

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Variance from Section 402.2.b. to permit 318 parking spaces in lieu of the required 370 spaces.

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

The owners believe that a hardship is presented as a result of the required number of spaces; and further that a re-designed plan providing for wider traversing isles will provide for greater safety and protection and freedom of movement for those persons utilizing the parking facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) James Stratakis (Type or Print Name)

Signature Signature

Address Address

City and State City and State

Attorney for Petitioner: Attorney for Petitioner:

J. Carroll Holzer J. Carroll Holzer

(Type or Print Name) (Type or Print Name)

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Variance from Section 402.2.b. to permit 318 parking spaces in lieu of the required 370 spaces.

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

The owners believe that a hardship is presented as a result of the required number of spaces; and further that a re-designed plan providing for wider traversing isles will provide for greater safety and protection and freedom of movement for those persons utilizing the parking facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) James Stratakis (Type or Print Name)

Signature Signature

Address Address

City and State City and State

Attorney for Petitioner: Attorney for Petitioner:

J. Carroll Holzer J. Carroll Holzer

(Type or Print Name) (Type or Print Name)

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Carroll Holzer J. Carroll Holzer

Address Address

City and State City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

CONSTABLE, ALEXANDER, DANERKE & SKEEN

1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 539-3474
(301) 686-8060
TELEX 710-234-2463 CALDAS

May 26, 1981

PLEASE REPLY TO:
TOWSON

Office of Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Item No. 153
Petitioner - James Stratakis, et al
Variance Petition

Gentlemen:

Please be advised that hearing on the above captioned Petition is currently scheduled for Wednesday, June 10th, 1981 at 2:00 p.m. I would appreciate your attending a summons to Mr. Michael S. Flanigan, Baltimore County Department of Traffic Engineering to be in attendance at that hearing. If there are any questions, please feel free to call.

Very truly yours,

J. Carroll Holzer

JCH:djm

Payment to telephone conversation paper
forms were received 5/28/81.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date May 13, 1981

TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-192 A Item 153

Petition for Variance
Southwest side of York Road, 90 feet South of Church Lane
Petitioner- James Stratakis, et al

Eighth District

HEARING: Tuesday, May 26, 1981 (10:00 A.M.)

This office shares the concerns expressed by the Department of Traffic Engineering; hence, we cannot support the granting of this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 13, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #153 (1980-1981)
Property Owner: James Stratakis, Katherine Strakes
and Mary Antonakos
S/MS York Rd. 90' S. of Church Lane
Acres: 5.98 Acres District: 8th

Dear Mr. Hammond:

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 Items 59 and 146 (1969-1970) and Item 101 (1973-1974) are referred to for your consideration.

Baltimore County highway and utility improvements are not directly involved in connection with this Petition for parking variance.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 153 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
Harris Shalowitz

Attachments

8-NE Key Sheet
61 NW 4 & 5 Pos. Sheets
NW 15 & 16 A & B Topo
51 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

J. Carroll Holzer, Esquire
305 W. Chesapeake Avenue
Suite 100
Towson, Maryland 21204

RE: Item No. 153
Petitioner - James Stratakis, et al
Variance Petition

Dear Mr. Holzer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

This variance request is required as a result of your clients' proposal to decrease the number of spaces required for this site.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee

NEC:bso

Enclosures

cc: Kiddie Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Md. 21204

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

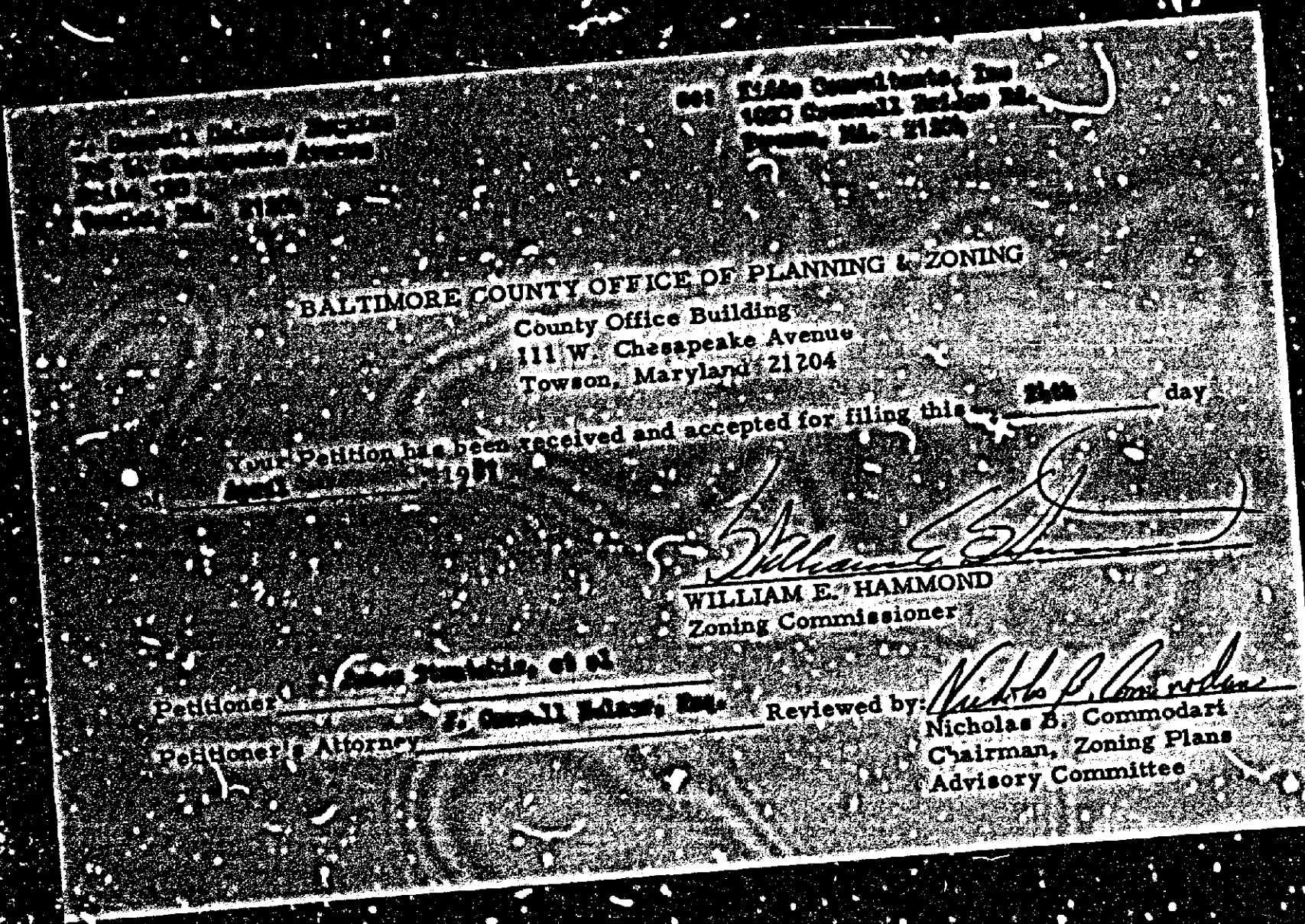
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

William E. Hammond
Zoning Commissioner

Petitioner: James Stratakis, et al
Reviewed by: Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING

DATE



Mr. James Stratakis, et al
c/o J. Carroll Holser, Esquire
305 W. Chesapeake Avenue
Suite 100
Towson, Maryland 21204

May 11, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW/4 York Road, 90' S of Church Lane
Case #81-192-A

RESCHEDULED TO:

TIME: 2:00 P.M.

DATE: Wednesday, June 10, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance
LOCATION: Southwest side of York Road, 90 feet South of Church Lane
DATE & TIME: Tuesday, May 26, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 318 parking spaces in
Lieu of the required 370 spaces

The Zoning Regulation to be excepted as follows:

Section 409.2.b - Parking space for buildings other than dwellings.

All that parcel of land in the Eighth District of Baltimore County

Being the property of James Stratakis, et al, as shown on plat plan filed with the
Zoning Department

Hearing Date: Tuesday, May 26, 1981, at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

101D

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on
of one time, ~~successive weeks~~ before the 26th
day of May, 1981, the first publication
appearing on the 7th day of May
1981.

THE JEFFERSONIAN,

L. Frank Struth
Manager.

Cost of Advertisement, \$

101D

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on
of one time, ~~successive weeks~~ before the 26th
day of May, 1981, the first publication
appearing on the 7th day of May
1981.

THE JEFFERSONIAN,

L. Frank Struth
Manager.

Cost of Advertisement, \$ 33²⁵

101D

Mr. James Stratakis
c/o J. Carroll Holser, Esquire
305 W. Chesapeake Avenue
Suite 100
Towson, Maryland 21204

April 27, 1981

NOTICE OF HEARING

RE: Petition for Variance - SW/8 of York Road, 90 feet
South of Church Lane - Case No. 81-192-A

TIME: 10:00 A.M.

DATE: Tuesday, May 26, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDCONGR
Toll: 87729
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

5.88 ACRE TRACT, STRATAKIS SHOPPING CENTER, SOUTHWEST SIDE OF YORK ROAD,
SOUTH SIDE OF CHURCH LANE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND.

This Description is for Parking Variance.

Beginning for the same on the southwest side of York Road, sixty-six feet
wide, and at the point distant 90 feet, more or less, as measured
S 18° 32' 06" E along said southwest side of York Road from its intersection
with the centerline of Church Lane, fifty-five feet wide, as shown on the
plat titled "Subdivision Plat, Stratakis Property Shopping Center" and recorded
among the Land Records of Baltimore County in Plat Book O.T.G. 35, Page 69,
running thence binding on said southwest side of York Road, (1) S 18° 32' 06" E
123.55 feet, thence eight courses: (2) S 71° 27' 54" W 200.00 feet,
(3) S 18° 32' 06" E 131.00 feet, (4) N 71° 27' 54" E 100.00 feet,
(5) S 18° 32' 06" E 86.25 feet, (6) S 79° 36' 54" W 18.19 feet,
(7) N 18° 32' 06" W 21.21 feet, (8) S 87° 23' 01" W 127.17 feet, and
(9) S 18° 32' 06" E 100.00 feet, thence binding on the centerline of the
"Existing 20 Foot Right-of-Way" shown on said plat three courses:
(10) S 87° 23' 01" W 256.55 feet, (11) S 81° 58' 56" W 64.92 feet, and
(12) S 71° 08' 01" W 138.60 feet, thence binding on the west outline of the
land shown on the plat herein referred to, (13) N 00° 12' 10" W 624.28 feet,
thence binding on the south side of Church Lane herein mentioned two courses:

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

Your Petition has been received this 12 day of Feb, 1981.

Filing Fee \$ 25 Received: ☒ Check
☐ Cash
☐ Other

153

William E. Hammond
William E. Hammond, Zoning Commissioner

RECEIVED
FROM
FOR: J. Carroll Holser
Constable, Alexander, Dancker & Green
Filing fee for case #81-192-A

DATE: April 24, 1981 ACCOUNT: 01-662

097238

2500

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: <u>RM</u>			Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No							
Previous case: <u>74-168-A</u>			Map # <u> </u>							

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde & Company, Inc.

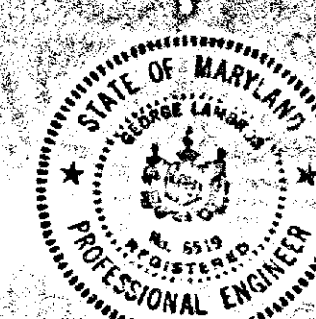
Description
Page 2.

(14) S 83° 09' 29" E 309.12 feet, and (15) S 75° 14' 00" E 75.00 feet, thence
six courses: (16) S 13° 54' 00" W 138.82 feet, (17) S 83° 33' 52" E 55.92
feet, (18) N 06° 07' 43" E 38.27 feet, (19) N 75° 12' 43" E 70.18 feet,
(20) S 14° 47' 17" E 3.00 feet, and (21) N 75° 12' 43" E 68.78 feet to the
place of beginning.

Containing 5.88 acres of land, more or less.

HGM:rjm

January 15, 1981



91-653

LAW OFFICES
CONSTABLE, ALEXANDER, DANER & SKEEN
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 538-3474
(301) 538-5060
TELEX 710-234-2483 CALDAS

WM. PEPPER CONSTABLE
1828-1976
PHILIP D. ROACH
1918-1979
ELKTON OFFICE
138 E. MAIN ST.
ELKTON, MD. 21921
(301) 398-1844

TOWSON OFFICE
THE CHESAPEAKE BLDG.
305 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
(301) 828-9282

March 24, 1981

PLEASE REPLY TO:
TOWSON

Mr. Nick Commodari
Planning & Zoning Office
County Building
Towson, Maryland 21204

JAMES STRATAKIS, - Item No. 153

RE: Van Strakes - Honey for the Bears Restaurant

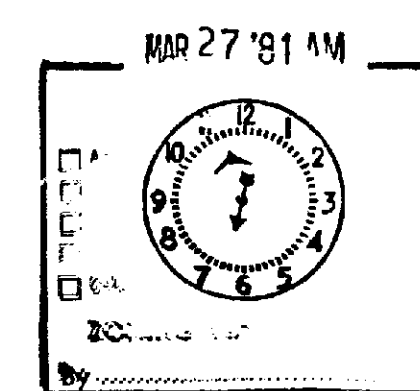
Dear Nick:

Please be advised that my client is intending to open his restaurant around the first week in May. We submitted our Petition a number of weeks ago and have not yet received an indication of a hearing date for the special hearing. I am writing to you at this time in order to avoid problems in the future when Mr. Strakes desires to open his restaurant. If there is anything that you can do to provide us a hearing date as soon as possible, it would be appreciated. If you have any questions, please feel free to give me a call.

Very truly yours,

J. Carroll Holzer

JCH:djm
cc: Mr. Van Strakes



MICROFILMED

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
Cable: KIDDENGR
Telex: 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number
321-5512

DESCRIPTION

5.88 ACRE TRACT, STRATAKIS SHOPPING CENTER, SOUTHWEST SIDE OF YORK ROAD,
SOUTH SIDE OF CHURCH LANE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND.

This Description is for Parking Variance.

Beginning for the same on the southwest side of York Road, sixty-six feet wide, and at the point distant 90 feet, more or less, as measured S 18° 32' 06" E along said southwest side of York Road from its intersection with the centerline of Church Lane, fifty-five feet wide, as shown on the plat titled "Subdivision Plat, Stratakis Property Shopping Center" and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 35, Page 69, running thence binding on said southwest side of York Road, (1) S 18° 32' 06" E 123.55 feet, thence eight courses: (2) S 71° 27' 54" W 200.00 feet, (3) S 18° 32' 06" E 131.00 feet, (4) N 71° 27' 54" E 100.00 feet, (5) S 18° 32' 06" E 86.25 feet, (6) S 79° 36' 54" W 18.19 feet, (7) N 18° 32' 06" W 21.21 feet, (8) S 87° 23' 01" W 127.17 feet, and (9) S 18° 32' 06" E 100.00 feet, thence binding on the centerline of the "Existing 20 Foot Right-of-Way" shown on said plat three courses: (10) S 87° 23' 01" W 256.55 feet, (11) S 81° 58' 56" W 64.92 feet, and (12) S 71° 08' 01" W 138.60 feet, thence binding on the west outline of the land shown on the plat herein referred to, (13) N 00° 12' 10" W 62°.28 feet, thence binding on the south side of Church Lane herein mentioned two courses:

MICROFILMED

ENGINEERS • ARCHITECTS • PLANNERS

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

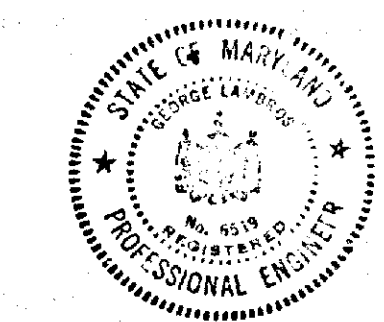
Description
Page 2.

(14) S 83° 09' 29" E 309.12 feet, and (15) S 75° 14' 00" E 75.00 feet, thence six courses: (16) S 13° 54' 00" W 138.82 feet, (17) S 83° 33' 52" E 55.92 feet, (18) N 06° 07' 43" E 38.27 feet, (19) N 75° 12' 43" E 70.18 feet, (20) S 14° 47' 17" E 3.00 feet, and (21) N 75° 12' 43" E 68.78 feet to the place of beginning.

Containing 5.88 acres of land, more or less.

HGN:rjm

January 15, 1981



MICROFILMED

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

December 20, 1973

Bureau of Engineering
ELLENWORTH N. DIVER, P. E., CHIEF

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

Re: Item #101 (1973-1974)
Property Owner: James O. & Georgia Stratakis, Katherine Strakes & Mary Antonakos
W/S of York Rd., S. of Church Lane
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a side yard and rear yard setback of 0 feet instead of the required 30 feet
No. of Acres: 5.88 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:

Baltimore County highway and utility requirements are existing or as secured by Public Works Agreement #87010, executed in connection with the Stratakis Property Shopping Center.

However, provisions for accommodating storm water or drainage have not been indicated on the submitted plan. The indicated location of the proposed building comprises the parking spaces, driveway and part of a private drainage system.

In accordance with the drainage policy, the Developer 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. Storm drain improvements will be required in connection with any grading or building permit application.

The plan must be revised to show the existing and proposed utilities, driveway area, parking spaces, curbing, drainage channel and pipes, etc. in connection with the specific area of the proposed building.

Very truly yours,

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

MICROFILMED

END:ENR:PD:es

cc: G. Reiser/ H. Shalowitz
V-CP, Proj. Chief
61 4th & 5 Pos. Sheet
NW 15 & 16 A Topo
51 Tax Map

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

February 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson Maryland 21204

Re: Owner: James Stratakis, Katherine Strakes & Mary Antonakos
Location: SW/S York Rd 90' S. of Church Lane
Existing Zoning: BR
Proposed Zoning: Variance to permit 318 parking spaces in lieu of the required 370
Acres: 5.88 acres
District: 8th
Item: #153
Route 45

Dear Mr. Hammond,

On review of the site plan and field inspection the State Highway Administration find the plan generally acceptable.

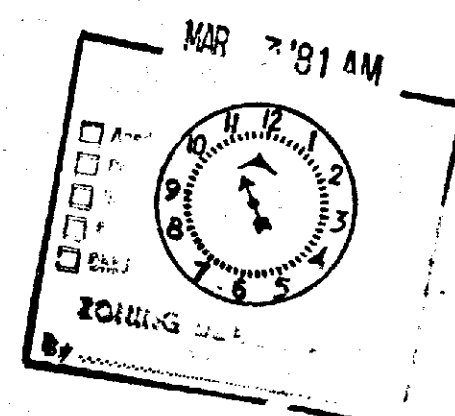
The variance to permit 318 parking spaces in lieu of the required 370 is agreeable because all the parking spaces are not fully occupied at all times.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

George Wittman
by: George Wittman

CL-CW/es



MICROFILMED

My telephone number is _____

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

April 8, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #153, Zoning Advisory Committee Meeting, February 24, 1981, are as follows:

Property Owner: James Stratakis, Katherine Strakes and Mary Antonakos
Location: SW/S York Road 90' S. of Church Lane
Acres: 5.88 acres
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.

Landscaping should be provided on site where possible and shown on the site plan.

Very truly yours,

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

MICROFILMED

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 153 Meeting of February 24, 1981
Property Owner: James Stratakis, Katherine Strakes & Mary Antonakos
Location: SW/S York Road 90' S. of Church Lane
Existing Zoning: BR
Proposed Zoning: Variance to permit 318 parking spaces in lieu of the required 370.

Acres: 5.88
District: 8th

Dear Mr. Hammond:

The requested parking variance can be expected to cause parking problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/bza

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

February 27, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #153, Zoning Advisory Committee Meeting of February 24, 1981, are as follows:

Property Owner: James Stratakis, Katherine Strakes and Mary Antonakos
Location: SW/S York Road 90' S. of Church Lane
Existing Zoning: BR
Proposed Zoning: Variance to permit 318 parking spaces in lieu of the required 370.
Acres: 5.88
District: 8th

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

Very truly yours,

Ed J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LIF/als

MICROFILMED



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

March 6, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James Stratakis, Katherine Strakes & Mary Antonakos

Location: SW/S York Road 90' S. of Church Lane

Item No.: 153 Zoning Agenda Meeting of Feb. 24, 1981

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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- XX 7. The Fire Prevention Bureau has no comments at this time.

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

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 6, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee
Meeting of February 24, 1981

ITEM NO. 149 Standard Comment
ITEM NO. 150 Standard Comment
ITEM NO. 151 See Comment
ITEM NO. 152 See Comment
ITEM NO. 153 No Comment
ITEM NO. 154 See Comments

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rtxj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 23, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 24, 1981

RE: Item No: 149, 150, 151, 152, 153, 154
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KYP/bp

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance
LOCATION: Southwest side of York Road, 90 feet South of Church Lane
DATE & TIME: Wednesday, June 10, 1981 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 318 parking spaces in lieu of the required 370 spaces.

The Zoning Regulation to be excepted as follows:

Section 409.2.b - Parking space for buildings other than dwellings.

All that parcel of land in the Eighth District of Baltimore County

Being the property of James Stratakis, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, June 10, 1981 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

VARIANCE PETITION
SW/S York Road, 90' S
of Church Lane
JAMES STRATAKIS, KATHERINE
STRAKES & MARY ANTONAKOS,
Petitioners
BEFORE THE
COMMISSIONER
OF
ZONING
BALTIMORE COUNTY
Case No. 81-192-A

SUMMONS

Mr. Commissioner:
You are hereby requested to Summons Mr. Norman E. Gerber, Director Office of Planning and Zoning, Towson, Maryland 21204, to appear and bring all records pertaining to the above captioned issue and to testify for the Petitioners James Stratakis, et al, at the hearing scheduled for 2:00 p.m., Wednesday, June 10, 1981, in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

J. Carroll Holzer
Attorney for Petitioner

Mr. Sheriff:

Please issue summons in accordance with the above.

William E. Hammond
Zoning Commissioner of
Baltimore County

COST \$.00
SUMMONED _____ 15
NON EST _____ 19
NON SUIT _____ 19
COPY LEFT *4/2* 15
SHERIFF
CHARLES M. HICKEY, JR.
OF BALTIMORE COUNTY

VARIANCE PETITION
SW/S York Road, 90' S
of Church Lane
JAMES STRATAKIS, KATHERINE
STRAKES & MARY ANTONAKOS,
Petitioners
BEFORE THE
COMMISSIONER
OF
ZONING
BALTIMORE COUNTY
Case No. 81-192-A

SUMMONS

Mr. Commissioner:
You are hereby requested to Summons Mr. Michael S. Flanigan, Baltimore County Department of Traffic Engineering, Towson, Maryland 21204, to appear and bring all records pertaining to the above captioned issue and to testify for the Petitioners James Stratakis, et al, at the hearing scheduled for 2:00 p.m., Wednesday, June 10, 1981, in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

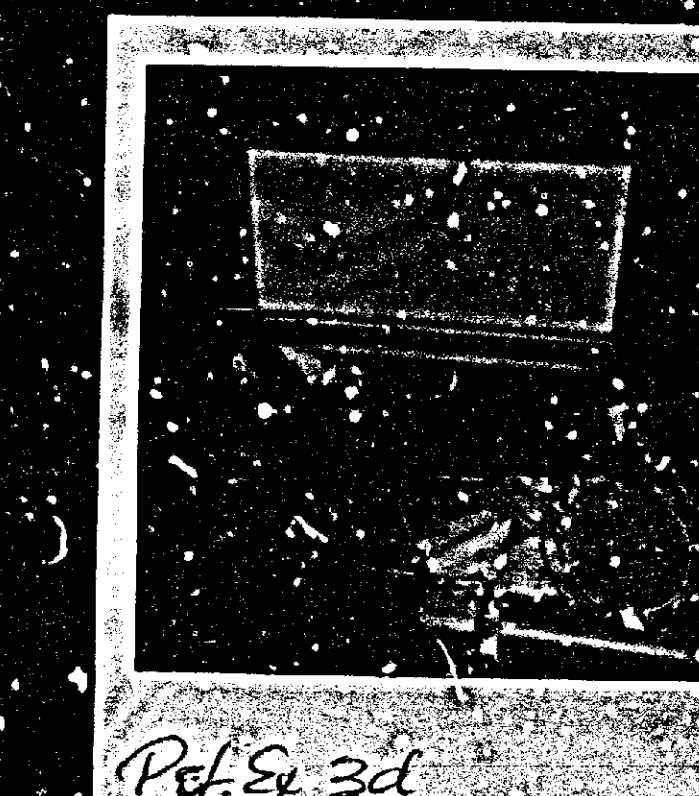
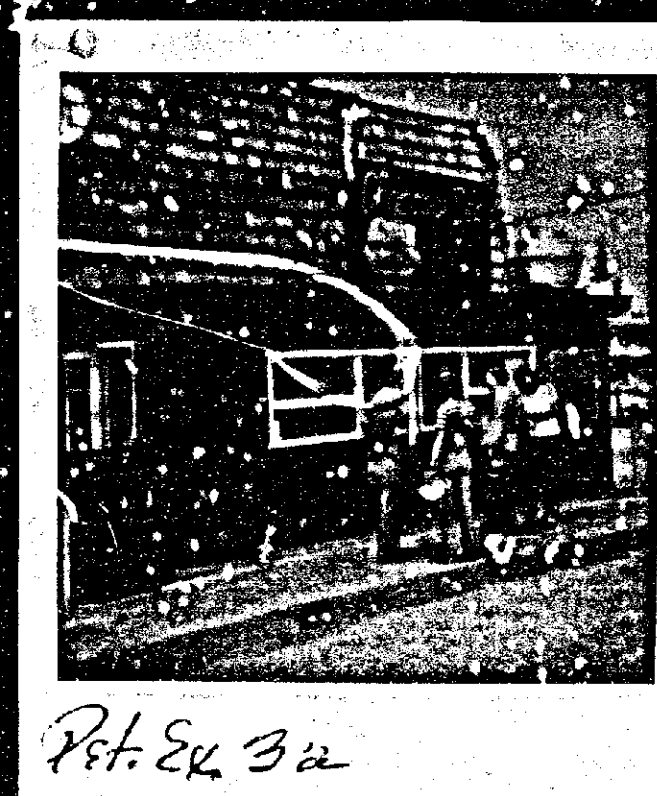
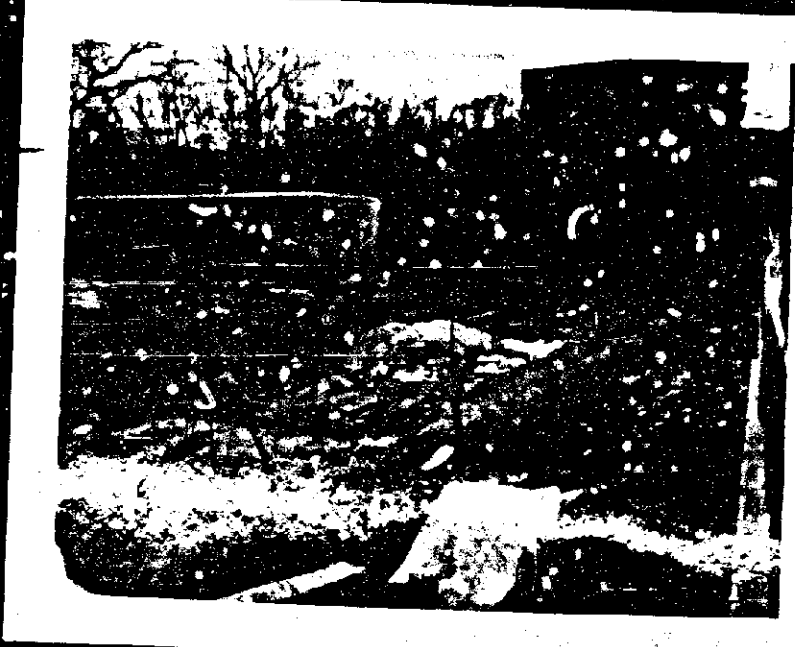
J. Carroll Holzer
Attorney for Petitioner

Mr. Sheriff:

Please issue summons in accordance with the above.

William E. Hammond
Zoning Commissioner of
Baltimore County

COST \$.00
SUMMONED _____ 19
NON EST _____ 19
NON SUIT _____ 19
COPY LEFT *4/2* 15
SHERIFF
CHARLES M. HICKEY, JR.
OF BALTIMORE COUNTY



PETITIONER'S EXHIBIT

SUBJECT SITE

ML-IM

BR-IM

BR-CCC

BL-CCC

BM-CCC

DR 3.5

DR 16

GALLOWAY AVE

MADISON

MONROE

PADOMA

PARKS

ATHLETIC FIELD

TENNIS COURTS

CEMETERY

ROAD

LANE

STREET

W 61,000

W 60,000

W 59,000

W 58,000

W 57,000

W 56,000

W 55,000

W 54,000

W 53,000

W 52,000

W 51,000

W 50,000

W 49,000

W 48,000

W 47,000

W 46,000

W 45,000

W 44,000

W 43,000

W 42,000

W 41,000

W 40,000

W 39,000

W 38,000

W 37,000

W 36,000

W 35,000

W 34,000

W 33,000

W 32,000

W 31,000

W 30,000

W 29,000

W 28,000

W 27,000

W 26,000

W 25,000

W 24,000

W 23,000

W 22,000

W 21,000

W 20,000

W 19,000

W 18,000

W 17,000

W 16,000

W 15,000

W 14,000

W 13,000

W 12,000

W 11,000

W 10,000

W 9,000

W 8,000

W 7,000

W 6,000

W 5,000

W 4,000

W 3,000

W 2,000

W 1,000

W 0,000

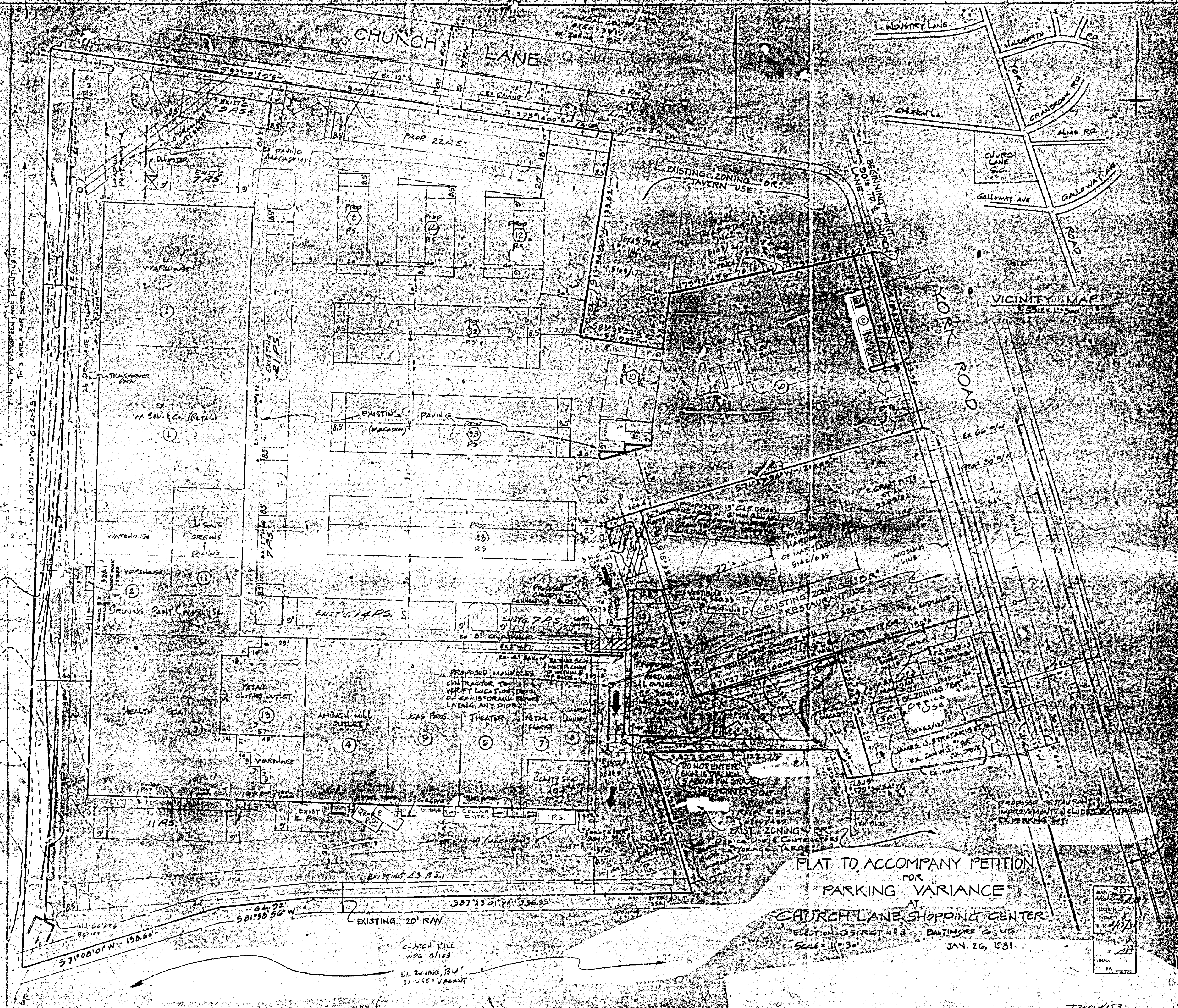
PARKING REQUIREMENTS

Nº	TENANT	OFFICE SPA #	RETAIL SPA #	WAREHOUSE #	REQ'D SPA.
1	W. BELL & CO.		10,913	9,756	65
2	BRUNING		1500	3,400	13
3	GRECIAN SPA		10,626 @ 1,300		35.4
4	AMBACH OUTLET		6,150		30.8
5	W. CAS. BROS.		5,500		27.5
6	THEATER		223 SEATS - 4,400 #		54
7	RETAIL STORE		2,200		11
8	CLEANARAMA		2,000		10
9	VERDAN BEAUTY		12,300		61
10	BANK	1,100			4
11	JASONS		5,500/4,400	1,200	18
12	RESTAURANT LOUNGE		9,730		75
13	CLOTHES OUTLET		2,577	1,397	12.7
TOTAL PARKING REQUIRED					370
TOTAL PARKING, EXISTING & PROPOSED					310
PARKING VARIANCE REQUESTED (SEE NOTE 5)					52

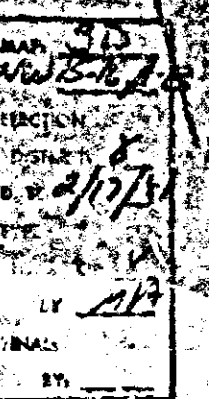
GENERAL NOTES

- TOTAL AREA OF SITE = 5.88 ACRES ±
- EXISTING ZONING OF SITE "BR WITH YARD VARIANCES (SEE PETITION NO. 74-160A)
- EXISTING USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER"
- OFF-STREET PARKING DATA - SEE PARKING TABLE THIS PLAN.
- PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2B (1), (3), (5), (6) & (7) TO ALLOW A TOTAL OF 313 PARKING SPACES INSTEAD OF THE REQUIRED 370 SPACES. (A VARIANCE OF 52 SPACES).

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND



PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AT
CHURCH LANE SHOPPING CENTER
ELECTION DISTRICT 4-3 BALTIMORE CO. MD.
SCALE: 1" = 30'
JAN. 26, 1981.



TER 4/53

PARKING REQUIREMENTS

Nº	TENANT	OFFICE SPA.	RETAIL SPA.	WAREHOUSE	REQ. SPA.
1	W. BELL & CO.	10,913	9,756	65	
2	BRUNING	1500	3,400	13	
3	GRECIAN SPA	10,626	1,200	35.4	
4	AMBAH OUTLET	6,150		30.8	
5	W. CAS. BROS.	5,500		27.5	
6	THEATER	323 SEATS - 4,400		54	
7	RETAIL STORE	2,200		11	
8	CLEANARAMA	2,000		10	
9	VERDAN BEAUTY	1,230		6.1	
10	BANK	1,100		4	
11	JASONS	3,500/2,400	1,200	18	
12	RESTAURANT	9,730		75	
13	CLOTHES OUTLET	3,377	1,307	19.7	
TOTAL PARKING REQUIRED					370
TOTAL PARKING, EXISTING & PROPOSED					318
PARKING VARIANCE REQUESTED (SEE NOTE 5)					52

GENERAL NOTES

1. TOTAL AREA OF SITE = 5.88 Acres ±
2. EXISTING ZONING OF SITE "BR" WITH YARD VARIANCES (SEE PETITION NO. 74-160A)
3. EXISTING USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER"
4. OFF-STREET PARKING DATA - SEE PARKING TABLE THIS PLAN.
5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2b (1), (3), (5), (6) & (7) TO ALLOW A TOTAL OF 318 PARKING SPACES INSTEAD OF THE REQUIRED 370 SPACES, (A VARIANCE OF 52 SPACES).

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND



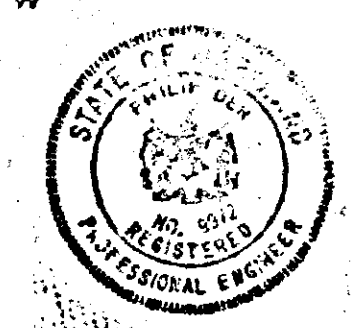
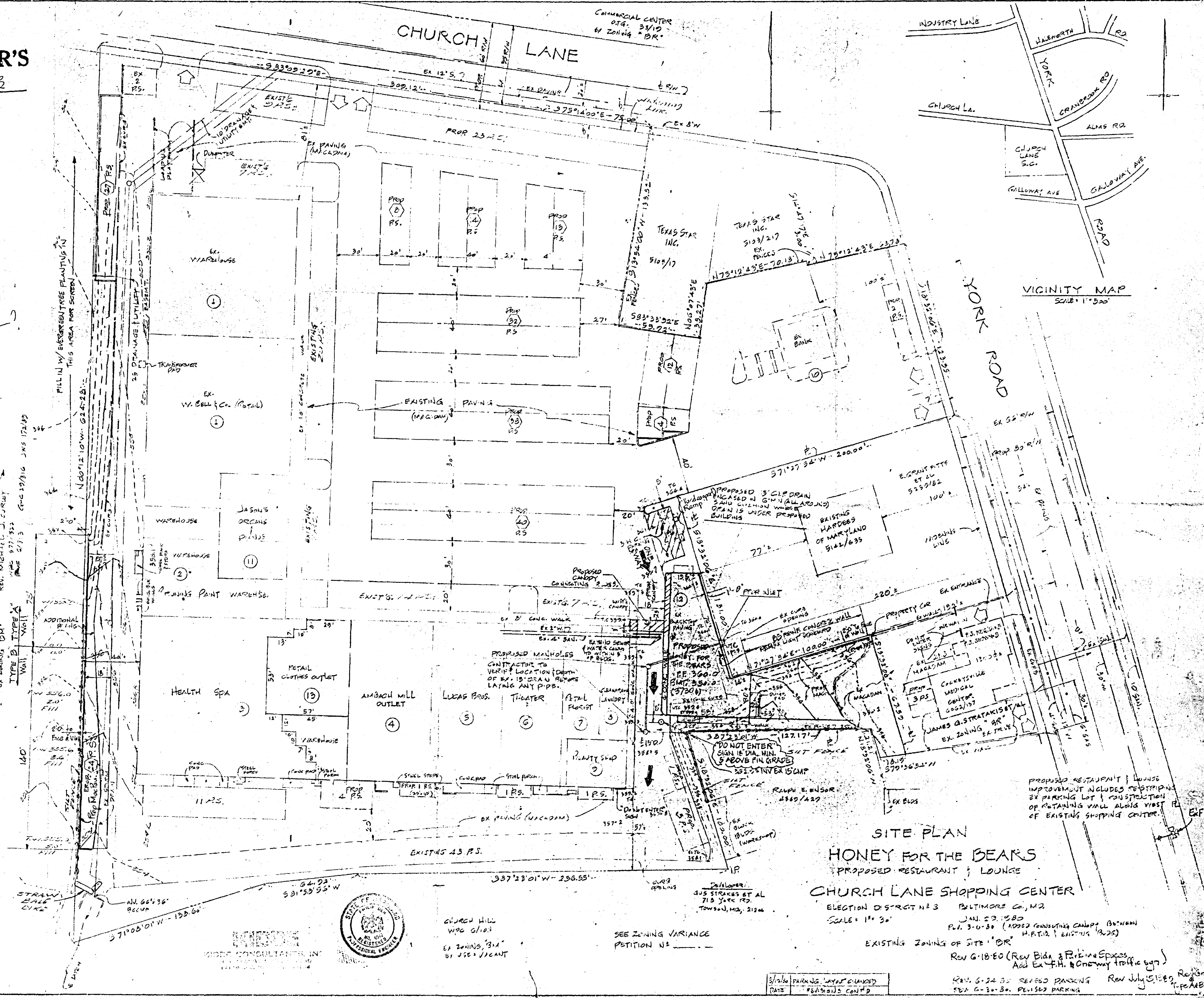
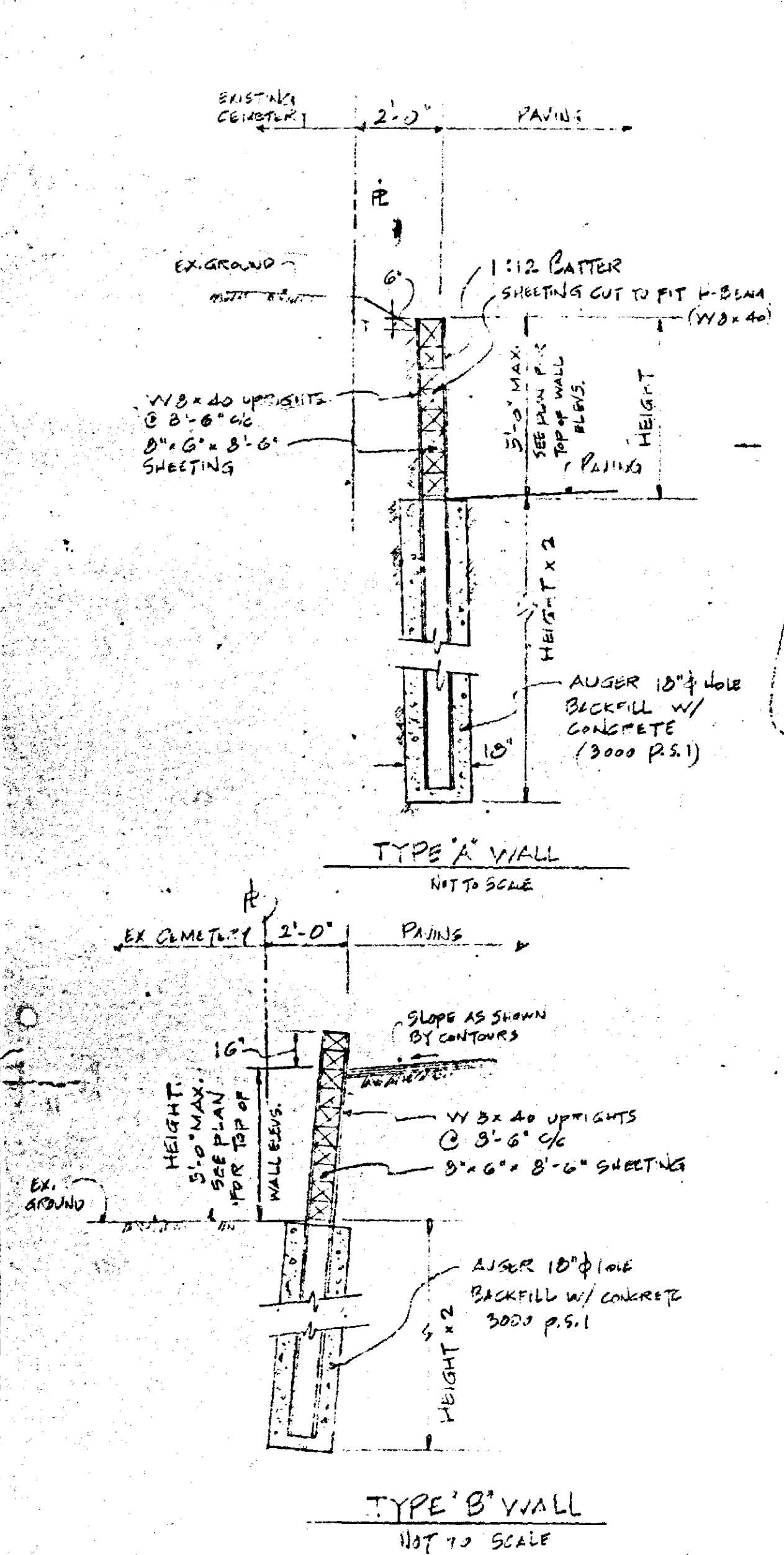
PETITIONER'S EXHIBIT 2

PETITIONER'S EXHIBIT 3

PARKING REQUIREMENTS

NO.	TENANT	OFFICE SPA.	RETAIL SPA & VEHICLE & REPAIR SPA.	REPAIR SPA.
1	W. BELL & CO.	14213	3756	39
2	SPAIN'S	1500	3400	13
3	GREEN SPAS	10,620.3	1300	35.4
4	AMBACH OUTLET	6130		30.8
5	W. BELL & CO.	5500		27.5
6	THEATER	323 SEATS - 4400 #		54
7	RETAIL STORE	2200		11
8	CLEARANCE	2000		10
9	VERMONT BEAUTY	1230		6.1
10	BANK	1100		4
11	JASONS	5500/4000	1200	18
12	HONEY FOR BEARS	8730		75
13	CLOTHES OUTLET	3377	1307	12.7
TOTAL PARKING REQUIRED				370
TOTAL PARKING PROPOSED				370
TOTAL EXISTING PARKING				303

GROSS AREA OF TRACT = 3.38 AC ±



MOORE CONSULTANTS INC.

DATE: 3/1/80
REVISIONS: 1