

Item 17 Cycle IV 264-X

IN THE MATTER OF * BEFORE THE
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, * OF
1618 Eastern Avenue, and *
1620 Eastern Avenue *
BALTIMORE COUNTY
* * * * *

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 southwest side of Rickenbacker Road, 60 feet wide; THENCE binding on said northwest side of Eastern Avenue, SOUTH 29 degrees 31 minutes WEST 175 feet, more or less; 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:

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 Stenmers Run Road as will appear by reference to Exhibit #1 attached hereto (Plat designated as "1610 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 Road, 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,

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.

10. That the granting of the reclassification is compatible with the present and projected development or character of the surrounding area of the subject premises.

11. 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

EXHIBIT # 1:
Plat designated as "1610 through 1620 Eastern Avenue", (12 copies)

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

EXHIBIT #3:
8 1/2 x 11 of property off 200' scale zoning map (2 copies)

EXHIBIT #4:
8 1/2 x 11 of property off 1000' scale zoning map (2 copies)

William E. Chamberlain
617-C Stenmers Run Road
Baltimore, Maryland 21221
686-9493
Attorney for Michael D. Pangalis and Demetria M. Pangalis Tsambikos

- 2 -

- 3 -

- 4 -

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 Avenue)

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 hold a 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 commercial and neighborhood shopping facilities

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

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 southwest side of Rickenbacker 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 THENCE SOUTH 60°29' EAST 300.00 feet to the place of beginning.

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 Allen 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 Mike Pangalis and is for petition purposes only and is not intended for 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.

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



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 Stenmers 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 \$200.00 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 RECLASSIFICATION SIGN AND POST 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.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:med

IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
FOR RECLASSIFICATION FROM D.R. 16 :
TO BL-CNS ZONE : OF BALTIMORE COUNTY
NW/S Old Eastern Ave., 200' SW of :
Rickenbacker Rd., 15th District :
MICHAEL D. PANGALIS & DEMETRIA M. : Case No. R-87-264
PANGALIS TSAMBIKOS, Petitioners : : : : :
: : : : :

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
People's Counsel for 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 Stenmers Run Rd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND No. 35883
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 2/5/87 ACCOUNT 2121-112-000
AMOUNT \$ 200.00
RECEIVED FROM Mr. Michael Chamberlain, 617-C Stenmers Run Road, Baltimore, Md. 21221
FOR ADVERTISING & POSTING COSTS IN CASE R-87-264-X
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
COUNTY BOARD OF APPEALS
12-31-87

R-87-764-X

Date of Posting--5/2/87---

LOCATION: Northwest Side of Old E. Main Avenue, 200 feet

TOWSON, MD., May 7, 1987

THE JEFFERSONIAN,

48.27

Case No. R-87-254-X
LOCATION: Northwest Side of Old

PUBLIC HEARING: Tuesday, May

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

at right angles therefrom, NORTH
60°-29' WEST 300.00 feet;

1.20 acres of land, more or less
The Meridian used in the above de-

Baltimore County

Middle River, Md., May 7 1951

D. A. This is to Certify, That the annexed

Key L98526

as inserted in the Times, a newspaper printed

 successive

May, 1951

7

April 21, 1987

RE: PETITION FOR ZONING RECLASSIFICATION

15th Election District

10:00 a.m.

Tuesday, May 26, 1987

8. Courthouse, Towson, Maryland

No. 25864

. Hackett, Chairman
and of Appeals

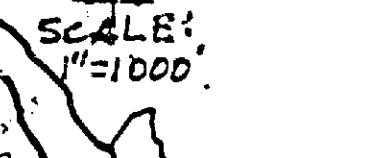
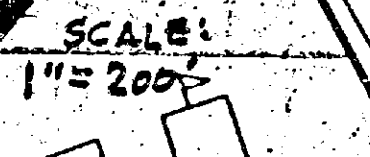
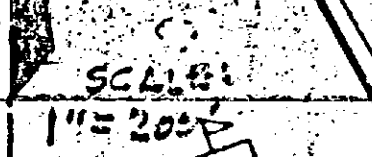
15. 0000

LY A WEEK BEFORE THE HEARING. THIS
THE ZONING OFFICE ON THE DAY OF THE

0.00

1

VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1987

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 17 - Cycle 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 Committee 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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb (MS018)

Enclosures

cc: Fram & Associates
3210 Southgreen Road
Baltimore, Maryland 21207

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

NORMAN E. GERDER
DIRECTOR

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

CYCLE IV, OCT. TO APR. 1986-87

OCTOBER 15, 1986

Re: Zoning Advisory Meeting of OCTOBER 14, 1986
Item # C-11-17
Property Owner: MICHAEL D. PANGALIS et al
Location: NW/3 OLD EASTERN AVE. 200'
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.

- (X) 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 22-98 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 on
- () 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 is
- (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.
- (X) Additional comments:
IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILL 178-87 "THE DEVELOPMENT REGULATIONS"

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter Hackett, Chairman
TO: Board of Appeals
Office of Planning and Zoning
FROM: Jan J. Forrest
SUBJECT: Reclassification Petitions - Cycle IV

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 494-2762.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IOF:pb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Chairman,
TO: William F. Hackett - Appeals Board Date: December 11, 1986
FROM: Charles E. Burnham, Planning Review Chief, Department of Permits & Licenses
SUBJECT: October, 1986 - April, 1987 Zoning Reclassification - Cycle IV

Item # 17
Property Owner: Michael D. Pangalis and Demetria M. Pangalis Tsambikos
Contract Purchaser:
Location: NW/3 Old Eastern Avenue, 200' SW Rickenbacker Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L. - CDS
Acres: 1.20
District: 15th.

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.

CEB/vw

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

STEPHEN E. COLLINS
DIRECTOR

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:

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 map.

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,

R.C. Richard Moore
R.C. Richard Moore
Deputy Director

CRM:GMJ:lt

RECEIVED
COUNTY BOARD OF APPEALS
13 DEC 16 P 2 52

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

PAUL H. REINCKE
CHIEF

October 22, 1986

Mr. Arnold Jablon
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/3 Old Eastern Avenue, 200' SW Rickenbacker Road

Item No.: 17 Zoning Agenda: Cycle IV

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.

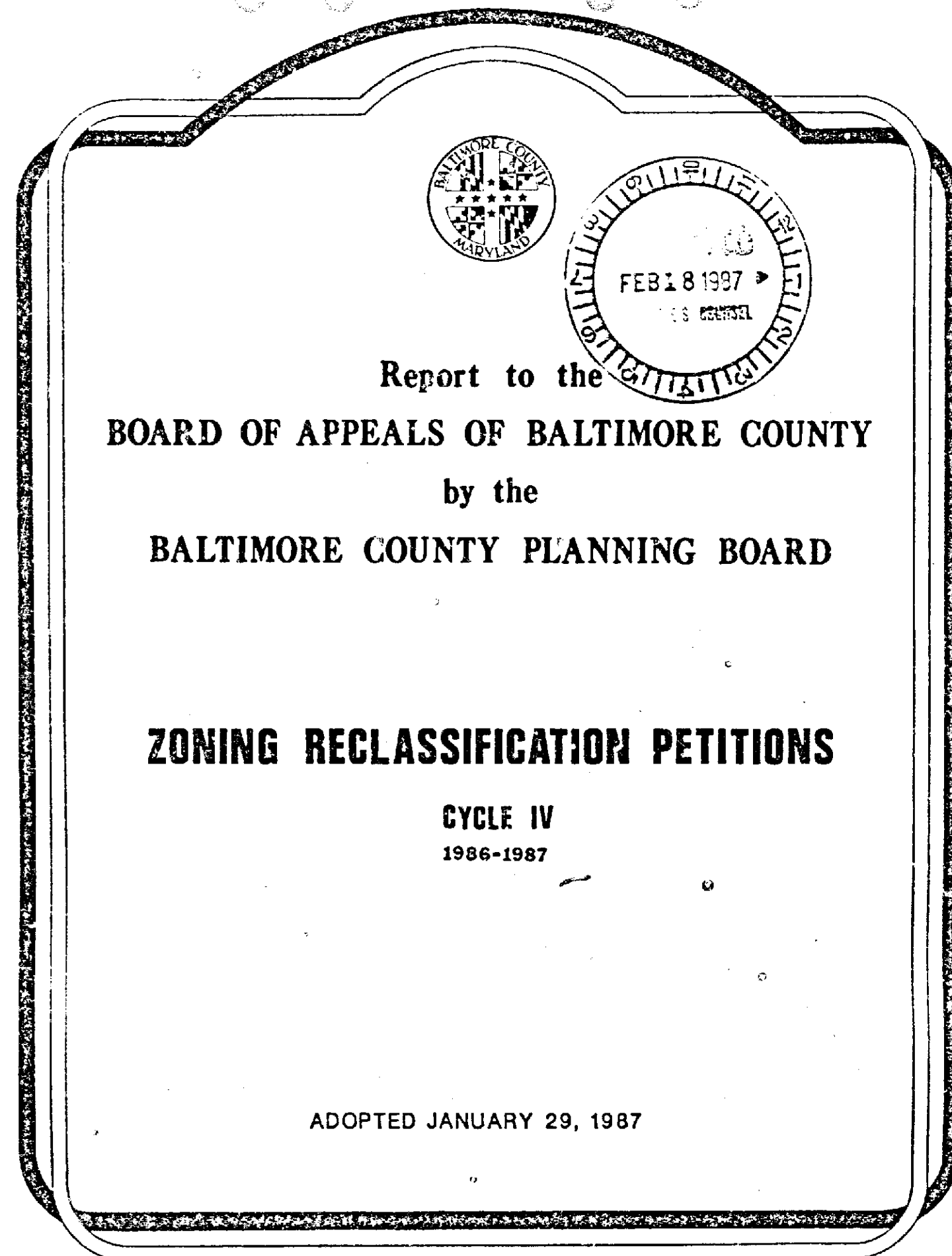
- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. 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 Fire Prevention Code prior to occupancy or beginning of operation.
- (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.

REVIEWER: *John F. O'Neill*
Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb

12-31-87

Page 3



ITEM NO. 17

PROPERTY OWNER: Michael D. Pangalis ACREAGE: 1.2
& 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.

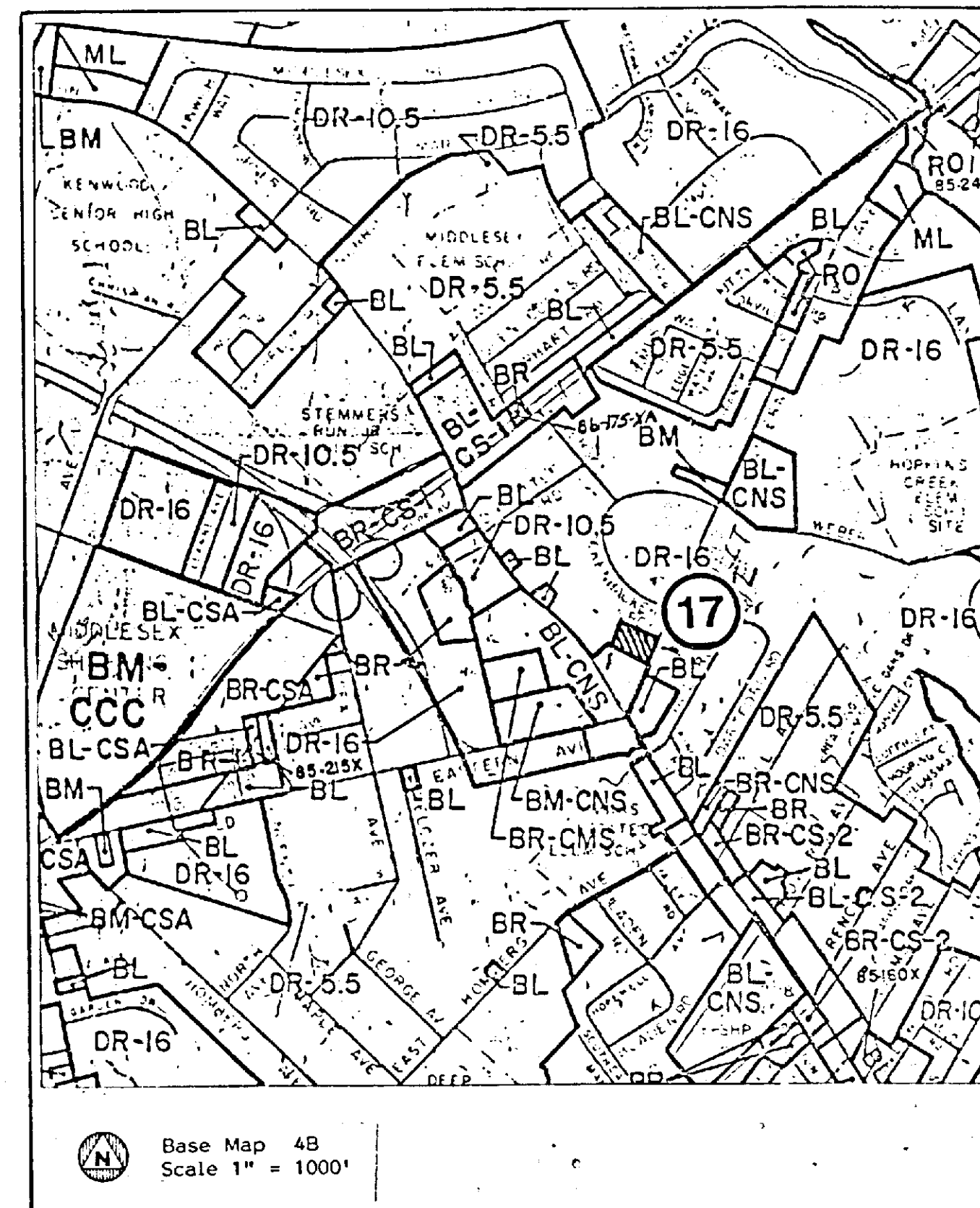
PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

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.

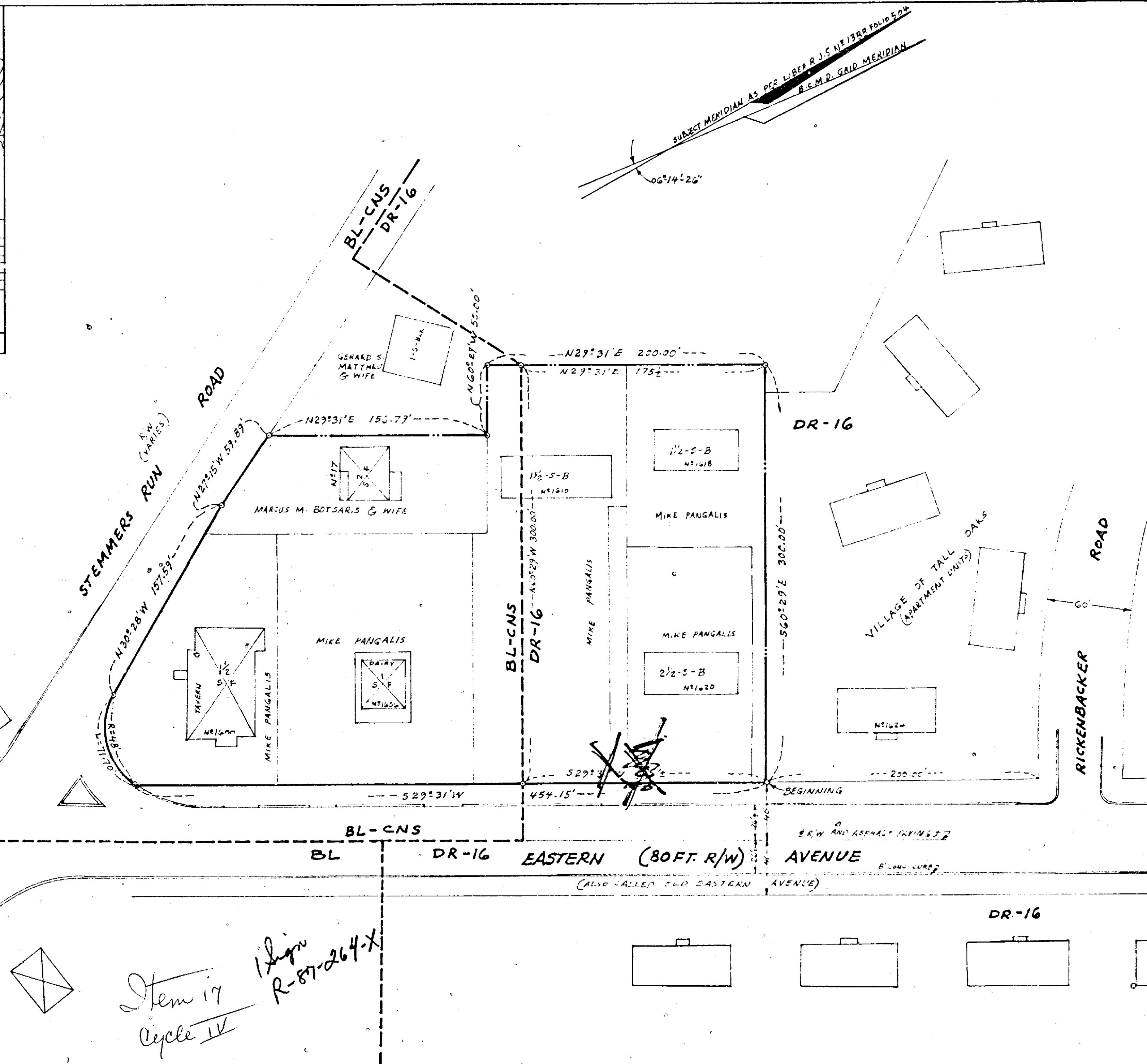
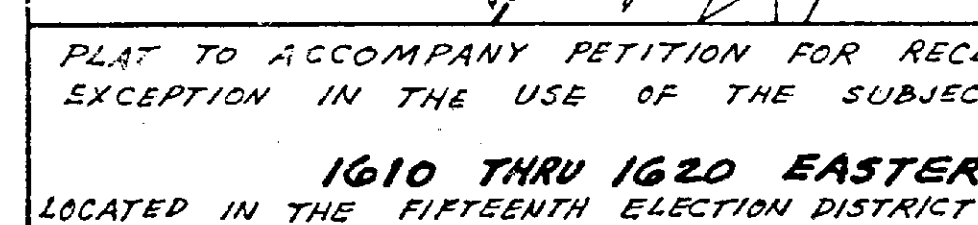
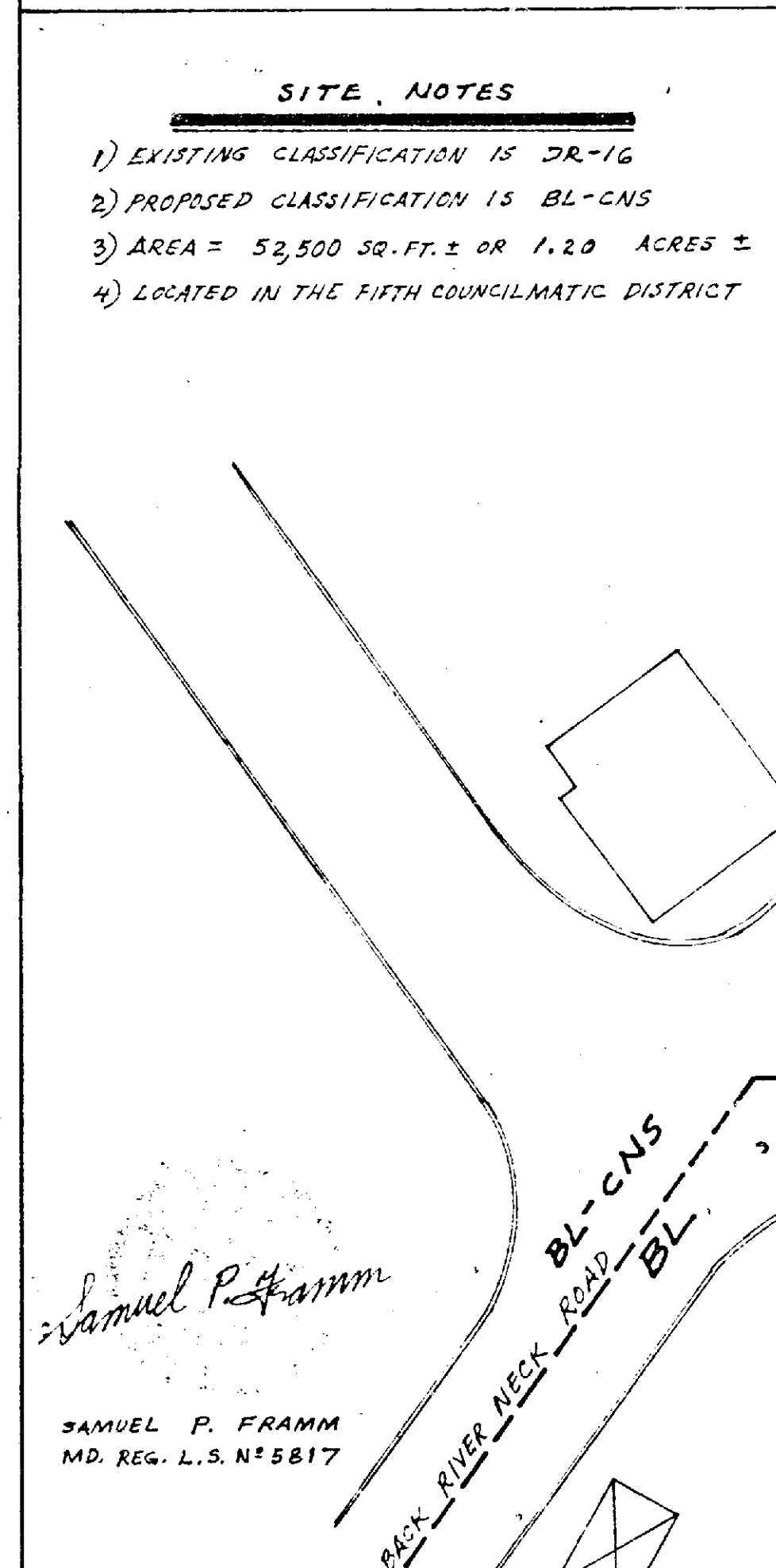
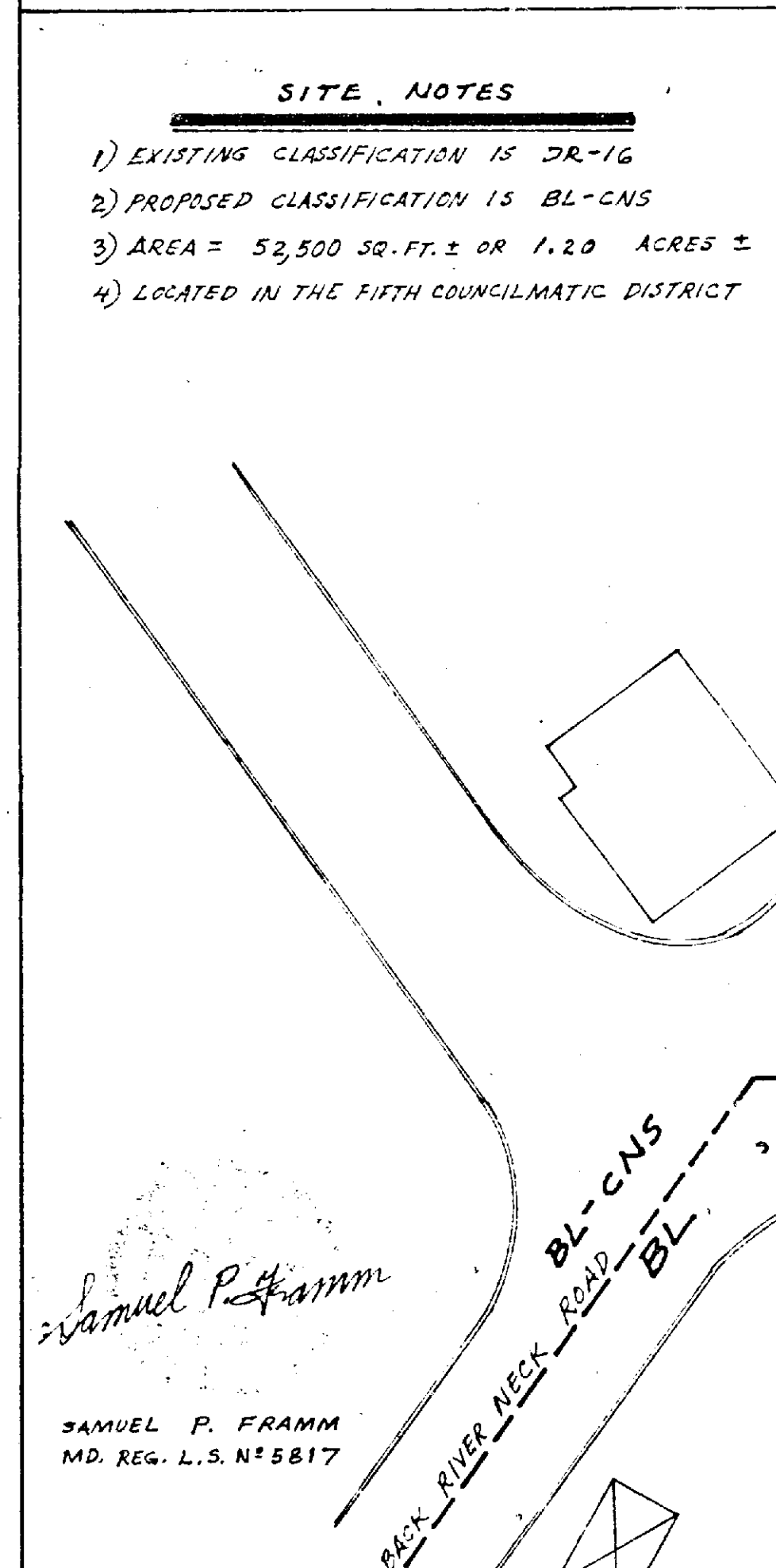
Prior to the adoption of the 1984 Comprehensive Zoning Map process, the property was zoned D.R. 16. During the preparation and processing of the map, the zoning of this property was not identified as a specific issue before either the Planning Board or the County Council. The County Council reaffirmed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



Location of Property Under Petition



CLASSIFICATION WITH SPECIAL PROPERTY KNOWN AS IN AVENUE OF BALTIMORE COUNTY, MARYLAND.	OWNER - PETITIONER	R E V I S I O N S			FRAMM & ASSOCIATES ENGINEERS • PLANNERS • SURVEYORS 3210 SOUTHGREEN ROAD, BALTIMORE, MARYLAND 21207 TELEPHONE: (301) 922-4457	SCALE: 1 INCH = 50 FEET DATE: AUGUST 18, 1986 JOB#: 5817 - 86021 FILE#: 0315 - 090-22-1 SHEET: 1 of 1
	MIKE PANGALIS, ET AL 1600 EASTERN AVENUE ESSEX, MD. 21221	N°	ITEM	DATE		