## Cycle II PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Paltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 zone to an BL-CNS zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for () commercial and neighborhood shopping facilities

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

> \_\_\_\_ \_\_\_\_ N ZOOO

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clem 17

Property is to be posted and advertised as prescribed by The Baltimore County Code. I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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

regulations and restrictions of Baltimore County a County.	adopted pursuant to the Boning Daw for Burning
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Michael D. Pangalis (Type or Print Name)  Michael D. Pangalis
Signature	Signature  Demetria M. Pangalis Tsambikos
Address	(Type or Print Name) Wissettia M. Sangele Banker
City and State	Signature
Attorney for Petitioner:	
Will pam E. Chamberlain	Diam Ma
(Type of Print Name)	Address Phone No.
Tignature t	City and State
617-C Stemmers Run Road Address	Name, address and phone number of legal owner, contracted tract purchaser or representative to be contacted
Baltimore, Maryland 21221 City and State	Name
Attorney's Telephone No.: _686-9493	Address Phone No.

Case No. R-87-264-X Michael D. Pangalis & Demetria M. Pangalis Tsambikos

EARC-Form 1

ORDER

It is therefore this 15th day of Jane Board of Appeals of Baltimore County ORDERED that the petition for reclassification of the subject property from D.R. 16 to B.L.-CNS be and the same is hereby GRANTED.

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

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

IN THE MATTER OF THE APPLICATION OF MICHAEL D. PANGALIS & DEMETRIA M. PANGALIS TSAMBIKOS OR ZONING RECLASSIFICATION FROM D.R. 16 TO B.L.-CNS ON PROPERTY LOCATED ON THE NW/s OLD EASTERN AVENUE, 200' SW RICKENBACKER ROAD

15th ELECTION DISTRICT

5th COUNCILMANIC DISTRICT

BEFORE COUNTY BOARD OF APPEALS BALTIMORE COUNTY CASE NO. R-87-264-X

OPINION

This case comes before this Board on a petition for reclassification of a portion of the property located on the north side of Old Eastern Avenue, lying between Stemmers Run Road and within 200 feet of Rickenbacker Road, in the 15th Election District of Baltimore County. The Petitioners request that the smaller portion of their total property be reclassified from D.R. 16 to B.L.-CNS to conform with and re-establish the original B.L. oning of the property. The case was heard this day in its entirety.

Counsel for the Petitioners' first witness was Mr. Michael D. Pangalis, representing the family in this matter, and who presently serves with his sister as executor of their father's estate, which includes this property.

Mr. Pangalis reviewed his father's development of the parcel of approximately 2.8 acres, purchased in 1946, as a commercial plat of land. Situated at a busy intersection of connecting thoroughfares, the site became the location of the present family restaurant, as well as other commercial enterprises over the years. The acreage also became the location of private dwellings for family members as their father provided sites for his children's homes.

Mr. Pangalis testified that he has the original deed to the land designating a B.L. zoning, but was unaware until recently that the land containing the family homes, and that portion subject to this petition, was changed to a

County Board of Appeals of Baltimore County Room 200 Court House

and the state of t

Touson, Maruland 21204 (301) 494-3180

June 15, 1987

William E. Chamberlain, Esquire 617-C Stemmers Run Road Baltimore, MD 21221

> RE: Case No. R-87-264-X Michael D. Pangalis & Demetria M. Pangalis Tsambikos

Dear Mr. Chamberlain:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

Administrative Secretary

Encl.

cc: Michael D. Pangalis Demetria M. Pangalis Tsambikos James Earl Kraft Phyllis Cole Friedman, Esquire Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer Margaret E. du Bois

Case No. R-87-264-X Michael D. Pangalis & Demetria M. Pangalis Tsambikos

D.R. 16 classification. Counsel also focused on what appeared to be an arbitrary zoning change without the owner's knowledge, inasmuch as one of the three family dwellings was bisected by the zoning demarcation line.

Alluding to this error and the history of the property's commercial classification, witness for the Petitioners further testified that the reclassification would not affect traffic in the area, or alter the present environment of the community. Mr. Rubin F. Bard, real estate broker, testified that the B.L.-CNS zoning is appropriate for the total parcel because the predominating zoning of the area is commercial. Properties adjacent to the subject parcel are commercial and the nature of the land usage is oriented to business establishments. The one exception is the large complex of garden apartments to the east and directly across from the Eastern Avenue location of the family dwellings.

Counsel for the Petitioners concluded by requesting that the zoning demarcation line be corrected by moving it from the middle of the Pangalis' property to the eastern edge, as it originally existed in 1946.

In their case against the petition, People's Counsel established that the Petitioner didn't participate in the zoning change when it was initially made. Petitioner also responded that they presently have no plans for the property.

Testifying in opposition, Mr. James Hoswell, Office of Planning, acknowledged that comprehensive zoning procedures are publicized but often unneeded. That the subject property was divided by a zoning line bisecting the Pangalis residence could be attributed to a drafting error. To rectify this oversight, Mr. Hoswell recommended that the line be moved to the west rather than the east. Mr. Hoswell further cited the recommendation of the Baltimore County Planning Board that the location remain D.R. 16 for the reason ample commercial oppor-

MICHAEL D. PANGALIS & DEMETRIA M. PANGALIS TSAMBIKOS

#R- 87-264 - X

1.20 acres

NW/S Old Eastern Avenue, 200' SW Rickenbacker Road

August 26, 1986 Petition Filed

Item #17, Cycle IV, 1986-67 15th District

D.R.16 to B.L. - CNS

617-C Stemmers Run Road Baltimore, MD 21221

William E. Chamberlain, Esquire Counsel for Petitioners

Michael D. Pangalis (c/o of ally)

Pelitioner Petitioner

Demetria M. Pangalis Tsambikos (c/o of attorney)

James Earl Kraft Baltimore County Board of Education

940 York Road 21204

Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer Margaret E. du Bois

Phyllis Cole Friedman, Esquire People's Counsel Case No. R-87-264-X Michael D. Pangalis & Demetria M. Pangalis Tsambikos

tunities have been provided for in the area. Mr. Hoswell also expressed his understandings as to reasons the total property would be detrimental as a B.L.-CNS commercial strip.

The Board makes note that there was no opposition from individuals or community organizations to this petition for reclassification.

The encompassing area is overwhelmingly of a commercial environment and the probability of future residential development is very speculative. Of special consideration are the three individual family, ranch-style, brick residences, of substantial value, situated on the D.R. 16 parcel adjacent to commercial development and subsidized apartment units. The zoning demarcation line dividing the original property boundaries into B.L. and D.R. 16 portions was seemingly intended to account for the existence of the family dwellings, provided. by the father on his commercial site. This relocation and reclassification obviously created a disadvantage for the owner.

Of significance is the consideration that the total property purchased in 1946, and containing six structures, continues to be recorded on a single deed, and gives reason why the family members entered this hearing with no particular plans for future utilization of their property.

Although this property was not an issue in the 1984 Comprehensive Map Process, testimony and evidence gives indication that there has been a noticeable change from a residential to a commercial environment in the vicinity of the location. For this and all of the above reasons, the Board is of the opinion that the reclassification of the subject parcel from D.R. 16 to B.L.-CNS should be granted and will so order.

> FRAMM & ASSOCIATES ENGINEERS . PLANNERS . SURVEYORS 3210 SOUTHGREEN ROAD BALTIMORE, MARYLAND 21207 PHONE (301) 922-4457

DESCRIPTION TO ACCOMPANY THE PETITION FOR FECLASSIFICATION WITH SPECIAL INCIPTION IN THE NEW OF THE PROPERTIES KNOWN AS 1610 THRU 1620 EASTERN AVENUE LOCATED IN THE FIFTH COUNCILLATIC DIS-TRICT AND THE FIFTEENTH ELECTION DISTRICT OF NALTHERE COUNTY, L'ARYLAD.

EEGINNING for the same at a point on the northwest side of Eastern Avenue (also called Old Eastern Avenue) 80 feet wide, atthe distance of 200.00 feet, measured southwesterly along said northwest side of Eastern Avenue, from its intersection with the southwest side of Rickenbacker Road, 60 feet wide; TITICE binding on said northwest side of Eastern Avenue, SOUTH 29-31 WIST 175 feet, more or less;

TIENCE leaving said northwest side of Eastern Avenue, and running at right angles therefrom, NORTH 60- 29 WEST 300.00 THENCE NORTH 29-31 EAST 175 feet, more or less; and THENCE SOUTH 60-29 EAST 300.00 feet to the place of leginning.

CONTAINING 52,500 Square Feet or 1.20 Acres of land, more or less

The Meridian used in the above description refers to the Meridian used to describe the lot of ground conveyed by The Alien Property Custodian of the United States of America to Mike Pangalis by deed dated June 26, 1945 and recorded among the Land Records of Baltimore County, Maryland in Liber R.J.S. No.1388 Folio 504, etc. The subject description is part of said conveyance to Kike Fangalis and is for petition purposes only and is not intended for use in any conveyance of title thereto.



Samuel P. Framm Md. Reg. L.S. No.5817

12-31-87

IN THE MATTER OF MICHAEL D. PANGALIS and

DEMETRIA M. PANGALIS TSAMBIKOS \*

Petitioners ZONING COMMISSIONER RE: PETITION FOR

RECLASSIFICATION FROM D.R. 16 to BL-CNS 1610 Eastern Avenue, 1618 Eastern Avenue, and 1620 Eastern Avenue

BALTIMORE COUNTY

OF

BEFORE THE

The Petitioners seek a reclassification of the following described property:

\* \* \* \* \*

BEGINNING for the same at a point on the northwest side of Eastern Avenue (also called Old Eastern Avenue) 80 feet wide, at the distance of 200.00 feet, measured southwesterly along said northwest side of Eastern Avenue, from its intersection with the scuthwest side of Rickenbacker Road, 60 feet wide; THENCE binding on said northwest side of Eastern Avenue, SOUTH 29 degrees 31 minutes WEST 175 feet, THENCE leaving said northwest side of Eastern Avenue, and running at right angles therefrom, NORTH 60 degrees 29 minutes WEST 300.00 feet: THENCE NORTH 29 degrees 31 minutes EAST 175 feet, more or less; and THENCE SOUTH 60 degrees 29 minutes EAST 300.00 feet to the place of beginning.

CONTAINING 52,500 Square Feet or 1.20 Acres of land, more or less.

BEING all those premises known as 1620, 1618 Eastern Avenue and a portion of those premises known as 1610 Eastern Avenue as designated (D.R. 16) on the unrecorded Plat attached hereto as Exhibit #1 (said Plat designated as "1610 through 1620 Eastern Avenue".

That the legal owners of the premises to be reclassified are as follows:

> 1610 Eastern Avenue is owned by MICHAEL D. PANGALIS, Petitioner;

> 1618 Eastern Avenue is owned by MICHAEL D. PANGALIS, Petitioner;

1620 Eastern Avenue is owned by DEMETRIA M. PANGALIS TSAMBIKOS, Petitioner.

The Petitioners believe the reclassification should be made for the following reasons:

PETITION FOR RECLASSIFICATION

Northwest Side of Old Eastern Avenue, 200 feet Southwest of

Case No. R-87-264-X

The County Board of Appeals for Baltimore County, by authority of the Baltimore

and a Special Exception for commercial and neighborhood shopping facilities

All that parcel of land in the 15th Election District of Baltimore County

EEGINNING for the same at a point on the northwest side of Eastern Avenue (also called Old Eastern Avenue) 80 feet wide, at

the distance of 200.00 feet, measured southwesterly along said northwest side of Eastern Avenue, from its intersection

with the southwest side of Rickenbacker Road, 60 feet wide;

THINCE binding on said northwest side of Eastern Avenue, SOUTH

THENCE leaving said northwest side of Eastern Avenue, and run-

THENCE SOUTH 60-29 EAST 300.00 feet to the place of beginning.

The Meridian used in the above description refers to the Merid-

Property Custodian of the United States of America to Mike Pangalis by deed dated June 26, 1945 and recorded among the Land Records of Baltimore County, Karyland in Liber R.J.S. No.1388

The subject description is part of said conveyance to Mike Pangalis and is for petition purposes only and is not intended for

ian used to describe the lot of ground conveyed by The Alien

CONTAINING 52,500 Square Feet or 1.20 Acres of land, more or less

ning at right angles therefrom, NORTH 60- 29 WEST 300.00

To reclassify the property from a D.R. 16 Zone to a B.L.-C.N.S. Zone

PUBLIC HEARING: Tuesday, May 26, 1987, at 10:00 a.m.

29-31 WEST 175 feet, more or less;

use in any conveyance of title thereto.

Being the property of Michael D. Pangalis, et al

as shown on the plat plan filed with the Zoning Department.

THENCE NORTH 29 31 EAST 175 feet, more or less; and

County Charter, will hold a public hearing:

Rickenbacker Road (1610 through 1620 Eastern Avenue)

LOCATION:

Folio 504, etc.

1. That the adjoining properties to the west of 1610 Eastern Avenue, including a substantial portion of the said 1610 Eastern Avenue are already zoned BL-CNS (ie: 1606 and 1600 Eastern Avenue, and 17 Stemmers Run Road as will appear by reference to Exhibit #1 attached hereto (Plat designated as "16)0 through 1620 Eastern Avenue").

That the south side of Eastern Avenue, from its intersection with Back River Neck Road for a distance of approximately 222 feet westerly is presently zoned BL; and the easterly side of Back River Neck Road for a distance in excess of 200 feet is presently zoned BL.

- 2. All the premises immediately east of the subject property to the intersection of Eastern Avenue and Rickenbacker Road, extending in a northerly direction to Eastern Boulevard for a distance of approximately 1600 feet and in a westerly direction along both avenues for a distance of approximately 3300 feet consist of apartment developments containing approximately 1000 residential apartments.
- 3. That the granting of the reclassification will not be detrimental to the health, safety or general welfare of the neighborhood in which the subject premises is located.
- 4. That the granting of the reclassification will not create congestion in the roads, streets or alleys in the general neighborhood in which the subject premises is located.
- 5. That the granting of the reclassification will not create a potential hazard from fire, panic or other dangers in the general neighborhood in which the subject premises is located.
- 6. That the granting of the reclassification will not interfere with adequate provisions for schools, parks, water,

- 2 --

sewage, transportation or other public requirements, conveniences or improvements in the general neighborhood in which the subject premises is located.

- 7. That the granting of the reclassification will not interfere with adequate light and air to the general neighborhood in which the subject premises is located.
- 8. That, through error of omission, the subject premises (ie: portion of 1610 Eastern Avenue and/1620 Eastern Avenue) was last classified as D.R. 16; that in order to obtain the highest and best use of the aforesaid premises, it has become necessary to correct the classification of D.R. 16 by reclassifying the same to BL-CNS.
- 9. That there is adequate and available public transportation facilities to serve the neighborhood in which the subject premises is located, including the said subject premises.
- That the granting of the reclassification is compatible with the present and projected development or character of the surrounding area of the subject premises.
- That there are adequate public water supply facilities, sewage and solid waste disposal facilities available to the subject premises and to the general neighborhood in which the subject premises is located.

EXHIBITS ATTACHED

Plat designated as "1600 through 1620 Eastern Avenue", (12 copies)

EXHIBIT #2: Description of property to be rezoned (3 copies)

> EXHIBIT #3: 8½ x 11 of property off 200' scale zoning map (2 copies)

> > **-** 3 -

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

May 19, 1987

William E. Chamberlain, Esquire 617-C Stemmers Run Road Baltimore, Maryland 21221

> ARE: PETITION FOR ZONING RECLASSIFICATION NW/S Old Eastern Ave., 200' SW of Rickenbacker Rd. (1610 thru 1620 Eastern Ave.) 15th Election District - 5th Councilmanic District Case No. R-87-264-X Item 17, Cycle IV

Dear Mr. Chamberlain:

This is to advise you that \$290.49 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 RECLASSIFICATION SIGN AND RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

RECEIVED BOARD OF A

Order

IN THE MATTER OF THE PETITION

TO BL-CNS ZONE

FOR RECLASSIFICATION FROM D.R. 16

NW/S Old Eastern Ave., 200' SW of Rickenbacker Rd., 15th District

PANGALIS TSAMBIKOS, Petitioners

MICHAEL D. PANGALIS & DEMETRIA M. : Case No. R-87-264

::::::

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

Phyllis Cole Friedman People's Counsel for Baltimore County

: BEFORE THE COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

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

I HEREBY CERTIFY that on this 5th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to William E. Chamberlain, Esquire, 617-C Stemmers Run Rd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman

EXHIBIT #4: 8 x 11 of property off 1000' scale zoning map (2 copies) William E. Chamberlain

> Baltimore, Maryland 21221 686-9493 Attorney for Michael D. Pangalis and Demetria M. Pangalis Tsambikos

617-C Stemmers Run Road

- 4 -

Magnetic and the second of the BALTIMORE COUNTY, MARYLAND OFFICE (IF FINANCE - REVENUE DIVISION

No. 35883

MISCELLANEOUS CASH RECEIPT 

Mr. dichael rangalia, or., 1020 C Sastern Ave., Balto., 18. 21221 ATMERISELS & POSTING COSTS BY CAUTE FR-87-264-1

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VALIDATION OR SIGNATURE OF CASHIER

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BY ORDER OF WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS BALTIMORE COUNTY

AJ:med

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 4 Special FACTOR Number of Signs: \_\_\_/

PETITION FOR RECLASSIFICATION Case No. R-87-264-X LOCATION: Northwest Side of Old Eastern Avenue, 200 feet Southwest of Rickenbacker Road (1610 through 1620 Eastern Ave nue)
PUBLIC HEARING: Tuesday, May
26, 1987, at 10:00 a.m.
The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter, will
shold a public hearing:
To reclassify the property from
D.R. 16 Zone to a B.L.-C.N.S. Zone
and a Special Exception for commer-THENCE bunding on said northwest side of Eastern Avenue, S 29° 31' W 175 feet, and northwest side of Eastern Avenue, fine mouth with the southwest side of Eastern Avenue, and northwest side of Rickenbacker Road, 60 feet wide;

THENCE bunding on said northwest side of Eastern Avenue, from its intersection with the southwest side of Rickenbacker Road, 60 feet wide;

THENCE bunding on said northwest side of Eastern Avenue, from its intersection with the southwest side of Rickenbacker Road, 60 feet wide;

THENCE bunding on said northwest side of Eastern Avenue, S 29° 31' W 175 feet, more or less;

THENCE leaving said northwest side of Eastern Avenue, and running all right angles therefrom, N 60° 29° W 300.00 feet;

THENCE N 29° 31' E 175 feet, aquino Bunquied assanation speed allender is all Ones — Validaes onn windows and existing storm und storage & work shed attached; ally located in the central historical by older stately homes. Appoint-19, 03-1975 or (301) 941-1100.

CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_May\_7\_\_\_\_\_, 19\_87\_ 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 May 7 , 19.87.

THE JEFFERSONIAN,

Publisher

48.27

**Qe** Times Petition For Reclassification

> This is to Certify, That the annexed was inserted in The Times, a newspaper printed

> > \_ successive

public hearing:
To reclassify the property from a D.R. 16 Zone to a B.L.-C.N.S. Zone and a Special Exception for commerical and neighborhood shopping faciliand published in Baltimore County, once in each ties.
All that parcel of land in the 15th
Election District of Baltimore County.
BEGINNING for the same at a point (ni) on the northwest side of Eastern Avenue (also called Old Eastern Avenue) 86 feet wide, at the distance of 200.00 weeks before the \_ feet, measured southwesterly along said northwest side of Eastern Avenue, from its intersection with the southwest side of Rickenbacker Road. 122 T Publisher. southwest side of Ricksnbacker Road, 60 feet wide;
THENCE binding on said northwest side of Eastern Avenue, SOUTH 29°-31' WEST 175 feet, more or less;
THENCE leaving said northwest side of Eastern Avenue, and running at right angles therefrom, NORTH 60°-29' WEST 300.00 feet;
THENCE NORTH 29°-31' EAST 175 feet, more or less; and

of title thereto.

Being the property of Michael D.

Pangalis, et al, as shown on the plat
plan filed with the Zoning Depart-By Order of William T. Mackett

Case No. R-87-264-X LOCATION: Northwest Side of Old Eastern Avenue, 200 feet Southwest of Rickenbacker Road (1610 through 1620

Eastern Avenue)
PUBLIC HEARING: Tuesday, May

26, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, hy authority of the Baltimore County Charter, will hold a

175 feet, more or less; and THENCE SOUTH 60°-29' EAST

300.00 feet to the place of beginning.
CONTAINING 52,500 squre feet or
1.20 acres of land, more or less
The Meridian used in the above de-

The Meridian used in the above description refers to the Meridian used to describe the lot of ground conveyed by The Alien Property Custodian of the United States of America to Mike Pangalis by deed dated June 26, 1945 and recorded among the Land Records of Baltimore County, Maryland in Liber R.J.S. No. 1388, Folio 504, etc.

The subject description is part of said conveyeance to Mike Pangalis and is for petition purposes only and is not intended for use in any conveyance

County Board of Appeals
Baltimore County

William E. Chamberlain, Esquire 617-C Stemmers Run Road Baltimore, Maryland 21221

April 21, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION NW/S Old Eastern Avenue, 200' SW of Rickenbacker Rd. (1610 thru 1620 Eastern Ave.) 15th Election District Michael D. Pangalis, et al. - Petitioners Case No. R-87-264-X

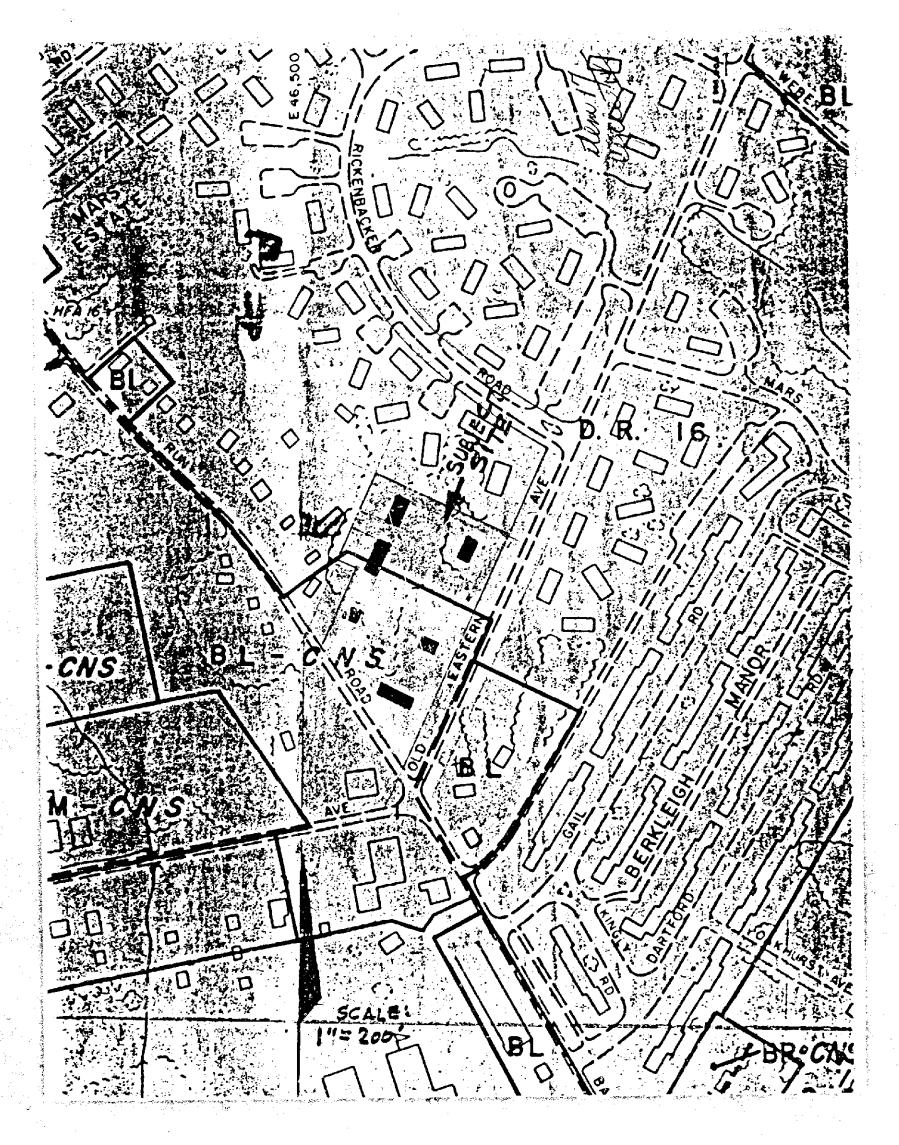
10:00 a.m. TIME: Tuesday, May 26, 1987 🔑

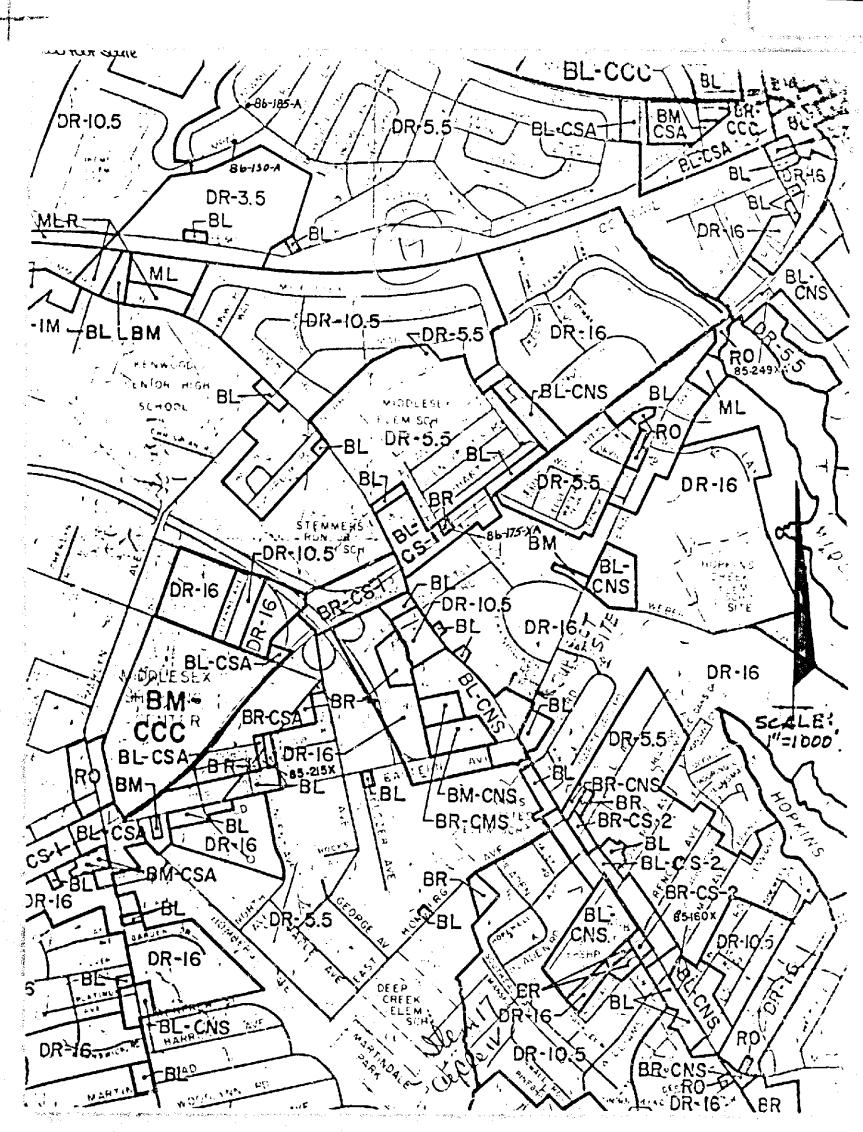
PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND Hackett, Chairman OFFICE OF FL ICE - REVENUE DIVISION 25864 ard of Appeals MISCELLANEOUS CASH RECEIPT

E ZONING OFFICE FOR ADVERTISING AND BLY A WEEK BEFORE THE HEARING. THIS 01-615-000 THE ZONING OFFICE ON THE DAY OF THE

AMOUNT \$ 100.00 \_ e's Counsel for Baltimore County





12-31-37

May 1, 1987

COUNTY OFFICE PLDG.

Chairman MEMBERS

Bureau of Department of Traffic Engineering State Roads Commission fire Prevention Health Department

Project Planning Building Department Roard of Education Zoning Administration

111 W. Chesapeake Ave. Towson, Maryland 21204

William E. Chamberlain, Esquire 617-C Stemmers Run Road Baltimore, Maryland 21221

RE: Item No. 17 - Cycle No. IV Case No. R-87-264-X Petitioner: Michael D. Pangalis and Demetria M. Pangalis Tsambikos Reclassification Petition

Dear Mr. Chamberlain:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Cormittee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before May 25, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two Item No. 17, Cycle IV May 1, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

AMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb (MS018)

Enclosures

cc: Framm & Associates 3210 Southgreen Road Baltimore, Maryland 21207 위. 约 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204 494-3211 NORMAN E. GERBER DIRECTOR

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

CYCLETY OCT. TO APR. 1986-87

OCTOBER 15, 1986

Re: Zoning Advisory Meeting of October 14, 1986 Item & CYCLETY -#17 Property Owner: MICHAELD. PANGALIS etal Location: NW/S OLD EASTERNANE, 2001 SW RICKENBACKER RD.

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.  $(\times)$ 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 forward by the Bureau of Public Services. )This site is part of a larger tract; therfore 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 sails is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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 )Landscaping: Must comply with Baltimore County Landscape Manual.

)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. ( ★ )Additional comments: IF SUBJECT PROPERTY IS REZONED ANY FUTURE

DEVELOPMENT OF THE SITE MUST MEET THE
REQUIREMENTS OF BILL #56-82 "THE DEVELOPMENT REGULPTIONS"

> David Fields, Acting Chief Current Planning and Development

TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE

October 22, 1986

Mr. Arnold Jablen Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: William Hackett Chairman, County Board of Appeals

RE: Property Owner: Michael D. Pangalis and Demetria M. Pangalis Tsambikos Location: NW/S Old Eastern Avenue, 200' SW Rickenbacker Road

Item No.: 17

Zoning Agenda: Cycle IV

Gestlemen: 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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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  $^\prime$ Fire Prevention Code prior to occupancy or beginning of operation.

(  $\mathbf{x}$  ) 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.

SUBJECT October, 1986 - April, 1987 Zoning Reclassification - Cycle IV Michael D. Pangalis and Demetria M. Pangalis Tsambikos Property Owner: Contract Purchaser: NW/S Old Eastern Avenue, 200' SW Rickenbacker Road

Date December 1, 1986

Location: D.R. 16 Existing Zoning: B.L. - CNS Proposed Zoning: 1.20 Acres: 15th. District:

TO William F. Hackett - Appeals Board

Any proposed changes, removal, alteration or new construction will require various types of permits before any changes of use or construction would be started. All buildings and structures shall comply to the Baltimore County Building Code as adopted by County Council Bill #17-85.

BALLMORE COUNTY, MARYLLND

INTER-OFFICE CORRESPONDENCE

FROM Charles E. Burnham, Plans Review Chief, Department of Permits & Licenses

CEB/vw

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

cc: James Hoswell

December 11, 1986

Mr. William Hackett Chairman, Board of Appeals Office of Law, Courthouse Towson, Maryland 21204

> Cycle IV Item No. 17 Property Owner: Pangalis & Tsambikos Location: O. Eastern Avenue

Dear Mr. Hackett:

CRM:GMJ:1t

This site is within the proposed "F" level commutershed zone caused by the failing intersection at Stemmers Run Road and Eastern Blvd It is anticipated that this may remain a failing intersection for several years, and any building permits could be withheld until this restricted zone is removed from the Basic Services Transportation

The projected trip generation from the existing zoning is 117 trips/day, and the projected trip generation for the proposed zoning is 600 trips/day.

> Very truly yours, FFC. Richard Moore Deputy Director

BALTIM RE COUNTY, MARYLAN.

INTER-OFFICE CORRESPONDENCE

Mr. Walter Hackett, Chairman TO Board of Appeals Office of Planning and Zoning

Date ... December 9 1985

SURJECT Reclassification Petitions - Cycle IV

FROM Ian J. Forrest

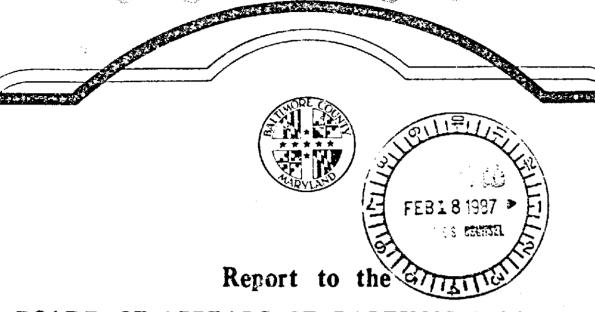
This office is unable at this time to make comments regarding the seventeen properties listed for zoning reclassification without more detailed information on the attached plats.

If you have any questions concerning this matter, you may contact Mr. Gerard A. Zitnik at 494-2752.

BUREAU OF ENVIRONMENTAL SERVICES

IJF:pb

12-31-87



BOARD OF APPEALS OF BALTIMORE COUNTY by the

BALTIMORE COUNTY PLANNING BOARD

## ZONING RECLASSIFICATION PETITIONS

CYCLE IV 1986-1987

ADOPTED JANUARY 29, 1987

## ITEM NO. 17

PROPERTY OWNER: Michael D. Pangalis

& Demetria M. Pangalis Tsambikos

LOCATION: N/W/S of Old Eastern Avenue, 200' S/W of Rickenbacker Road

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

RECOMMENDED DATE OF HEARING: Week of May 25, 1987

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: D.R. 16 EXISTING ZONING: D.R. 16 REQUESTED ZONING: B.L.-C.N.S.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

This property is located near the corner of Old Eastern Avenue and Stemmers Run Road in eastern Baltimore County; all four corners are commercially zoned. The subject property abuts commercial property along its westernmost side, but all of the other adjacent properties are zoned D.R. 16. The petitioner is requesting a change from D.R. 16 to the B.L.-C.N.S. zoning classification and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map process, the property was zoned D.R. 16. During the preparation and processing of the map, the zoning of this property was not identified as a specific issue before either the Planning Board or the County Council. The County Council reaffirmed D.R. 16 zoning here.

The Planning Board believes that the existing zoning is appropriate and that the zoning map is correct. The Board believes that ample commercial opportunities have been provided for in the area. Further, the Planning Board is of the opinion that the expansion of strip commercial zoning here would be in contravention with the principles set forth in the Baltimore County Master Plan 1979-1990.

It is therefore recommended that the existing zoning, D.R. 16, be retained.

Base Map 4B Scale 1" = 1000'

Location of Property Under Petition

