

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

Beginning northwest of the intersection of Satyr Hill Road and Winkler Avenue at a distance of 19 feet north of the centerline of Winkler Avenue and 123 feet southwest of the centerline of Satyr Hill Road, proceed north 86 degree 25 minutes 23 seconds W a distance of 204.70 feet; thence north 51 degree 6 minutes 40 seconds W a distance of 296.47 feet; thence north 12 degree 10 minutes 45 seconds W a distance of 92.07 feet; thence north 87 degree 33 minutes 98 seconds E a distance of 383.45 feet; thence south 7 degree 16 minutes 22 seconds E a distance of 11.22 feet; thence south 7 degree 35 minutes 18 seconds E a distance of 75.35 feet; thence south 17 degree 11 minutes 26 seconds E a distance of 55.7 feet; thence south 6 degree 5 minutes 49 seconds E a distance of 116.09 feet. Also known as 8712 Satyr Hill Road in the 9th election district.

IN RE: PETITION ZONING VARIANCE
NW corner of Satyr Hill Road
and Winkler Avenue (8712 Satyr
Hill Road) - 9th Election
District
Loretzos Halkousis,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-56-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of four feet instead of the required ten feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Christian Hayes, the contractor. There were no Protestants.

Testimony indicated that the subject property, zoned B.L., is improved with an existing restaurant and bar known as the Valley View Inn. It is located on the corner of Winkler Avenue and Satyr Hill Road and fronts Satyr Hill Road. The Petitioner has owned the business for 13 years and wants to expand it by constructing an approximately 20' x 34' addition to the approximately 55' x 63' existing building to allow for additional seating, kitchen space, and an entrance foyer from the parking lot. The existing building is situated four feet from the side property line and is nonconforming.

It has been a long-standing policy of the Zoning Commissioner to require that appropriate variances be requested to legalize existing setbacks when major commercial additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed addition will be constructed in line with the existing building and will not create any other deficiency other than also being four feet from the side property line rather

than the ten feet required by law. If the variance were denied, the Petitioner would be forced to relocate the proposed addition which would necessitate total reorganization of the interior of the existing building at a tremendous cost in terms of time and money.

The Petitioner seeks relief from Section 232.2.b, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of August, 1985, that the Petition for Zoning Variance to permit a side yard setback of four feet instead of the required ten feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Benjamin Bronstein, Esquire
People's Counsel

Petition for Variance
9th Election District

LOCATION: Northwest corner of Satyr Hill Road and Winkler Avenue (8712 Satyr Hill Road)

DATE AND TIME: Monday, August 5, 1985 at 10:45 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 from Section 232.2B to permit a side yard of 4' in lieu of the required 10'.

Being the property of Loretzos Halkousis as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
NW Corner of Satyr Hill
Rd. & Winkler Ave.
(8712 Satyr Hill Rd.)
9th District
LORETZOS HALKOUSIS,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-56-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Loretzos Halkousis, 8712 Satyr Hill Road, Baltimore, MD 21234, Petitioner; & David A. DeVos, 7203 Harford Rd., Baltimore, MD 21234, who requested notification.

[Signature]
Peter Max Zimmerman

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

August 5, 1985

Arnold Jablon, Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21204

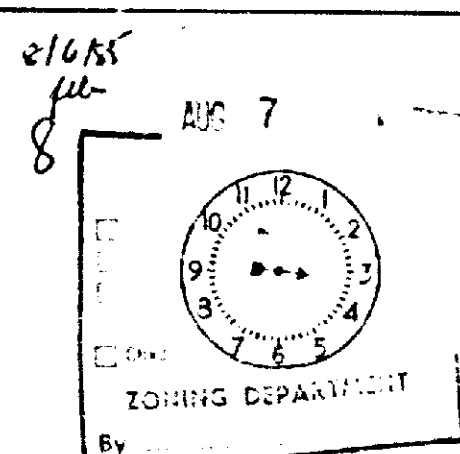
RE: Case No. 86-56-A
LORETZOS HALKOUSIS

Dear Mr. Jablon:

Please enter my appearance on behalf of the Petitioner in the above entitled case.

Very truly yours,
[Signature]
Benjamin Bronstein

BB/jra



ORDER RECEIVED FOR FILING

DATE August 7, 1985
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

Loretzos Halkousis
8712 Satyr Hill Road
Baltimore, Maryland 21234

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW corner of Satyr Hill Rd. and
Winkler Ave. (8712 Satyr Hill Road)
9th Election District
Case No. 86-56-A

TIME: 10:45 a.m.

DATE: Monday, August 5, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

cc: David A. DeVos
7203 Harford Road
Baltimore, Maryland 21234

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

No. 007243

DATE 8-21-85 ACCOUNT 86-56-A

AMOUNT \$ 63.40

RECEIVED FROM DAVID A. DEVOS

FOR: Fee for 361 Halkousis

8 8012*****100001a 821WF

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 1, 1985

Loretzos Halkousis
8712 Satyr Hill Road
Baltimore, Maryland 21234

RE: Petition for Variance
NW corner of Satyr Hill Road and
Winkler Ave. (8712 Satyr Hill Rd.)
9th Election District
Case No. 86-56-A

Dear Mr. Halkousis,
This is to advise you that \$ 63.40 is due for advertising
and posting of the above property. This fee must be paid before
an Order is issued.

This fee must be paid and the zoning sign and post returned
on the day of the hearing. Do not remove sign until day of the
hearing.

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 006880

DATE 8-5-85 ACCOUNT 86-56-A

AMOUNT \$ 63.40

RECEIVED FROM MR. Halkousis

FOR: Advertising Posting

8 8012*****100001a 800WF

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 18, 1985.

86-56-A

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22

PETITION FOR VARIANCE 9th Election District

LOCATION: Northwest corner of
Satyr Hill Road and Winkler Avenue
(8712 Satyr Hill Road)
DATE AND TIME: Monday, August
5, 1985 at 10:45 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 Variance from Section 232.2B to permit a side yard of 4' in lieu of the required 10'.

Being the property of Loretzos Halkousis as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 18.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-56-A

District 9th Date of Posting 7/18/85

Posted for: Variance

Petitioner: Loretzos Halkousis

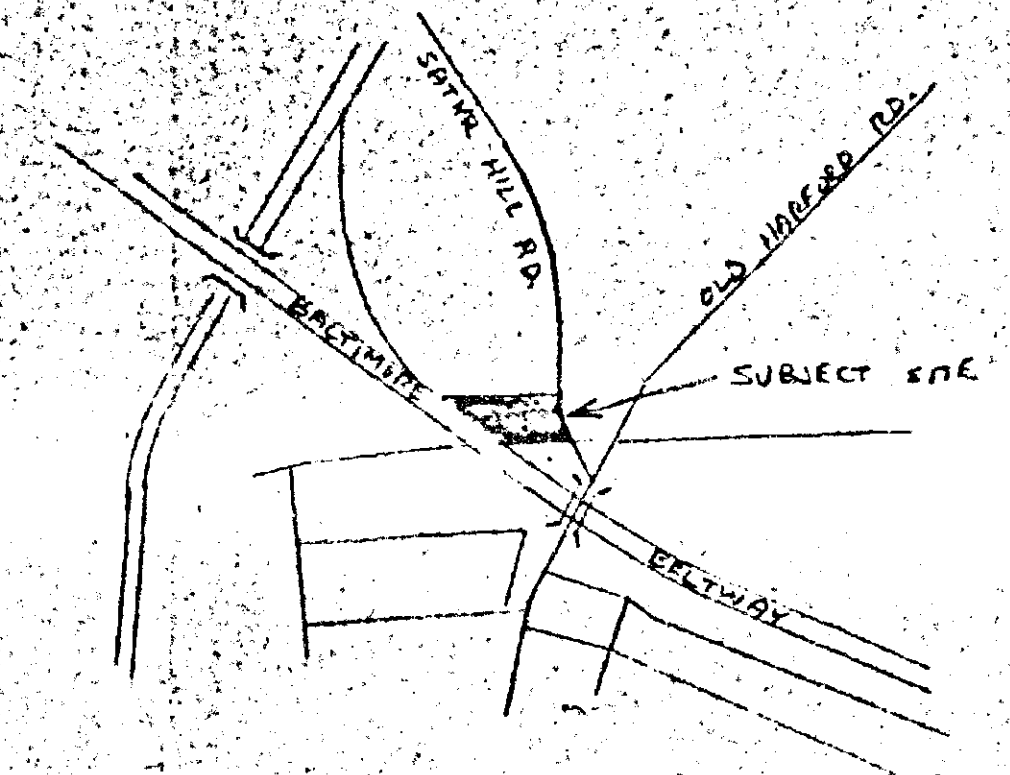
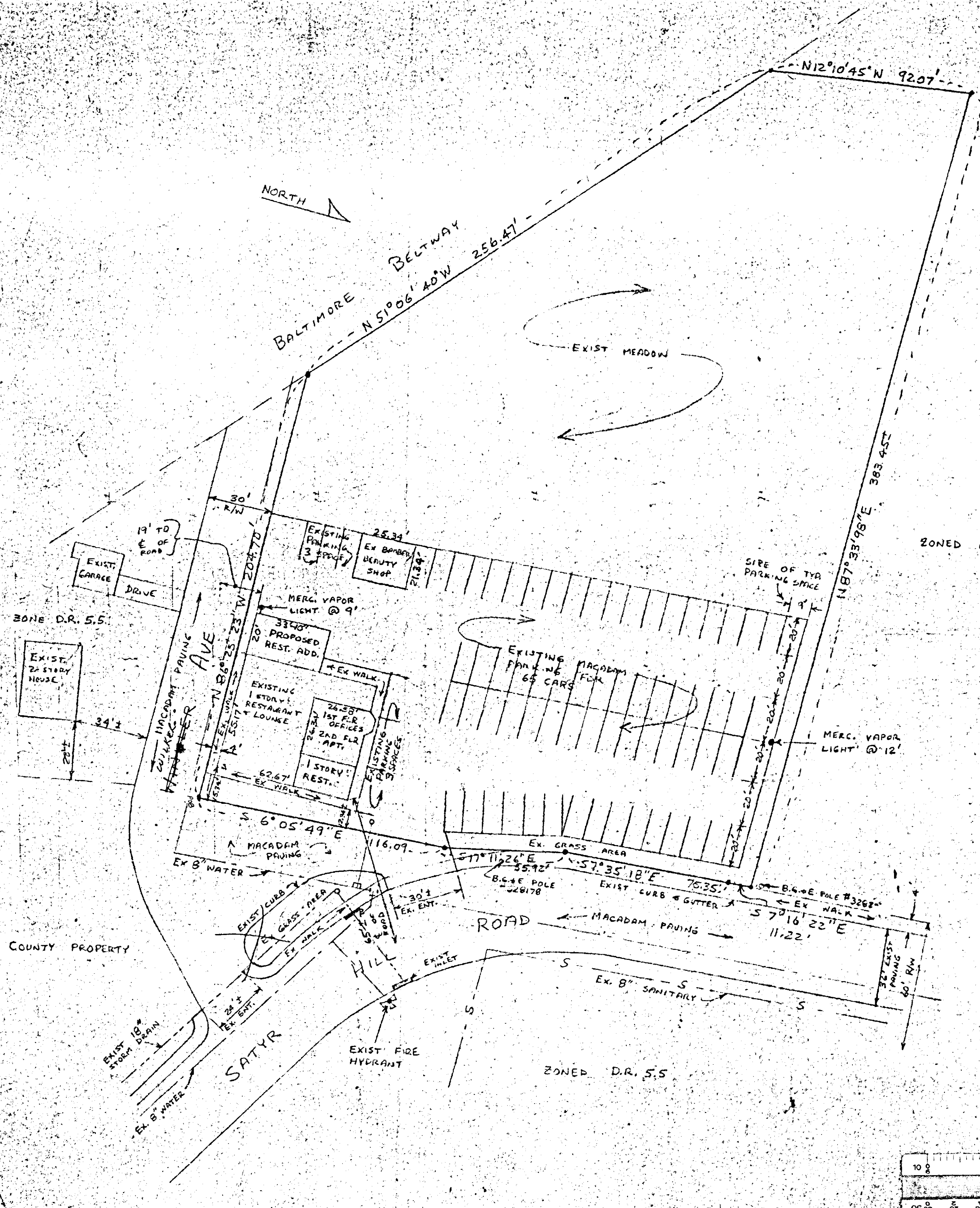
Location of property: NW cor. of Satyr Hill Rd. & Winkler Ave.
8712 Satyr Hill Rd.

Location of Signs: Corner Satyr Hill Rd. & Winkler Ave.
on property of Petitioner

Remarks:

Posted by *[Signature]* Date of return: 7/18/85

Number of Signs: 1



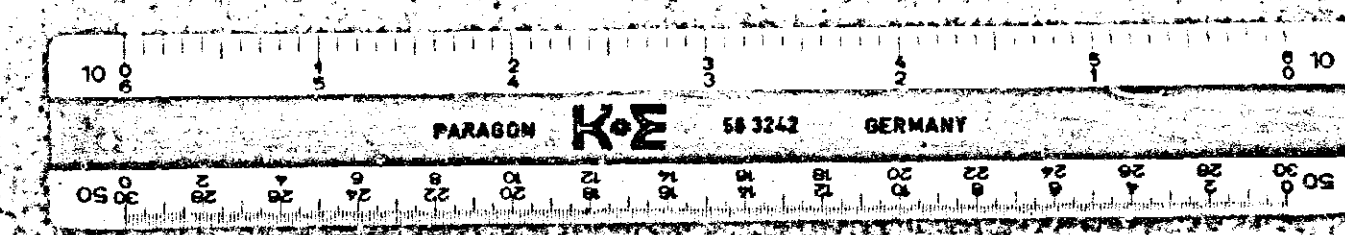
NOTES

1. 9TH ELECTION DIST. BALTO. CO., MD.
2. EXIST. ZONING B.L.
3. EXIST / PROPOSED USE: RESTAURANT, LOUNGE, BEAUTY SHOP, BARBER SHOP.
4. AREA OF PROPERTY 1.80 ACRES ±
5. EXISTING PARKING FOR 71 CARS
6. PARKING SPACES REQUIRED

a. EXISTING RESTAURANT AND PROPOSED ADDITION W/ LOBBY AND 2 BATHS	- 3218.70/50	64.4 SPACES
b. BASEMENT STORAGE	- 790.0/0	0
c. OFFICES	- 916.0/500	1.8
d. 2ND FLOOR APARTMENT	- 790.0/1	1.0
e. EXIST. BEAUTY / BARBER SHOP	- 540.8/300	1.8
TOTAL REQUIRED		69 SPACES
TOTAL EXISTING PARKING		71 SPACES

PETITION TO ALLOW 4' SIDE YARD
IN LIEU OF 10' SIDE YARD.

PETITIONER'S
EXHIBIT 1



VALLEY VIEW INN
APRIL 1985
SCALE 1" = 30' 1 OF 1

MAP NO.	30
DATE	4/1/85
BY	1
FOR	2

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

Beginning northwest of the intersection of Satyr Hill Road and Winkler Avenue at a distance of 19 feet north of the centerline of Winkler Avenue and 123 feet southwest of the centerline of Satyr Hill Road, proceed north 86 degree 25 minutes 23 seconds W a distance of 204.70 feet; thence north 51 degree 6 minutes 40 seconds W a distance of 296.47 feet; thence north 12 degree 10 minutes 45 seconds W a distance of 92.07 feet; thence north 87 degree 33 minutes 98 seconds E a distance of 383.45 feet; thence south 7 degree 16 minutes 22 seconds E a distance of 11.22 feet; thence south 7 degree 35 minutes 18 seconds E a distance of 75.35 feet; thence south 17 degree 11 minutes 26 seconds E a distance of 55.7 feet; thence south 6 degree 5 minutes 49 seconds E a distance of 116.09 feet. Also known as 8712 Satyr Hill Road in the 9th election district.

IN RE: PETITION ZONING VARIANCE
NW corner of Satyr Hill Road
and Winkler Avenue (8712 Satyr
Hill Road) - 9th Election
District
Loretzos Halkousis,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-56-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of four feet instead of the required ten feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Christian Hayes, the contractor. There were no Protestants.

Testimony indicated that the subject property, zoned B.L., is improved with an existing restaurant and bar known as the Valley View Inn. It is located on the corner of Winkler Avenue and Satyr Hill Road and fronts Satyr Hill Road. The Petitioner has owned the business for 13 years and wants to expand it by constructing an approximately 20' x 34' addition to the approximately 55' x 63' existing building to allow for additional seating, kitchen space, and an entrance foyer from the parking lot. The existing building is situated four feet from the side property line and is nonconforming.

It has been a long-standing policy of the Zoning Commissioner to require that appropriate variances be requested to legalize existing setbacks when major commercial additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed addition will be constructed in line with the existing building and will not create any other deficiency other than also being four feet from the side property line rather

than the ten feet required by law. If the variance were denied, the Petitioner would be forced to relocate the proposed addition which would necessitate total reorganization of the interior of the existing building at a tremendous cost in terms of time and money.

The Petitioner seeks relief from Section 232.2.b, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of August, 1985, that the Petition for Zoning Variance to permit a side yard setback of four feet instead of the required ten feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Benjamin Bronstein, Esquire
People's Counsel

Petition for Variance
9th Election District

LOCATION: Northwest corner of Satyr Hill Road and Winkler Avenue (8712 Satyr Hill Road)

DATE AND TIME: Monday, August 5, 1985 at 10:45 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 from Section 232.2B to permit a side yard of 4' in lieu of the required 10'.

Being the property of Loretzos Halkousis as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
NW Corner of Satyr Hill
Rd. & Winkler Ave.
(8712 Satyr Hill Rd.)
9th District
LORETZOS HALKOUSIS,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-56-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Loretzos Halkousis, 8712 Satyr Hill Road, Baltimore, MD 21234, Petitioner; & David A. DeVos, 7203 Harford Rd., Baltimore, MD 21234, who requested notification.

[Signature]
Peter Max Zimmerman

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

August 5, 1985

Arnold Jablon, Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21204

RE: Case No. 86-56-A
LORETZOS HALKOUSIS

Dear Mr. Jablon:

Please enter my appearance on behalf of the Petitioner in the above entitled case.

Very truly yours,
[Signature]
Benjamin Bronstein

BB/jra

ORDER RECEIVED FOR FILING

DATE August 7, 1985
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

- 3 -

Loretzos Halkousis
8712 Satyr Hill Road
Baltimore, Maryland 21234

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW corner of Satyr Hill Rd. and
Winkler Ave. (8712 Satyr Hill Road)
9th Election District
Case No. 86-56-A

TIME: 10:45 a.m.

DATE: Monday, August 5, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

cc: David A. DeVos
7203 Harford Road
Baltimore, Maryland 21234

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

No. 007243

DATE 8-21-85 ACCOUNT 86-56-A

AMOUNT \$ 63.40

RECEIVED FROM DAVID A. DEVOS

FOR: Fee for 361 Halkousis

8 8012*****100001a 821WF

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 1, 1985

Loretzos Halkousis
8712 Satyr Hill Road
Baltimore, Maryland 21234

RE: Petition for Variance
NW corner of Satyr Hill Road and
Winkler Ave. (8712 Satyr Hill Rd.)
9th Election District
Case No. 86-56-A

Dear Mr. Halkousis,
This is to advise you that \$ 63.40 is due for advertising
and posting of the above property. This fee must be paid before
an Order is issued.

This fee must be paid and the zoning sign and post returned
on the day of the hearing. Do not remove sign until day of the
hearing.

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 006880

DATE 8-5-85 ACCOUNT 86-56-A

AMOUNT \$ 63.40

RECEIVED FROM MR. Halkousis

FOR: Advertising Posting

8 8012*****100001a 800WF

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 18, 1985.

86-56-A

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22

PETITION FOR VARIANCE
9th Election District

LOCATION: Northwest corner of
Satyr Hill Road and Winkler Avenue
(8712 Satyr Hill Road)
DATE AND TIME: Monday, August
5, 1985 at 10:45 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 Variance from Section 232.2B to permit a side yard of 4' in lieu of the required 10'.
Being the property of Loretzos Halkousis as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 18.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-56-A

District 9th Date of Posting 7/18/85

Posted for: Variance

Petitioner: Loretzos Halkousis

Location of property: NW cor. of Satyr Hill Rd. & Winkler Ave.

8712 Satyr Hill Rd.

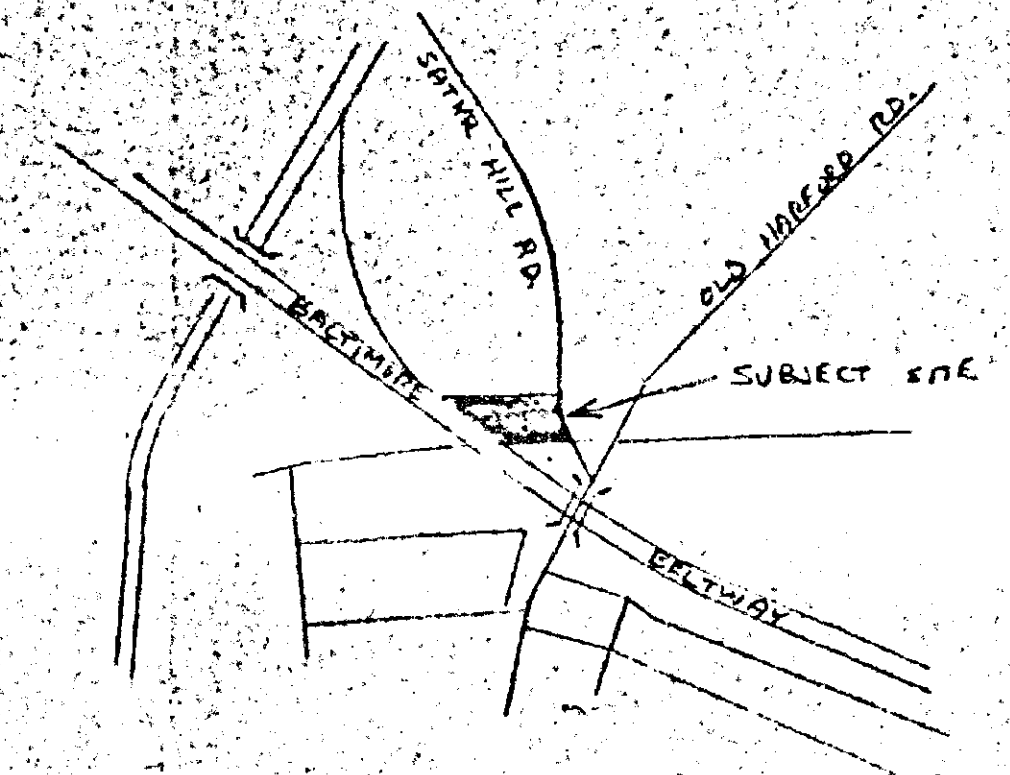
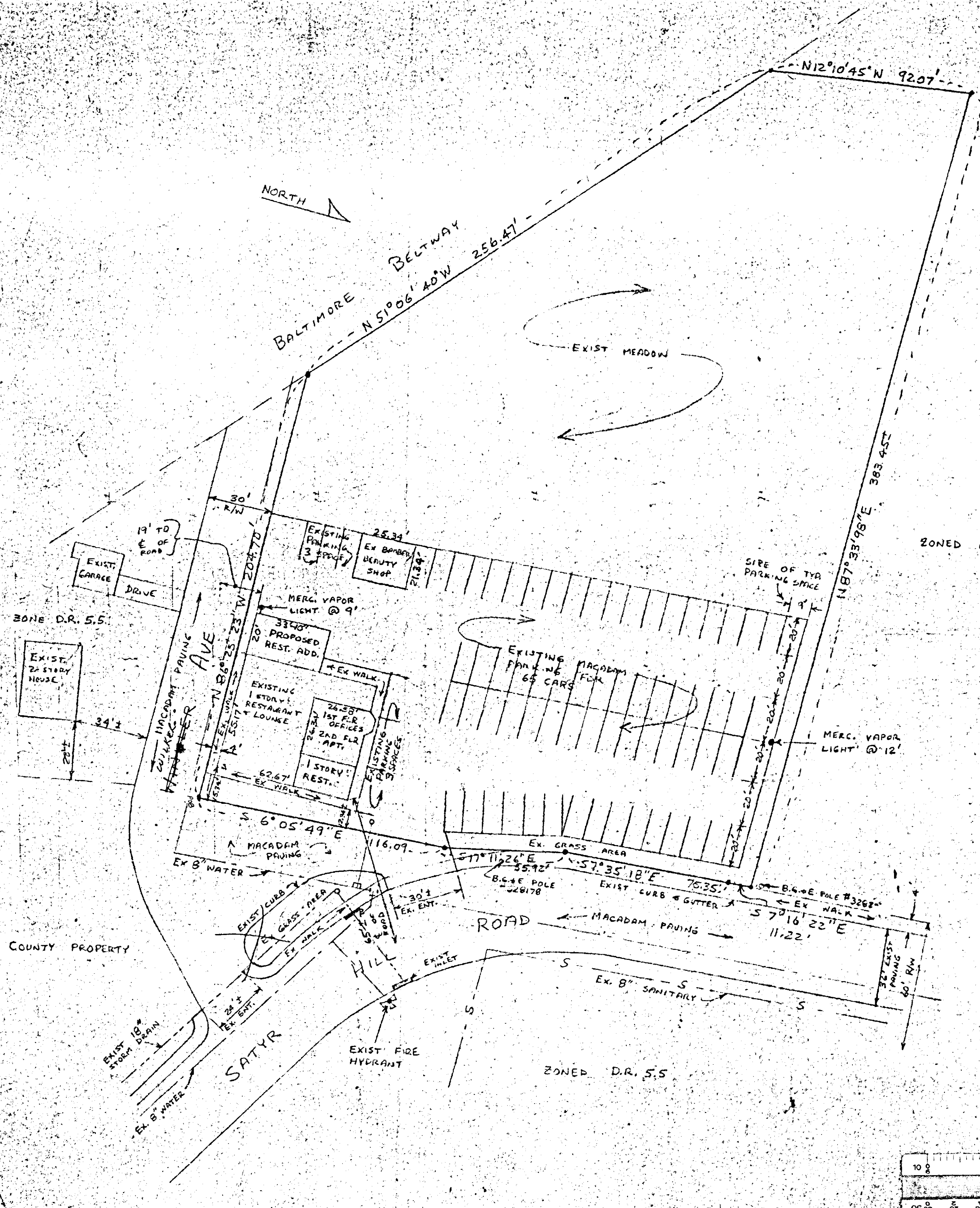
Location of Signs: Corner Satyr Hill Rd. & Winkler Ave.

on property of Petitioner

Remarks:

Posted by *[Signature]* Date of return: 7/18/85

Number of Signs: 1



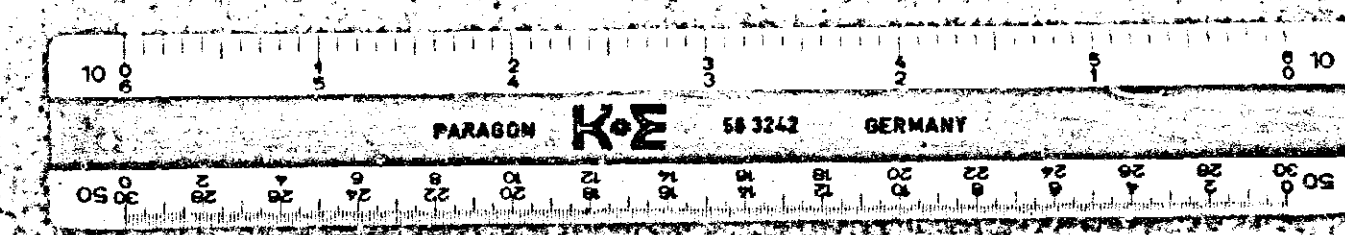
NOTES

1. 9TH ELECTION DIST. BALTO. CO., MD.
2. EXIST. ZONING B.L.
3. EXIST / PROPOSED USE: RESTAURANT, LOUNGE, BEAUTY SHOP, BARBER SHOP.
4. AREA OF PROPERTY 1.80 ACRES ±
5. EXISTING PARKING FOR 71 CARS
6. PARKING SPACES REQUIRED

a. EXISTING RESTAURANT AND PROPOSED ADDITION W/ LOBBY AND 2 BATHS	- 3218.70/50	64.4 SPACES
b. BASEMENT STORAGE	- 790.0/0	0
c. OFFICES	- 916.0/500	1.8
d. 2ND FLOOR APARTMENT	- 790.0/1	1.0
e. EXIST. BEAUTY / BARBER SHOP	- 540.8/300	1.8
TOTAL REQUIRED		69 SPACES
TOTAL EXISTING PARKING		71 SPACES

PETITION TO ALLOW 4' SIDE YARD
IN LIEU OF 10' SIDE YARD.

PETITIONER'S
EXHIBIT 1



VALLEY VIEW INN
APRIL 1985
SCALE 1" = 30' 1 OF 1

MAP NO.	30
DATE	4/1/85
BY	1
FOR	2