

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an office building should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1979, that the herein Petition for Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning. Said Special Exception must be utilized within five years or become null and void.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 27 feet in lieu of the required 30 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1979, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

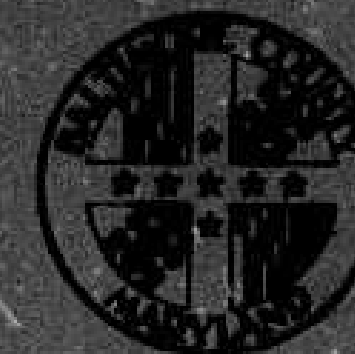
DATE April 25, 1979

DATE April 25, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 6, 1979

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

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

W. Lee Thomas, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Item No. 151
Petitioner - Papa Stephanou
Special Exception & Variance
Petition

Dear Mr. Thomas:

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.

Because of your client's proposal to raze the existing dwelling and construct an office building on this D.R. 15 zoned site, closer to the side and rear property lines than allowed, this combination Special Exception/Variance is required.

Because of the topography of this site, it is assumed that drainage will be easterly towards Ridge Road. However, it should be clearly indicated on future plans, as well as a notation that 14 parking spaces are actually required for the proposed 4,000 sq. ft. office building.

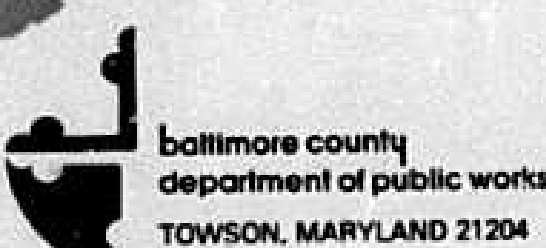
Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 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/sf

cc: Spellman, Larson & Assoc.
105 W. Chesapeake Avenue



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #151 (1978-1979)
Property Owner: Stephen C. Papastephanou
N/E cor. Rossville Blvd. & Square Ridge Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-45X) and Variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 27' in lieu of the required 30'.
Acres: 0.7 District: 14th

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 for this property for Project IDCA 78-45X.

Highways:

Rossville Boulevard is a recently constructed County highway; no further improvements are proposed in this vicinity at this time.

Square Ridge Road and Ridge Road, existing public roads, are proposed to be further improved in the future as 30-foot and 40-foot closed section roadways on 50 and 60-foot rights-of-way, respectively. Any additional highway right-of-way widening necessary, including the fillet areas for sight distance at the intersections and reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through 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.

Item #151 (1978-1979)
Property Owner: Stephen C. Papastephanou
Page 2
February 22, 1979

Storm Drains:

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

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 public 12 and 16-inch water mains in Square Ridge and Ridge Roads, respectively.

There is public 8-inch sanitary sewerage in Ridge Road.

Very truly yours,

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

END:EA:1:FWR:60

cc: J. Tremner
J. Somers

1-NW Key Sheet
18 NE 25 Pos. Sheet
NE 5 G Topo
90 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

March 14, 1979

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 #151, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

Property Owner: Stephen C. Papastephanou
Location: NE/C Rossville Blvd and Square Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-45-X) and Variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 27' in lieu of the required 30'.
Acres: 0.7
District: 14th

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
Planner III
Current Planning and Development

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 16, 1979

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

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 151
Property Owner: Stephen C. Papastephanou
Location: NE/C Rossville Blvd. & Square Ridge Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-45-X) and Variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 27' in lieu of the required 30'.

District: 14th
No. Acres: 0.7

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

NWP/bp

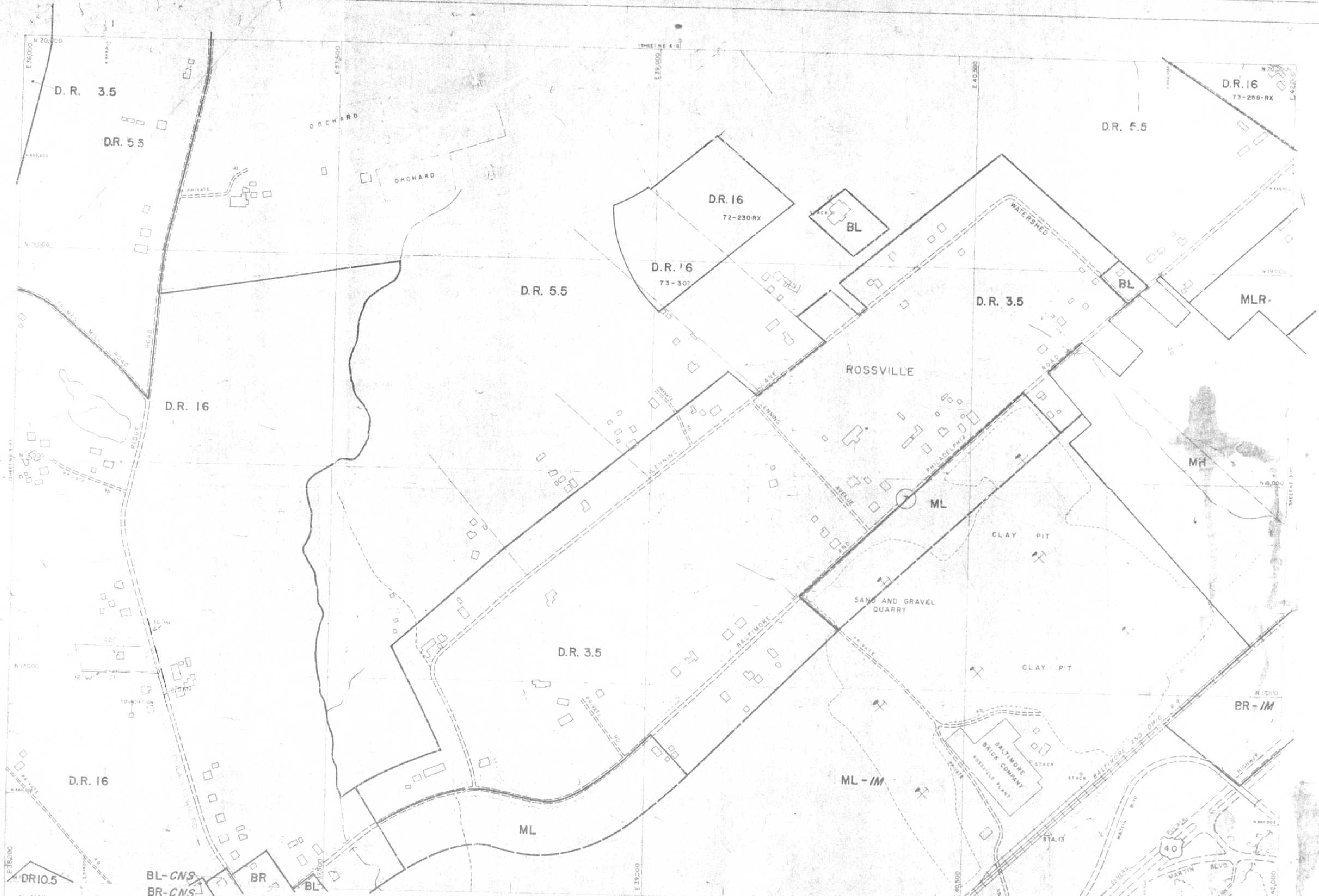
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Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS

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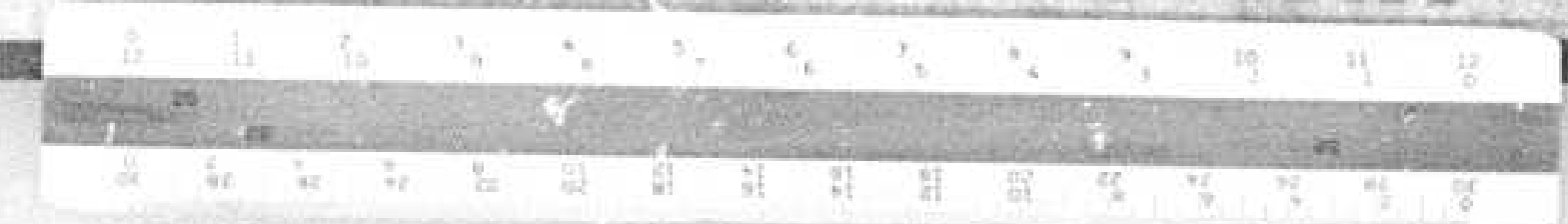


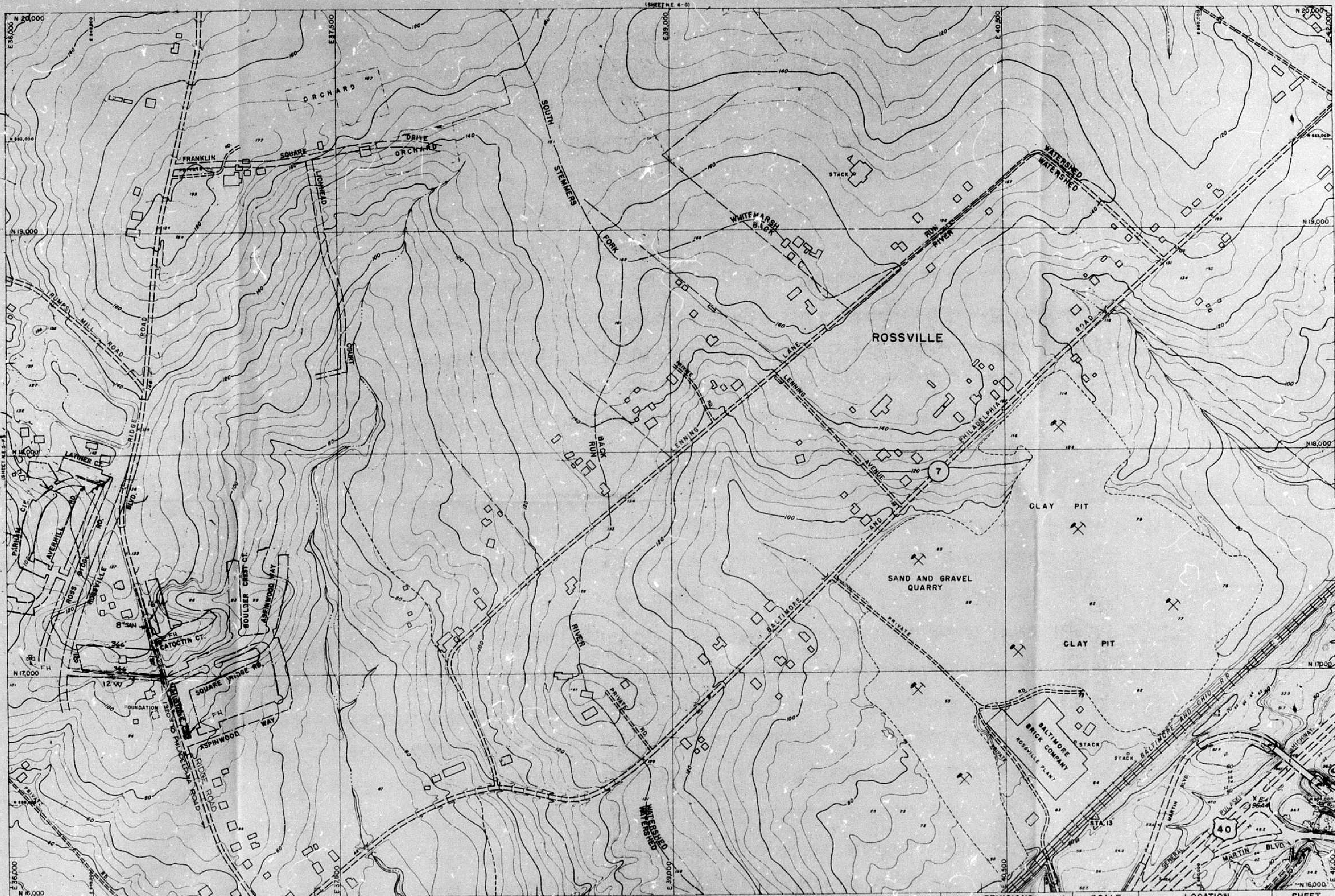


1956 COMPREHENSIVE ZONING
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
ORD. 7, 1, 26 & OCT 8, 1956
BILL NOS. 108-6, 109-7, 110-76, 111-76, 112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	ROSSVILLE	N.E. 5-G
		DATE OF PHOTOGRAPHY APRIL, 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				





I-NW
M-SW

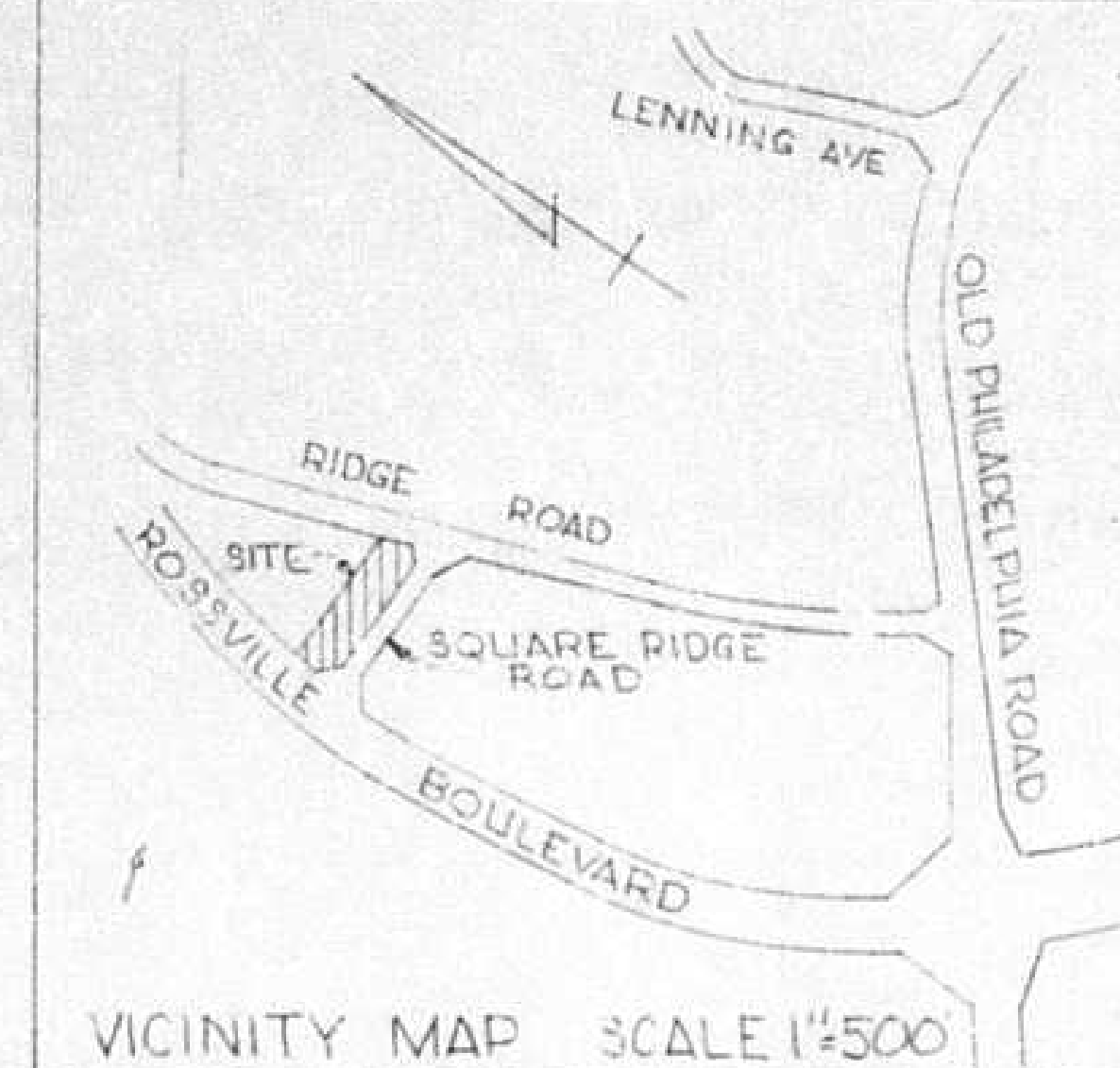
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	ROSSVILLE	N.E. 5-G
B.M.	12-18-75			
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



AREA OF PARCEL 30,460^{sq} ft = 0.7^{ac}.
 AREA OF BLDG 4,000^{sq} ft
 COVERAGE 13.13%
 SPACES REQ. 1 SPACE FOR EVERY 300^{sq} ft
 PARKING REQUIRED = 4000 ÷ 300 = 13 SPACES
 16
 DR 16
 DR 16 WITH A SPECIAL EXCEPTION OF OFFICE USE
 AND VARIANCES TO ALLOW A SIDE YARD OF 10 FEET
 INSTEAD OF THE REQUIRED 25 FT AND A REAR
 YARD OF 27 FEET INSTEAD OF THE REQUIRED
 30 FEET

ZONE DR 16



SPECIAL PLAT FOR
VARIANCE AND
EXCEPTION TO ZONING

SQUARE RIDGE ROAD
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20' DEC. 26, 1978



SPELLMAN, LARSON & ASSOCIATES INC.

Towson, Maryland 21204
823-3535

78073

JUN 12 1979