

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 409.1(b)(6) to permit 100 parking spaces in lieu of the required 133 spaces.

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

Construct addition for larger facilities to accommodate the public.

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.

Contract Purchaser:

(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

Konstantine Prevas
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 752-2340

Legal Owner(s):

George Kosmakos
(Type or Print Name)
Signature
Address
City and State

Gus Kosmakos
(Type or Print Name)
Signature
Address
City and State

John Grigorakos
(Type or Print Name)
Signature
Address
City and State

Nick Kosmakos
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Cicero H. Brown - Architect
Name
1008 Hart Road, Towson 825-4282
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 1985, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1985, at 10:45 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-176-A

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 this 17th day of September, 1985.

Petitioner: George Kosmakos, et al
Petitioner's Attorney: Konstantine Prevas, Esquire

Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 7, 1985

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

Xonstantine Prevas, Esquire
5 Light Street
Baltimore, Maryland 21202

RE: Item No. 411 - Case No. 86-176-A
Petitioners - George Kosmakos, et al
Variance Petition

Dear Mr. Prevas:

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.

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,

JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures.

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234

MICROFILMED

Maryland Department of Transportation

State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

July 18, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: N. Commodari

Re: Item # 411
Property Owner: George Kosmakos, et al
Location: E/S York Road (Route 45) 160' N. of Gibbons Blvd.
Existing Zoning: B.L. C.T.
Proposed Zoning: Var. to permit 100 parking spaces in lieu of the required 133 spaces
Acres: 1.36 acres
District: 8th

Dear Mr. Commodari:

On review of the submittal of 6/21/85, and a field inspection, the State Highway Administration finds the plan generally acceptable.

On the day of inspection, it was noted that additional parking can be obtained at the "Roeder Travel Agency" because no barrier exist between the properties.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: G. Ogle w/att

enclosure

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 7177 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3530

STEPHEN E. COLLINS
DIRECTOR

August 2, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 411 -ZAC- July 9, 1985
Property Owner: George Kosmakos, et al
Location: E/S York Road, 160' N. of Gibbons Boulevard
Existing Zoning: B.L. - C.T.
Proposed Zoning: Variance to permit 100 parking spaces in lieu of the required 133 spaces

Acres: 1.36
District: 8th

Dear Mr. Jablon:

The requested variance to parking can be expected to cause parking problems in the residential area behind the site.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

MICROFILMED

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. RENCKE
CHIEF

July 31, 1985

Mr. Arnold Jablon
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: George Kosmakos, et al

Location: E/S York Road, 160' N. of Gibbons Blvd.

Item No.: 411

Zoning Agenda: Meeting of 7/9/85

Gentlemen:

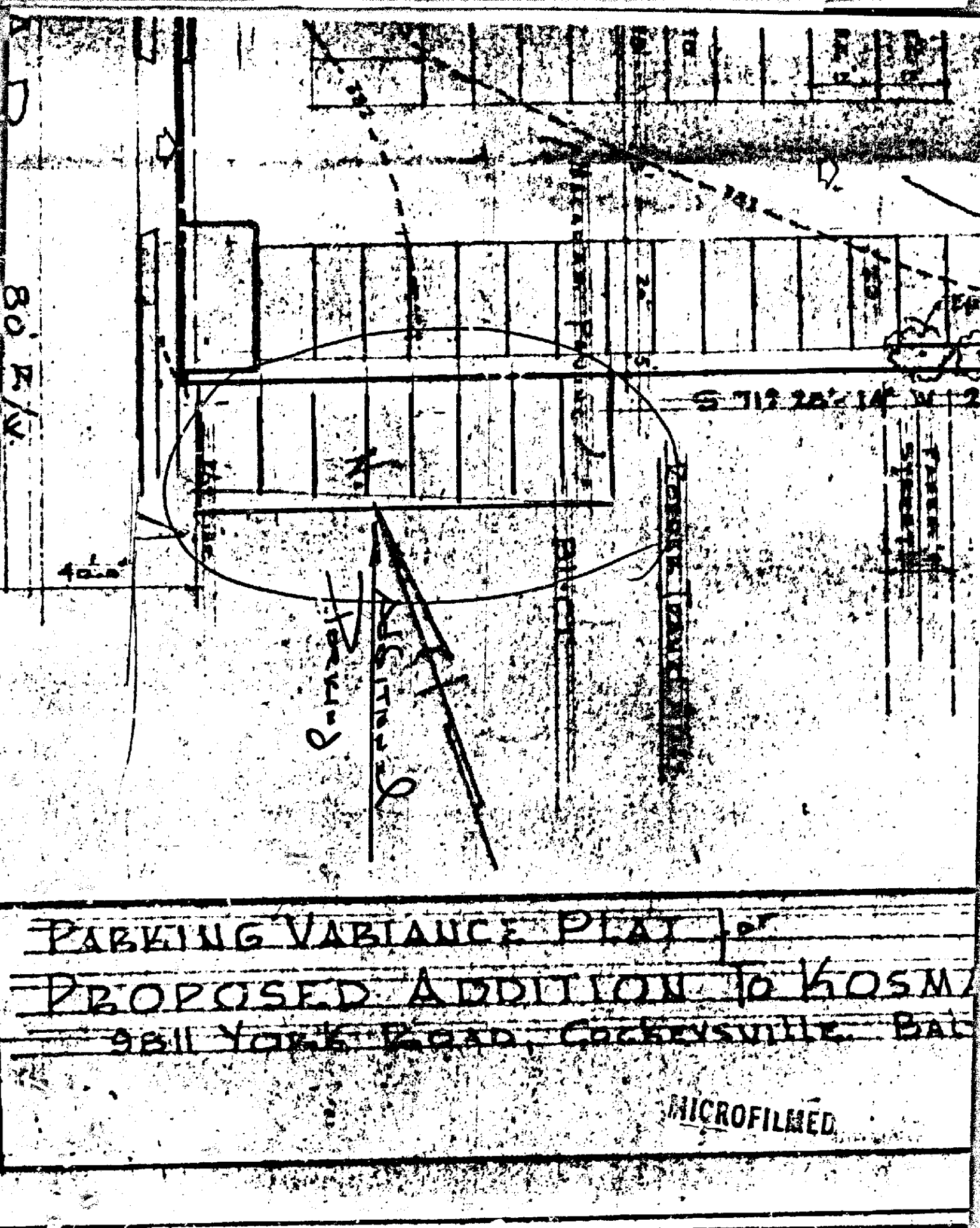
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 20 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

MICROFILMED



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

OCTOBER 7, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 411
Property Owner: GEORGE KOSMAKOS et al
Location: E/S YORK RD, 160' N. OF GIBBONS BLVD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on .
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by §111-176-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is .
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by §111-176-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Roswell

Eugene A. Rober
Chief, Current Planning and Development

MICROFILMED

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



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 19, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 411 Zoning Advisory Committee Meeting are as follows:

Property Owner: George Kosmakos, et al
Location: E/S York Road, 160' N of Gibbons Blvd.
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Divergence. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE: 1. Comments: A zoning permit is required for the portion of the existing building to be razed. Five handicapped spaces are required by the State Handicapped Code. If the stairs lead to a basement see sprinkler requirements of Section 1702.14 and/or 1702.15.

10/28
86-176

and by Roeder Travel Agency, which is adjacent to the south on York Road, are screened from the parking lot by a fence and screening. There is no access from the residential zone in the rear to the site. Vehicles of customers could not invade the residential area.

The Petitioners seek relief from Section 409.2.b.(6), 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:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. 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
3. 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 a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 24, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Revised
Comments on Item # 411/ Zoning Advisory Committee Meeting are as follows:

Property Owner: George Kosmakos, et al
Location: E/S York Road, 160' N of Gibbons Blvd.
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Divergence. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: Revised plan is still two handicapped spaces short. Type of construction, required exits shall comply with the Code. Show curb cuts, ramps, etc. for handicapped.
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204.

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86-176

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 31st day of October, 1985, that the Petition for Zoning Variance to permit 100 parking spaces instead of the required 133 spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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

By _____
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Konstantine Prevas, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 21, 1985

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

SUBJECT: Zoning Petition No. 86-176-A

There are no comprehensive planning factors requiring comment on this petition.

By _____
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGM:salm

10/28
86-176

PETITION FOR VARIANCE
8th Election District

LOCATION: East side of York Road, 160' North of Gibbons Boulevard (1981 York Road)

DATE AND TIME: Monday, October 28, 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 409.2.b.(6) to permit 100 parking spaces in lieu of the required 133.

Being the property of _____ George Kosmakos, et al _____ 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

IN RE: PETITION ZONING VARIANCE
E/S of York Road, 160' N of
Gibbons Boulevard (1981 York
Road) - 8th Election District
George Kosmakos, et al,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-176-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 100 parking spaces instead of the required 133 spaces, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, by Kosmos Kosmakos, appeared and testified and were represented by Counsel. Cicero Brown, a registered architect, appeared on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned B.L., is improved with an existing 5,136 square foot restaurant located on York Road, with Monroe Street, a dead-end street, adjacent to the rear. The Petitioners propose to raze an existing storage area containing 936 square feet to the rear of the building and construct a new addition containing 2,432 square feet. The Petitioners have found that their bar and lounge business is increasing and that more space is needed so as not to disrupt or impede the existing restaurant business. This proposed addition requires 33 more parking spaces.

Since May, 1985, Mr. Brown has visited the site at different times to determine whether the existing 100 parking spaces were ever fully utilized. They were not. Mr. Kosmakos testified that the existing parking area has never been full, and both he and Mr. Brown believe the 100 parking spaces provided will satisfactorily serve the parking needs of the customers. The site is surrounded by other commercial sites and by some residential homes to the rear sides of the property. These homes, owned by the Petitioners

10/28
86-176

ORDER RECEIVED FOR FILING
DATE Oct 21, 1985
BY John P. Lusk

10/28
86-176

ORDER RECEIVED FOR FILING
DATE Oct 21, 1985
BY John P. Lusk

10/28
86-176

apr associates, inc.
surveyors-engineers

ALEXANDER P. RAYDA, PROF. L.S.
RICHARD J. TRAULOVE, P.E.

DESCRIPTION OF PROPERTY
9811 YORK ROAD AND 9812-9814 MONROE STREET
8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northeastly right-of-way line of York Road as widened and shown on the State Highway Administration Plats No. 42202 and 42203; said point of beginning being situate 160 feet more or less, measured in the Northeastly direction from the corner formed by the intersection of the Northeastly right-of-way line of York Road with the Northerly side of Gibbons Boulevard; thence running and binding along the Northeastly right-of-way line of York Road North 18 degrees 31 minutes 46 seconds West 232.25 feet; thence leaving York Road and running South 89 degrees 00 minutes 46 seconds East 160.14 feet; thence North 18 degrees 31 minutes 46 seconds West 121.15 feet and thence North 71 degrees 28 minutes 14 seconds East 95.00 feet to intersect the Westerly side of Monroe Street, 40 feet wide; thence binding thereon South 18 degrees 31 minutes 46 seconds East 300.00 feet; thence leaving Monroe Street and running South 71 degrees 28 minutes 14 seconds West 245.94 feet to the point of beginning; containing 1.3666 acres more or less.

6-17-85



7427 harford road baltimore, md. 21234 tel: 301 444 4312

RE: PETITION FOR VARIANCE
E/S York Rd., 160' N of
Gibbons Blvd.,
8th District
GEORGE KOSMAKOS, et al.,
Petitioners

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-176-A

ENTRY OF APPEARANCE

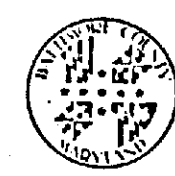
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 1st day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Konstantine Prevas, Esquire, 5 Light St., Baltimore, MD 21202, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

October 24, 1985

Konstantine Prevas, Esquire
5 Light Street
Baltimore, Maryland 21202

Re: Petition for Variance
E/S York Rd., 160' N/Gibbons Blvd.
(9811 York Road)
8th Election District
George Kosmakos, et al - Petitioners
Case No. 86-176-A

Dear Mr. Prevas:

This is to advise you that \$66.00 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,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Konstantine Prevas, Esquire
5 Light Street
Baltimore, Maryland 21202

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S York Rd., 160' N/Gibbons Blvd.
(9811 York Road)
8th Election District
George Kosmakos, et al - Petitioners
Case No. 86-176-A

TIME: 10:45 a.m.

DATE: Monday, October 28, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

cc: Cicero H. Brown
1008 Hart Road
Towson, Md. 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 9, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 9, 1985.

TOWSON TIMES,

P.B. Ventak
Publisher

34.00

PETITION FOR VARIANCE
8th Election District
LOCATION: East side of York Road, 160' North of Gibbons Boulevard (9811 York Road)
DATE AND TIME: Monday, October 14, 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 on the petition for Variance from Section 400.2 (b)(2) to permit 100 parking spaces in lieu of the lot area of 131,000 sq. ft. as shown on the plat filed with the Zoning Office.
In the event that the Petition is granted, a building permit may be issued for the 100 parking spaces. The Zoning Commissioner will, however, consider any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Oct. 10, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10, 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 October 10, 1985.

THE JEFFERSONIAN,

P.B. Ventak
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
8th Election District
LOCATION: East side of York Road, 160' North of Gibbons Boulevard (9811 York Road)
DATE AND TIME: Monday, October 14, 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 on the petition for Variance from Section 400.2 (b)(2) to permit 100 parking spaces in lieu of the lot area of 131,000 sq. ft. as shown on the plat filed with the Zoning Office.
In the event that the Petition is granted, a building permit may be issued for the 100 parking spaces. The Zoning Commissioner will, however, consider any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Oct. 10, 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 10/15

Posted for: Variance

Petitioner: George Kosmakos, et al.

Location of property: E/S York Rd., 160' N/Gibbons Rd.

Location of Sign: 1. Along York Rd., from Z. Ex. rd. way

2. Along Monroe St. from 1st Ex. rd. way, both on property & adjacent

Remarks: 1. 10' x 10' sign

Posted by: *Arnold Jablon* Date of return: 10/15

Number of Signs: 2

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

No. 008537

DATE: 10-28-85 ACCOUNT: 01-615-000

AMOUNT: \$ 107.00

RECEIVED FROM: *George Kosmakos*

FOR: 10' fee for 10' x 10' signs

B / B040*****1000000 3275F

VALIDATION OR SIGNATURE OF CASHIER

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

No. 012469

DATE: 10-28-85 ACCOUNT: 01-615-000

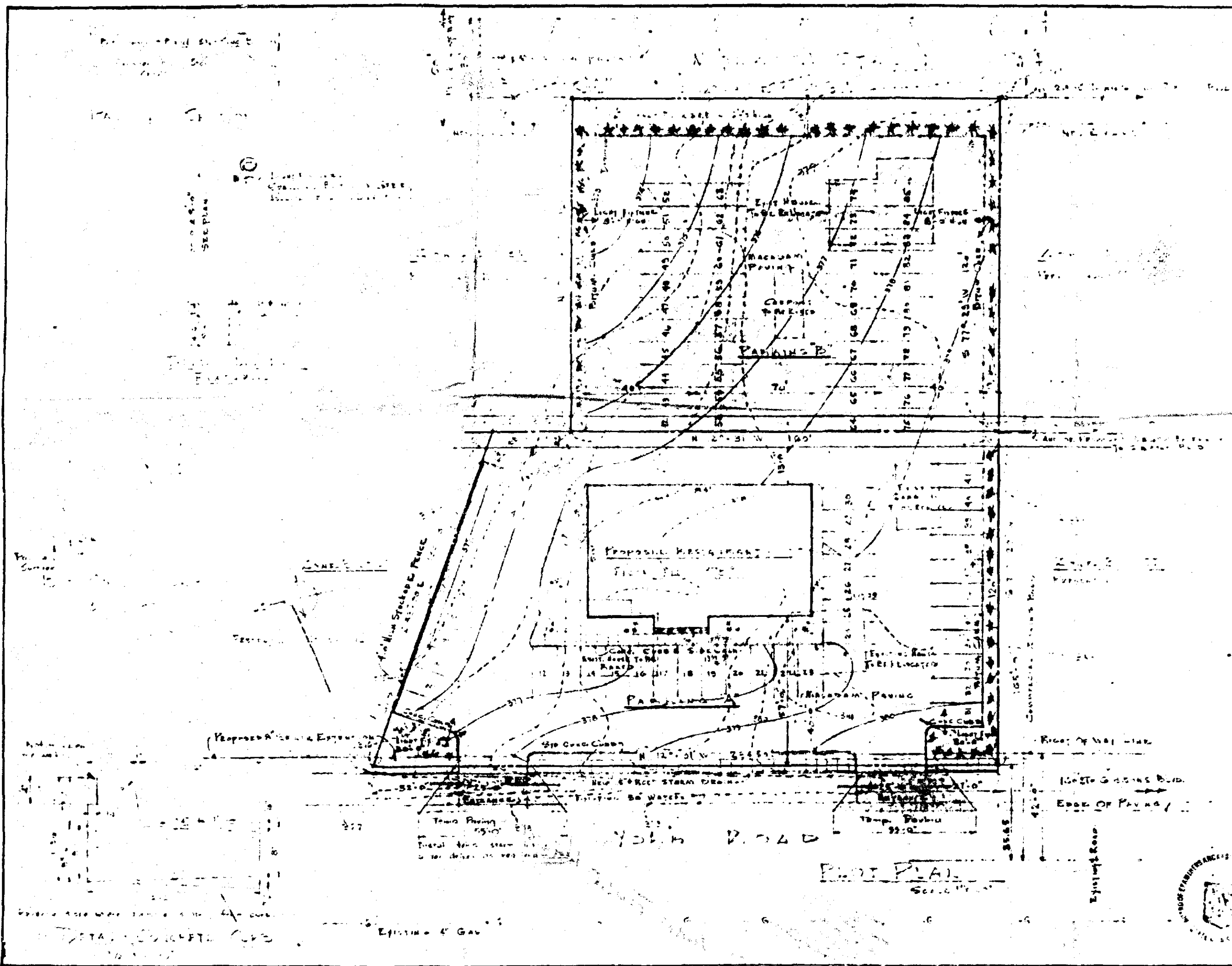
AMOUNT: \$ 66.00

RECEIVED FROM: *C.H. Brown*

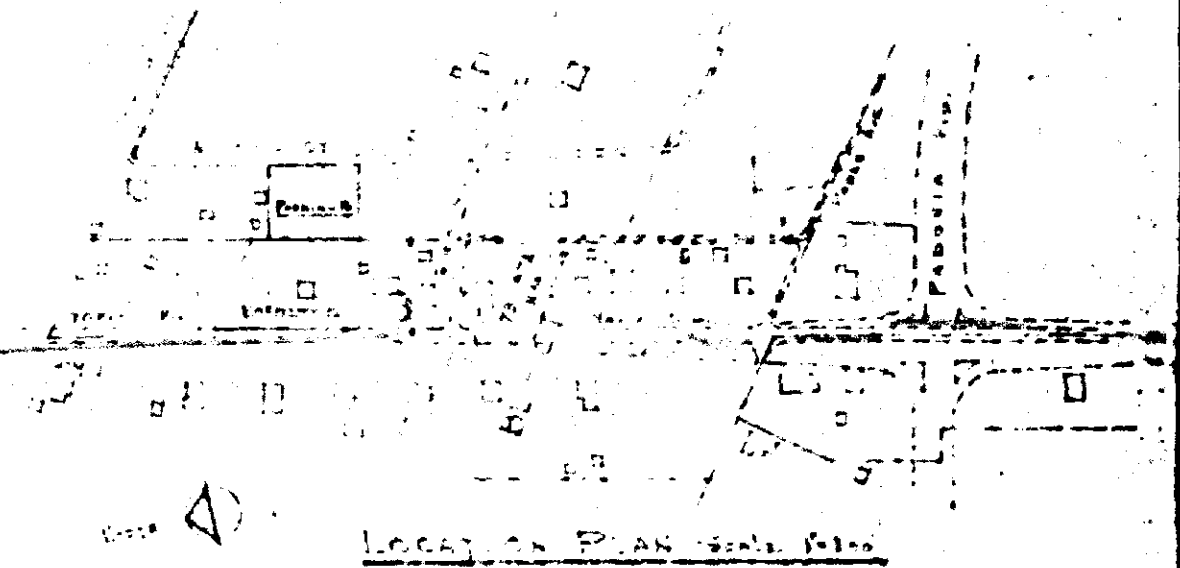
FOR: 10' fee for 10' x 10' signs

B / B040*****1000000 3275F

VALIDATION OR SIGNATURE OF CASHIER



- GENERAL NOTES:
1. THIS PLAN IS FOR THE PROPOSED RESTAURANT ONLY. IT DOES NOT INCLUDE THE PROPOSED PARKING LOT.
 2. THE PROPOSED PARKING LOT IS TO BE PROVIDED FOR 50-55 CARS AT THE PROPOSED RESTAURANT.
 3. THE PROPOSED RESTAURANT IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.
 4. THE PROPOSED RESTAURANT IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.
 5. THE PROPOSED RESTAURANT IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John T. Hinkle*
 DATE: 7-17-73

REVISIONS PER ZONING REQUIREMENTS
 7-12-73

PLANNING DEPARTMENT
 4200 E. 10th St. - 44 SPACES REQUIRED
 55 SPACES INDICATED

**PRELIMINARY LOCATION PLAN
 FOR PROPOSED PAPPY'S RESTAURANT**

CORREYVILLE, EASTMORE COUNTY, MD.

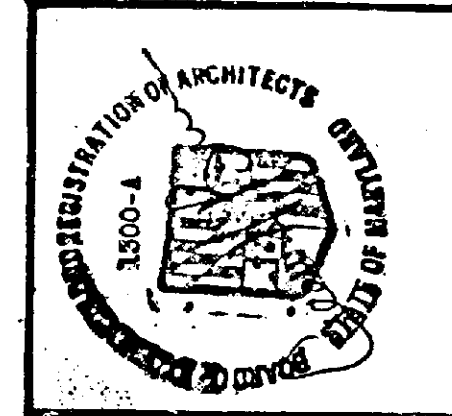
LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 - 20, 29, 30, 31, 32, 33, 34 & 35
 Block B/B

PLAT No 2 TIMONIUM HEIGHTS
 PLAT Book W.P.C. No. 7 PART 1-15
 8th DISTRICT

NOTE: MEASUREMENTS, DIMENSIONS, ETC. TAKEN
 FROM DOLLINGER'S PROGRESS PLAT DATED 3-20-73

CHEROKEE B. SHOWERS, JR.
 ARCHITECT
 1000 E. 10th St.
 EASTMORE COUNTY, MD.

REVISED PLANS
8/24/85
TOWN No. B504
DATE: 6-20-85
SCALE: 1" = 20'
DRAWN BY: J.P.
CHK'D BY: J.P.
LAST REV. 8-22-85

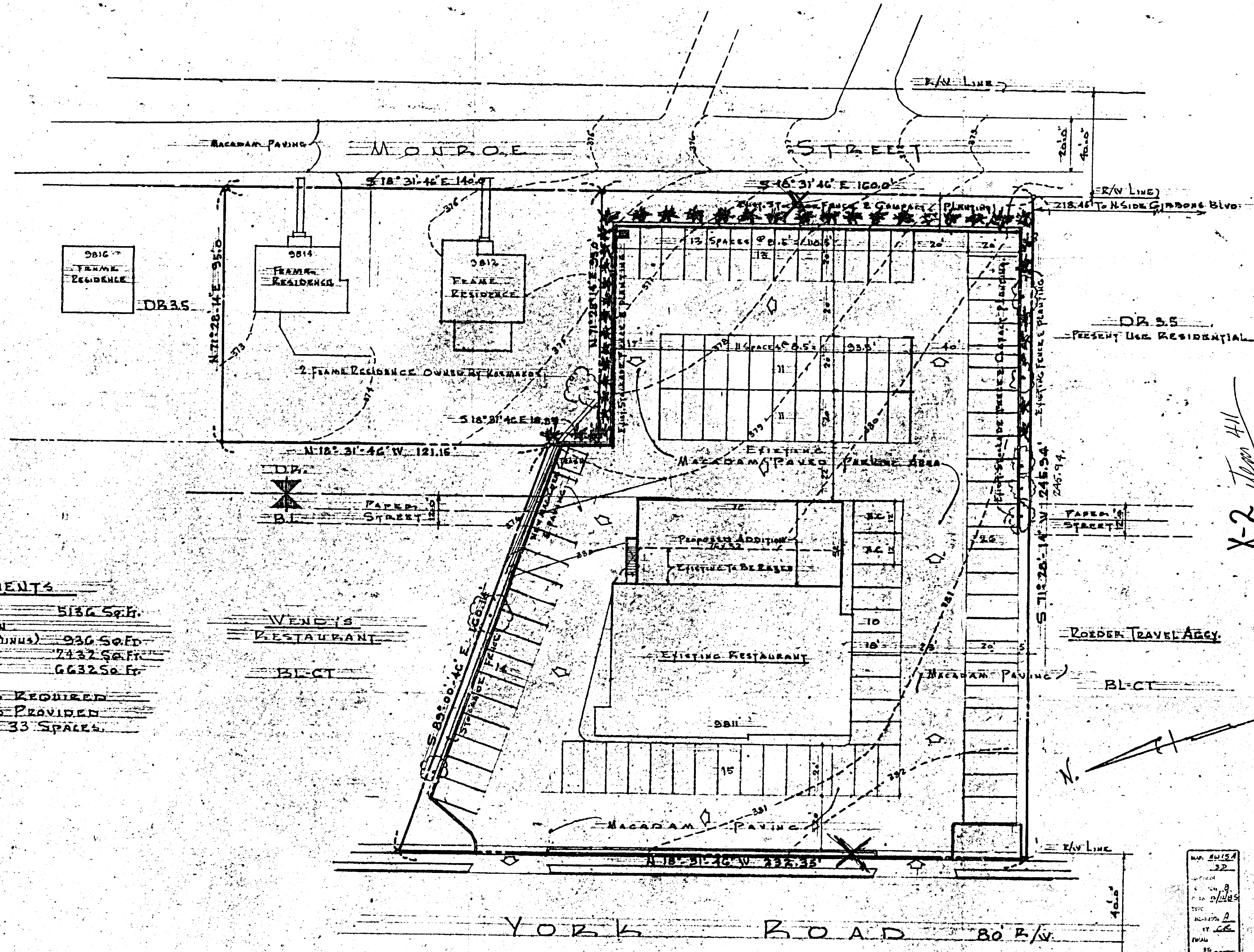


ARCHITECT
CICERO H. BROWN
1008 HART ROAD
TOWSON, MD.

PARKING VARIANCE PLAT FOR
PROPOSED ADDITION TO KOSMARKOS INN
9811 YORK ROAD, COCKEYSVILLE, BALTO. CO. MD.

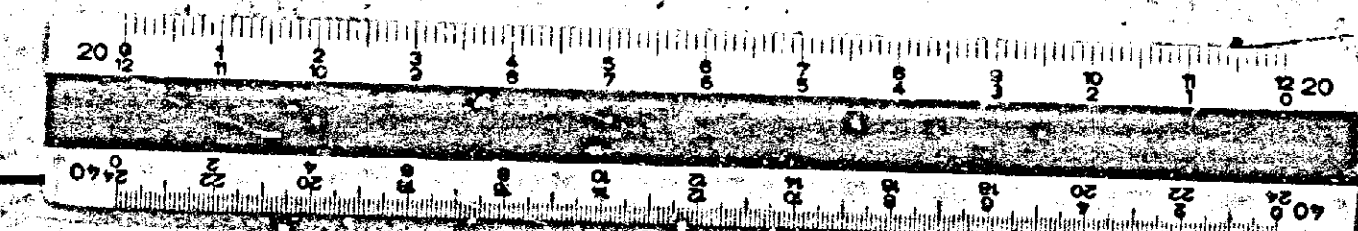
SHEET No. **A-1**
OF 1 SHEETS
ISSUE DATE
6-21-85
REV. 8-22-85

PARKING REQUIREMENTS
EXISTING RESTAURANT 5136 S.F.
EXIST. STORAGE ADDITION
TO BE ZONED (MINUS) 930 S.F.
PROPOSED ADDITION 7432 S.F.
TOTAL AREA 6632 S.F.
6632/50 = 133 SPACES REQUIRED
100 SPACES PROVIDED
VARIANCE REQUEST FOR 33 SPACES



X-2 Item 411

PETITIONER'S
EXHIBIT



#41

Com. No. B504
DATE: 6-20-85
SCALE: 1" = 30'
DRAWN BY: J.P.
CHECKED BY: J.P.
LAST REV.



ARCHITECT
CICERO BROWN
1008 EAST ROAD
JANSON, MD.

PARKING VARIANCE PLAT FOR
PROPOSED ADDITION TO KOSMAKOS INN
9811 YORK ROAD, COCKEYSVILLE, BALTO. CO. MD.

Survey No.
AI
On File Since
ISSUED DATE
6-20-85

PARKING REQUIREMENTS
EXISTING RESTAURANT 513' Sq. Ft.
EXIST. STORAGE ADDITION
TO BE DEDUCTED (MINUS) 930' Sq. Ft.
PROPOSED ADDITION 7432' Sq. Ft.
TOTAL AREA 6432' Sq. Ft.
 $6432 / 50 = 128.64$ SPACES REQUIRED
100 SPACES PROVIDED
VARIANCE REQUEST FOR 28 SPACES

