

IN RE: PETITION FOR VARIANCE

NW/Corner Baltimore National Pike
(Maryland Route 40) and Rolling Road
(6300 Baltimore National Pike)
1st Election District
1st Council District

Ionnis Korologos and Triantfilos Korologos
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-138-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Ionnis Korologos, and his brother, Triantfilos Korologos. The Petitioners seek relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 50 feet for a proposed porch enclosure. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ionnis (John) Korologos, co-owner of the subject property, and Steve Broyles, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot located at the intersection of Baltimore National Pike (Maryland Route 40) and Rolling Road in Catonsville. The property consists of a gross area of 1.679 acres, more or less, zoned B.R.-C.S.A., and is the site of a well-known landmark restaurant known as the Double T Diner, which has existed at this location for many years. In addition to the restaurant building, the site is improved with a large parking area to accommodate that use. The requested variance springs from proposed improvements to the property. Presently, there is a 245 sq.ft. vestibule (open porch) in the front of the building where customers enter. Mr. Korologos indicated that the vestibule is often very

ORDER RECEIVED FOR FILING

Date 11/21/10

By [Signature]

crowded and inconvenient, particularly during times of inclement weather, and patrons have been forced to wait outside until seating becomes available. In order to provide additional amenities to his clients, the Petitioners propose enclosing the existing open porch of the restaurant and expanding same to provide a more comfortable waiting area. As a result of the proposed improvements, however, the building will be located 5 feet from the front property line. It is to be emphasized that there is no additional seating proposed in the restaurant and there will be no parking spaces eliminated as a result of the proposed improvements. Rather, the construction will only enclose an existing open porch area, which is currently 15 feet from the front property line.

The property is unique by virtue of its location and configuration. Mr. Broyles noted that the State Highway Administration (SHA) had acquired right-of-way from the Petitioners for improvements to Baltimore National Pike (Maryland Route 40). The area of the right-of-way is more particularly shown on the site plan. As a result of that acquisition, the Petitioners had to lease back from the State certain portions of the right-of-way that had been conveyed for parking. As a result of the location of the SHA right-of-way, a 5-foot setback will be maintained between the front of the vestibule and that right-of-way line. It is to be noted, however, that there is a significant area of parking between the building and the paved roadway that provides access to the Baltimore National Pike from motorists travelling southbound on Rolling Road.

Persuasive testimony was presented that the property is unique and that a practical difficulty will result if relief were denied. Moreover, I find that there will be no adverse impact to the surrounding locale.

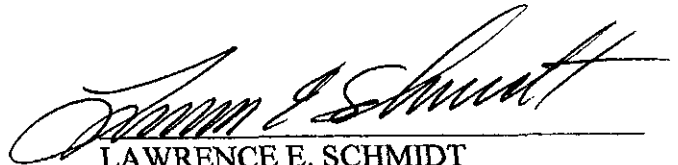
No one appeared in opposition to the request and there were no adverse comments submitted by any Baltimore County reviewing agency. However, a Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated October 26, 2000, requested that the Petitioner submit a revised landscape plan for review and approval by the County's Landscape Architect, Avery Harden, prior to the issuance of any permits. In this regard, the Mr. Korologos indicated that such a plan had been submitted to Mr. Harden in connection with SHA improvements to Baltimore National Pike. Mr. Korologos agreed to landscape the property in

accordance with that plan, and consistent with the SHA enhancement plan for this corridor. Thus, as a condition of approval of the variance, I shall require the Petitioners' compliance with Planning's recommendations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of November, 2000 that the Petition for Variance seeking relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 50 feet for a proposed porch enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a revised landscape plan for review and approval by Avery Harden, Landscape Architect for Baltimore County. Said plan shall be consistent with the SHA enhancement plan for Baltimore National Pike and should provide additional planting in the grassy area between the leased parking spaces and the concrete curb.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/21/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6300 Baltimore National Pike

which is presently zoned BR-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

BCZR 238.1 Too allow a 5' front yard set back in lieu of the required 50' front yard set back

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The site has a technical difficulty in the irregular shape and the proximity of the SHA right-of-way for Maryland route 40 and rolling road. The front yard set back for the existing vestibule is 15' and the owner is desirous to enclose the existing open porch area to provide a waiting area out of the weather for customers which will create a front yard setback of 5'. The site also has a hardship in the fact that SHA has condemned road frontage on the intersection of Maryland route 40 and Rolling Road after the restaurant was built which caused 24 parking spaces to now be in the bed of the Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. **SHA right-of-way.**

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Ionnis Korologos

Name - Type or Print

Signature

Manthos Korologos

Name - Type or Print

Signature

6300 Baltimore National Pike 410-744-4151

Address Telephone No.

Catonsville, Md. 21228

City State Zip Code

Representative to be Contacted:

Steven K. Broyles P.E.

Name

10709 Faulkner Ridge Circle 410-747-5500 *day eve.*

Address Telephone No.

Columbia, Md. 21044

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 9/26/00

ORDER RECEIVED FOR FILING
Date 11/9/00
By [Signature]
REV 9/15/98

Case No. 01-138-A

STEVEN K. BROYLES & ASSOCIATES

ENGINEERS - LAND PLANNERS - SURVEYORS
10709 Faulkner Ridge Circle - Columbia, Maryland 21044
Phone 410-747-5500 - Fax 410-747-2952

ZONING DESCRIPTION OF 6300 BALTIMORE NATIONAL PIKE DOUBLE T DINER

SEPTEMBER 20, 2000

BEGINNING for the same at the north west corner of the west edge of the 90' wide right-of-way of Rolling Road and the north edge of the 150' wide right-of-way of Maryland Route 40 thence running and binding with the aforesaid west right-of-way of Rolling Road and Maryland Route 40:

1. South 15 degrees 30 minutes 15 seconds West 74.53 feet, thence
2. South 63 degrees 08 minutes 39 seconds East 258.68 feet, thence
3. North 71 degrees 41 minutes 28 seconds West 139.75 feet, thence leaving said Maryland Route 40 right-of-way
4. North 20 degrees 56 minutes 48 seconds East 130.00 feet, thence
5. South 69 degrees 34 minutes 27 seconds East 306.30 to the point of beginning containing 1.447 acres more or less as recorded in the Land records of Baltimore County in Deed Liber 7369, folio 757

01-138-A

138

**BALTIMORE COUNTY, MAR'YLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

9686

DATE 9/26/00 ACCOUNT REC-6150

AMOUNT \$ 250.00

RECEIVED FROM: Tutor Perology

FOR: Contract for services

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
9/26/2000 9/26/2000 10:10:12
REC'D BY CASHIER JOT, JNR DRAWER 1
AMT 5 528 ZONING VERIFICATION
RECEIPT NO. 167897
OR NO. 004864

Rec'd For \$250.00
250.00
Baltimore County, Maryland

01-138-A

CASHIER'S VALIDATION

01-138-A

CERTIFICATE OF POSTING

VARIANCE

RE: Case No.: 01-138-A

Petitioner/Developer: DOUBLE T DINER
c/o S.K. BROYLES, P.E.

Date of Hearing/Closing: 11/3/00
@ 11 AM

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

Attention: Ms. Gwendolyn Stephens

It™ brand fax transmittal memo 7671		# of pages ▶ 1
To <u>BETTY/ROBIN</u>	From <u>O'KEEFE</u>	
Co.	Co.	
Dept.	Phone # <u>512-4661</u>	
Fax # <u>887-3468</u>	Fax #	

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 #6300 BALTO. NAT. PIKE

The sign(s) were posted on 10/17/00
(Month, Day, Year)

Sincerely,

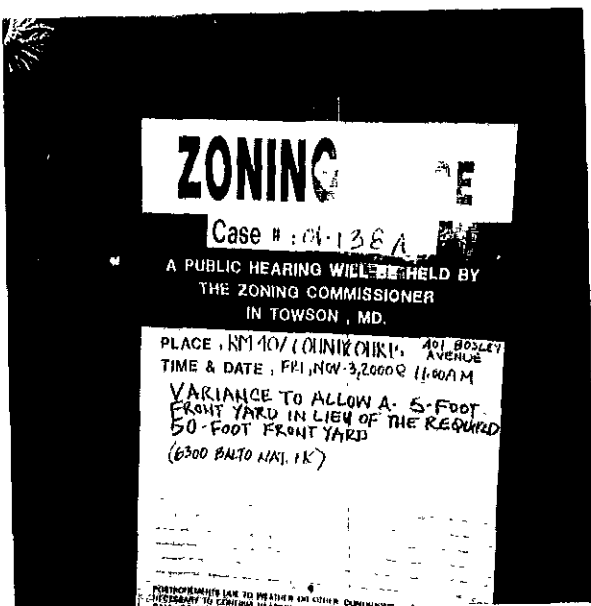
Patrick O'Keefe 10/30/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



Double T DINER
#6300 Balto Nat. Pike

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-138-A
6300 Baltimore National Pike
NWC Baltimore National Pike
(Route 40) and Rolling Road
1st Election District
1st Councilmanic District
Legal Owner(s): Iannis &
Triantiflos Korologos

Variance: to allow a 5-foot
front yard setback in lieu of
the required 50-foot front
yard.

Hearing: Friday, November
3, 2000 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/10/15 Oct. 17 C427477

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/19, 2000

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 10/17, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
6300 Baltimore National Pike, NWC Baltimore
National Pike and Rolling Rd
1st Election District, 1st Councilmanic

Legal Owner: Triantfilos and Ionnis Korologos
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-138-A

* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



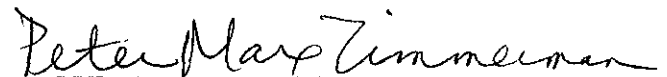
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Steven K. Broyles, 10709 Faulkner Ridge Circle, Columbia, MD 21044, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 6, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-138-A
6300 Baltimore National Pike
NWC Baltimore National Pike (Route 40) and Rolling Road
1st Election District – 1st Councilmanic District
Legal Owners: Ionnis & Triantfilos Korologos

Variance to allow a 5-foot front yard setback in lieu of the required 50-foot front yard.

HEARING: Friday, November 3, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the handwritten number "612".

Arnold Jablon
Director

C: Ionnis & Triantfilos Korologos, 6300 Baltimore Natl. Pike, Catonsville 21228
Steven K. Broyles PE, 10709 Faulkner ridge Circle, Columbia 21044

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY OCTOBER 16, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 17, 2000 Issue – Jeffersonian

Please forward billing to:

Ionnis Korologos
6300 Baltimore National Pike
Baltimore, MD 21228

410 744-4151

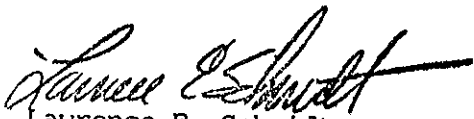
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-138-A
6300 Baltimore National Pike
NWC Baltimore National Pike (Route 40) and Rolling Road
1st Election District – 1st Councilmanic District
Legal Owners: Ionnis & Triantfilos Korologos

Variance to allow a 5-foot front yard setback in lieu of the required 50-foot front yard.

HEARING: Friday, November 3, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-138-A
Petitioner: TO Annis Korologos
Address or Location: 6300 BALTIMORE NATIONAL PIKE BAL-21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: 10 ANNIS KOROLOGOS
Address: 6300 BALTIMORE NATIONAL PIKE BAL-MD 21228
Telephone Number: 410-744-4151

Revised 2/20/98 - SCJ

01-138-A



Baltimore County
Department of Permits and
Development Management

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

October 27, 2000

Steven K. Broyles, P.E.
10709 Faulkner Ridge Circle
Columbia, MD 21044

Dear Mr. Broyles:

RE: Case Number: 01-138-A, 6300 Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Ionnis & Triantfilos Korologos, 6300 Baltimore National Pike,
Catonsville 21228
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 9, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2000
Item Nos. 118, 136, 137, 138, 140, 141,
142, 143, 144, and 145

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 12, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: GRETTEL WHITE - 148
RAYRAI J. STINNETT & DONALD W. STINNETT - 143
FLOWER COLUMBUS CLUB, INC. - 139
IONNIS KOROLOGOS & TRIANTFILOS KOROLOGOS - 138

Location: DISTRIBUTION MEETING OF OCTOBER 10, 2000

Item No.: 148, 143, 139, & 138

Dear Ms. Stephens:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: October 19, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 10, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
118	9616 Reisterstown Road
136	1501 Francke Avenue
137	7659 Old Battle Grove Road
138	6300 Baltimore National Pike
139	8335 Philadelphia Road
140	1401 Broadway Road
141	15 Bright Sky Court
142	14400 Green Road
144	8204 Anita Road
145	404 Kauffman Road

fw
11/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2000

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

26

SUBJECT: 6300 Baltimore National Pike

INFORMATION:

Item Number: 01-138

Petitioner: Ionnis and Triantfilos Korologos

Zoning: BR-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance provided that a revised landscape plan consistent with the Route 40 West enhancement plan is submitted to Avery Harden. The plan should demonstrate that additional planting will be provided by the petitioner in the grassy area between the leased parking spaces and the concrete curb.

Baltimore National Pike (Route 40 West) is one of the county's major commercial corridors and is currently undergoing a major SHA sponsored enhancement plan. Median improvements and planting in the grassy island at the intersection with Rolling Road is proposed by SHA. (Contact SHA landscape architect Margot Bartosh for additional information at 410-545-8622.)

Prepared by: Maek A Cunniff

Section Chief: Jeffrey W Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10.11.00

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

RE: Baltimore County
Item No. 138 BR

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

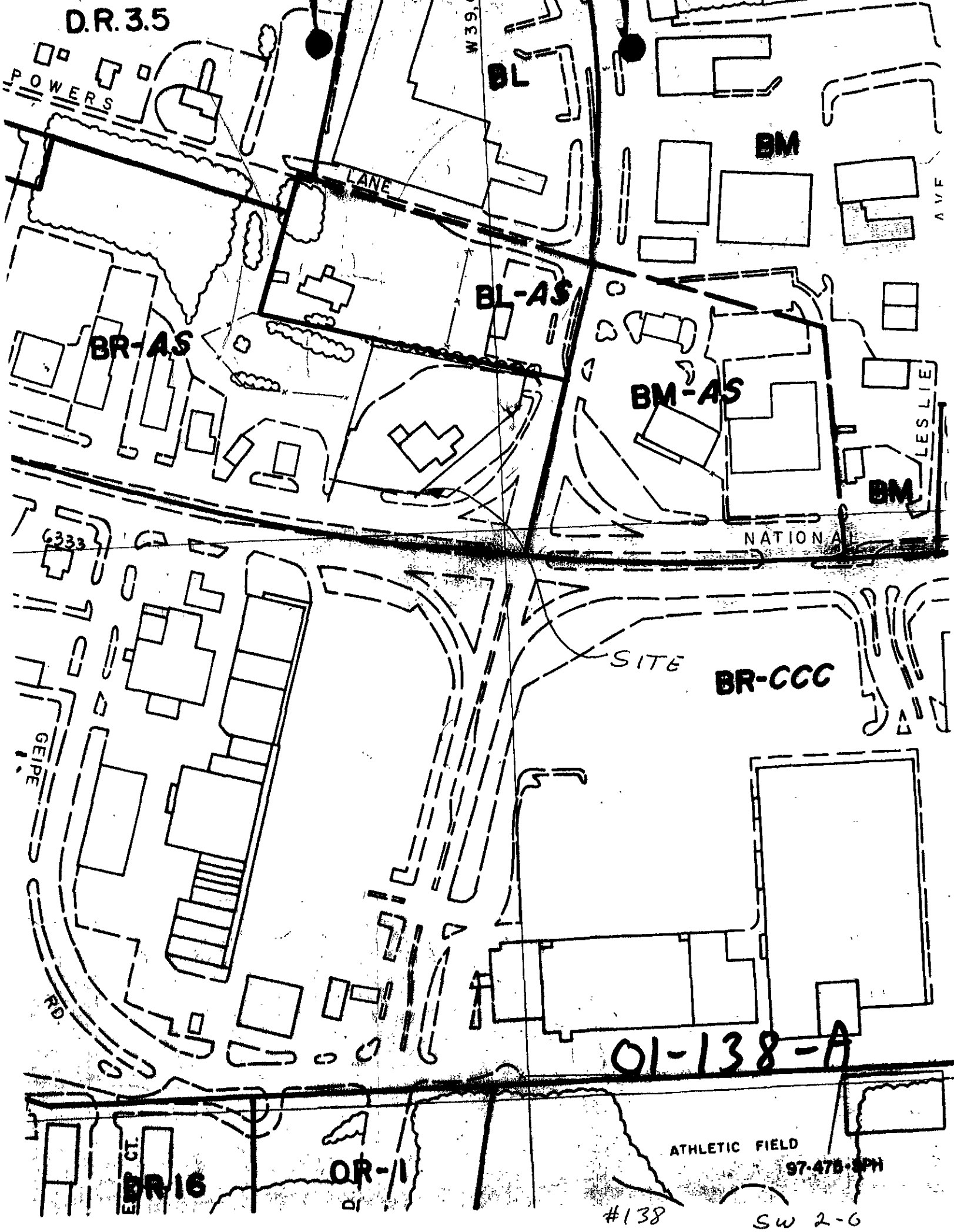
ADDRESS

Steve Boyles R.E.
JOHN KOROLOGOS

2022 Brown Rd 21048
6300 BALTIMOR. NAT. PIKE 21228



D.R. 3.5



W 39

BL

BM

LANE

BL-AS

BR-AS

BM-AS

BM

NATIONAL AVE

LESLIE AVE

SITE

BR-CCC

01-138-A

ATHLETIC FIELD

97-475-SPH

#138

SW 2-6

OR-1

BR-16

CT

GEIPE

RD

6333

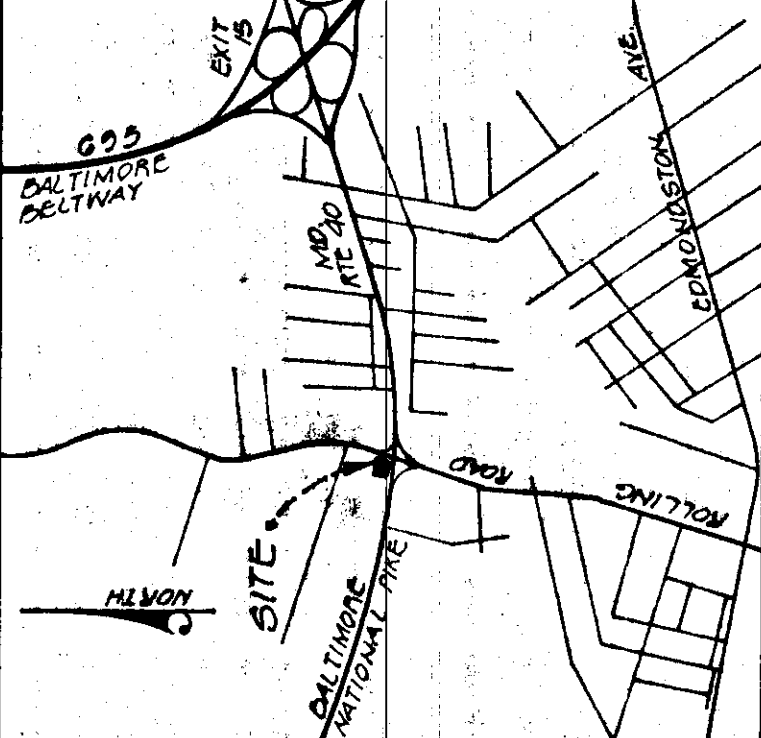
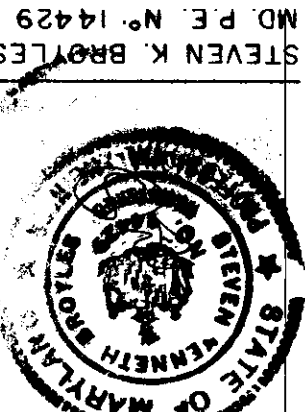
POWER

THE DOUBLE "T" DINER COMPANY
6300 BALTIMORE NATIONAL PIKE
PLAN TO ACCOMPANY ZONING VARIANCE FOR ADDITION

DATE: 2-13-97 SCALE: 1" = 30'
DES. BY: S.K.B. DWG. BY: R.D.H. CHK. BY: S.K.B.
BALTIMORE, MARYLAND

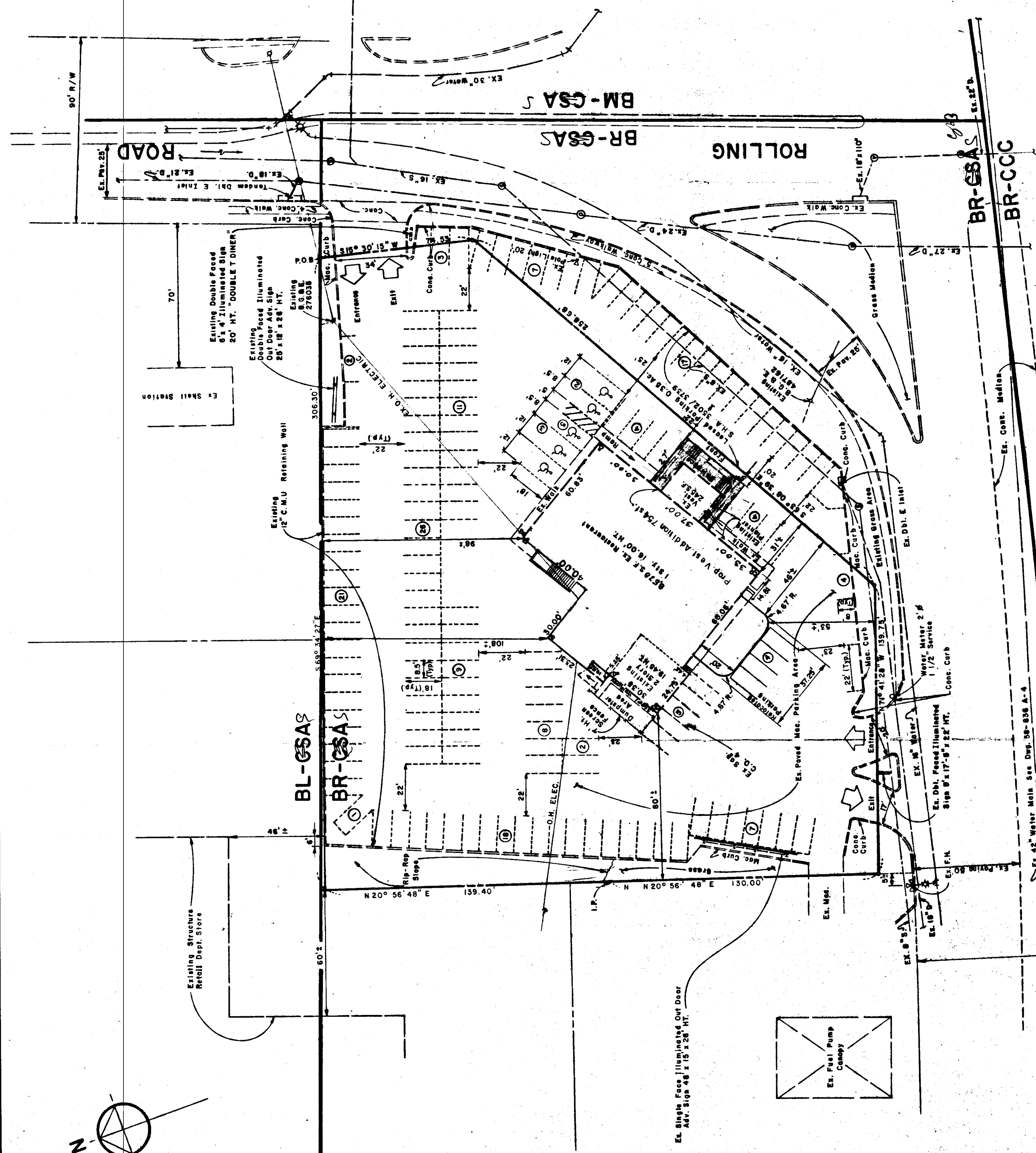
NO.	DATE	DESCRIPTION
1	10-10-97	VARIANCE
2		
3		
4		
5		
6		
7		

B-H
Engineers & Land Planners & Surveyors
4972 LILCHESTER ROAD • ELICOTT CITY, MD 21043-6936
PHONE (410) 775-5500 • FAX (410) 775-2852
STEVEN K. BROYLES
MD P.E. No. 14429



- LEGEND**
- PROPERTY LINE.....
 - LIMIT MACADAM PAVING.....
 - EX. CONCRETE CURB.....
 - EX. BUILDING.....
 - EX. ZONING LINE.....
 - EX. SANITARY SEWER.....
 - EX. WATER MAIN.....
 - UTILITY POLE.....
 - BUILDING MTD. EXT. LIGHT.....
 - SCREEN FENCE.....
 - POLE.....
 - GUY WIRE.....

- SITE DATA**
- 1. NET SITE AREA = 63,031 sq ft 1.447 ac.
 - 2. GROSS SITE AREA = 73,177 sq ft 1.679 ac.
 - 3. CURRENT ZONING: TRANSIT/LOS KOBLOLOGOS & IONANIS KOBLOLOGOS
 - 4. PROPERTY ADDRESS: 6300 BALTIMORE NATIONAL PIKE, CATONSVILLE, MARYLAND 21228
 - 5. DEED REFERENCE: 6300 BALTIMORE NATIONAL PIKE, LIBER 7359 FOLIO 757
 - 6. TAX ACCOUNT #: 1/0119640563
 - 7. EXISTING USE: RESTAURANT (CLASS 3 LIQUOR LICENSE)
 - 8. PROPOSED FLOOR AREA: 15,000 sq ft
 - 9. FLOOR AREA RATIO: 23.7%
 - 10. EXISTING: 2,572 sq ft = 0.06 ac.
 - 11. PROPOSED: 15,000 sq ft = 0.34 ac.
 - 12. DISTURBED AREA: 7,544 sq ft = 0.17 ac.
 - 13. EXISTING PARKING DATA: 150 SPACES
 - 14. PARKING CALCULATION: 15,000 sq ft / 100 sq ft per space = 150 SPACES
 - 15. PARKING PROVIDED INCLUDING HANDICAPPED: 150 SPACES
 - 16. PARKING PROVIDED IN EXCESS OF REQUIRED: 150 SPACES
 - 17. DIMENSION OF STANDARD PARKING SPACE: 6.5' x 18'
 - 18. DIMENSION OF HANDICAPPED PARKING SPACE: 12' x 18'
 - 19. ADJACENT 5' x 18' ACCESS AREA, CAN BE SHARED BY TWO SPACES
 - 20. EXISTING PAVING IS A DURABLE SUSTAINABLE SURFACE OF CONCRETE AND IS BE REPAIRED STRIPES PER ACR SECTION 409.
- GENERAL NOTES**
- 1. 1ST ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT
 - 2. CENSUS TRACT 4519 LIE WITHIN THE 100 YEAR FLOOD PLAIN.
 - 3. THE SITE HAS EXISTING PUBLIC WATER AND PUBLIC SEWER.
 - 4. THERE ARE NO KNOWN WETLANDS, HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL SITES OF THIS PROPERTY.
 - 5. EXISTING FIRE HYDRANT IS LOCATED ON THE SOUTH WEST CORNER OF THE SITE.
 - 6. EXISTING EXTERIOR LIGHTING SHINES DOWN. THERE ARE NO RESIDENTIAL DWELLINGS ADJACENT TO OR ACROSS STREET. CLOSEST RESIDENTIAL DWELLING IS 600 FEET NORTHWEST OF THE SITE.
 - 7. ALL SIGNS SHALL CONFORM TO BCR SECTION 41.3
 - 8. DEC. NO. 051278 LIMITED EXEMPTION UNDER SECTION 26-171(A)(7) GRANTED ON 5/16/97 BY DMC FOR A 2754 sq. ft. ADDITION TO THE EXISTING RESTAURANT.
 - 9. NOTE: THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ENVIRONMENTAL SURVEY.



BALTIMORE NATIONAL PIKE (MD. ROUTE 40)



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 21, 2000

Messrs. Ionnis and Triantfilos Korologos
6300 Baltimore National Pike
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
NW/Corner Baltimore National Pike (Md. Route 40) and Rolling Road
(6300 Baltimore National Pike)
1st Election District - 1st Council District
Ionnis and Triantfilos Korologos - Petitioners
Case No. 01-138-A

Dear Messrs. Korologos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Steven K. Broyles, P.E.
10709 Faulkner Ridge Circle, Columbia, Md. 21044
Office of Planning; People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us