

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
S/S Windsor Mill Road, 270' W of the c/l
Lord Baltimore Drive * ZONING COMMISSIONER
(7207 Windsor Mill Road) * OF BALTIMORE COUNTY
2nd Election District * Case No. 02-536-X
1st Council District *
Elias Rizakos, et ux, Owners;
RV Assoc., t/a Windsor Inn, Lessees *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Elias and Vula Rizakos and Dimitrios and Mary Vangelakos, and, the Contract Lessees, RV Associates L.P., t/a the Windsor Inn, through their attorney, David F. Mister, Esquire. The Petitioners request a special exception to permit an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant, pursuant to Section 423.C of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief 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 Elias Rizakos, property owner, Tom Church, the Professional Engineer who prepared the site plan, and David F. Mister, Esquire. There were no Protestants or other interested persons present. It is to be noted that Mr. Rizakos is a principal in the RV Associates, L.P., Contract Lessees.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located at the southwest side of Windsor Mill Road, just north of its intersection with Lord Baltimore Drive/Timanus Lane in western Baltimore County. The property contains a gross area of 1.09 acres, more or less, zoned M.L.-I.M. and is improved with a one-story restaurant known as the Windsor Inn, which has existed on the property for many years. The property also features a large parking field containing 100 spaces. Although an indoor seating area is provided,

ORDER RECEIVED FOR FILING

Date

By

the restaurant also serves carryout foods. Largely in connection with this use, the Petitioners propose the installation of an arcade area with no more than 12 video/arcade game machines. Although these machines could be used by patrons of the restaurant, it is anticipated that they will be used mainly by individuals who are waiting for carryout orders. There are no interior/exterior building changes or use proposed; the primary use will continue to be that of a restaurant. The arcade use is only to provide an amenity for the existing restaurant operation.

The use proposed is permitted by special exception, pursuant to Section 423.C of the B.C.Z.R. In addition, Section 423.C.4 of the B.C.Z.R., requires that for such uses in the M.L. zone, the Zoning Commissioner specify the maximum number of amusement devices that will be permitted on the site. In this regard, the Petitioners indicated that they anticipate having no more than 12 freestanding machines on the property. This does not include the tabletop trivia games, which will have multiple screens throughout the restaurant.

Based upon the testimony and evidence presented, it is clear that the proposal is appropriate and that the relief requested should be granted. The evidence is persuasive that the proposed use will not be detrimental to the health, safety or general welfare of the locale. The long-standing nature of the restaurant use and the lack of Protestants at the hearing are persuasive to a finding that the business is not objectionable to the adjacent property owners or those who reside in the neighborhood. Additionally, there will be no exterior/interior changes to the restaurant or use. In this regard, although the building area is nearly 8,800 sq.ft., less than 40 sq.ft. will be devoted to the arcade use. However, pursuant to Section 423.C.4 as set forth above, no more than 12 freestanding machines will be permitted at this location.

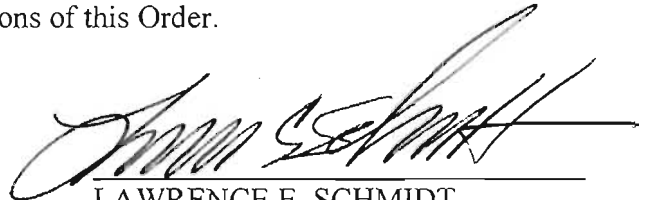
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 2002 that the Petition for Special Exception seeking relief to permit an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant, pursuant to Section 423.C of the Baltimore County Zoning Regulations (B.C.Z.R.), and

ORDER RECEIVED FOR FILING
Date 7/31/02
By RP

in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use 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) There will be no more than 12 freestanding machines in the arcade area.
- 3) When applying for any permits, the site 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 7/31/02
By [Signature]



Baltimore County
Zoning Commissioner

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

July 31, 2002

David F. Mister, Esquire
30 E. Padonia Road, Suite 404
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL EXCEPTION

W/S Radecke Avenue, 480' S of the c/l Hazelwood Avenue
(4937 Hazelwood Avenue), 14th Election District – 6th Council District
Elias Rizakos, et ux, Owners; 4937 Corporation, Contract Lessees; and,

S/S Windsor Mill Road, 270' W of the c/l Lord Baltimore Drive
(7207 Windsor Mill Road), 2nd Election District – 1st Council District
Elias Rizakos, et ux, Owners; RV Associates, t/a Windsor Inn, Lessees

Cases Nos. 02-535-X and 02-536-X

Dear Mr. Mister:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception have 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. & Mrs. Elias Rizakos
7207 Windsor Mill Road, Baltimore, Md. 21207
Mr. & Mrs. Dimitrios Vangelakos
4937 Hazelwood Avenue, Baltimore, Md. 21206
Mr. Thomas Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212
People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7207 Windsor Mill Road

which is presently zoned ML-1M

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

An arcade with no less than six (6) amusement devices in combination with the existing use as a restaurant pursuant to section 423C BCZR.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, 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.

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:

RV Associates Limited t/a Windsor Inn

By: [Signature]
Name - Type or Print
Signature President
7207 Windsor Mill Road
Address Baltimore MD Telephone No. 21207
City State Zip Code

Attorney For Petitioner:

[Signature]
Name - Type or Print
Signature
Mister, Winter & Bartlett, LLC
Company
30 E. Padonia Rd., 410-561-3000
Address Suite 404 Telephone No. 21093
Timonium MD City State Zip Code

Legal Owner(s):

Elias Rizakos
Name - Type or Print
[Signature]
Signature
Vula Rizakos
Name - Type or Print
[Signature]
Signature
7207 Windsor Mill Rd. 410-944-0446
Address Baltimore MD Telephone No. 21207
City State Zip Code
(see attached for additional owner
Representative to be Contacted: signatures)
David F. Mister
Name
30 E. Padonia Rd. 410-561-3000
Address Suite 404 Telephone No. 21093
Timonium MD City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 5/28/02

ORDER RECEIVED FOR FILING

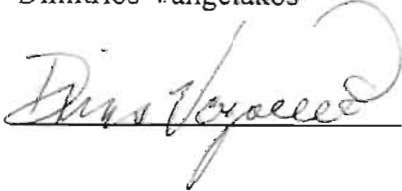
Case No. 02-536-X

Date 7/31/02
By [Signature]

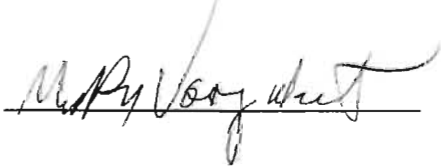
ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION FOR
7207 WINDSOR MILL ROAD

ADDITIONAL LEGAL OWNERS:

Dimitrios Vangelakos

A handwritten signature in cursive script, appearing to read "Dimitrios Vangelakos", written over a horizontal line.

Mary Vangelakos

A handwritten signature in cursive script, appearing to read "Mary Vangelakos", written over a horizontal line.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR #7207 WINDSOR MILL ROAD

Beginning at a point on the south side of Windsor Mill Road which is 45 feet wide at a distance of 270 feet, more or less, west of the centerline of the nearest improved intersecting street, Lord Baltimore Drive which is 60 feet wide, thence binding along the following courses and distances: 1) South 46 degrees 01 minutes 30 seconds West, 171.54 feet 2) North 56 degrees 54 minutes 30 seconds West, 75.22 feet 3) North 50 degrees 00 minutes 11 seconds West, 119.17 feet 4) South 37 degrees 26 minutes 10 seconds West, 2.50 feet 5) North 56 degrees 54 minutes 30 seconds West, 74.90 feet 6) North 37 degrees 26 minutes 10 seconds East, 167.19 feet 7) South 57 degrees 49 minutes 05 seconds East, 75.00 feet 8) South 51 degrees 02 minutes 24 seconds East, 145.19 feet 9) South 56 degrees 21 minutes 55 seconds East, 75.06 feet to the place of beginning, as recorded in Deed Liber 11827, Folio 221.

Containing 47,480 square feet or 1.09 acres of land, more or less.

Also known as #7207 Windsor Mill Road and located in the 2nd Election District.

01-137

September 25, 2001



#536

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12697

DATE 5/28/02 ACCOUNT RAV/ 006-6150

AMOUNT \$ 300.00

RECEIVED FROM: Mister, Winters & Bartlett LLC

FOR: Special Exception - 7207

Windsor Mill RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 536

PAID RECEIPT

BUSINESS ACTUAL TIME

5/29/2002 5/28/2002 15:57:35

REG W604 WALKIN DDOL DMD DRAWER 2

>>RECEIPT # 183426 5/28/2002 OFLN

DEPT 5 528 ZONING VERIFICATION

CR NO. 012697

Recpt tot \$300.00

600.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #02-536-X
7207 Windsor Mill Road
S/side Windsor Mill Road
270 feet west center line
Lord Baltimore Drive
2nd Election District
1st Councilmanic District
Legal Owner(s): Elias and
Vula Rizakos
Contract Purchaser: Dimitrios
Vangelakos

Special Exception: to use
an arcade with no less than
six (6) amusement devices
in combination with the ex-
isting use as a restaurant.

Hearing: Friday, July 19,
2002 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.

JY77/625 July 2 C548295

CERTIFICATE OF PUBLICATION

7/31, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/21, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-536-X

Petitioner/Developer: Dimitrios

VANGELLAKOS

Date of Hearing/Closing: 7/19/02

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 7207 WINDSOR MILL RD

The sign(s) were posted on 6/30/02
(Month, Day, Year)

Sincerely,

[Signature] 6/30/02
(Signature of Sign Poster and Date)

SSC ROBERT BLACK

(Printed Name)

1508 Leslie Rd

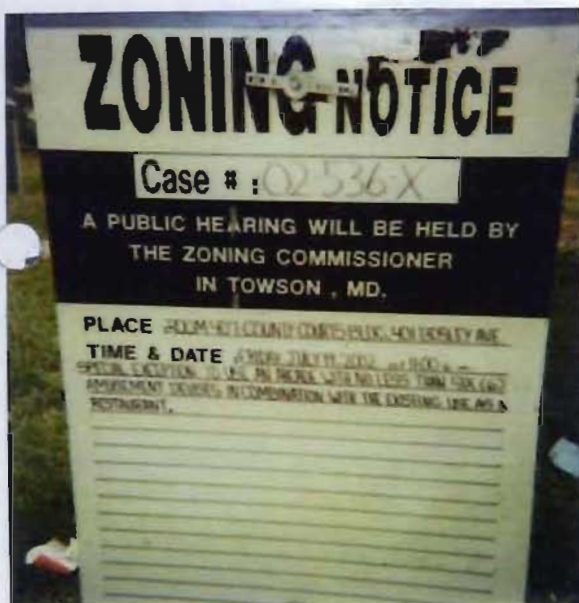
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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/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 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: 02-536-X
Petitioner: RV ASSOCIATES LIMITED H/O WINDSOR INN
Address or Location: 7207 Windsor Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID L. MISTER ATTORNEY AT LAW
Address: SUITE 404, 30 E. PADONIA RD.
TIMONIA, MD. 21093
Telephone Number: (410) 561-3000

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 2, 2002 Issue – Jeffersonian

Please forward billing to:

David F. Mister, Esquire
30 E. Padonia Road, Suite 404
Timonium, MD 21093

410-561-3000

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: 02-536-X

7207 Windsor Mill Road

S/side Windsor Mill Road 270 feet west center line Lord Baltimore Drive

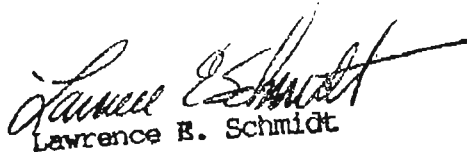
2nd Election District – 1st Councilmanic District

Legal Owner: Elias and Vula Rizakos

Contract Purchaser: Dimitrios Vangelakos

Special Exception to use an arcade with no less than six (6) amusement devises in combination with the existing use as a restaurant.

HEARING: Friday, July 19, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 12, 2002

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: 02-536-X
7207 Windsor Mill Road
S/side Windsor Mill Road 270 feet west center line Lord Baltimore Drive
2nd Election District – 1st Councilmanic District
Legal Owner: Elias and Vula Rizakos
Contract Purchaser: Dimitrios Vangelakos

Special Exception to use an arcade with no less than six (6) amusement devises in combination with the existing use as a restaurant.

HEARING: Friday, July 19, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: David F. Mister, Esquire, Mister, Winter and Bartlett, LLC, 30 East Padonia Road,
Suite 404, Timonium 21093
Elias and Vula Rizakos, 7207 Windsor Mill Road, Baltimore 21207
Dimitrios Vangelakos, 7207 Windsor Mill Road, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 2, 2002.**
(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.

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





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 12, 2002

David F Mister
Mister Winter & Bartlett LLC
30 E Padonia Road
Suite 404
Timonium MD 21093

Dear Mr. Mister:

RE: Case Number: 02-536-X, 7207 Windsor Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 28, 2002.

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. & Mrs. Rizakos, 7207 Windsor Mill Road, Baltimore 21207
RV Associates Limited, Dimitrios Vangelakos, 7207 Windsor Mill Road Baltimore 21207
People's Counsel

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Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

536

535-549

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

hs
7/19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item Nos. 535, 536, 537, 538, 539, 540,
543, 544, 545, 547, and 549

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/RS*

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 10, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

536

535-537, 539, 540, 546, 547, 549

hs
7/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JUL 3 2002

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

DATE: July 2, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-536

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lynda Johnson

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.17.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 536

BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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,

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

RE: PETITION FOR SPECIAL EXCEPTION
7207 Windsor Mill Road S/side Windsor Mill Rd.
270 ft west ctr line Lord Baltimore Drive
2nd Election District 1st Councilmanic District

Legal Owner: Elias and Vula Rizakos
Contract Purchase Dimitrios Vangelakos
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-536-X

* * * * *

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 of other proceedings in this matter and of the passage of any preliminary or final Order.

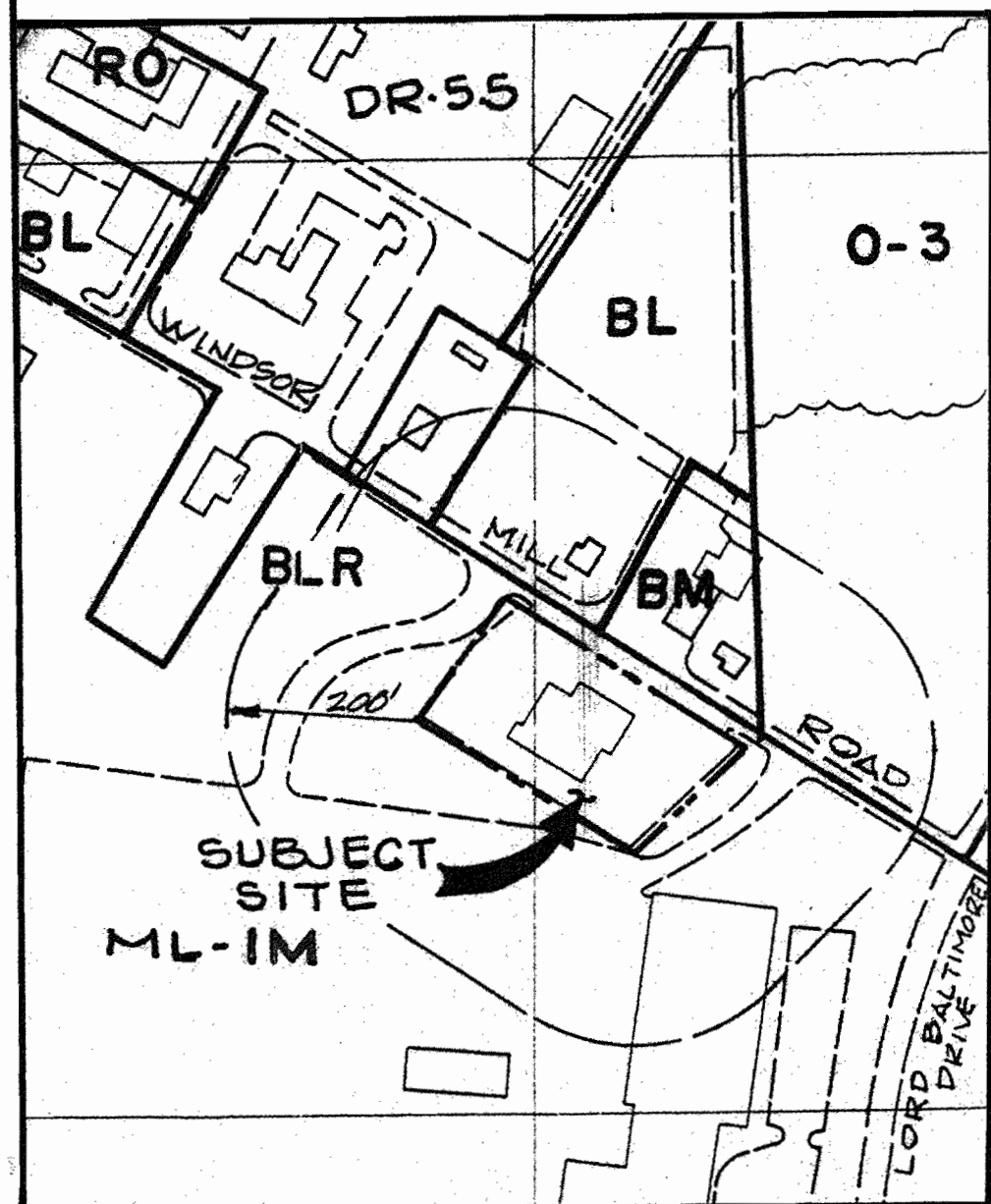

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

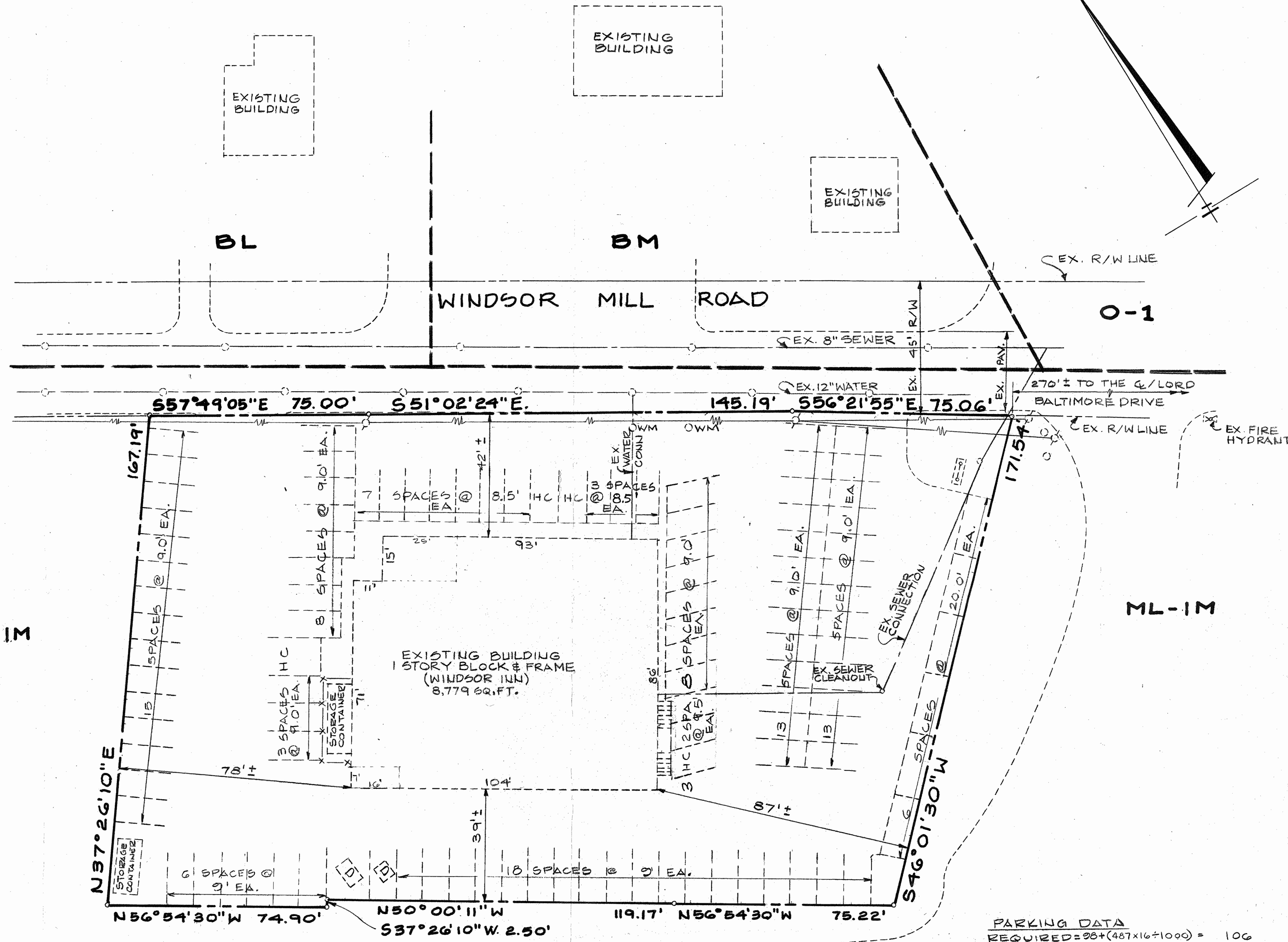
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to David F. Mister, MISTER, WINTER AND BARTLETT, LLC 30 E. Padonia Rd., Timonium, MD 21093, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



ZONING MAP (MAP NO. NW-4G)
SCALE: 1" = 200'



ML-1M

ML-1M

ML-1M

PARKING DATA
REQUIRED = 98 (487 x 16 ÷ 1000) = 106
PROVIDED = 100 P.S. + 6 H.C. = 106

FLOOR AREA RATIO
F.A.R. = $\frac{8779 \text{ SF}}{56338 \text{ SF}} = 0.16$

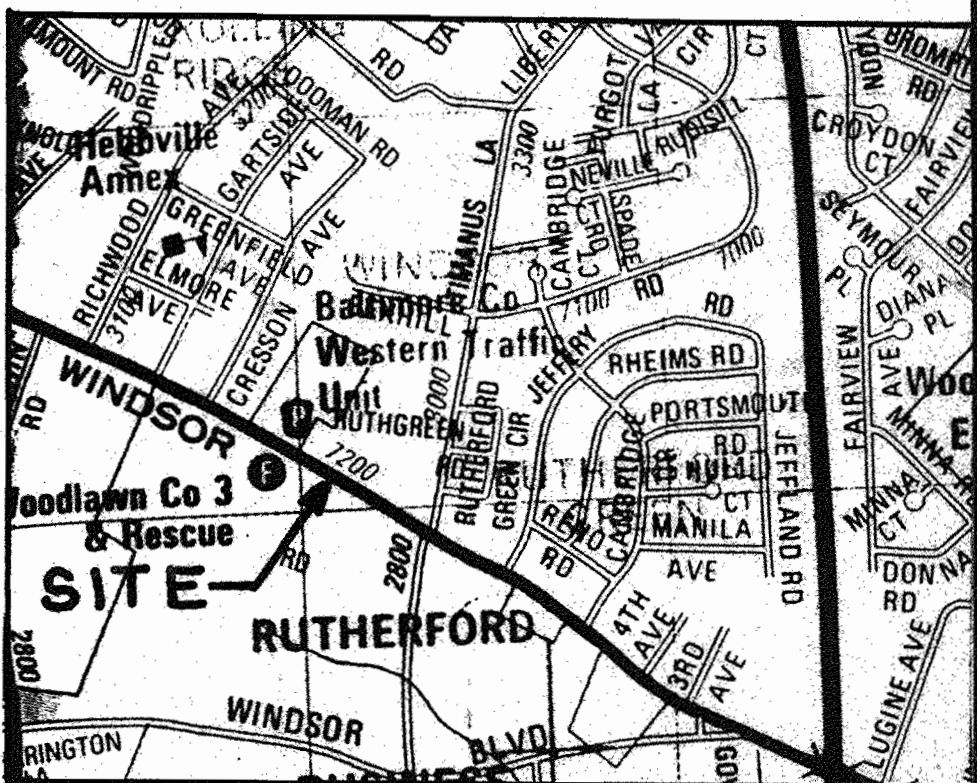
PREVIOUS COMMERCIAL PERMITS:

CONTROL NUMBER

622-64
346-70
1170-73
542-78
68-80
365-80
890-88

USE

Vestibule For Existing Tavern
Raze Patio Building
Build Mansard Roof
Construct Addition to Rear
Foundation for Outdoor Eating Area
Increase Height of Fence
Addition and Alterations



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #: 2
COUNCILMANIC DISTRICT #: 1
1" = 200' SCALE MAP #: NW-4G
ZONING: **ML-1M**
LOT SIZE: 47,480 S.F. = 1.09 AC±

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ YES ☐ NO
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

PRIOR ZONING HEARINGS: 2941, 91-246-SPHA
PREVIOUS COMMERCIAL PERMIT: SEE SEPARATE LIST BELOW

ZONING OFFICE USE ONLY

REVIEWED BY: *OK* ITEM #: 536 CASE #: 02-536-X

PROPERTY INFORMATION
(PER M.D.A.T. RECORDS)

OWNER: ELIAS & VULA BIZAKOS, AND
DIMITRIOS & MARY VANGELAKOS
ADDRESS: 7207 WINDSOR MILL RD.
BALTIMORE, MD, 21244
DEED REF. 11827/221
PLAT REF. N/A

NO 100 YEAR FLOOD PLAIN AFFECTS THE SUBJECT SITE.

Per Nos



Drafting	RVD
Check	TAC
Design	
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DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
7207 WINDSOR MILL RD.
ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.

SHEET	1	DATE	3/27/01	CONTRACT	NUMBER
OF	1	SCALE	1" = 20'		