

IN RE: PETITION FOR SPECIAL HEARING
W/S Falls Road, 12.5 ft. +/-
from c/l Shoemaker Road
6302 Falls Road
3rd Election District
2nd Councilmanic District
Nicholas John Belitsos, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSONER
* OF BALTIMORE COUNTY
* Case No. 97-266-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 6302 Falls Road, near Baltimore City, in the Lake Roland community. The Petition is filed by Nicholas J. Belitsos and Kathryn M. Belitsos, his wife, property owners. Special Hearing relief is requested to approve an amendment to the Order issued in zoning case No. 73-188-A, to allow a proposed addition to maintain a 2 ft. setback previously granted. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Nicholas J. and Kathryn M. Belitsos, property owners/Petitioners. Appearing on their behalf was Lawrence J. Link, Jr., an Architect. The Petitioners were represented by Howard L. Alderman, Jr., Esquire. Appearing as interested persons were Jack Stafford, Laurie Long (Ruxton Riderwood-Lake Roland Improvement Association), Theron Russell, Hilga M. Morrow, President of the Lake Roland Protective Association and Wayne Spangler.

Testimony and evidence presented was that the subject property is .71 acres in area, zoned M.L.-C.N.S. The property is located on the southwest corner of the intersection of Falls Road (Md. Route 25) and Shoemaker Road, a private road. Presently, the site is improved with an existing warehouse/office building. The existing structure was the subject of an

ORDER RECEIVED FOR FILING

Date

By

RECORDED

Order issued by then Deputy Zoning Commissioner, James E. Dyer, in case No. 73-188-A. Deputy Commissioner Dyer's opinion, marked in this case as Petitioners' Exhibit No. 2, granted variance relief to permit a rear yard setback of 0 ft. and a side yard setback of 2 ft. in lieu of the required 30 ft. Within Deputy Commissioner Dyer's written findings, he described the building as it existed at the time his Order was issued (March 2, 1973).

Dr. and Mrs. Belitsos presently own the building and desire to upgrade and refurbish the property. In this regard, additional improvements will be made to the exterior of the building and additions will be added. The proposed improvements are clearly shown on Petitioners' Exhibit No. 1.

Mr. Link testified that he designed the proposed additions and that same were necessary to improve the function of the building. He indicated that the building is presently long and narrow and that the existing improvements would provide a better internal flow and more useable space. The proposed improvements will encompass approximately 2700 sq. ft. and will be a single story. Moreover, they will replace a dilapidated shed which is presently existing. A certain portion of the improvements will extend the existing building envelope towards the side property line, but will hold a setback of approximately 2 ft. from that property line. Although the proposed addition will be no closer than to that property than what is existing, the requested variance relief is necessary because of the new construction.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. Testimony on behalf of both the Petitioners and from those interested persons present was that the site is in need of improvement and rehabilitation. The proposed improvements constitute an opportunity to upgrade the site and promote a better utilization of same. I am persuaded that the

Petitioners have satisfied its burden to justify variance relief as set forth in Section 307 of the BCZR. Specifically, I find that the property contains unique characteristics (its configuration and the existing improvements thereon) to justify the requested variance. Moreover, the Petitioners would face a practical difficulty if relief were denied and relief can be granted so as not to be detrimental to the welfare of the neighborhood.

Notwithstanding the grant of this relief, however, same will be conditioned. In this regard, Zoning Plans Advisory Committee comments were received from both the Office of Planning and Development Plans Review Division. Collectively, these comments suggest that an updated landscape plan be submitted which will include landscaping of that portion of the property abutting Falls and Shoemaker Roads. Also suggested is a resurfacing and restriping of the parking lot, and refurbishment of the exterior of the existing building. Counsel for the Petitioners indicated that the implementation of these comments as a condition to the relief granted was acceptable. Thus, compliance with the ZAC comments from these agencies will be added.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of February 1997 that, pursuant to the Petition for Special Hearing, approval to amend the Order issued in zoning case No. 73-188-A to allow a proposed addition to maintain a 2 ft. setback previously granted, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

ORDER RECEIVED FOR FILING

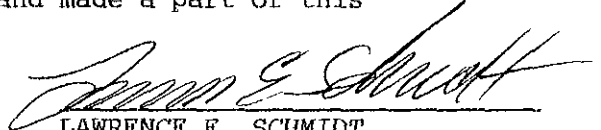
Date

By

2/13/97
M. Chard

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Office of Planning dated January 6, 1997, and the Development Plans Review Division, dated January 3, 1997, are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

2/13/97
M. H. H. H.

RECEIVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 12, 1997

Howard L. Alderman, Jr., Esquire
Levin and Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-266-SPH
Property: 6302 Falls Road
Nicholas John Belitsos, et ux, Petitioners

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Dr. and Mrs. Nicholas J. Belitsos, 9 Wyndam Court, Lutherville
- c: Mr. Jack Stafford, 6247 Falls Road, Baltimore, Md. 21209
- c: Ms. Laurie Long, Ruxton-Riderwood-Lake Roland Improvement Assn.
P.O. Box 204, Riderwood, Md. 21139
- c: Mr. Theron Russell, 5502 Greenleaf Road, Balto.Md. 21210
- c: Ms. Hilga M. Morrow, Pres. Lake Roland Protective Assn.
1203 Hollins Lane, Balto. Md. 21209

MICROFILMED





Petition for Special Hearing

97-266-5PH
to the Zoning Commissioner of Baltimore County

for the property located at

6302 FALLS ROAD, BALTIMORE COUNTY

which is presently zoned

21209

This Petition shall be filed with the Office of Zoning Administration & Development Management.

ML-CNS

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDMENT TO ZONING CASE 73 -188-A TO ALLOW THE PROPOSED
ADDITION TO MAINTAIN THE TWO FOOT (2') SETBACK PREVIOUSLY
GRANTED.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

NICHOLAS JOHN BELITSOS

(Type or Print Name)

Signature

KATHRYN MARY BELITSOS

(Type or Print Name)

Signature

9 WYNDAM COURT

Address

410-2529289

Phone No.

LUTHERVILLE, MARYLAND 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

KATHRYN BELITSOS

Name

9 WYNDAM COURT

Address

252-9289 (H)

539-3035 (O)

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

Zoning Administration

MICROFILMED

266

97-266-SPH

**DESCRIPTION OF 6302 FALLS ROAD, TO ACCOMPANY ZONING
PETITION,
3-RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND,**

Beginning at a point in or near the center of Falls Road, 50 feet wide, at the distance of 12.5 feet southerly from the centerline of Shoemaker Road, 25 feet wide. Thence the following courses and distances:

1. South 34 degrees 55 minutes 18 seconds East 112.01 feet
2. South 49 degrees 34 minutes 42 seconds West 292.62 feet
3. North 34 degrees 55 minutes 18 seconds West 112.01 feet and
4. North 49 degrees 34 minutes 42 seconds East 292.50 feet to the place of beginning as recorded in liber 11483 folio 502.

Containing 32,612 sq. ft. or 0.75 Ac. of land, more or less and being know as #6302 Falls Road.



Jurat Maiste

MINUTE OF MEETING

The zoning Commission of Baltimore County, by authority of the County Board and Board of the County Board, will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, or Room 118, 061 Southbays, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-288-SPH

(Item 269)

6902 Falls Road
W/S Falls Road, 125' +/- S
front of Shoemaker Road
3rd Election District

2nd Councilmanic
Legal Owner(s):

Methods, John Ballous and
Kobrin, Mary Ballous

Special Hearing to approve
an amendment to zoning case
#73-189-A, to allow the pro-
posed addition to maintain the
2' foot setback previously
granted.

Hearing: Friday, February 7,
1997 at 2:00 p.m. in Room
106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

1/20/98 Jan. 16 C112405

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 1/16, 1997.

THE JEFFERSONIAN,

A. H. Enidman
LEGAL AD. - TOWSON

NOTED

CERTIFICATE OF POSTING

RE: Case No.: 97-266-SPH

Petitioner/Developer: Dr & Mrs.

Nicholas Belitsos

Date of Hearing/Closing: 2/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

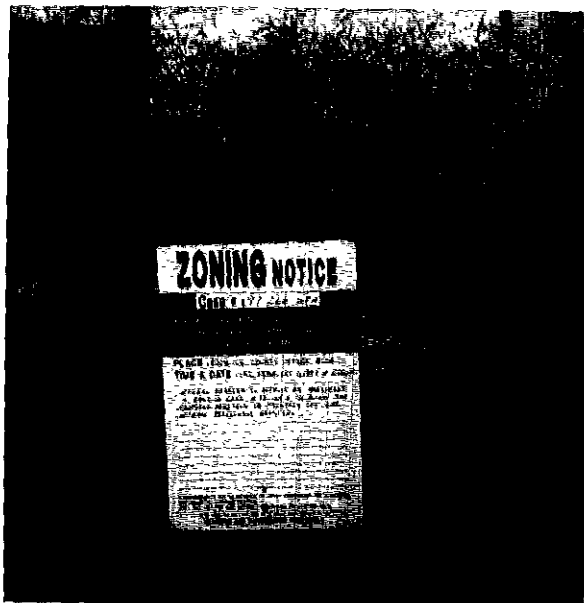
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6302 Falls

Rd

The sign(s) were posted on

January 22nd, 1997
(Month, Day, Year)



Sincerely,

Sue W. McKenzie
(Signature of Sign Poster and Date)

Sue W. McKenzie
(Printed Name)

6 Topwood Ct
(Address)

Baltimore MD 21234
(City, State, Zip Code)

(410) 668-8576
(Telephone Number)

Case #
97-266-SPH

MICROFILMED

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

No. 029956

DATE 11 Dec 96 ACCOUNT R-001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Bal. 1505

FOR: SPH

MICROFILMED

630210 F. 1041 Recd \$250.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-266-SPH

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 266

Petitioner: Nicholas & Kathryn Balitis³⁰⁵

Location: 6302 Falls Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nicholas Balitis³⁰⁵

ADDRESS: 9 Wyndham Court
Lutherville Md 21093

PHONE NUMBER: 252-9289

539-3035 or

AJ:ggs

(Revised 09/24/96)



MAILED 10-1-96

266

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-266-5 PM

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: An Amendment to zoning case 73-188-A
to allow the proposed addition to maintain
the two foot setback previously granted.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
January 16, 1997 Issue - Jeffersonian

Please forward billing to:

Nicholas and Kathryn Belitsos
9 Wyndam Court
Lutherville, MD 21097
252-9289

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-266-SPH (Item 266)
6302 Falls Road
W/S Falls Road, 12.5' +/- S from c/l Shoemaker Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Nicholas John Belitsos and Kathryn Mary Belitsos

Special Hearing to approve an amendment to zoning case #73-188-A to allow the proposed addition to maintain the 2 foot setback previously granted.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED
FEB 11 1997
BALTIMORE COUNTY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 10, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-266-SPH (Item 266)
6302 Falls Road
W/S Falls Road, 12.5' +/- S from c/l Shoemaker Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Nicholas John Belitsos and Kathryn Mary Belitsos

Special Hearing to approve an amendment to zoning case #73-188-A to allow the proposed addition to maintain the 2 foot setback previously granted.

HEARING: FRIDAY, FEBRUARY 7, 1997 at 2:00 p.m. in Room 106, County Office Building.

15/
Arnold Jablon
Director

cc: Nicholas and Kathryn Belitsos

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 23, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 31, 1997

Mr. and Mrs. Nicholas Belitsos
9 Wyndam Court
Lutherville, MD 21093

RE: Item No.: 266
Case No.: 97-266-SPH
Petitioner: N. J. Belitsos, et ux

Dear Mr. and Mrs. Belitsos:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: January 6, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 6302 Falls Road

INFORMATION:

Item Number: 266
Petitioner: Belitsos Property
Property Size: _____
Zoning: ML-CNS
Requested Action: _____
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

An inspection of the above referenced property revealed that it is located along a Master Plan designated "Scenic Route" (Falls Road). This request represents an opportunity to improve the visual appearance of Falls Road. The Office of Planning recommends approval of the above requested Petition for Special Hearing to continue the two foot setback along the southern property line of 6302 Falls Road along with the following recommendations:

- Submit an updated landscape plan which includes the installation of major deciduous trees, shrubs and ground cover along Falls Road and Shoemaker Road.
- Resurface and restripe the parking lot.
- Paint or refinish the exterior of the existing building.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JWL:vjc

cc: Avery Harden

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: January 3, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for January 6, 1997
 Item No. 266

 The Development Plans Review Division has reviewed the subject zoning item. The entire site is subject to the Baltimore County Landscape Manual.

RWB:jrb

cc: File

ZONE44C

[Handwritten signature]

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/31/96

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 30, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

258

259

260

261

263

265

(266)

268

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/08/87

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 30, 1986.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

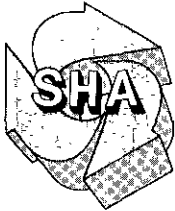
8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 258, 259, 261, 262, 263, 265, 266, 267, 268 AND 269.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

January 2, 1997

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
ZAC Agenda
Item No 266
6302 Falls Road
MD 25
Mile Post 1.04

Dear Ms. Eubanks:

This letter is in response to your request for our review of the referenced item. Although we have no objection to approval of the use permit, we will require access approval to MD 25 through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

410-545-5600 (Fax# 333-1041)

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

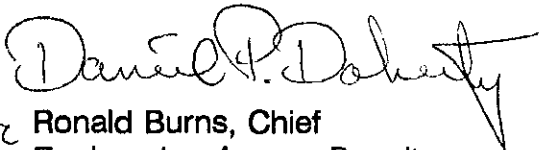
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms Roslyn Eubanks
Page Two
January 2, 1997

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Larry Gredlein at 410-545-5606. Thank you for your cooperation.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG/es

PETITION PROBLEMS

#264 --- MJK

1. Need typed or printed name of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number of legal owner.
4. Need zip code of legal owner.

#266 --- CAM

1. No review information on bottom of petition form.
2. No description on folder - just address.

#267 --- JRA

1. No description on folder - just address.

MICROFILMED

12/24/96

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6302 Falls Road, W/S Falls Road, 12.5' +/- *
S from c/l Shoemaker Road * ZONING COMMISSIONER
3rd Election District, 2nd Councilmanic * OF BALTIMORE COUNTY
Nicholas J. and Kathyrn M. Belitsos *
Petitioners * CASE NO. 97-266-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Nicholas J. and Kathyrn M. Belitsos, 9 Wyndham Court, Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

INTERESTED PARTY

PLEASE PRINT CLEARLY

~~XXXXXXXXXX~~ (S) SIGN-IN SHEET

NAME

ADDRESS

NAME
JACK STAFFORD

ADDRESS
6247 FA115 Rd (21209)

Laurie Long KRLZAI

P.O. Box 204 RIDGEWOOD 21139

Theron Russell

5502 Greenleaf Rd. 21010

Helga M. Morrow

Pres. Lake Roland Protective Association

1203 Hollins Lane Balt. 21204

WAYNE SPANGLER

KLEENIZ RUG CLEANERS
6300 FALLS RD 21209

6300 FALLS RD 21209



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Nicholas & Kathryn Belitsos
L. J. Link Jr.
Howard L. Alderman Jr. Esq.

9 Wyndam Court, Lutherville, Md 21093
bx 727. Poolesville Md. 21077.
Levin & Gavin PA
305 W Chesapeake Ave #113 Towson 21204



UNRECORDED

RE: PETITION FOR VARIANCE
SW/corner of Falls and Shoemaker
Roads - 3rd District
Wayne L. Nield - Petitioner
NO. 73-188-A (Item No. 106)

BEFORE THE
DEPUTY ZONING
COMMISSIONER

OF
BALTIMORE COUNTY

... ..

This Petition represents a request for a Variance from Section 255.1 and Section 238.2 of the Baltimore County Zoning Regulations, to permit a side yard setback of two feet and a rear yard of zero feet, in lieu of the required 30 feet for both side and rear yard. The property is located on the southwest corner of Falls and Shoemaker Roads and is improved with a parking area and an existing two story stone office building, enlarged by two additions. The first addition consists of a one story block retail selling area of 23.5 feet by 34 feet, and the second addition consists of a 1 1/2 story block warehouse, 70 feet long and 34 feet wide. The proposed third addition is to consist of a warehouse building that will be attached or added to the westernmost end of the aforementioned warehouse, is proposed to be 80 feet wide and 80 feet deep, and will be utilized for the storage of swimming pools and related equipment.

The Petitioner has owned and operated businesses on the subject property for a period of 18 years. Testimony with regard to hardship or practical difficulty was, in effect, as follows.

The subject property is relatively narrow, 112 feet for its depth of 479 feet, and plans for the widening of Shoemaker Road could further reduce the lot to approximately 100 feet.

The Dore Hills Industrial Park, within which the subject property is located, has developed over a period of many years. The development has taken place under various zoning requirements and interpretations, resulting in a variety of different setbacks for the buildings that presently exist in the park. Two large buildings, on adjoining properties to the south and west of

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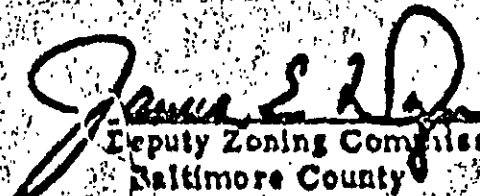
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Shuck 7, 1973
Lester P. Dwyer, et al.
Petitioner

the Petitioner's property, were described and indicated on his site plan as having setbacks of from one to five feet. The Petitioner felt that these setbacks established a certain character of development for the area, and failure to obtain Variances for his parcel would result in extreme hardship with regard to the future development of his property.

Based on the above testimony it is the opinion of the Deputy Zoning Commissioner, that the Petitioner has proven that a hardship does exist, and that the granting of the Variances will not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2ND day of March, 1973, that the herein Petitioner for Variance to permit a rear yard of zero feet and a side yard along the southernmost side property line of two feet instead of the required 30 feet for both side and rear yards should be GRANTED, subject to approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

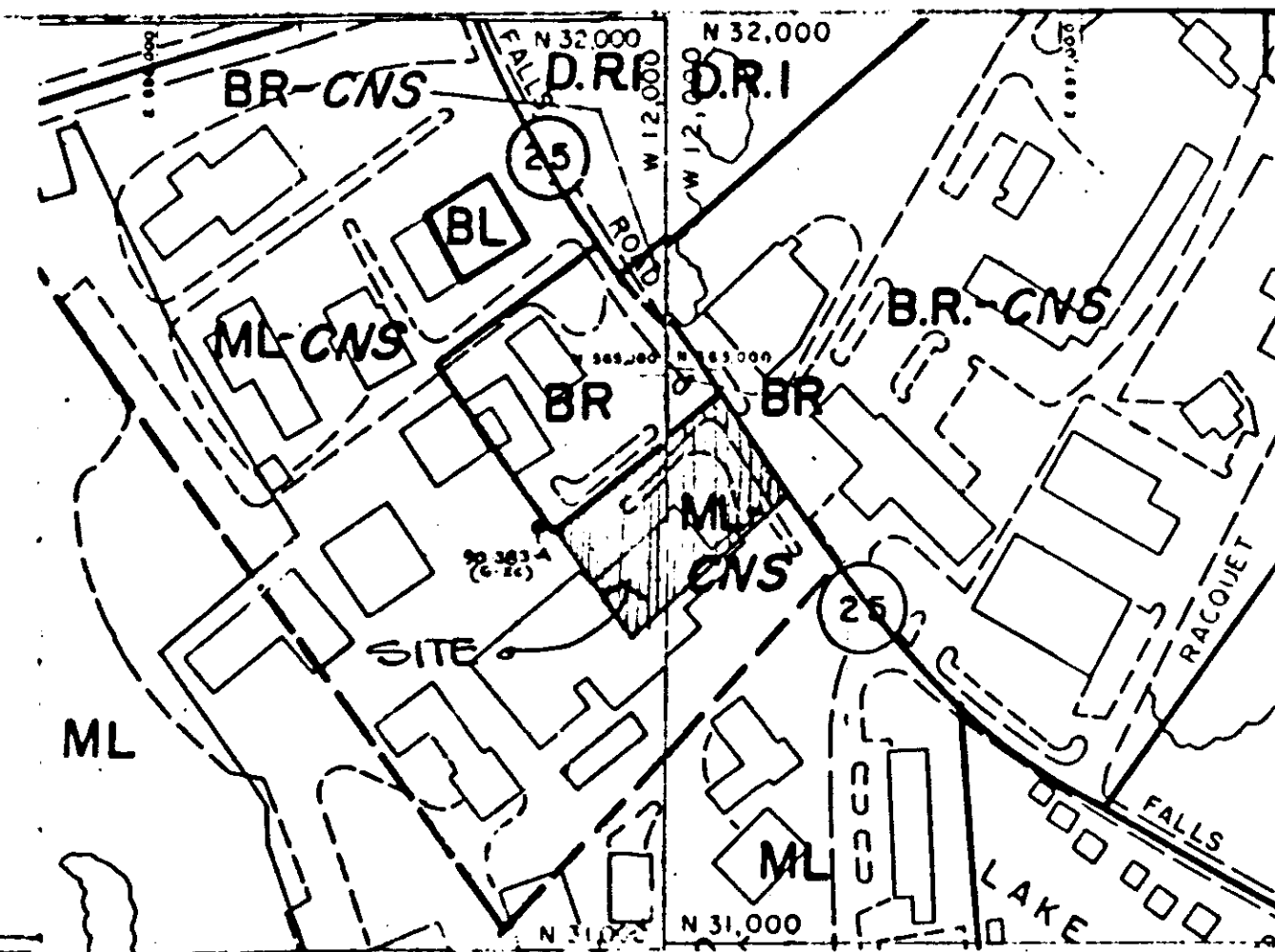
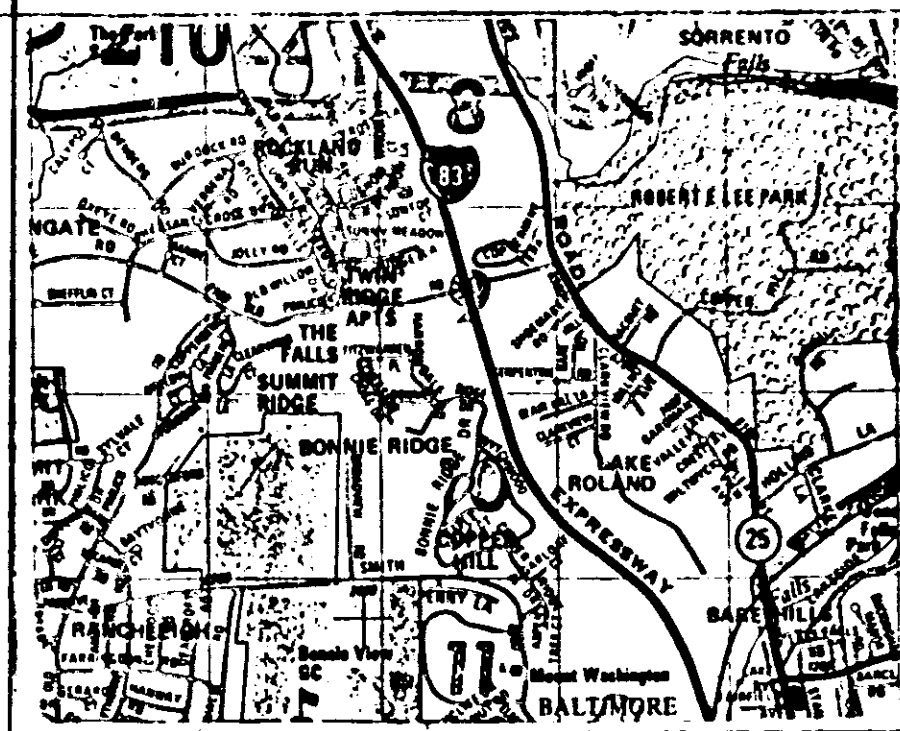
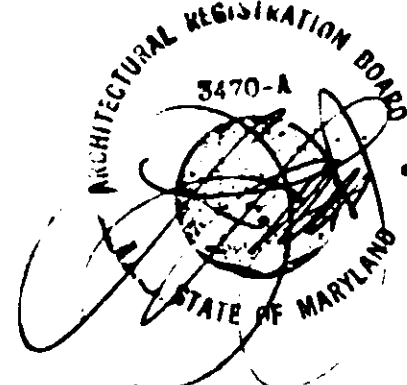

Deputy Zoning Commissioner of
Baltimore County

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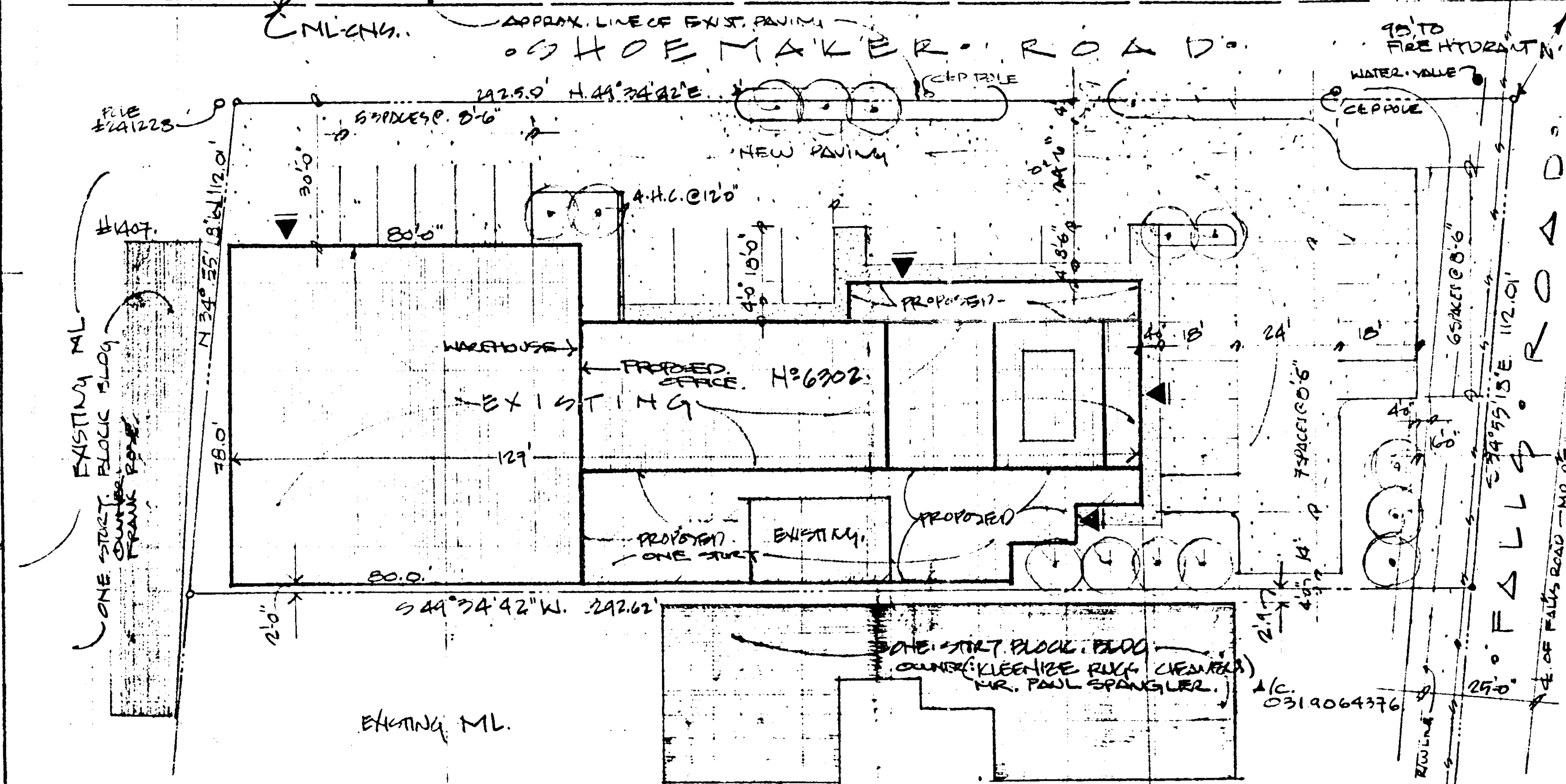
PLAN TO ACCOMPANY A
SPECIAL HEARING - 73-188-A FOR DR. & MRS. BELITZOS.
6302 FALLS ROAD, BARE HILLS, MARYLAND.
L. J. LINK, JR., INC. ARCHITECT.
BX 727, BROOKLANDVILLE, MARYLAND 21022.
410.337.9520.
7TH DISTRICT.
12TH COUNCIL MATION.
12/1/96.



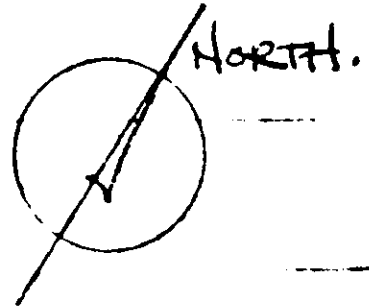
103'0" TO FALLS
ANIMAL HOSPITAL.

EXISTING ML - FALLS RD. ANIMAL HOSPITAL.
(DR. KIM HAMMOND).
AC 03190.10875

VICINITY MAP
1"=200'0"



• SITE PLAN 1"=20'0"
1-SURVEY PREPARED FROM SURVEY DONE BY MATTIE E. WATTS, INC., 2123 CHENOCK AVENUE, BALTIMORE, MARYLAND, 21234, (410.892.0321) FEB. 12, 1996.
2-NOT A FLOOD PLAIN.



Rel. No 1

- PLAN TO ACCOMPANY
SPECIAL HEARING.
NOTES:
- 1-SPECIAL HEARING TO BUILD AN ADDITION 2'0" FROM PROPERTY LINE.
 - 2-OCCUPANCY: 1 STORY, 3RD BOLD. CODE.
 - 3-AREA OF PROPERTY: 0.71 AC.
 - 4-EXISTING ZONING: ML-CNS. PREVIOUS ZONING HISTORT. 73-188-A.
 - 5-OWNER: DR. & MRS. N. BELITZOS. 9 WYNDHAM COURT. LUTHERVILLE, MD, 21093.
 - 6-TAX A/C NO. 16,000 11792
 - 7-PARKING REQ'D: 4.9 SPACES PER 1000 SF. OFFICES. EXISTING BLDG. OFFICE. 3730 sq. ft. PROPOSED ADDITION. 2770 sq. ft. TOTAL AREA. 6,508 sq. ft. 6,500 ÷ 293 = 22.18 SPACES REQ'D. EXISTING WAREHOUSE - 8,233 sq. ft. 6,240 ÷ 6 EMPLOYEES = 2 SPACES. 25 SPACES PROVIDED.
 - 8-NO ADDITIONAL SIGNAGE IS PROPOSED ON SITE. FLOOR AREA RATIO. 15733 ÷ 30,927 = 0.508 - 1-HEIGHT OF EXISTING: 20'0" HEIGHT OF ADDITION: 16'0" 10-PROPOSED USE: MEDICAL OFFICES & WAREHOUSE.

97.266.SPH