industrial land use category.
111-117	American Motor Sales, Inc.	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	The Comp. Plan adopted an industrial land use category.
111-118	Padonia T.C.	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	Issue initiated by the Office of Planning. 2.3 acres. 15.4 acres. 5.5 acres. 11.9 acres. 45.6 acres.
111-119	Padonia Tower Assoc./John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	The Comp. Plan adopted a community center designation.
111-120	Padonia Tower Assoc./John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-121	Alfred A. Ruck/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-122	Padonia Tower Assoc./John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-123	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-124	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-125	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-126	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-127	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	
111-128	Julia Properties/John B. Howard	W/S York Rd. & N/S of Timonium Rd.	M-13A & 13A	B.R., M-13A, M-13B	

COUNTY COUNCIL

John L. O'Rourke, Chairman

Eugene W. Gallagher

Norman W. Lauenstein

Eugene W. Ribbe

Clarence E. Ritter

Gary ...

John V. Murphy

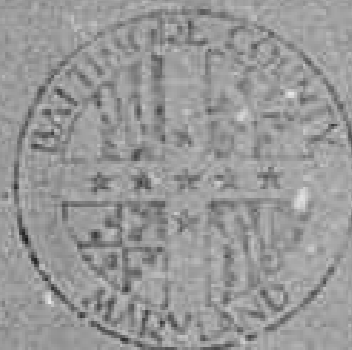
Thomas Toporovich, Secretary

Reported By: ...

Prepared By: ...

*B.C. Exh #4
9/14/79*

BALTIMORE COUNTY COUNCIL

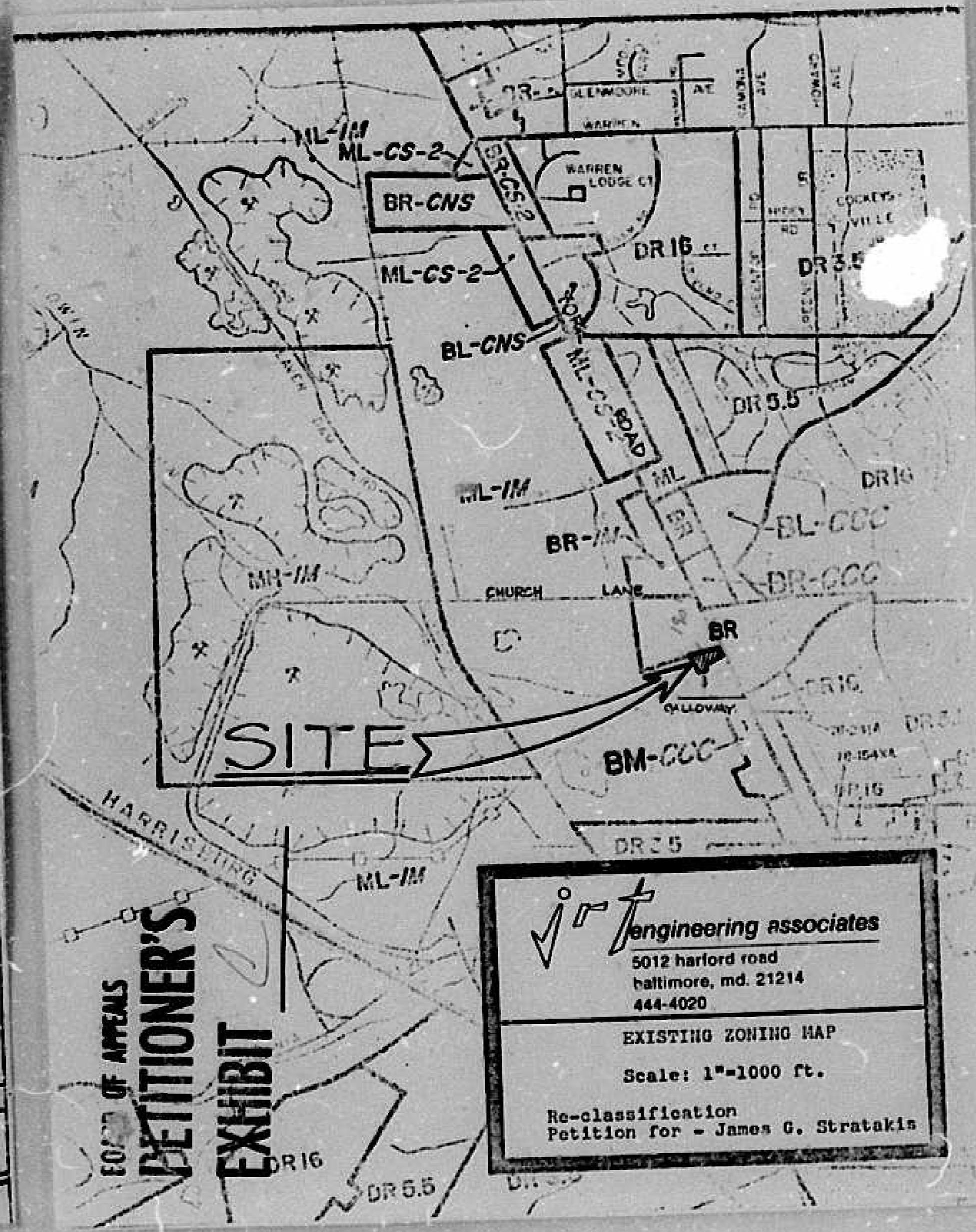
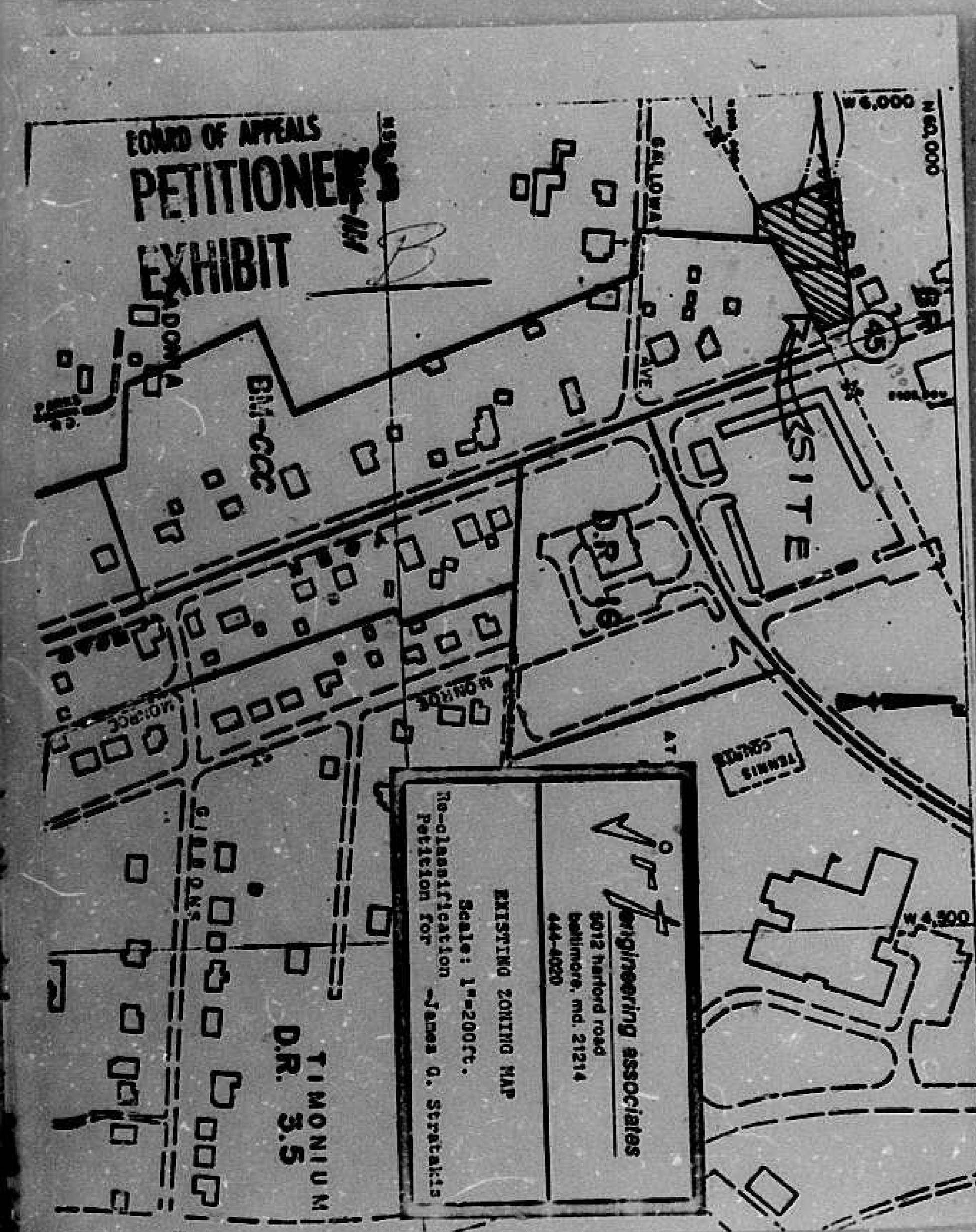
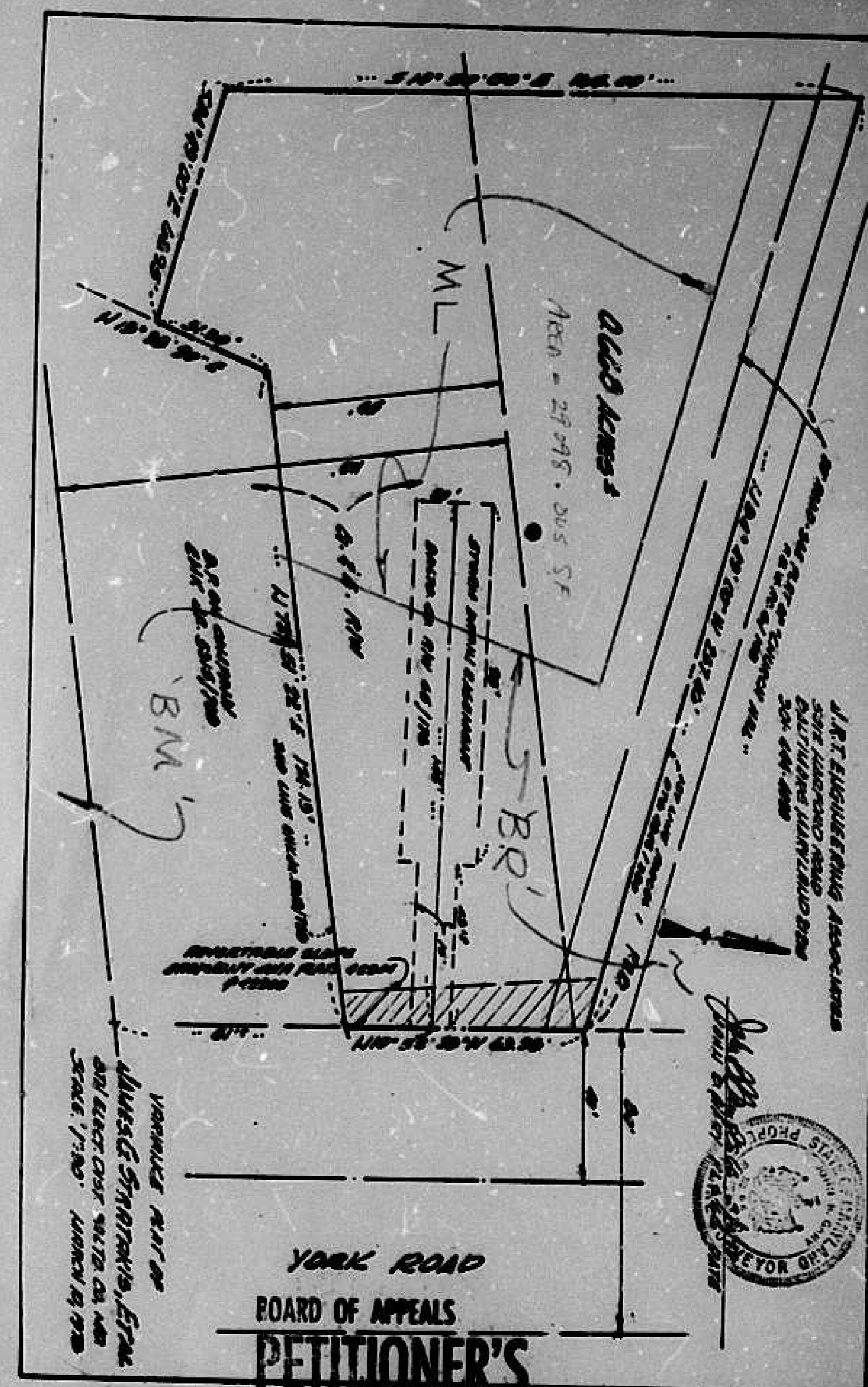


1976 REZONING

BALTIMORE COUNTY COUNCIL
SUMMARY OF ISSUES

ITEM NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION AND APPROXIMATE ACRES	ZONING				COMMENTS
			EXISTING	REQUEST	PLANNING BOARD RECOMMENDATION	POSSIBLE FINAL ZONING	
3-97	Greater Timonium Community Council (Diverse Property)	E side of proposed Thurston Rd. S of York Rd. (10.5 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 3 speakers oppose P.B. rec. Council Consent Sheet: 1 supports P.B. rec. P.B. Hearing: 1 speaker opposed staff rec. of 10-18-78
3-98	Staff - Office of Planning & Zoning (Catholic Roman Catholic & Presbyterian Church owners)	Abraham Rd. on Paper Hill Dr. (10-42 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers oppose P.B. rec. Council Consent Sheet: 1 supports P.B. rec. P.B. Hearing: 1 speaker supported staff rec. of 10-18-78
3-100	Greater Timonium Community Council (C.C. & P.B.)	W side of Padonia Rd. S of Craddock Rd. (11.7 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers oppose P.B. rec. Council Consent Sheet: 1 supports P.B. rec. P.B. Hearing: 1 speaker supported staff rec. of 10-18-78
3-106	Walter Under (C.C.) owner	E side of Ballou Ave. S of Charles Street (3.76 AC)	DR-1B	DR-1B	DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers support P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78
3-111	A) Warren W. Baylon B) Itherville Community Assoc. (C.C. & P.B.)	W side of York Rd. S of Greenoeping Drive (11.02 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. P.B. Hearing: 1 speaker supported staff rec. of 10-18-78
3-115	A) Oak C. King B) Greater Timonium Community Council (C.C. & P.B.) C) Pine Valley-Walwood Assn. (C.C.)	E side of Timonium Rd. W of York Rd. (2.66 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers support P.B. rec. Council Consent Sheet: 2 supports P.B. rec. P.B. Hearing: 1 speaker supported staff rec. of 10-18-78
3-118	Harford State Fair & Agricultural Society, Taylor Wilson	W side of York Rd. S of Timonium Rd. (9.9 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers support P.B. rec. Council Consent Sheet: 2 support P.B. rec. P.B. Hearing: 1 speaker supported staff rec. of 10-18-78
3-119	A) Staff - Office of Planning & Zoning B) John B. Howard, city (C.C. & P.B.) C) James Edward Mathias Church (C.C.)	W side of York Rd. S of Padonia Rd. (9.3 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78
3-119	A) Padonia Civic Assn. B) Nancy Flynn (C.C. & P.B.)	E side of Bond Ave. S of Padonia Rd. (10.6 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers support P.B. rec. P.B. Hearing: 2 speakers support staff rec. of 10-18-78
3-120	Alfred A. Hays by John B. Howard (P.B.)	E side of York Rd. S of Bond Ave. (3.81 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 2 speakers support P.B. rec. P.B. Hearing: 2 speakers support staff rec. of 10-18-78
3-122	A) Yoder-Towne Assn. B) Nancy Flynn (C.C. & P.B.)	E side of York Rd. S of Padonia Rd. (1.31 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78
3-122	A) J.P. Property by James Wilson B) Todd Jaffe (C.C.)	E side of Adams Ave. S of Greenoeping Dr. & York Rd. (2.12 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78
3-123	A) J.P. Property by James Wilson B) Todd Jaffe (C.C.)	E side of Adams Ave. S of Greenoeping Dr. (1.36 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78
3-124	A) Stoddard-Clark B) Todd Jaffe	W corner of S. Adams Blvd & Greenoeping Dr. (1.43 AC)	ML-1M	DR-1B	ML-1M, DR-1B, DR-1C, DR-1D, DR-1E, DR-1F, DR-1G, DR-1H, DR-1I, DR-1J, DR-1K, DR-1L, DR-1M, DR-1N, DR-1O, DR-1P, DR-1Q, DR-1R, DR-1S, DR-1T, DR-1U, DR-1V, DR-1W, DR-1X, DR-1Y, DR-1Z	DR-1B	Council Hearing: 1 speaker supports P.B. rec. Council Consent Sheet: 1 supports P.B. rec. of 10-18-78

July 17 1978 10:00 AM
 Petitioner Exhibit Stratakis R-79-10
 A - Amended Plat. March 10 1978
 B - 200 scale zoning map
 C - 1000 scale " "
 D - Amended Plat. J.R. 7 area Sept 28 1978



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1 summarizer that.

2 Community groups have expressed interest

3 and concern is the tree cover on the properties that are at,

4 basically, the intersection of Rolling Road and Security

5 Boulevard. There are two parcels there that contain some

6 trees.

7 We are here to suggest that one method of

8 preservation of that tree cover would be the creation of a

9 low density zoning area, fifty feet deep along the frontage,

10 adjacent to those two streets on the property where the trees

11 actually, exist.

12 We will prepare a plat, and leave it with the

13 secretary, and get it to you with a specific recommendation.

14 Thank you very much.

15 CHAIRMAN O'ROURKE: Thank you, sir. John E.

16 Howard. Would Reverend Frederick Hanna come forward, please?

17 THE SPEAKER: My name is John E. Howard, 409

18 Washington Avenue, Towson, and I represent the property owners

19 in issues 118 through 121.

20 This, gentlemen, is the Padonia-York Road area

21 where the planning board proposes to you gentlemen a major

1 down shift from business major in a C T zoning to D R 3.5

2 along the old Padonia Road. This whole area had been

3 designated as a town center by the council and by the

4 planning board back in 1971, and, apparently, they are

5 disenchanted with the idea of a town center at that location

6 now, and have made this broad, sweeping recommendation.

7 I submit to you gentlemen that it is not only

8 unfair but it is almost confiscatory for this type of

9 recommendation to be made. I would suggest that if there is

10 to be any reduction in the business major zone there, it

11 should be the area closer to the York Road, and the logical

12 line of demarcation for business major would be old Padonia

13 Road, that is, the area between old Padonia Road and the new

14 Padonia Road. Mr. Bill Flynn, who is one of the property

15 owners, will speak to you in more detail as to what commitment

16 he and his partners have made towards the development of this

17 property based upon the assurances they received from the

18 planning board and the council in 1971.

19 The second issue I would address would be that

20 of the staff's 165.

21 CHAIRMAN O'ROURKE: 165?

1 of the homes in Timonium Heights development, are oriented

2 towards the older streets within the Timonium Heights develop-

3 ment. None of them are oriented to or located alongside

4 Greenside Drive.

5 The petitioners believe that these parcels

6 represent a classical case for the use of infilling whereby

7 offices would serve to offer a gradual transition from

8 commercial and high density uses to residential uses. The

9 continuation of these tracts in a D R 3.5 zone would amount to

10 a virtual confiscation and waste of valuable urban-oriented

11 property fully serviced by all utilities with excellent access

12 to nearby commercial and high density uses. Therefore, it is

13 recommended that the county council place the property in

14 D R 10 zoning so as to allow reasonable use of these properties

15 for offices. Thank you.

16 CHAIRMAN O'ROURKE: Ramsey Flynn. Would Samuel

17 Trivas come forward, please.

18 THE SPEAKER: Mr. Chairman, gentlemen of the

19 council, I speak to issues 118, 119 and 121.

20 The handout that has been presented to you,

21 represents a tract of land acquired by O'Connor and Flynn, a

1 partnership to locate an office building on this tract. The

2 property we acquired, had different types of zoning. The B M

3 C T zoning was on the northern portion, that portion which is

4 presently S.O. It was brought to the attention of the

5 Department of Zoning, and it was changed to, extended down to

6 new Padonia Road. I think that was their original intention.

7 All of this was in the framework of the Guideplan which was

8 for this to be a town center.

9 The property was acquired and assembled even

10 to the point where Baltimore County - a parcel of ground was

11 added to this at the corner of Broad and Padonia Road.

12 Gentlemen, I find that the suggestion of the

13 chaining of the zoning to 3.5 in a strip across the property

14 on the old Padonia Road side, is just unbelievable, from my

15 point of view as a realtor familiar with the use of land; how

16 someone would consider taking a parcel of ground and locating

17 it next to a B M - C T, a funeral home, an engineering company,

18 a quarry, and expect that someone would build residential houses

19 on it under the present circumstances, I don't understand.

20 Furthermore, I would like to state that it would cost,

21 approximately, two hundred thousand dollars for each parcel

of ground to be acquired, based on the price that I paid for it.

Somewhat or another, I think something has gone awry and I respectfully request that you look into this, and give us relief, and retain the existing zoning on the property which is B M - C T. We would be willing to compromise to B M - C C G.

I would like to bring to attention that on the booklet, it identifies the property as having a previous zoning of D R 16. This is incorrect. The zoning is B M - C T.

At that point, I, really, don't know what else to say but to ask your help to bring me out of this. I'm in trouble.

CHAIRMAN O'ROURKE: Councilman Kibbe?

COUNCILMAN KIBBE: Mr. Flynn, I just would like to say about your question that you raised about the 3.5, nobody ever claimed the planning board was infallible.

CHAIRMAN O'ROURKE: Samuel Trivas. Would Thomas Kelly come forward, please.

THE SPEAKER: Honorable Chairman, Councilman Ritter, members of the county council, my name is Samuel

Statute - June 2-118 (or 51,224 or 127,220)

DEVELOPMENT COURT REPORT
 7:00 p.m.
 June 22, 1976

*PC 5/11
 5B
 9/14/79*

DISTRICT	COUNTY COUNCIL
1	John V. Murphy
2	Gary Huddles
3	Clarence B. Ritter
4	Eugene L. Kibbe, Jr.
5	Norman W. Lauenstein
6	Eugene W. Gallagher
7	John W. O'Rourke

Reported by:
 Alen Darker

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(NEW - 400 LITZ REPORTY CARMEL RD IN HENEFORD)

in a non-residential corridor east of the Harrisburg Expressway, and its development will not disrupt any adjoining residential areas. We submit that the tract is the correct site to meet unfulfilled needs for shopping north of the beltway at a scale not harmful to Towson. Thank you, for your consideration.

MR. O'ROURKE: Thank you, sir. John Howard. Would James Cook come forward, please.

THE SPEAKER: Mr. O'Rourke, Members of the Council. My name is John P. Howard, 409 Washington Avenue, Towson. I have a number of issues that I intend to address, but I will merely refer to the issue number, the request on behalf of my client, and would ask the Council to take notice of the request and memoranda and other materials that are officially part of the Planning Board's files, and also have been submitted to Mr. Ritter's committee informally.

The first issue would be issue number 5, a request for DR 16 zoning at the northeast corner of Hill Drive on Grove Lane. This is over by Security Boulevard. My client, Mr. Rome, would like to have either the

DR 16 zoning that the Planning Board has recommended. The second issue would be issue number 69, a request of Spring Lake Farms, Incorporated for retention of the M1 zoning that has been assigned to that property for quite some time. This property is on the Hazover Road, or Pike, just north of the Westminster Pike.

The 3rd issue would be number 88, which is a small part of a very large area west of the Harrisburg Expressway in the vicinity of Shawan Road. There has been a reduced request for approximately eighty acres of DR 5.5 along the Beaver Dam Road there.

The next issue would be 101. The property owner being Greentree Realty, Incorporated; two very small parcels of requested business local zoning by the Scott Adam Road adjacent to what's known as the McKensie Building, and to the rear of the Scott's Garden Shopping Center.

The next request would be issue number 115. The property owner being Caleb Ewing who has requested a change from DR zoning on the north side of Timonium Road west of York Road and opposite Aylesbury Road; a change there from to business major.

The next would be a grouping of issues 119 through 121; where the property owners there would all request that the business major zoning line be drawn along the south side of Old Padonia Road rather than a hodge-podge of density residential and business major as recommended by the Planning Board in a particular area. That's west of York Road.

The next would be 165. It's property on the east side of York Road in the Parkton area; a slim corridor of land between York Road and I-83, which the property owner seeks a very modest parcel of business local.

And the final request would be that of number 205, the property of the Frey family, and that's on the northwest side of Kemp Road just north of Reisterstown; where the Frey family would ask that the Council grant resource conservation three in lieu of RC 2 as recommended by the Planning Board. Thank you, very much.

MR. O'ROURKE: Mr. James Cook. Would Melvin Colvin come forward, please.

THE SPEAKER: Mr. Chairman, Members of the

1 taken away from us. This reversal, after reliance by
2 the property owner, is, we feel, most unfair. We have
3 found ourselves put in a position that after having many
4 people discuss our property, after extensive negotiations,
5 the Planning Board recommendations have destroyed the
6 value of land which we have fought long and hard to up-
7 grade and maintain. This property was changed from
8 residential to commercial, and now they recommend changing
9 it back to residential, and we can always wait another
10 five years until they change it back to commercial again.
11 This just does not make sense. We feel very strongly
12 that if there has to be a boundary, it should be at York
13 and Shawan Road, which right now is a natural boundary
14 line. Thank you.

MR. O'ROURKE: Thank you. Joseph Shock.
Would Lane Berk come forward, please.

THE SPEAKER: The topic is number 118. It's
on the Hilda T. Parks property. My name is Joseph Shock,
2321 Kellerman Road, Timonium.

We are against the Planning Board's down-
grading of this property from commercial to residential.

21

1 Mrs. Parks has had a home on Padonia Road for over fifty
2 years. Over a period of years all of the property con-
3 tinent to the property has been zoned commercial, in-
4 cluding this property. The contingent commercial prop-
5 erties are as follows: To the east, the C & F Telephone
6 Company Building, a Chinese Restaurant, Boston Valley
7 Volkswagen, and now American Motors. To the north,
8 Boston Valley Volkswagen and American Motors, Nottingham
9 Farms, which is actually the same as Harry E. Campbell.
10 To the west, again, Nottingham Farms, which is the Harry
11 T. Campbell quarry and operation. To the south we have
12 a funeral home, and soon to be built across the street
13 is a highrise office building. Other neighbors include
14 a new shopping center to be built on the corner of
15 Broad and Padonia Roads, Custom Counters, and Gary Plumbers.
16 As you can see, this is a commercial area. The area
17 between the tracks and the York Road on the Planning
18 Board, in the past, has always been, in this area, des-
19 ignated for commercial growth. I've been on the other
20 side of the fence many days, many times. As I say, all
21 the other properties have gone to commercial purposes.

1 If the Park's property is returned to a residential
2 classification there will be a residential island with
3 result of a hardship for the present owner, since no
4 one wants to build or live in a home in a commercial
5 area. We think it is in the best interest of every-
6 one to have this present commercial zoning remain for
7 the Park's property.

MR. O'ROURKE: Lane Berk. Would Joseph
Roulhac come forward, please.

THE SPEAKER: Mr. Chairman, Councilman,
Mr. Ritter. I am Lane Berk, Seaside Farms, Lutherville,
Maryland, and for the record, as usual, speaking not for
but from the vantage of nearly thirty years as a director
of Citizens Planning and Housing Association, twenty-five
years county resident involved in zoning and planning,
and one of the earliest members of the Valley's Planning
Council. Before using my time allotment to address in-
dividual items, I'd like to make a statement addressed
to the vulnerability of this fine process you're allow-
ing the citizens tonight.

Gentlemen, we need your help. There's no

1 Members from the Planning Board, but unless you help us clear
2 up and clean up the Planning Department's processes,
3 the value of your time and our time tonight is totally
4 lost. Hopefully, you'll be able to get to the that,
5 and hopefully it will not be lost, so with that thought
6 in mind I would like to address myself to specific issues
7 in the 3rd District. Though I rarely differ from an
8 exceptional Baltimore County Planning Staff, I do take
9 exception to items 49 and 50, as they affect Bonita
10 Boulevard's extension, and, in fact, item 26, if it
11 also relates to Bonita Boulevard. I was unable to deter-
12 mine that. There is real danger here. The extension
13 and intensification of a major road so close to Worth-
14 ington Valley will invite an east-west connector through
15 that valley and ultimately destroy one of Baltimore
16 County's best assets. Look at the maps, gentlemen, when
17 you can, and look at the pressures that are coming from
18 Reisterstown Road to the west, Shawan Road to the east,
19 and you will see the inevitable danger there. It will
20 be more than apparent.

I'm likewise against the Planning Staff

1 and Board's positions on items 83, 103, 104, and 107,
2 and advise lower density here, because I think they
3 present another sleeper-type danger to the general
4 area. I'm fervently concerned with the invitation to
5 traffic by the recommended density and its predicted
6 use as a rationalization later -- that is, I predict
7 its use as a rationalization later -- to the widening
8 of Padonia Road for an east-west connector.

9 Then there's the Bonnie Blink Property,
10 Item number 92, and its close and contiguous land in
11 items 91, 211, 212, 216, 17, and 18. I'm for down
12 density in this area because of its ability to strangu-
13 late Ivy Hill and Oregon Ridge Park. Again, you must
14 look to the maps to see the shape of these properties,
15 as that of a much too tight tourniquet on precious
16 natural resources. Indeed, we could argue that be-
17 cause of the traffic conditions and the proximity of
18 this land to the reservoir, not only the aforementioned
19 properties, but also the entire lot around them should
20 be into the RC 4 category, and these properties would
21 be 91, 92, 4, 5, 7, 8, 211, 12, 14, 15, 16, 17, 18, 20,

1 22, and 23; however, on the other side of the grant
2 I think that there are critical areas that have the
3 protection and the wisdom of the Planning Staff, and
4 I would like to support, hardly, their recommendations
5 in items 74 through 84, 88 through 90, 95, 159, 167
6 through 169, and 201, but I want to flag for import-
7 ance number 78, 79, 80 and 81; also, 82, 83, 84, and
8 88, the MacLennan Tract, for their flagrant assault
9 on the RC intent. Thank you.

MR. O'ROURKE: Thank you, Lane. Joseph
Roulhac. Would Walter Chaffman come forward, please.

THE SPEAKER: Mr. Chairman. My name is
Joseph Roulhac. I'm an attorney with Smith, Somerville
and Case, 1700 One Charles Center in Baltimore, and I'm
here representing the Estate of the late General John
M. Franklin. The issues I am addressing are a portion
of issues III-88 and III-89, which touch on the Franklin
Property, which is known as Hayfield Farm, at the inter-
section of Shawan Road and I-83. The entire issue 88
covers approximately sixteen hundred odd acres. General
Franklin's Farm, Hayfield, composes from four hundred

Raymond Hull. Would Ann Libis come forward, please.

Ann Libis. Would Earl Flunhoff come forward, please.

THE SPEAKER: I am Raymond Hull, the Pastor of the Texas United Methodist Church, and I'm speaking this evening on behalf of the Board of Trustees of said church, regarding issue 118-119, regarding the downgrading of the existing zoning.

In view of the uncertain nature of actual area development plans, particularly with regard to local road geometries, traffic projections, and rapid transit program, the trustees of the Texas United Methodist Church have no option other than to oppose the zoning modifications. While there theoretically may be merit, from a master planning standpoint, to some of the proposed changes, previous local experience has shown that well intentioned planning goals and regional development programs have seemingly gone by the wayside at the pleasure of local developers. We at the Texas Church, as with many other congregational groups, are

side of Old Padonia Road, and likewise, on the north side of Old Padonia Road, and likewise, on the east side of Broad Avenue. I've presented you with some zoning maps, and I'd like to identify that, if I may.

The portion that you see in yellow is presently zoned EM-OT. The portion that you see in green, which is a contiguous parcel, is presently zoned EM-OT also, but identified in green to be the area that is being downshifted under the recommendations of the Planning Board. The area in blue is the 3.5 is its current zoning, and that is what we're requesting to be changed to EM. That identifies the property that was acquired by the Padonia Tower Associates, of which I am a partner. It is to be our office, the office of the firm of O'Connor and Flynn Realtors, with additional construction of office space.

If you will note on the second sheet, we've now identified the recommendations of the Planning Board as to zoning of the surrounding parcels. I would like to bring you from York Road following New Padonia. The corner of York Road on the north side has a gas station

faced with a somewhat different set of problems and conditions than those experienced by the typical residential property owner.

The necessary sale of a small parcel of land such as ours at an inopportune time, and with the wrong zoning classification, actually can cause disbandment of the congregation itself. If insufficient return from sale of the church was experienced due to adverse marketing conditions, it would be impossible to purchase an alternate site at a suitable location in the county and to effect relocation.

On the basis of actual attendance and membership for the past twenty-five years, parking requirements and conservative growth projections, we estimate that by 1981 we will exceed our existing on-site parking capabilities. Should we experience loss of the supplementary off-site parking we have been fortunate enough to have, and/or a sizable portion of our present on-site capability due to the anticipated widening of Galloway Avenue, we would have no alternative other than to relocate. Unless assurances can be obtained from our

and is about 10000. The adjoining parcel is... a special exception with a funeral home... existence there; then came our parcel, 10-01. Across Broad Avenue is EM-000 recently granted. On the north side of the property, the area to the very north, is manufacturing light, EM-00, EM-00, and for some unknown reason right down through the middle of this 3.5. Now, gentlemen, all I can say to you is that I've got seven hundred thousand dollars invested in 3.5 acres, and if you can tell me how I can sell land for residential purposes, where it would cost approximately sixty thousand dollars a lot, to build in the environs of a quarry, environs of a funeral home, environs of a shopping center adjoining, a gas station, I'm at a loss to answer this. I do not understand the reason for this. I request your help. I've been three years trying to get this job together. We've had a financial downturn some years ago, or eighteen months ago. We've been going through this situation, and I now implore you to help me. Leave my zoning at EM-OT, or at the very least, downgrade it to EM-00. This is understandable. This was in compliance

Councilmen to assure specific changes and integrity of certain considerations cited herein, including the continuity of the justification for the planned zoning changes, we would appear same. If such assurances are forthcoming, we would then consider withdrawal of these objections. Thank you.

MR. O'Rourke: Thank you. Mr. Earl Flunhoff. Would Ernest Imble come forward, please.

THE SPEAKER: Mr. Chairman. Ann Libis was suppose to speak next and she had to leave. I will be speaking in her stead. My name is Frank Wilkang. I live at 10715 Lakespire Way in Cockeysville.

MR. O'Rourke: Did you sign up earlier this evening?

MR. WILKANG: I'm sorry, no. Ann Libis had signed up. She's number 42.

MR. O'Rourke: I know that. Did you sign up?

MR. WILKANG: No, I did not, Mr. Chairman.

MR. O'Rourke: Are you going to speak on the same issue?

with the 1970 zoning plan. This was in compliance with the zoning that was granted on the 1970 map, and I just don't know what else to say to you. I really have to implore your help, and no one seems to be able to give me the answer for this, so without belaboring this any further, I request that you leave the existing zoning on the parcels outlined in green on the first plat, and the area shown in blue, if you would give that EM-00 or EM-000, or at least the adjoining property EM-000. Thank you.

MR. O'Rourke: Thank you, sir. John Serio. Is Harold Bereson in the audience? Harold Bereson.

Is Earl Frederick in the audience? Earl Frederick.

Cynthia Psoras. Cynthia Psoras. Mr. Serio.

THE SPEAKER: Good evening, Mr. Chairman and Members of the Baltimore County Council. My name is John Serio and I'm here to address you this evening on issues number 16 and the new issue of 245.

Gentlemen, I realize the hour grows late,

County now with the fact that in the future a more intense zoning would be granted if future development proceeds towards the area would be a fraud on any new residents moving into the area relying on the zoning map showing a low density use. This would also destroy the credibility of the zoning process.

In view of the facts which we have set forth in our memorandum, which we are submitting today here, we would appreciate any consideration the County Council of Baltimore County would give us to make people aware and put them on notice by showing on the land use map that this tract of land is now farmland, but designated for future development. Thank you.

MR. O'Rourke: Thank you, sir. Ramsey Flynn. Is John Serio here? John Serio.

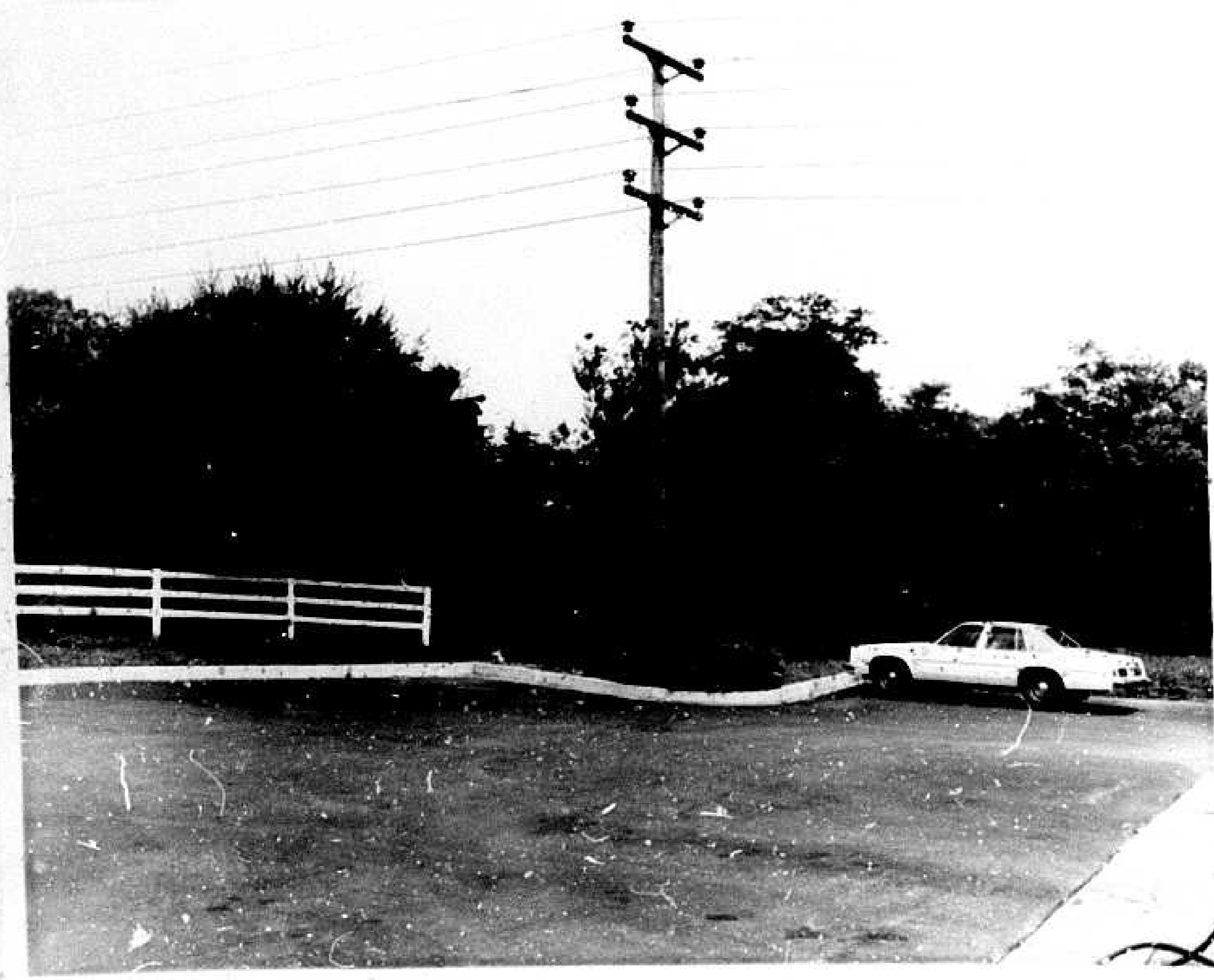
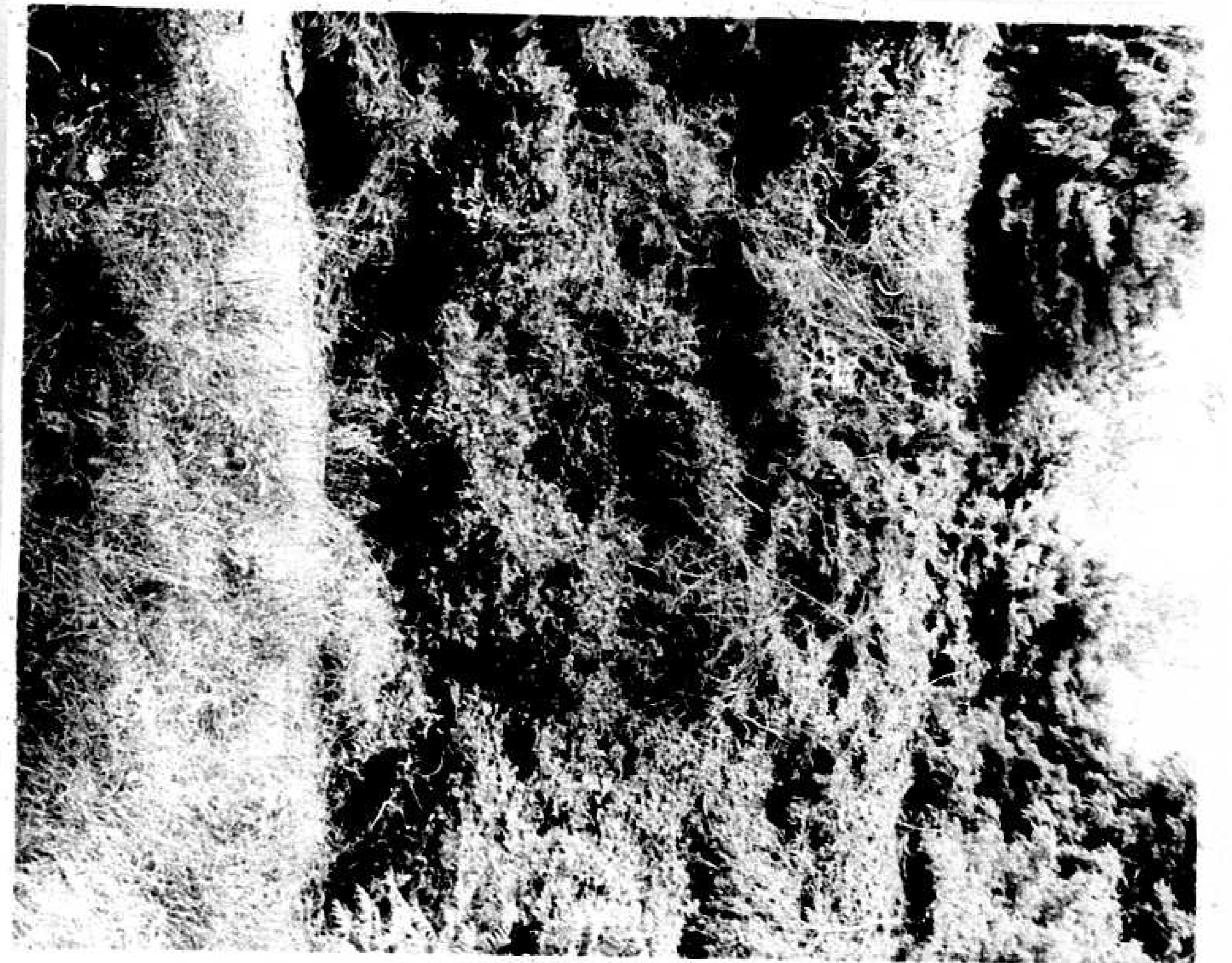
THE SPEAKER: Mr. Chairman, Members of the Council. We certainly appreciate your endurance to put up with all your citizens out here voicing their comments. I speak to issues part of 118, 119 and 121. The properties in question is located on the north side of New Padonia Road, east side of Broad Avenue, the south

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 85587
DATE January 14, 1980
RECEIVED FROM [Signature]
FOR Advertising and Printing Co. Case No. 8-7-80
\$75.62
22382

1-7-80
PER SONDRA
NOT PAID
1-10-80 Corvey will send check
1-11-80 Sondra called to say bill was
brought

People Council *Stokakis*
 (1) A THRU H Photos of AREA

- 2. Balt. County Advisory Committee young plans Page.
- 3. Planning Board recommendations
- 4. Concept Page 10 2 photos
 Introductory Page Sheet 10 III-118
- 5 A. Minutes of Sept 28 Meeting of Council
- 5 B. " " " June 22 1976 "
- 6. Balt. County Council Summary of Issues
 Sheet 4 of 8



CHURCH LANE
SHOPPING CENTER
EX. USE - RETAIL STORES

1 STORY BUILDING
EX. USE - OFFICES

1 1/2 STORY GARAGE
BALTIMORE COUNTY
EX. USE - MAINTENANCE
STORAGE

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

Note: Zero (0) Ft. Variance
grants along North Side
(Item 194-1777-12/8)

1 STORY BUILDING
EX. USE - OFFICE BLDG.

LOCATION PLAN
SCALE: 1" = 200'

EXISTING ZONING BR
EXISTING ZONING ML
PROPOSED BUILDING
7300 SF Total Retail Area
7200 SF Basement Storage Area

EXISTING ZONING BR

EXISTING ZONING BM
B.P.O. COMPANY
Bldg. 2918/122

1 STORY BUILDING
EX. USE - GASOLINE SERVICE
STATION & CAR
WASH

1 STORY BUILDING
BALTIMORE COUNTY
EX. USE - MAINTENANCE
STORAGE

GENERAL NOTES

EXISTING ZONING - BR
PROPOSED ZONING - BR
EXISTING USE - RETAIL STORES
PROPOSED USE - BUSINESS/RETAIL
EXISTING ZONING - BR
PROPOSED ZONING - BR
EXISTING ZONING - ML
PROPOSED ZONING - ML
EXISTING ZONING - BM
PROPOSED ZONING - BM

- 6. AREA OF TRACT - 0.668 AC.±
- 7. HEIGHT OF BUILDING - 15 FT.
- 8. MIN. PARKING SPACE REQ'D - 2' x 20'
- 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 - BR

**PLAT TO ACCOMPANY
PETITION FOR RE-CLASSIFICATION**

PROPERTY OF:
JAMES & STRATTON, ETAL
102 BELLEVUE ROAD
TOWSON, MARYLAND 21286



jit engineering associates
5012 hartford road
baltimore, md. 21214
444-4070

8TH ELECTION DISTRICT
BALTIMORE CO., MD.
SCALE: 1" = 20'
DATE: SEP. 23, 1978
SHEET 1 OF 1



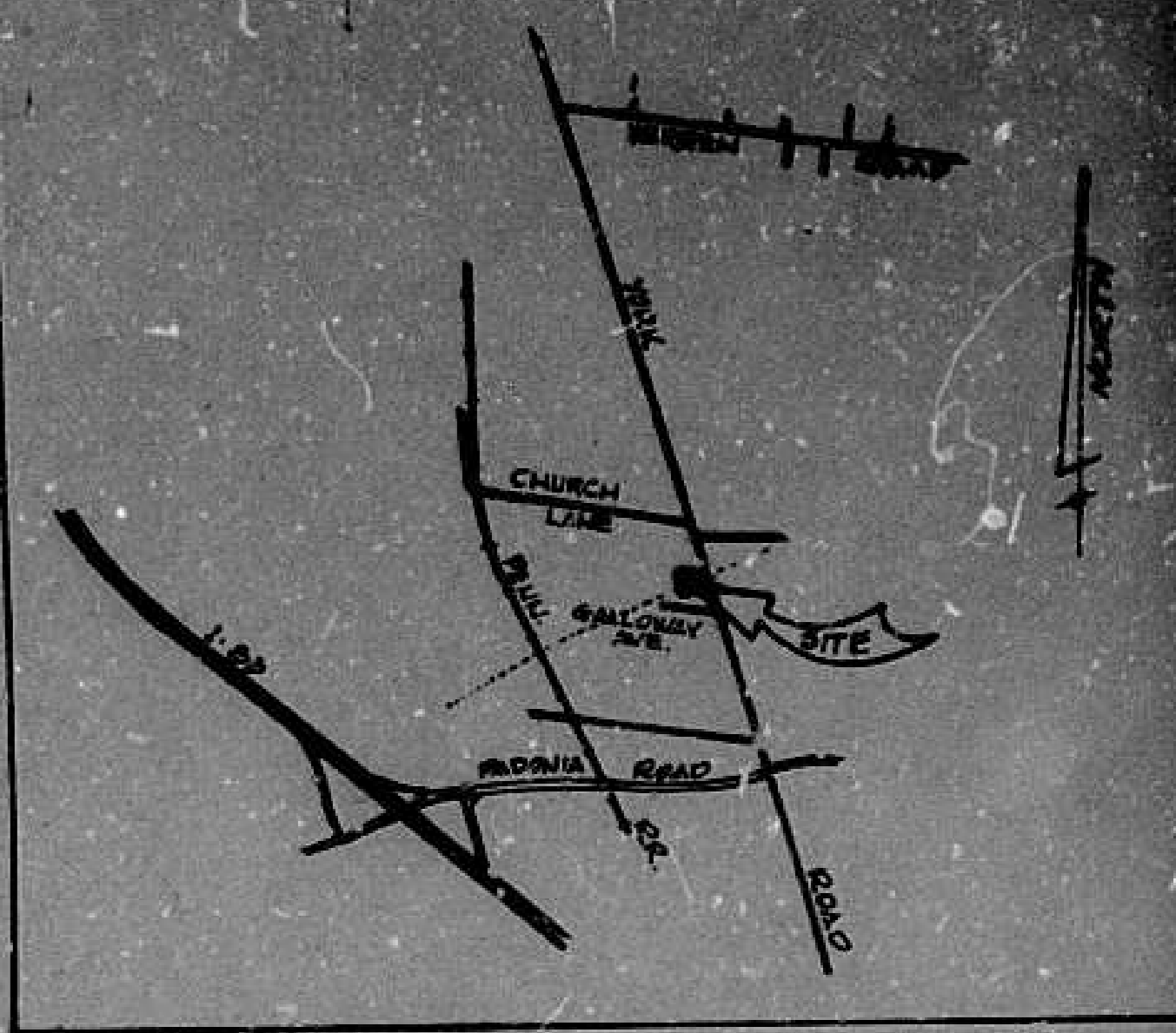
CHURCH LANE
SHOPPING CENTER
EX. USE - RETAIL STORES

1 STORY BUILDING
EX. USE - OFFICES

RALPH E. ENSOR &
JAMES A. DIXON
R.R.G. 4367/425

Note: Zero (0) Ft. Variance
Granted on North Side
(Item 194-1977-1978)

1 STORY BUILDING
EX. USE - OFFICE BLDG.



LOCATION PLAN
SCALE: 1" = 2000'



- GENERAL NOTES**
- EXISTING ZONING - DR & ML
 - PROPOSED ZONING - BR
 - EXISTING USE - UNDEVELOPED
 - PROPOSED USE - BUSINESS ROADSIDE IN COMPLIANCE WITH SECTION 20-6 (BALTO. CO. ZONING REGS. 1989)
 - OFF STREET PARKING - PARKING DATA
1ST FLOOR USE: ASSUMED - 100% RETAIL
TOTAL FLOOR AREA - 7300 S.F.
NO SPACES REQ'D - 7300/200 = 36.5
 - BASEMENT USE: ASSUMED - 100% STORAGE
TOTAL FLOOR AREA - 7300 S.F.
NO SPACES REQ'D - NONE
 - TOTAL SPACES REQUIRED - 36.5
TOTAL SPACES PROVIDED - 37
 - AREA OF TRACT - 0.668 Ac. ±
 - HEIGHT OF BUILDING - 15 FT.
 - MIN. PARKING SPACE REQ'D - 2' x 20'
 - LIGHTING - 20 FT. POLE & BLD. MOUNTED MERCURY VAPOR LIGHTS
 - PAVING - BIT. CONC. PARKING LOT & DRIVE
CURB - MIN. 6" HIGH X 8" WIDE BITUMINOUS BERM
 - UTILITIES - ALL UTILITIES AVAILABLE
 - DEED CODE/SAFETY - IN COMPLIANCE W/ BLD. CODE BALTO. CO., MD., & FEDERAL REQUIREMENTS
 - EROSION CONTROL - TO BE PROVIDED DURING CONSTRUCTION

VARIANCE REQUESTED - DR

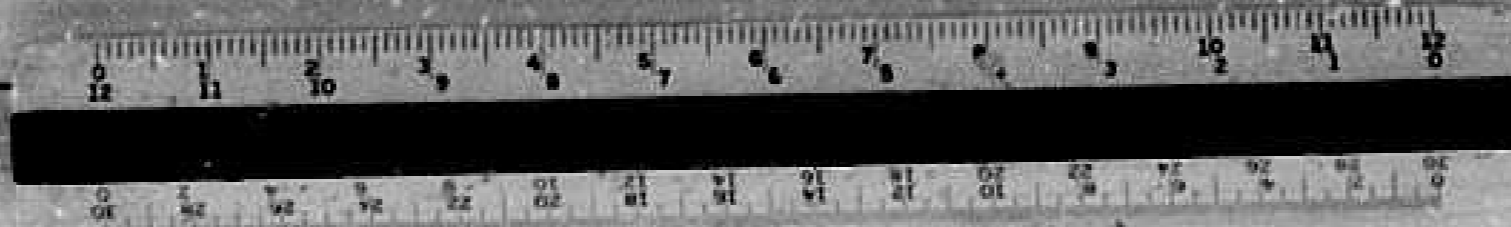
**PLAT TO ACCOMPANY
PETITION FOR RE-CLASSIFICATION**

PROPERTY OF:
JAMES S. STRATTON, ETAL
105 BELLEVIEW ROAD
TOWSON, MARYLAND 21284



irt engineering associates
5012 Hartford Road
Baltimore, Md. 21214
444-4000

8TH ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1" = 20' DATE: SEP 25, 1978 SHEET 1 OF 1



CHURCH LANE
SHOPPING CENTER
EX USE - RETAIL STORES

1 STORY BUILDING

RALPH E. ENSOR &
JAMES A. DIXON
R.R.G. 4367/429

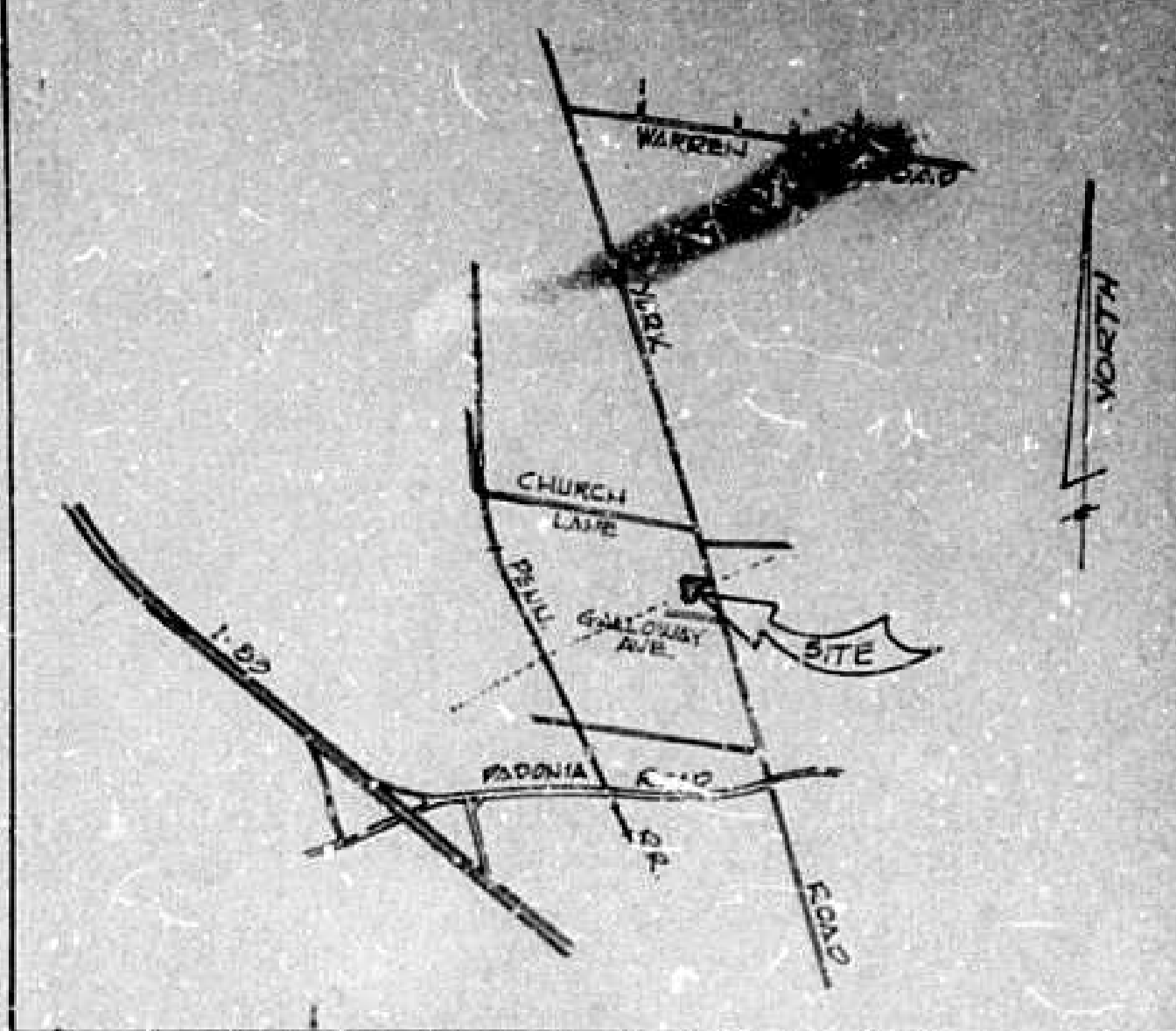
Note: Zero (0) Ft. Variance
Granted along North Side
(Item 194-1977-1978)

1 STORY BUILDING
EX USE - OFFICE BLDG.

EXISTING ZONING BR
EXISTING ZONING ML
PROPOSED BUILDING
7300 SF Total Retail Area
7300 SF Basement Storage Area

EXISTING ZONING BM
EXISTING ZONING DM

1 STORY BUILDING
EX USE - GASOLINE SERVICE
STATION & CAR
WASH



LOCATION PLAN
SCALE: 1"=2000'

GENERAL NOTES

- 1. EXISTING ZONING - BR
- 2. PROPOSED ZONING - BR
- 3. EXISTING USE - BUSINESS ROADSIDE
- 4. PROPOSED USE - BUSINESS ROADSIDE
- 5. OFF STREET PARKING - PARKING DATA
 - 1ST FLOOR USE: ASSUMED - 100% RETAIL
 - TOTAL FLOOR AREA - 7300 S.F.
 - NO SPACES REQ'D - 7300/200 = 36.5
- BASEMENT USE: ASSUMED - 100% STORAGE
 - TOTAL FLOOR AREA - 7300 S.F.
 - NO SPACES REQ'D - NONE
- TOTAL SPACES REQUIRED = 36.5
- TOTAL SPACES PROVIDED = 33
- 6. AREA OF TRACT - 0.668 AC. ±
- 7. HEIGHT OF BUILDING - 15 FT.
- 8. MIN. PARKING SPACE REQ'D - 21' x 20'
- 9. LIGHTING - 20 FT. POLE & BLD MOUNTED MERCURY VAPOR LIGHTS
- 10. PAVING - BIT. CONC. PARKING LOT & DRIVE
 - CURB - 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

*Original submitted by applicant
② V.I.A. - 30' set
③ Spine for building is across to City*

VARIANCE REQUESTED - BR

PLAT TO ACCOMPANY
PETITION FOR RE-CLASSIFICATION

PROPERTY OF:
JAMES G. STRATAKIS, ETAL
906 SHELLEY ROAD
TOWSON MARYLAND 21204

8TH ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1"=20' DATE: SEP 28, 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

1 STORY BUILDING
EX USE - OFFICES

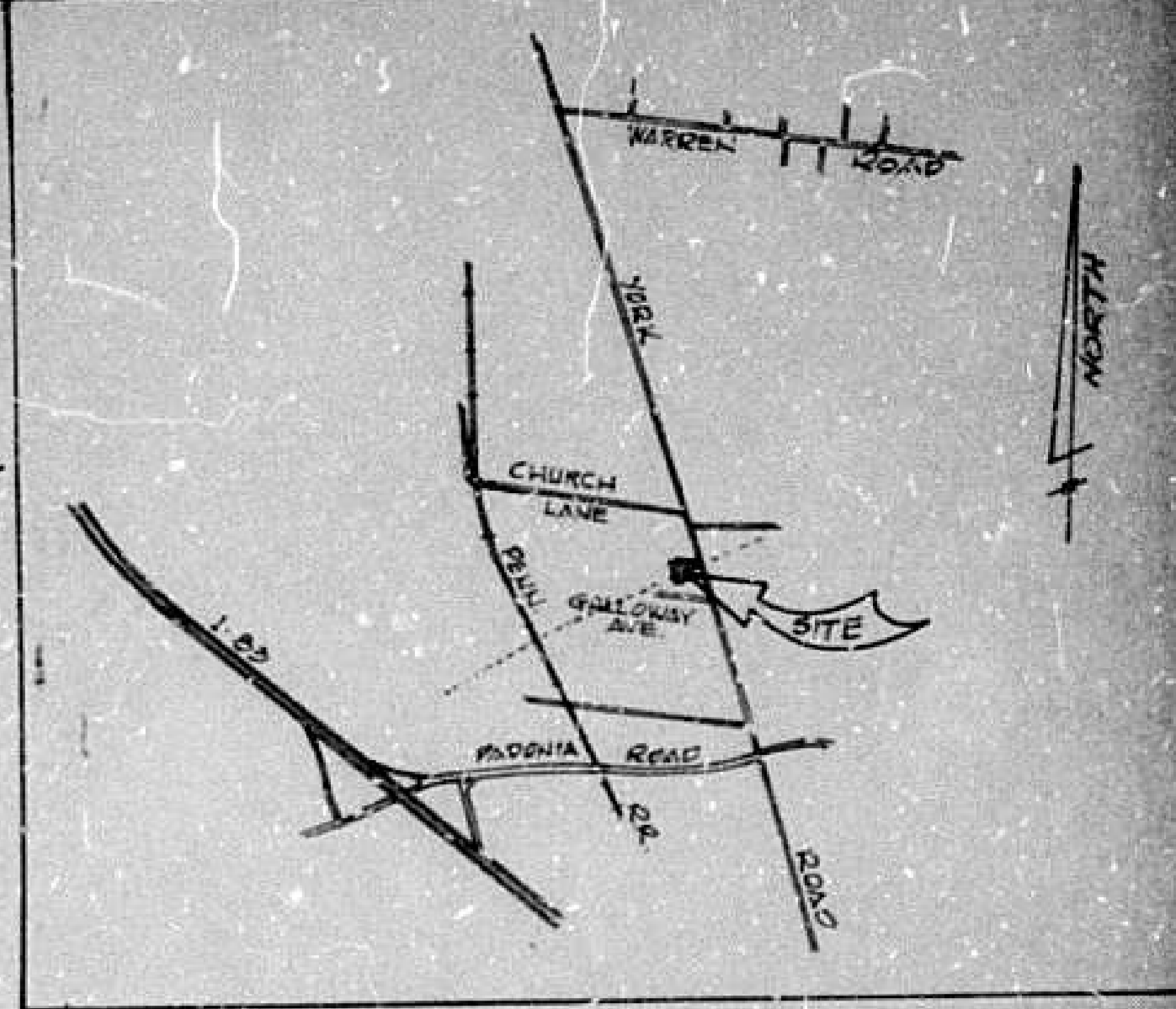
RALPH E. ENSOR &
JAMES A. DIXON
R.E.G. 4369/429

Note: Zero (0) Ft. Variance
Granted along North Side
(Item 194-1977-1978)

1 STORY BUILDING
EX USE - OFFICE BLDG.

EXISTING ZONING BR
EXISTING ZONING ML7
PROPOSED BUILDING
7200 SF Total Retail Area
7300 SF Basement Storage

EXISTING ZONING BM
OF BALTO CO. COMPANY
E.L.L. 101-101-102



LOCATION PLAN
SCALE 1"=2000'

1 STORY BUILDING
BALTIMORE COUNTY
EX USE - MAINTENANCE
EX USE - STORAGE

GENERAL NOTES

1. EXISTING ZONING - BR, ML7, BM
2. PROPOSED ZONING - BR
3. EXISTING USE - BUSINESS/RETAIL
4. PROPOSED USE - BUSINESS/RETAIL
5. OFF STREET PARKING - PARKING DATA
 - 1ST FLOOR USE: ASSUMED - 100% RETAIL
 - TOTAL FLOOR AREA - 7200 SF
 - NO SPACES REQ'D - 7200/200 = 36
6. BASEMENT USE ASSUMED - 100% STORAGE
7. TOTAL FLOOR AREA - 7300 SF
8. NO SPACES REQ'D - NONE

TOTAL SPACES REQUIRED - 36
TOTAL SPACES PROVIDED - 36

6. AREA OF TRACT - 0.668 AC. ±
7. HEIGHT OF BUILDING - 15 FT.
8. MIN. PARKING SPACE REQ'D - 9' x 20'
9. LIGHTING - 20 FT. POLE & BLD. MOUNTED MERCURY VAPOR LIGHTS
10. PAVING - BIT. CONC. PARKING LOT & DRIVE
- CURB - 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

Case # R - 79-199
(A-79-10)

VARIANCE REQUESTED - BR

**PLAT TO ACCOMPANY
PETITION FOR RE-CLASSIFICATION**

PROPERTY OF:
JAMES G. STRATAKIS, ETAL
906 SHELLEY ROAD
TOWSON MARYLAND 21284



jit engineering associates
5012 hartford road
baltimore, md. 21214
444-4020

CHURCH LANE
SHOPPING CENTER
EX USE - RETAIL STORES

1 STORY BUILDING

1 STORY BUILDING
EX USE - OFFICES

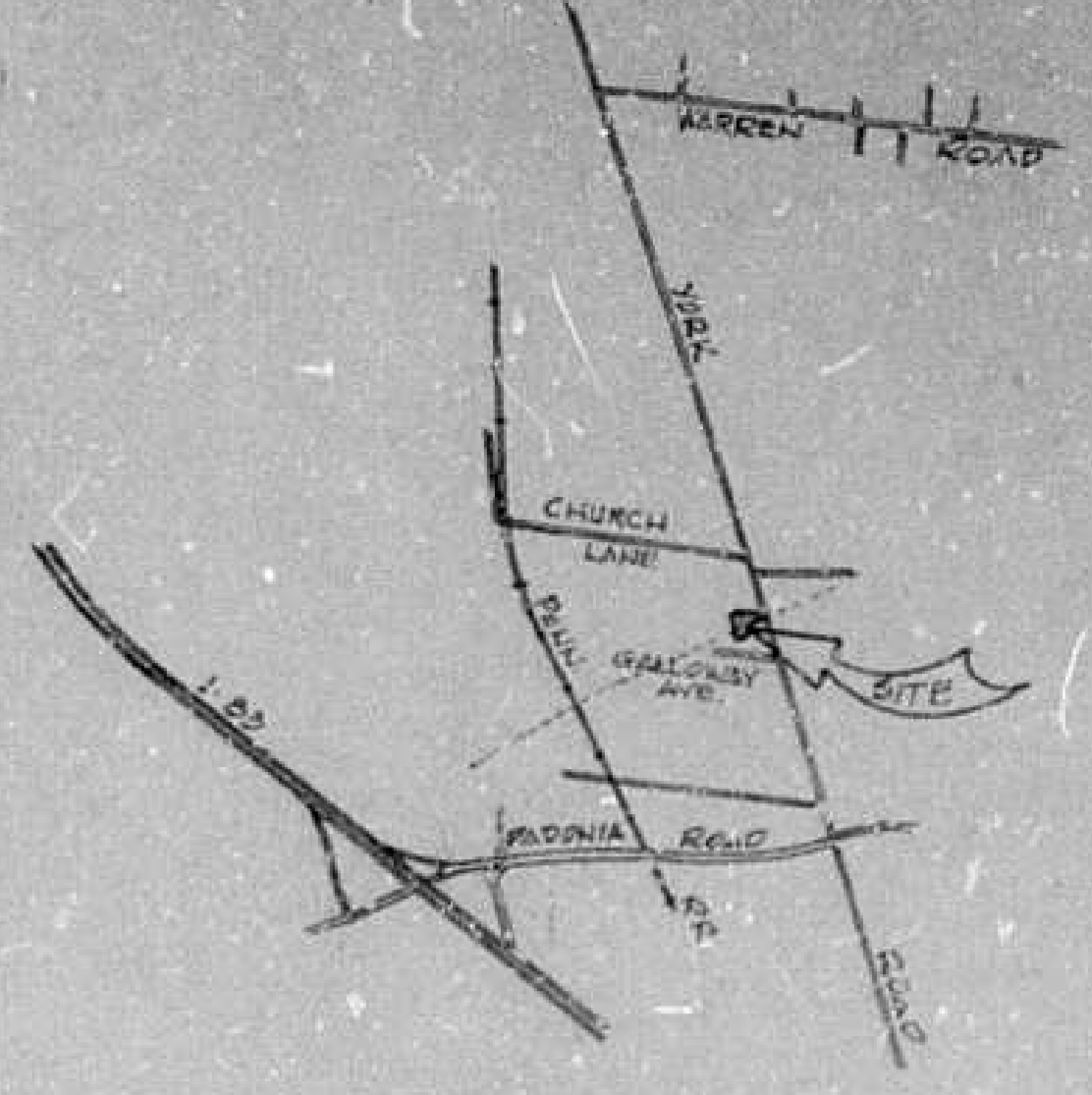
BLOCK BLDG.
EX USE STORAGE SHED

RALPH E. ENSOR &
JAMES A. DIXON
R.R.Q. 4362/420

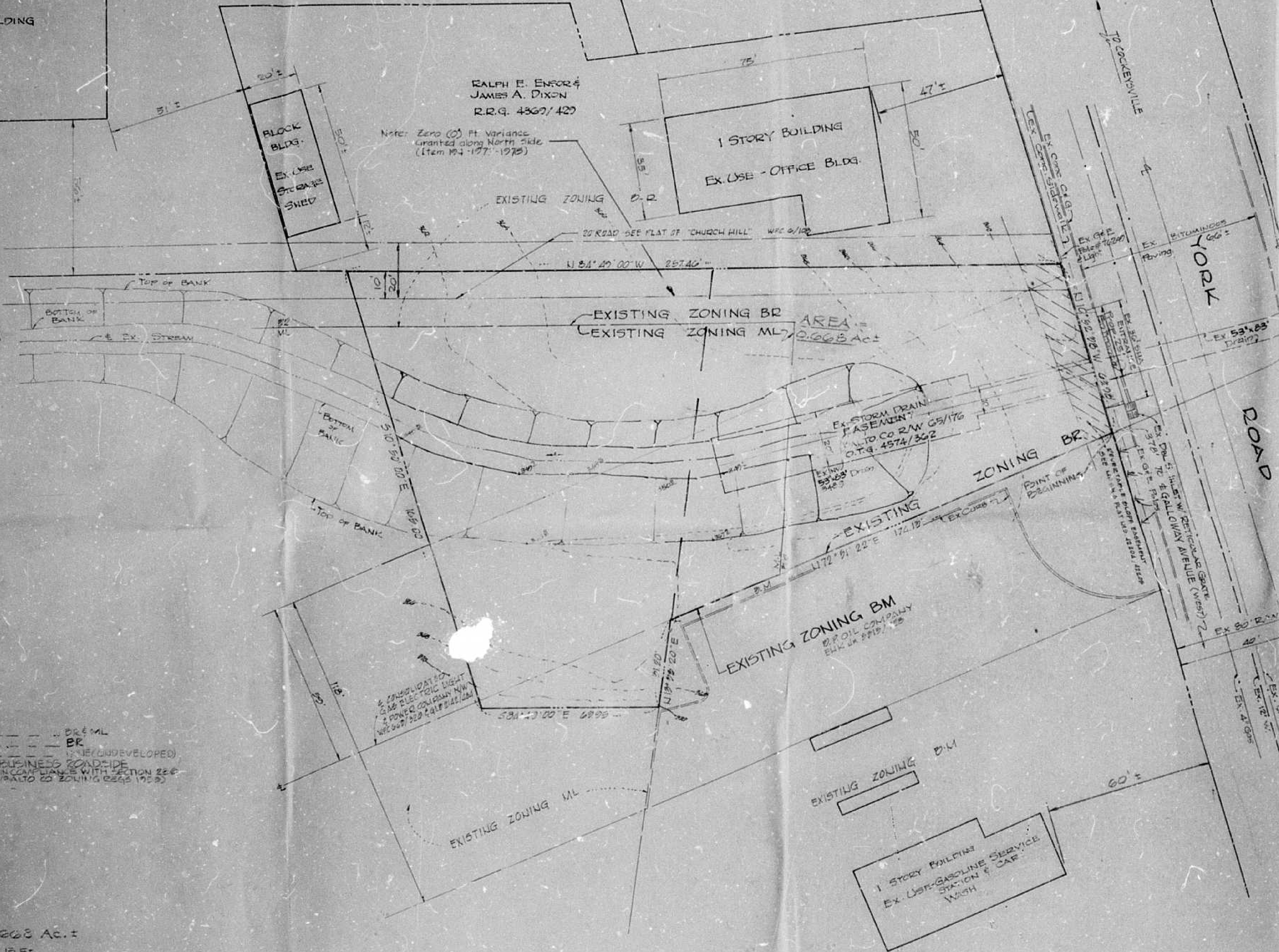
Note: Zero (0) Ft. Variance granted along North Side (Item 104-1971-1975)

1 STORY BUILDING
EX USE - OFFICE BLDG.

1 1/2 STORY GARAGE
BALTIMORE COUNTY
EX USE - MAINTENANCE STORAGE



LOCATION PLAN
SCALE: 1" = 200'



- GENERAL NOTES**
- 1. EXISTING ZONING - D.R. ML
 - 2. PROPOSED ZONING - BR
 - 3. EXISTING USE - (UNDEVELOPED)
 - 4. PROPOSED USE - BUSINESS BOUNDARY
- IN COMPLIANCE WITH SECTION 226 BALTO ZONING REGS (1983)

- 6. AREA OF TRACT - 0.668 AC. ±
- 7. HEIGHT OF BUILDING - 13 FT.
- 8. MIN. PARKING SPACE REQ'D - 9' x 20'
- 9. LIGHTING - 20 FT. POLE & BLD. MOUNTED MERCURY VAPOR LIGHTS
- 10. PAVING - BIT. CONC. PARKING LOT & DRIVE
CURB - MIN. 6" HIGH x 6" 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

BOARD OF APPEALS
**PETITIONER'S
EXHIBIT D**

RECLASSIFICATION REQUESTED - BR

PLAT TO ACCOMPANY
PETITION FOR RE-CLASSIFICATION

PROPERTY OF:
JAMES G. STRATAKIS, ETAL
906 SHELLEY ROAD
TOWSON, MARYLAND 21204

8TH ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1" = 20' | DATE: SEP 23, 1978 | SHEET 1 OF 1



irt engineering associates
5011 Harford Road
Baltimore, MD 21214
444-4020

REV. 9/4/78

