

263  
PETITION FOR ZONING VARIANCE 83-50-A

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  
(1) Variance from Section 409.2.b(3) to permit 10 parking spaces in lieu of the required 25 spaces or (2) in the alternative a Variance from Section 409.2.b(3) to permit 16 parking spaces in lieu of the required 25 and from Section 409.2.b. to allow 6 of the required spaces to be 650 feet from building if it is intended to serve in lieu of the required 500 ft.

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

The constraints imposed by the parking requirements severely the feasibility of operating a restaurant or other commercial uses on Petitioner's parcel of property.

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):  
SARANDOS A. MACRIS  
1742 E. Joppa Road 665-9683  
Baltimore, Maryland 21234  
JULIUS W. LICHTER  
305 W. Chesapeake Avenue 321-0600  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June 1982, 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 31st day of August, 1982, at 11:15 o'clock A.M.

(over)

IN THE MATTER OF THE APPLICATION OF SARANDOS A. MACRIS For Variance from Sec. 409.2.b(3) to permit 10 parking spaces in lieu of the required 25, or to permit 16 parking spaces in lieu of required 25, and from Sec. 409.2.b to allow 6 of the required spaces to be 650 ft. from building in lieu of the required 500 ft., On the northwest corner of Joppa Road and Lackawanna Avenue 9th District

OPINION

On June 29, 1983, a hearing was held before the County Board of Appeals on Petitioner's request for a variance. The Petitioner, Sarandos A. Macris, is asking for a variance from 25 to 16 parking spaces so that he can place tables and chairs in his carry-out food establishment. The Petitioner wants to add six tables and twenty-four chairs in order to accommodate his customers while they wait for their food to be prepared. Counsel for the Petitioner stated that while the Petitioner would like to add the six tables and twenty-four chairs, he would be satisfied with some number fewer than these figures because strict compliance with Section 409.2.b.(3) of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

After careful consideration of the evidence presented and the applicable regulations, the Board finds with the Petitioner and agrees to grant the Petitioner his request for the variance. This Board believes that the Petitioner's repeated requests for a variance in the years 1974, 1976 and 1980, as well as the 20% to 30% reduction in profits experienced after tables and chairs were removed from the Italian Inn, definitely indicates economic hardship.

Further, the evidence clearly indicates that granting the variance would not adversely affect the health, safety, and welfare of the community. Those residents living closest to the property in question testified that to date they had not experienced any difficulty in parking and in fact, considered Mr. Macris a good neighbor as a businessman. Those objecting to the request live further away from the property and the problems with parking to which they attested seemed to stem from sources other than the Italian Inn. In addition, residents of Lackawanna Avenue recently received some relief

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW corner of Joppa Rd. and : OF BALTIMORE COUNTY  
Lackawanna Ave., 9th District  
SARANDOS A. MACRIS, : Case No. 83-50-A  
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Julius W. Lichter, Esquire, Steinberg, Lichter, Coleman & Rogers, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

Sarandos A. Macris  
Case No. 83-50-A

to allow easier passage up and down Lackawanna Avenue, both for themselves and emergency vehicles, when parking was eliminated on one side of Lackawanna Avenue.

While this Board, under Section 307 of the Baltimore County Zoning Regulations, grants the Petitioner his request for a variance of twenty-five to sixteen parking spaces, the Board does require that the additional parking spaces be designated for and used by the employees of the Italian Inn. The Board, in order to grant the Petitioner his request, does also grant exception from the last paragraph of Section 409.2 requiring that parking for a restaurant be within five hundred feet of the building. Because the additional parking spaces, according to the site plan submitted by the Petitioner, are removed from the immediate site of the carry-out business, it is more practical to reserve the spaces adjacent to the business for the customers and require the employees to park at the spaces farther away.

Finally, in light of the fact that the Petitioner is most concerned with accommodating his carry-out clientele, the Board feels that the addition of four tables and sixteen chairs is sufficient to accomplish this purpose and will so Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of September, 1983, by the County Board of Appeals, ORDERED that the Order of the County Zoning Commissioner dated January 27, 1983, be and hereby is REVERSED.

IT IS FURTHER ORDERED that the variance applied for be GRANTED, allowing a variance from the required twenty-five parking spaces to sixteen parking spaces. A second variance allowing 6 of the required parking spaces to be located 650 feet instead of 500 feet away from the carry-out restaurant is also GRANTED in accordance with the site plan submitted by Petitioner, provided those six spaces be allotted for employee use.

In addition, the Board also Orders that the Petitioner be allowed to add four tables and sixteen chairs in the carry-out restaurant located on the northwest corner of Joppa Road and Lackawanna Avenue.

SARANDOS A. MACRIS  
1742 E. Joppa Road  
Baltimore, Maryland 21234  
vs.  
BALTIMORE COUNTY, MARYLAND  
(A Municipal Corporation)  
and  
WILLIAM E. HAMMOND  
Zoning Commissioner of  
Baltimore County

BOARD OF APPEALS  
FOR  
BALTIMORE COUNTY

NOTICE OF APPEAL

The Appellant, by his attorneys, Julius W. Lichter and Steinberg, Lichter, Coleman and Rogers, having been denied a variance from Sections 409.2.b(3) and 409.2.b by the Zoning Commissioner, pursuant to an Order of the Zoning Commissioner dated January 27, 1983 (a copy of which is attached hereto), hereby appeals that for the following reasons:

- 1. That the findings of the Zoning Commissioner are not supported by the evidence in the case.
- 2. That the evidence clearly established that strict compliance with the regulations results in practical difficulty and unreasonable hardship upon the Petitioner.
- 3. That the evidence clearly indicated that granting the variance would not adversely affect the health, safety, and welfare of the community.
- 4. That the decision of the Zoning Commissioner is arbitrary and capricious.
- 5. And for other reasons as may be stated at the time of the hearing on this Appeal.

FEB 28 '83 AM

Julius W. Lichter  
Steinberg, Lichter, Coleman & Rogers  
Suite 113, 305 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 321-0600  
Attorneys for Appellant

Sarandos A. Macris  
Case No. 83-50-A

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett, Chairman  
Keith S. Franz  
Diana K. Vincent

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, That on this 28th day of February, 1983, a copy of the foregoing Notice of Appeal was mailed to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Julius W. Lichter

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 115027  
DATE 2/28/83 ACCOUNT R-01-615-000  
AMOUNT \$80.00  
RECEIVED FROM Julius W. Lichter, Esquire  
FOR Appeal Fee of Case No. 83-50-A  
(Sarandos A. Macris)

494-3180

County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
March 14, 1983

NOTICE OF ASSIGNMENT

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. 83-50-A SARANDOS A. MACRIS  
NW/cor. Joppa Rd. and Lackawanna Ave.  
9th District  
Variance--Parking spaces  
2/27/83 - Z.C. Order--DENIED  
ASSIGNED FOR: WEDNESDAY, JUNE 29, 1983, at 10 a.m.  
cc: Julius W. Lichter, Esq. Counsel for Petitioner  
Sarandos Macris Petitioner  
J. W. Hessian, Esq. People's Counsel  
J. Dyer  
W. Hammond  
N. Garber  
J. Howell  
Robert E. Kelly

June Holmen, Secy.

**PETITION FOR ZONING VARIANCE** 83-50-A

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 409.2.b(3) to permit 10 parking spaces in lieu of the required 25 spaces or (2) in the alternative a variance from Section 409.2.b(3) to permit 16 parking spaces in lieu of the required 25 and from Section 409.2.b. to allow 6 of the required spaces to be 650 feet from building if it is intended to serve in lieu of the required 500 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The constraints imposed by the parking requirements severely the feasibility of operating a restaurant or other commercial uses on Petitioner's parcel of property.

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):
SARANDOS A. MACRIS (Type or Print Name)	SARANDOS A. MACRIS (Type or Print Name)
Signature	Signature
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	1742 E. Joppa Road 665-9683 Address Baltimore, Maryland 21234 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	JULIUS W. LICHTER Name 305 W. Chesapeake Avenue 321-0600 Address Baltimore, Maryland 21204 City and State
Attorney's Telephone No.:	321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June 1982, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of August, 1982, at 11:15 o'clock A.M.

(over)

IN THE MATTER OF THE APPLICATION OF SARANDOS A. MACRIS For Variance from Sec. 409.2.b(3) to permit 10 parking spaces in lieu of the required 25, or to permit 16 parking spaces in lieu of required 25, and from Sec. 409.2.b to allow 6 of the required spaces to be 650 ft. from building in lieu of the required 500 ft., On the northwest corner of Joppa Road and Lackawanna Avenue 9th Dist.ict :

BEFORE :

COUNTY BOARD OF APPEALS :

OF :

BALTIMORE COUNTY :

No. 83-50-A :

**OPINION**

On June 29, 1983, a hearing was held before the County Board of Appeals on Petitioner's request for a variance. The Petitioner, Sarandos A. Macris, is asking for a variance from 25 to 16 parking spaces so that he can place tables and chairs in his carry-out food establishment. The Petitioner wants to add six tables and twenty-four chairs in order to accommodate his customers while they wait for their food to be prepared. Counsel for the Petitioner stated that while the Petitioner would like to add the six tables and twenty-four chairs, he would be satisfied with some number fewer than these figures because strict compliance with Section 409.2.b.(3) of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

After careful consideration of the evidence presented and the applicable regulations, the Board finds with the Petitioner and agrees to grant the Petitioner his request for the variance. This Board believes that the Petitioner's repeated requests for a variance in the years 1974, 1976 and 1980, as well as the 20% to 30% reduction in profits experienced after tables and chairs were removed from the Italian Inn, definitely indicates economic hardship.

Further, the evidence clearly indicates that granting the variance would not adversely affect the health, safety, and welfare of the community. Those residents living closest to the property in question testified that to date they had not experienced any difficulty in parking and in fact, considered Mr. Macris a good neighbor as a businessman. Those objecting to the request live further away from the property and the problems with parking to which they attested seemed to stem from sources other than the Italian Inn. In addition, residents of Lackawanna Avenue recently received some relief

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW corner of Joppa Rd. and  
Lackawanna Ave., 9th District : OF BALTIMORE COUNTY

SARANDOS A. MACRIS, : Case No. 83-50-A  
Petitioner

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners:

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 here after designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Julius W. Lichter, Esquire, Steinberg, Lichter, Coleman & Rogers, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

Sarandos A. Macris  
Case No. 83-50-A

to allow easier passage up and down Lackawanna Avenue, both for themselves and emergency vehicles, when parking was eliminated on one side of Lackawanna Avenue.

While this Board, under Section 307 of the Baltimore County Zoning Regulations, grants the Petitioner his request for a variance of twenty-five to sixteen parking spaces, the Board does require that the additional parking spaces be designated for and used by the employees of the Italian Inn. The Board, in order to grant the Petitioner his request, does also grant exception from the last paragraph of Section 409.2 requiring that parking for a restaurant be within five hundred feet of the building. Because the additional parking spaces, according to the site plan submitted by the Petitioner, are removed from the immediate site of the carry-out business, it is more practical to reserve the spaces adjacent to the business for the customers and require the employees to park at the spaces farther away.

Finally, in light of the fact that the Petitioner is most concerned with accommodating his carry-out clientele, the Board feels that the addition of four tables and sixteen chairs is sufficient to accomplish this purpose and will so Order.

**ORDER**

For the reasons set forth in the foregoing Opinion, it is this 8th day of September, 1983, by the County Board of Appeals, ORDERED that the Order of the County Zoning Commissioner dated January 27, 1983, be and hereby is REVERSED.

IT IS FURTHER ORDERED that the variance applied for be GRANTED, allowing a variance from the required twenty-five parking spaces to sixteen parking spaces. A second variance allowing six of the required parking spaces to be located 650 feet instead of 500 feet away from the carry-out restaurant is also GRANTED in accordance with the site plan submitted by Petitioner, provided those six spaces be allotted for employee use.

In addition, the Board also Orders that the Petitioner be allowed to add four tables and sixteen chairs in the carry-out restaurant located on the northwest corner of Joppa Road and Lackawanna Avenue.

SARANDOS A. MACRIS  
1742 E. Joppa Road  
Baltimore, Maryland 21234

BOARD OF APPEALS

vs.

BALTIMORE COUNTY, MARYLAND  
(A Municipal Corporation)

and

WILLIAM E. HAMMOND  
Zoning Commissioner of  
Baltimore County

**NOTICE OF APPEAL**

The Appellant, by his attorneys, Julius W. Lichter and Steinberg, Lichter, Coleman and Rogers, having been denied a variance from Sections 409.2.b(3) and 409.2.b by the Zoning Commissioner, pursuant to an Order of the Zoning Commissioner dated January 27, 1983 (a copy of which is attached hereto), hereby appeals that denial for the following reasons:

1. That the findings of the Zoning Commissioner are not supported by the evidence in the case.
2. That the evidence clearly established that strict compliance with the regulations results in practical difficulty and unreasonable hardship upon the Petitioner.
3. That the evidence clearly indicated that granting the variance would not adversely affect the health, safety, and welfare of the community.
4. That the decision of the Zoning Commissioner is arbitrary and capricious.
5. And for other reasons as may be stated at the time of the hearing on this Appeal.



Julius W. Lichter, Esq.  
Steinberg, Lichter, Coleman & Rogers  
Suite 113, 35 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 321-0600  
Attorneys for Appellant

Sarandos A. Macris  
Case No. 83-50-A

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hockett, Chairman

Keith S. Franz

Diana K. Vincent

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY, That on this 28th day of February, 1983, a copy of the foregoing Notice of Appeal was mailed to John W. Hession, III, Esquire, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Julius W. Lichter

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 115027

DATE 2/28/83 ACCOUNT R-01-615-000

AMOUNT \$80.00

RECEIVED FROM Julius W. Lichter, Esquire  
Appeal Fee of Case No. 83-50-A  
FOR Sarandos A. Macris

8 037\*\*\*\*\*800016 8012A

VALIDATION OR SIGNATURE OF CARRIER

494-3180

**County Board of Appeals**

Room 219, Court House  
Towson, Maryland 21204  
March 14, 1983

**NOTICE OF ASSIGNMENT**

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(e), COUNTY COUNCIL BILL # 108

CASE NO. 83-50-A	SARANDOS A. MACRIS
	NW/cor. Joppa Rd. and Lackawanna Ave.
	9th District
	Variance--Parking spaces
	2/27/83 - Z.C.'s Order--DENIED
ASSIGNED FOR:	WEDNESDAY, JUNE 29, 1983, at 10 a.m.
cc: Julius W. Lichter, Esq.	Counsel for Petitioner
Sarandos Macris	Petitioner
J. W. Hession, Esq.	People's Counsel
J. Dyer	
W. Hammond	
N. Garber	
J. Hoswell	
Robert E. Kelly	

June Holman, Secy.

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27<sup>th</sup> day of January, 1983, that the Petition for Variance(s) to permit 10 parking spaces in lieu of the required 25 spaces or, in the alternative, 16 parking spaces in lieu of the required 25 with 6 of the required spaces to be 650 feet from the building intended to be served in lieu of the required 500 feet is hereby DENIED.

Zoning Commissioner of Baltimore County

*[Signature]*

ORDER RECEIVED FOR FILING

DATE January 27, 1983 BY John P. [Signature]

3/14/83 - Following were notified of hearing set for Wed., June 29, 1983, at 10 a.m.:

Julius W. Lichter, Esq.  
Sarandos Macris  
J. Hession, Esq.  
J. Dyer  
W. Hammond  
N. Gerber  
J. Hoswell  
Also, Robert E. Kelly

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21284  
September 8, 1983

Julius W. Lichter, Esq.  
305 W. Chesapeake Ave.  
Towson, Md. 21204

Re: Case No. 83-50-A  
Sarandos A. Macris

Dear Mr. Lichter:

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,

*[Signature]*  
The Holmen, Secretary

Encl.  
cc: Sarandos Macris  
Robert Kelly  
J. W. Hession, Esq.  
J. Dyer  
A. Jablon  
N. Gerber  
J. Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

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

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 263 - Case No. 83-50-A  
Petitioner - Sarandos A. Macris  
Variance Petition

Dear Mr. Lichter:

Enclosed please find addendum comments for the above-referenced case.

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

NBC:bsc

Enclosure

cc: Hudkins Assoc., Inc.  
101 Shell Bldg.  
200 E. Joppa Road  
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 24, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

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

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 263 - Case No. 83-50-A  
Petitioner - Sarandos A. Macris  
Variance Petition

Dear Mr. Lichter:

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 any problems with regard to the development plans that may have 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.

In view of your client's proposal to locate tables in his existing carry-out shop, this hearing is requested to reduce the number of parking spaces required and/or in the alternative to allow some of the required spaces to be approved off-site at a distance greater than allowed.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

NBC:bsc  
Enclosures  
cc: Hudkins Assoc., Inc.  
101 Shell Bldg.  
200 E. Joppa Road  
Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 23, 1982

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

Re: Item #263 (1981-1982)  
Property Owner: Sarandos A. Macris  
N/W corner Joppa Rd. & Lackawanna Ave.  
Acres: 0.23 District: 9th

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 supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 131 (1975-1976) and 127-1 (1973-1974) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 263 (1981-1982).

Very truly yours,  
*[Signature]*  
ROBERT W. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:iss  
cc: Jack Wimbley  
N-NE Key Sheet  
37 NE 11 Pos. Sheet  
NE 10 C Topo  
70 Tax Map  
Attachments

November 28, 1979

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

Re: Item 69 (1979-1980)  
Property Owner: Sarandos (Sam) and Eva Macris  
1/4 cor. Joppa Rd. & Lackawanna Ave.  
Existing Zoning: B.R. & DR 5.5  
Proposed Zoning: Variance to permit a rear setback of 0' in lieu of the required 20' and to permit 13 parking spaces in lieu of the required 25 spaces.  
Special Hearing to allow an access drive within a parcel of property zoned DR 5.5 that is contiguous with a parcel of property zoned B.R. which is the location of the petitioner's business.  
Acres: 0.31 District: 9th

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 are supplied in connection with the Zoning Advisory Committee review of this property for Item 127A (1975-1976) and Item 131 (1975-1976) remain valid and applicable and are referred to for your consideration.

Very truly yours,  
EDWARD A. MCDONALD  
ELSWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

RAM:EAM:FWR:iss  
cc: J. Wimbley  
J. Somers  
W. Munchel  
N-NE Key Sheet  
37 NE 11 Pos. Sheet  
NE 10 C Topo  
70 Tax Map  
Attachments

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

August 25, 1982

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

Item No. 263 -ZAC- June 22, 1982  
Property Owner: Sarandos A. Macris  
Location: NW/Cor. Joppa Road and Lackawanna Avenue  
Existing Zoning: B.R.  
Proposed Zoning: Variance to permit 10 parking spaces in lieu of the required 25 spaces or (2) in the alternative to permit 16 parking spaces in lieu of the required 25 spaces and to allow 6 of the required spaces to be 590' from site in lieu of the required 500'.

Acres: 0.23  
District: 9th

Dear Mr. Hammond:

This parking variance could cause parking problems in the residential area to the north of the site.

Very truly yours,  
*[Signature]*  
Michael S. Flanigan  
Engineering Associate II

MSF/r1j

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

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

February 17, 1976

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

Re: Item #131 (1975-1976)  
Property Owner: Sarandos A. Macris  
N/W cor. Joppa Rd. and Lackawanna Rd.  
Existing Zoning: RM 2MS.5  
Proposed Zoning: Variance from side yard, rear yard  
and no. of parking spaces; Special Hearing for off-  
street parking in a DR 5.5 zone.  
No. of Acres: 0.31 District: 9th

Dear Mr. DiMenna:

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 supplied in connection with the Zoning Advisory Committee review of this site for Item #127-A (1973-1974) are referred to for your consideration.

The Petitioner shall be responsible for the cost of capping any water main and/or plugging any sanitary sewer service connections no longer required to serve the residences.

It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #131 (1975-1976).

Very truly yours,  
*Ellsworth N. Diver*

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

END:ENM:FW:es

cc: Mr. Inachal

N-NE Key Sheet  
37 NE 11 Pcs. Sheet  
NE 10 C Topo  
70 Tax Map

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
February 15, 1976

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

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

Re: Item #127A (1973-1974)  
Property Owner: Pauline & Harry C. Walls  
N/W of Joppa Rd. and the W/S of Lackawanna Ave.  
Existing Zoning: R.R. and D.R. 5.5  
Proposed Zoning: Variance to permit a front yard setback  
of 20' instead of the required 25', a side yard setback on  
the S/E side of 5' instead of the required 30' and to permit  
12 parking spaces instead of the required 27 parking spaces  
No. of Acres: 0.307 District: 9th

Dear Mr. DiMenna:

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.

Highways:

Joppa Road, an existing County road, was recently improved in this vicinity as a 40-foot closed-type roadway cross-section on a 70-foot right-of-way as a Federal Aid Project; no further highway improvements are required.

Lackawanna Avenue, an existing residential County road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary 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 #127A (1973-1974)  
Property Owner: Pauline & Harry C. Walls  
Page 2  
February 15, 1976

Storm Drains:

Provisions for accommodating storm water or drainages have not been indicated on the submitted plan which must be revised to also show the existing storm drains, inlets and utility easements.

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:

Public water supply and sanitary sewerage serving the residences on this property. It appears that additional fire hydrant protection may be required in the vicinity.

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

END:ENM:FW:es

cc: G. Reier

N-NE Key Sheet  
37 NE 11 Pcs. Sheet  
NE 10 C Topo  
70 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3900

June 22, 1982

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

Dear Mr. Hammond:

Comments on Item # 263 Zoning Advisory Committee Meeting June 22, 1982  
are as follows:

Property Owner: Sarandos A. Macris  
Location: NW/Corner Joppa Road and Lackawanna Avenue  
Existing Zoning: RM/Commercial  
Proposed Zoning:

Acres: 0.23  
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/\_\_\_\_\_.
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, through the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments: If the seating capacity and the other occupants equals 50 or more persons a change of use from "A" mercantile to A-3 assembly use shall be required also compliance to Item "G" would be required. "Carryouts are typically classified as a mercantile use for Building Code purposes."

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief  
Plans Review

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

September 1, 1982

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: Sarandos A. Macris

Location: NW/Cor. Joppa Road and Lackawanna Avenue

Item No.: 263

Zoning Agenda: Meeting of June 22, 1982

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.
- ( ) 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John Kelly 9/2/82*  
Planning Group  
Special Inspection Division

Noted and Approved: *Nick Commodari*  
Fire Prevention Bureau

JWmb/cn

8/31 83-50-A

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 21, 1982

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

Z.A.C. Meeting of: June 22, 1982

RE: Item No: 259, 260, 261, 262, 263 & 264  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,

*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: July 27, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #237 - Raymond J. & Esther M. Krul
- Item #219 - Joao & Marie Henriques
- Item #252 - Konstantinos Diakoulas, et al
- Item #257 - C & H Mechanical Corp.
- Item #258 - Pulaski Realty Assoc.
- Item #260 - Phillip Macht, et al
- Item #261 - Jack H. Pechter
- Item #262 - Gus J. Tsottles, et al
- Item #263 - Sarandos A. Macris
- Item # 1 - John W. & Margaret E. Harrison, Jr.
- Item # 5 - Merritt Blvd. Limited Partnership
- Item # 6 - Francis R. & Lillian S. Heldorfer
- Item # 7 - Michael J. & Ann L. Richardson
- Item # 8 - Campday Partnership
- Item # 9 - St. Mary's Seminary & University
- Item #10 - James P. & Janet E. Barnes
- Item #11 - James P. Ridgely
- Item #13 - Charles E. & Mary M. Harig
- Item #15 - George S. & Josie M. McKeerrell

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

8/31 83-50-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
TO: Zoning Commissioner Date: August 10, 1982

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-50-A  
Sarandos A. Macris

This office is opposed to the granting of the variance to permit parking spaces to be located 650' from the facility. We do not believe such spaces would be used (or useable).

Additionally, this office is not in favor of the granting of the variance to permit 16 parking spaces instead of the required 25.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:hc

cc: Arlene January  
Shirley Hess

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 26, 1982

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Variances  
NW/corner of Joppa Rd. & Lackawanna Ave.  
Sarandos A. Macris - Petitioner  
Case #83-50-A Item #263

Dear Mr. Lichter:

This is to advise you that \$76.43 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 113065

DATE: Jan. 28, 1983 ACCOUNT: E-01-615-000

AMOUNT: \$76.43

RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting Case #83-50-A  
(Sarandos A. Macris)

105\*\*\*\*\*764311 2312A

August 4, 1982

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

**NOTICE OF HEARING**

Re: Petition for Variances  
NW/corner of Joppa Rd. & Lackawanna Avenue  
Sarandos A. Macris - Petitioner  
Case #83-50-A Item #263

TIME: 11:15 A.M.

DATE: Tuesday, August 31, 1982

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

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 107928

DATE: 8-11-82 ACCOUNT: 01-663

AMOUNT: 25.00

RECEIVED FROM: J. Lichter  
FOR: Filing fee for item 263  
See doc. H. Macris

012\*\*\*\*\*269016 2112A

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variance  
LOCATION: Northwest corner of Joppa Road and Lackawanna Avenue  
DATE & TIME: Tuesday, August 31, 1982 at 11:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Variances to permit 10 parking spaces in lieu of the required 25 spaces or in the alternative, to permit 16 parking spaces in lieu of the required 25 and to allow 6 of the required spaces to be 650 feet from building if it is intended to serve in lieu of the required 500 feet

The Zoning Regulation to be excepted as follows:  
Section 409.2.b.(3) - required parking spaces for a restaurant  
Section 409.2.b. - maximum distance of required parking spaces from building if it is intended to serve

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

Being the property of Sarandos A. Macris, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 11:15 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

January 27, 1983

Julius W. Lichter, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
NW/corner of Joppa Road and  
Lackawanna Avenue - 9th Election  
District  
Sarandos A. Macris - Petitioner  
NO. 83-50-A (Item No. 263)

Dear Mr. Lichter:

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

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 3, 1983

John W. Hessian, III, Esquire  
People's Counsel  
Room 223, Courthouse  
Towson, Maryland 21204

Re: Petition for Variance  
NW/corner of Joppa Road and  
Lackawanna Avenue  
Sarandos A. Macris - Petitioner  
Case No. 83-50-A

Dear Mr. Hessian:

Please be advised that an Appeal has been filed by Julius W. Lichter, attorney for the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:aj

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 838-6080

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

June 10, 1982

DESCRIPTION FOR VARIANCE PETITION NORTH WEST CORNER JOPPA ROAD AND LACKAWANNA AVENUE:

Beginning for the same from the intersection formed by center lines of Joppa Road (70 foot right of way) and Lackawanna Avenue (40 foot right-of-way) the two following courses and distances viz: (1) North 20 degrees 55 minutes 45 seconds East 61 feet (2) South 66 degrees 04 minutes 15 seconds West 20 feet to the south west side of said Lackawanna Avenue thence running along the northwest side of said Joppa Road the two following courses and distances viz: (1) South 23 degrees 46 minutes 17 seconds West 35.5 feet (2) South 68 degrees 30 minutes 20 seconds West 42.17 feet thence leaving the north west side of said Joppa Road and running the two following courses and distances viz: (1) North 26 degrees 22 minutes 45 seconds West 117 feet (2) North 69 degrees 04 minutes 15 seconds East 80 feet to the southwest side of said Lackawanna Avenue thence along said Avenue South 20 degrees 55 minutes 45 seconds West 90 feet to the place of beginning.

Containing 0.23 Acres of land more or less.



Board of Zoning Appeal  
Room 208  
Court House  
Towson Md 21204

Re: 83-50-A  
#83-50-A

News in  
Please advise if there is any change in the appeal hearing set for June 29, 1983 at 10 AM on Sarandos "Stebert" corner of Joppa and Lackawanna Ave.

I wish to keep the records advised.  
Thank you

Also if possible I would like a copy of the decision on which this appeal is based. Thank you again.

Respectfully  
Robert Kelly

Rec'd 5:33 PM  
1/15/83

Bob Kelly  
8743 Lackawanna Ave.  
21204

Sent Reel 59-79  
5/2/83

Will write letter requesting name to be entered in file

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

Your Petition has been received and accepted for filing on \_\_\_\_\_ day of \_\_\_\_\_, 1982.

*William E. Hammond*  
Zoning Commissioner

Petitioner: Sarandos A. Macris  
Petitioner's Address: 305 W. Chesapeake Avenue, Towson, Maryland 21204

83-50-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 8/13/82

Posted for: Robert Kelly for Variance

Petitioner: Sarandos A. Macris

Location of property: NW/1/4 Joppa Rd., E. of Lackawanna Ave.

Location of Sign: facing intersection of Joppa & Lackawanna

Remarks:

Posted by: Mar. J. Altman Date of return: 8/20/82

Number of Signs: 1

83-50-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 9 Date of Posting 3/12/83  
Posted for: Board of Appeals  
Petitioner: Brandon Morris  
Location of property: vac. Joppa Rd., Luthersville  
MD.  
Location of Sign: junction intersection of Joppa &  
Luthersville  
Remarks:  
Posted by Mark D. Glenn Date of return: 3/14/83  
Signature  
Number of Signs: 1

**PROVISION FOR VARIANCES**  
SECTION 48.2.2.1  
BODING: Petition for Variance  
LOCATION: Northwest corner  
Joppa Road and Luthersville Ave.  
DATE & TIME: Tuesday, August  
21, 1982 at 11:15 A.M.  
PUBLIC HEARING: Room 108,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
11284

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

Petition for Variance to permit 18 parking spaces in lieu of the required 22 spaces or in the alternative, to permit 18 parking spaces in lieu of the required 22 spaces to be sited 4 feet from the building it is intended to serve in lieu of the required 200 feet.

The Zoning Regulation to be excepted as follows:  
Section 48.2.2.1(1) - required parking spaces for a restaurant  
Section 48.2.2.1(2) - minimum distance of required parking spaces from building it is intended to serve

All that parcel of land in the North District of Baltimore County beginning for the same from the intersection formed by center lines of Joppa Road (20 feet right of way) and Luthersville Avenue (40 feet right-of-way) the two following courses and distances viz: (1) North 20 degrees 25 minutes 45 seconds East 21 feet (2) South 69 degrees 04 minutes 15 seconds West 20 feet to the south west side of said Luthersville Avenue thence running along the northwest side of said Joppa Road the two following courses and distances viz: (1) South 25 degrees 45 minutes 17 seconds West 25.25 feet (2) South 69 degrees 04 minutes 15 seconds West 42.17 feet thence leaving the north west side of said Joppa Road and running the two following courses and distances viz: (1) North 26 degrees 20 minutes 45 seconds West 117 feet (2) North 69 degrees 04 minutes 15 seconds East 20 feet to the southwest side of said Luthersville Avenue thence along said Avenue South 20 degrees 04 minutes 45 seconds West 20 feet to the place of beginning.

Containing 0.23 Acre of land more or less.

Being the property of Brandon A. Morris, as shown on plot plan filed with the Zoning Department.

Hearing Date: Tuesday, August 21, 1982 at 11:15 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of  
**WILLIAM E. HANBOND**  
Zoning Commissioner  
of Baltimore County  
Aug. 12

83-50-A

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 12, 1982

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each ~~one time~~ before the 31st day of August, 1982, the first publication appearing on the 12th day of August 1982.

THE JEFFERSONIAN,  
L. Frank Smith  
Manager.

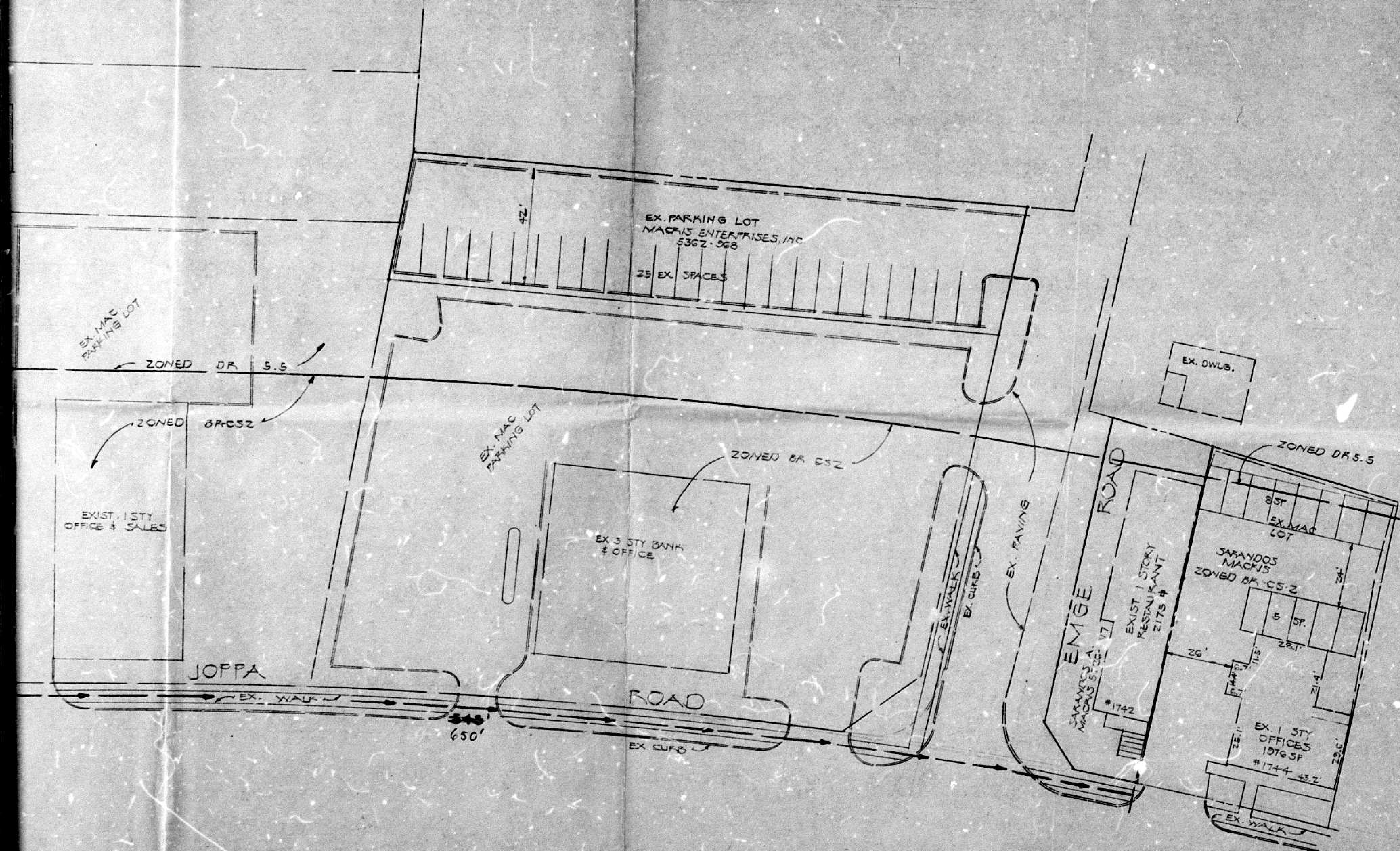
Cost of Advertisement, \$ 28.00

NOTES FOR 1722

1. EX. ZONING - BF
2. AREA - 0.23 AC. ±
3. EX. USE - CARRY OUT RESTAURANT  
PROP. USE - RESTAURANT WITH TABLES
4. PARKING REQUIRED 1250/50 = 25 SPACES  
PARKING PROVIDED = 10 SPACES

NOTES FOR 1744 E. JOPPA ROAD

1. EX. ZONING - BF - CS 2
2. AREA - 0.22 AC. ±
3. EX. USE - OFFICE
4. PARKING REQUIRED 1976 / 300 = 7 SPACES  
PARKING PROVIDED 13 SPACES

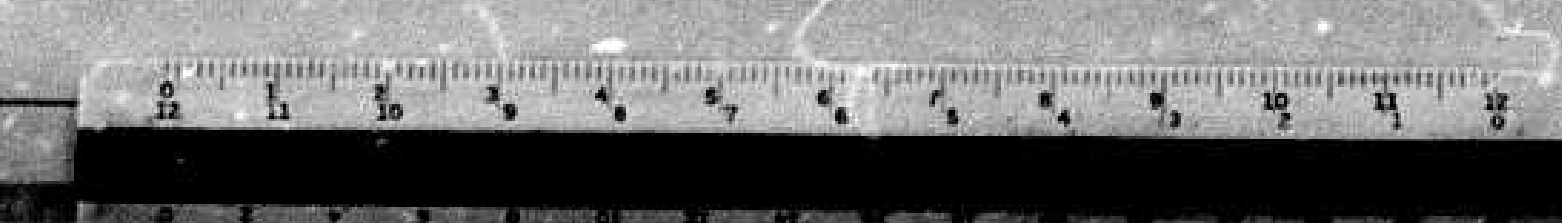


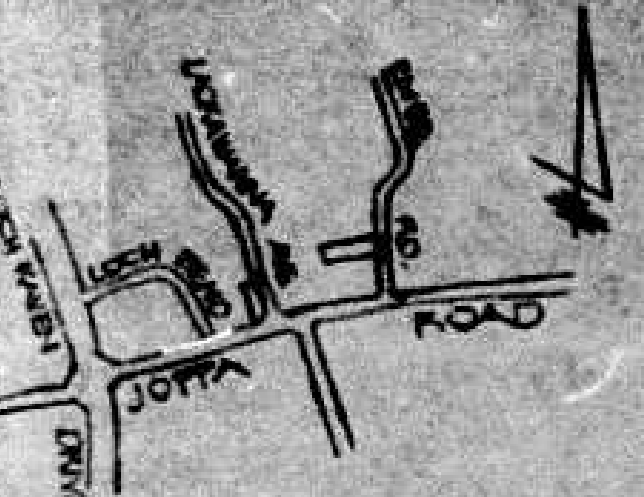
Plat #3

MAP 20  
RECORD  
DISCHARGE  
DATE 9/22  
BY [Signature]  
EX. 174  
BY

Item #263

PLAN TO ACCOMPANY  
VARIANCE PETITION  
N.W. CORNER JOPPA ROAD &  
LACKAWANNA AVE ELECT. DIST. 9  
BALTO. CO., MD. SCALE 1" = 20'





LOCATION PLAN  
SCALE 1" = 500'

PETITIONER'S  
EXHIBIT 2

- NOTES FOR 1722**
1. EX. ZONING BR
  2. AREA 0.23 AC ±
  3. EX. USE - CARRY OUT RESTAURANT
  - PROP. USE - RESTAURANT WITH TABLES
  4. PARKING REQUIRED 1250/50 = 25 SPACES
  - PARKING PROVIDED = 10 SPACES
- NOTES FOR 1744 E. JOPPA ROAD**
1. EX. ZONING BR - CS-2
  2. AREA 0.72 AC ±
  3. EX. USE - OFFICE
  4. PARKING REQUIRED 1976 / 300 = 7 SPACES
  - PARKING PROVIDED = 13 SPACES



HUDKINS ASSOC., INC.  
101 SHELL BUILDING  
200 E. JOPPA ROAD  
TOWSON MD. 21204