JOHN A. OLSZEWSKI, JR.
County Executive

January 10, 2023

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

Mr. Thomas J. Hoff, PLA
512 Virginia Avenue
Towson, MD 21286

RE: Spirit and Intent Request
Zoning Case No. 03-505-A
Reglas Property
4128 Old North Point Road
Election District 15, Councilmanic District 7

Dear Mr. Hoff,

Your letter of December 13, 2022 to the Baltimore County Zoning Review Office (Zoning Review Office) has been referred to me for reply. You requested that a razed 24.4 by 49-foot, 1 ½ half story office building replaced with a 50 by 60-foot, 1 story office building with reconfigured parking be considered within the "spirit and intent" of the referenced zoning case.

Please be advised that based upon our review of the submitted red-lined Zoning Hearing Site Plan, current Plan to Accompany DRC Request, and the Order of the referenced Zoning Case; please be advised that the Zoning Review Office will permit and consider the proposed improvements as within the spirit and intent of the referenced case with the following conditions:

1. The existing storage containers on the northern portion of the property and shown on the Plan to Accompany DRC Request must be permanently removed prior to any Baltimore County approvals.

2. The removed vegetation and landscaping adjacent to the residence along the northern property line that was required to remain within the Zoning Order must be replaced with new landscaping, sufficient to buffer the two different uses. The new landscaping approval will be at the discretion of this Office, the Department of Planning, or the County Landscape Architect.

3. All other requirements as set forth within the Baltimore County Zoning Regulations shall be complied with.

4. All future plans required for County approvals shall include the Zoning Order and this letter.

THE FOREGOING IS MERELY AN INFORMAL ZONING OPINION; IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Mitchell Kellman
Zoning Review

IN RE: PETITION FOR VARIANCE E/S Old North Point Road, 755' S of the c/l New Battle Grove Road **(4128 Old North Point Road)** 15th Election District 7th Council District Anthanasios Reglas, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-505-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, Anthonasios Reglas and his wife, Georgene Reglas, through their attorney, R. David Adelberg, Esquire. The Petitioners seek relief from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing building side and rear setbacks of as close as 2.5', 6', 13' and 14', more or less, to the property line and a proposed garage addition rear setback of as close as 24', all in lieu of the required 30 feet each, and to permit existing between building setbacks of 2.6', 17', 24' and 31', more or less, in lieu of the required 60 feet. In addition, relief is requested from the landscape requirements of Section 409.8.A.1 of the B.C.Z.R. relative to screening of parking areas from street rights-of-way and residentially zoned or used properties, and interior landscaping requirements. Lastly, relief is requested from Section 409.8.A.2 of the B.C.Z.R. to permit a gravel maneuvering and storage area in lieu of the required durable and dustless surface. 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 Tom (Anthonasios) Reglas, property owner, Scott Lindgren, the Surveyor who prepared the site plan for this property, Jim Porter, of North American G. C., and R. David Adelberg, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 12/4/03
By

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Old North Point Road, just south of its intersection with New Battle Grove in eastern Baltimore County. The property contains a gross area of 1.635 acres, more or less, zoned M.L.-I.M. and is improved with a series of buildings used in conjunction with Mr. Reglas' painting business. Mr. Reglas testified that his is a painting contractor and does commercial and government projects, including the maintenance of bridges, public roads and highways. As shown on the site plan, a 1½-story building used for offices is located in the front portion of the site. To the rear of that building is a metal shed, 32' x 22' in dimension, and a smaller 10' x 10' shed is located to the rear of that structure. To the rear of the property is a concrete block garage, 77' x 41' in dimension, and is 17' tall. This building is used for the storage of heavy equipment and materials used in connection with the business.

The Petitioner proposes the construction of a 40' x 70' addition to the garage. Testimony indicated that the addition is needed to provide more interior storage space. In this regard, a series of photographs were submitted at the hearing and collectively marked as Petitioner's Exhibit 2. These photographs depict the property and improvements thereon, as well as the surrounding neighborhood. These photographs also show that there is a significant amount of outdoor storage on the site. Thus, the proposed addition will allow the Petitioner to "clean up" the site and provide a secure storage area for his equipment.

As noted above, several variances are requested, some of which relate to existing conditions. Specifically, the existing metal shed is located 2.5 feet from the side property line, and the smaller shed, approximately 6' from that same property line. Moreover, the rear of the existing garage building is located 13' from the rear property line. Lastly, there is a 14' setback to the side property line from the existing office building. All of these setbacks are deficient under the B.C.Z.R., which requires a setback of 30 feet. Additionally, in that the proposed garage addition will be built consistent with the existing garage, relief is requested for a proposed 24' setback for that addition. Finally, as more particularly shown on the site plan, the buildings are clustered on the site. This location of the buildings is driven by the need for immediate access from one

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Date 12/4/03
By

building to another and to promote security. Relief is requested to allow these buildings to remain where located in lieu of maintaining the required 60-foot distance between each structure.

Another variance relates to the landscape screening of parking areas from the street right-of-way and residentially zoned or used property, and a variance from interior landscaping requirements. As noted above, the subject property is zoned M.L. and the M.L. zone and commercial uses exist to the rear (east) and south sides of the property. Properties on the other side (west) and across the street to the southwest are zoned B.R.-I.M. Although the neighborhood is zoned exclusively M.L. or B.R., the immediately adjacent property to the north is used residentially. Photographs submitted at the hearing show a line of mature landscaping which buffers that house from the subject property. The Petitioners wish to retain that landscaping and thus variance relief is requested from the strict requirements set forth in Section 409.8.A.1 of the B.C.Z.R.

Lastly, a portion of the site is macadam paved parking area. There is a macadam area that provides parking immediately adjacent to the office building and the garage; however, a large portion of the area has a gravel surface and is used for the storage of equipment and heavy vehicles. The Petitioner indicated that he would like to continue this arrangement as opposed to paving the entire site with macadam. This appears appropriate in that the lot would feature an inappropriately high percentage of impervious surface, if the entire storage and parking area were of a durable and dustless character.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgement, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief. The M.L. and B.R. zoning in the area is a significant factor. Moreover, it is to be noted that the property has been used for manufacturing purposes for a number of years. Relief shall be granted as requested; however, the Petitioner shall maintain the existing mature vegetation along the northern property line to retain that buffer to the residence next door. In that the proposed garage addition will not be constructed in that area of the site, that mature buffer should not be impacted.

ORDER RECEIVED FOR FILING
Date 7/24/13
By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of July 2003, that the Petition for Variance seeking relief from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing building side and rear setbacks of as close as 2.5', 6', 13' and 14', more or less, to the property line and a proposed garage addition rear setback of as close as 24', all in lieu of the required 30 feet each, and to permit existing between building setbacks of 2.6', 17', 24' and 31', more or less, in lieu of the required 60 feet; from the landscape requirements of Section 409.8.A.1 of the B.C.Z.R. relative to screening of parking areas from street rights-of-way and residentially zoned or used properties, and interior landscaping requirements; and from Section 409.8.A.2 of the B.C.Z.R. to permit a gravel maneuvering and storage area in lieu of the required durable and dustless surface, 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) The Petitioners shall maintain the mature vegetation and landscaping that exists along the northern property line adjacent to the residential property.

3) When applying for a building permit, 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 7/24/03
By

Baltimore County
Zoning Commissioner

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

July 24, 2003

R. David Adelberg, Esquire
40 W. Chesapeake Avenue, Suite 200
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Old North Point Road, 755' S of the c/l New Battle Grove Road
(4128 Old North Point Road)
15th Election District – 7th Council District
Anthanasios Reglas, et ux - Petitioners
Case No. 03-505-A

Dear Mr. Adelberg:

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. & Mrs. Anthanasios Reglas
4128 Old North Point Road, Baltimore, Md. 21222
Mr. Scott Lindgren, 320 E. Towsontown Blvd, Towson, Md. 21286
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4128 Old North Point Road

which is presently zoned ML-IM

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) see attachment which is incorporated herein

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

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.

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

Legal Owner(s):

Anthanasios Reglas
Name - Type or Print

Signature

Georgene Reglas
Name - Type or Print

Signature

4128 Old North Point Road
Address Telephone No.

Baltimore MD 21222-3623
City State Zip Code

Attorney For Petitioner:

R. David Adelberg
Name - Type or Print

Signature

Company

40 W. Chesapeake Avenue, Suite 200 (410) 321-7773
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:

Bruce Doak
Name

320 E. Towsontown Boulevard (410) 823-4471
Address Telephone No.

Towson MD 21286
City State Zip Code

ORDER RECEIVED FOR FILING
Date 7/24/03
By

REV 9/15/98

Case No. 03 505 A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING N/A
Reviewed By JL Date 4/25/03

VARIANCES REQUESTED

SECTIONS 255.1 & 102.2

TO PERMIT EXISTING BUILDING SIDE AND REAR SETBACKS OF AS CLOSE AS 2.5'±, 6'±, 13'± AND 14'± TO THE PROPERTY LINE AND A PROPOSED GARAGE ADDITION REAR SETBACK OF AS CLOSE AS 24'±, ALL IN LIEU OF THE RQUIRED 30'. ALSO TO PERMIT EXISTING BETWEEN BUILDING SETBACKS OF 2.6'±, 17'±, 24'± AND 31'± IN LIEU OF THE REQUIRED 60'.

SECTION 409.8.A.1

A VARIANCE OF THE LANDSCAPE SCREENING OF PARKING AREAS FROM STREET RIGHTS-OF-WAY AND RESIDENTIALLY ZONED OR USED PROPERTIES AND A VARIANCE OF THE INTERIOR LANDSCAPING REQUIREMENTS.

SECTION 409.8.A.2

TO ALLOW A GRAVEL MANEUVERING AND STORAGE AREA IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.

ORDER RECEIVED FOR FILING
Date 12/4/13
By

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gceltmited.com

505

April 2, 2003

ZONING DESCRIPTION
#4128 Old North Point Road

Beginning for the same in the center of Old North Point Road, southerly 755 feet, more or less, from the center of New Battle Grove Road, running thence 1) South 37 degrees 40 minutes East 41.25 feet to the east edge of paving of Old North Point Road, thence running and binding on or near the east edge of paving, the four following courses and distances, viz; 2) South 28 degrees 55 minutes East 66.00 feet, 3) South 24 degrees 25 minutes East 66.00 feet, 4) South 21 degrees 10 minutes East 66.00 feet, and 5) South 16 degrees 35 minutes East 46.12 feet, thence leaving said edge of paving and running, 6) North 63 degrees 51 minutes East 257.15 feet, 7) North 23 degrees 44 minutes West 281.32 feet, and 8) South 64 degrees 23 minutes West 265.05 feet to the place of beginning.

Containing 1.635 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.

STATE OF MARYLAND
SCOTT ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR

4/02/03

X:\northamer\zoningdes.doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL 505 **No.** 23040

DATE 4/25/03 ACCOUNT 001 006 6150

AMOUNT $ 325.00

RECEIVED FROM: North American Gen. Contractors

FOR: Comm Var., 4128 Old N. Pt Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
4/25/2003 4/25/2003 14:42:17 2
CLERK WEBB JEN JET
RECEIPT # 106946 4/25/2003 UNIT
DAS 5 530 2003HS VERIFICATION
CR AL 025640
Recpt Tot $325.00
325.00 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: #03-505-A
4128 Old North Point Road
E/side of Old North Point Road, 755 feet south of New Battle Grove Road
15th Election District – 7th Councilmanic District
Legal Owner(s): Anthanasios and Georgene Reglas

Variance: to permit existing building side and rear setbacks of as close as 25 feet +/-, 6 feet +/-, 13 feet +/-, and 14 feet +/-, to the property line and a proposed garage addition rear setback of as close as 24 feet +/-, all in lieu of the required 30 feet, also to permit existing between building setbacks of 2.6 feet +/-, 17 feet +/-, 24 feet +/- and 31 feet +/- in lieu of the required 60 feet. To permit a variance of the landscape screening or parking areas from street right-of-way and residentially zoned or used properties and a variance of the interior landscaping requirements. To allow a gravel maneuvering and storage area in lieu of the required durable and dustless surface.

Hearing: Tuesday, June 24, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/024 June 5 C607474

CERTIFICATE OF PUBLICATION

6/5/, 2003

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 6/5/, 2003.

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

S. Wilkinson
LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone (410) 823-4470 • Fax· (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

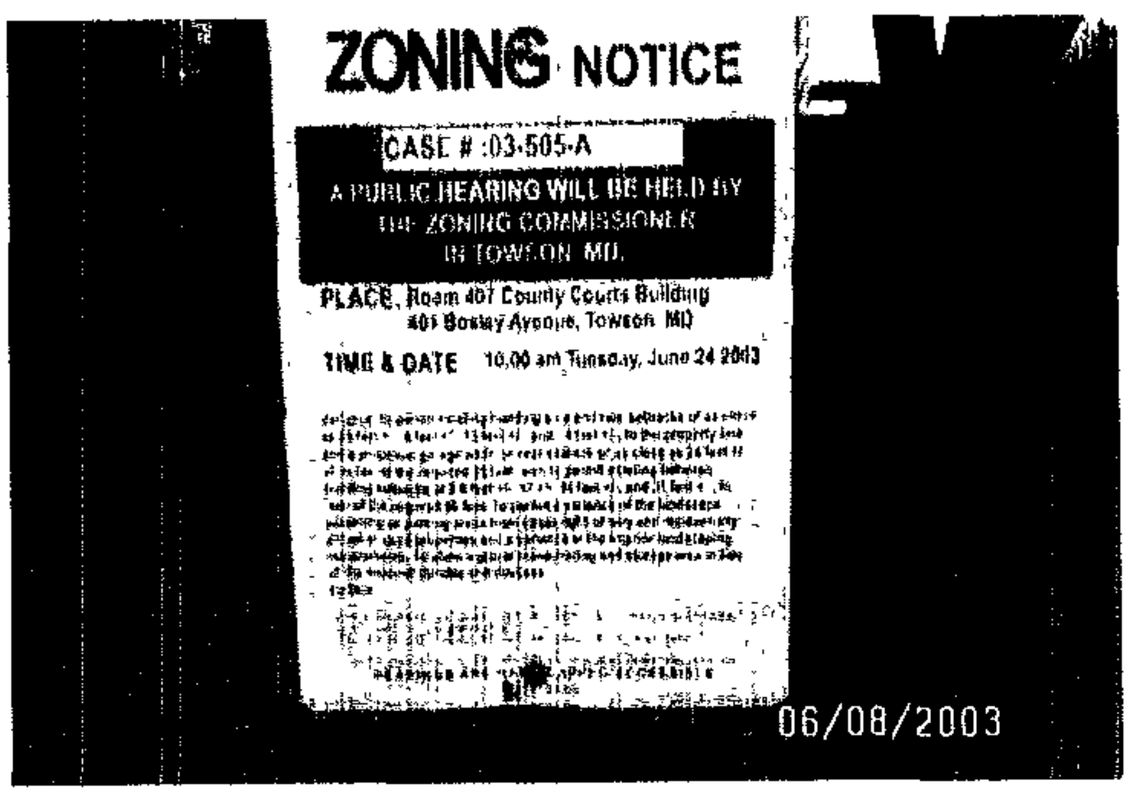
RE: CASE # 03-505-A
PETITIONER/DEVELOPER:
Anthanasios and Georgene Reglas
DATE OF HEARING:
June 24 , 2003

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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



POSTED ON: June 6, 2003

LOCATION:
4128 Old North Point Road
E/ side of Old North Point Road
755 feet south of New Battle Grove Road

DATE:
June 9, 2003

Bruce E. Doak

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

Baltimore County
Department of Permits and
Development Management

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

May 1, 2003

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: 03-505-A
4128 Old North Point Road
E/side of Old North Point Road, 755 feet south of New Battle Grove Road
15th Election District – 7th Councilmanic District
Legal Owners: Anthanasios and Georgene Reglas

Variance to permit existing building side and rear setbacks of as close as 25 feet +/-, 6 feet +/-, 13 feet +/-, and 14 feet +/-, to the property line and a proposed garage addition rear setback of as close as 24 feet +/-, all in lieu of the required 30 feet, also to permit existing between building setbacks of 2.6 feet +/- , 17 feet +/-, 24 feet+/- and 31 feet +/- in lieu of the required 60 feet. To permit a variance of the landscape screening or parking areas from street right-of-way and residentially zoned or used properties and a variance of the interior landscaping requirements. To allow a gravel maneuvering and storage area in lieu of the required durable and dustless surface.

Hearings: Tuesday, June 24, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: R. David Adelberg, 40 W. Chesapeake Avenue, Towson 21204
Anthanasios and Georgene Reglas, 4128 Old N. Point Rd., Baltimore 21222-3623
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 9, 2003.**
(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
Thursday, June 5, 2003 Issue - Jeffersonian

Please forward billing to:
North American General Contractors, Inc. 410-485-7757
J.N. Porter
6640 Quad Avenue
Baltimore, MD 21237-1288

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: 03-505-A
4128 Old North Point Road
E/side of Old North Point Road, 755 feet south of New Battle Grove Road
15th Election District – 7th Councilmanic District
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Hearings: Tuesday, June 24, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
Lawrence B. 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.

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: 03-505-A

Petitioner: Anthanasios Reglus

Address or Location: 428 Old North Point Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: North American General Contractors Inc, Att JN. Porter.

Address: 6670 Quad Ave

Baltimore Md 21237-1288

Telephone Number: 410 485-7757

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

June 20, 2003

R. David Adelberg
40 W. Chesapeake Avenue, Ste. 200
Towson, MD 21204

Dear Mr. Adelberg:

RE: Case Number: 03-505-A, 4128 Old North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Anthanasios and Georgene Reglas, 4128 Old North Point Road, Baltimore 21222-3623
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

Printed with Soybean Ink
on Recycled Paper

4/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 25, 2003

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

RECEIVED

JUN 26 2003

ZONING COMMISSIONER

SUBJECT: 4128 Old North Point Road

INFORMATION:

Item Number: 03-505

Petitioner: Anthanasios Reglas

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and recommends compliance with the landscaping requirements set forth in Section 409.B.A.1 for those sections of the subject property that are adjacent to a residentially use or a residential zone.

This office has no objection to the other two (2) variances requested by the petitioner.

Prepared by: Martha Cunningham

Section Chief: [signature]

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2003
Item Nos. 496, 497, 498, 501, 502,
503, 504, 505, 508, 509, and 511

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

RWB:CEN:jrb

cc: File

ZAC-5-12-2003-NO COMMENT ITEMS-05132003

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 5, 2003

Item No.: 505

Dear Ms. Hart:

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 Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-5-03

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

RE: Baltimore County
Item No. 505 JL

Dear. Ms. Hart:

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,

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

RE:	PETITION FOR VARIANCE 4128 Old North Point Road; E/side Old North Pt Rd, 755' S of New Battle Grove Rd 15th Election & 7th Councilmanic Districts Legal Owner(s): Anthanasios & Georgene Reglas Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-505-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 15th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Bruce Doak, 320 E Towsontowne Blvd, Towson, MD 21286 & to R. David Adelberg, Esquire, 40 W. Chesapeake Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
MAY 15 2003
Per...

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

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

May 12, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 05/12/03 re: case numbers 03-496-X, 03-497-A, 03-498-A, 03-499-A, 03-500-A, 03-501-A, 03-502-SPH, 03-503-A, 03-504-A, 03-505-A, 03-506-A, 03-507-SPHX, 03-508-SPH, 03-509-A, 03-510-A, 03-511-SPHX**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/05/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME REGLAS PROPERTY
CASE NUMBER 03-505-A
DATE JUNE 24, 2003

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
SCOTT A. LINDGREN	GERHOLD, CROSS & ETZEL, LTD. SUITE 100 320 E. TOWSONTOWN BLVD ~~21286~~	TOWSON, MD 21286	
R. David Adelberg	400 Chesapeake Ave Suite	Towson MD 21204	
Tom Reglas	4616 Tool Point Rd	BALTIMORE M.D	
Jim Ponton	NORTH AMERICAN G.C. 6640 QUAD AVE	BALTO. MD.	

① #03-505 H Fd No2

③ ②

④

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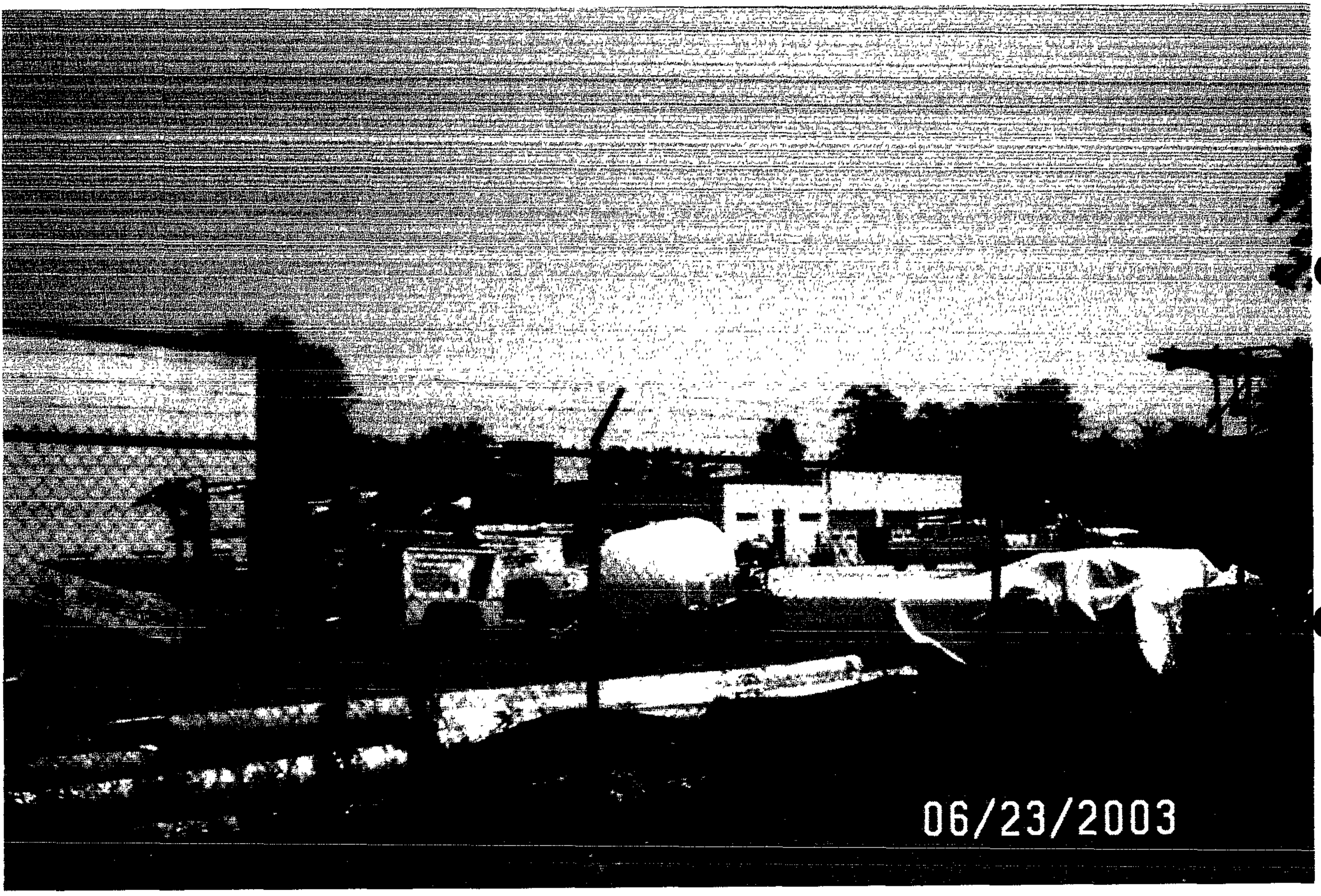

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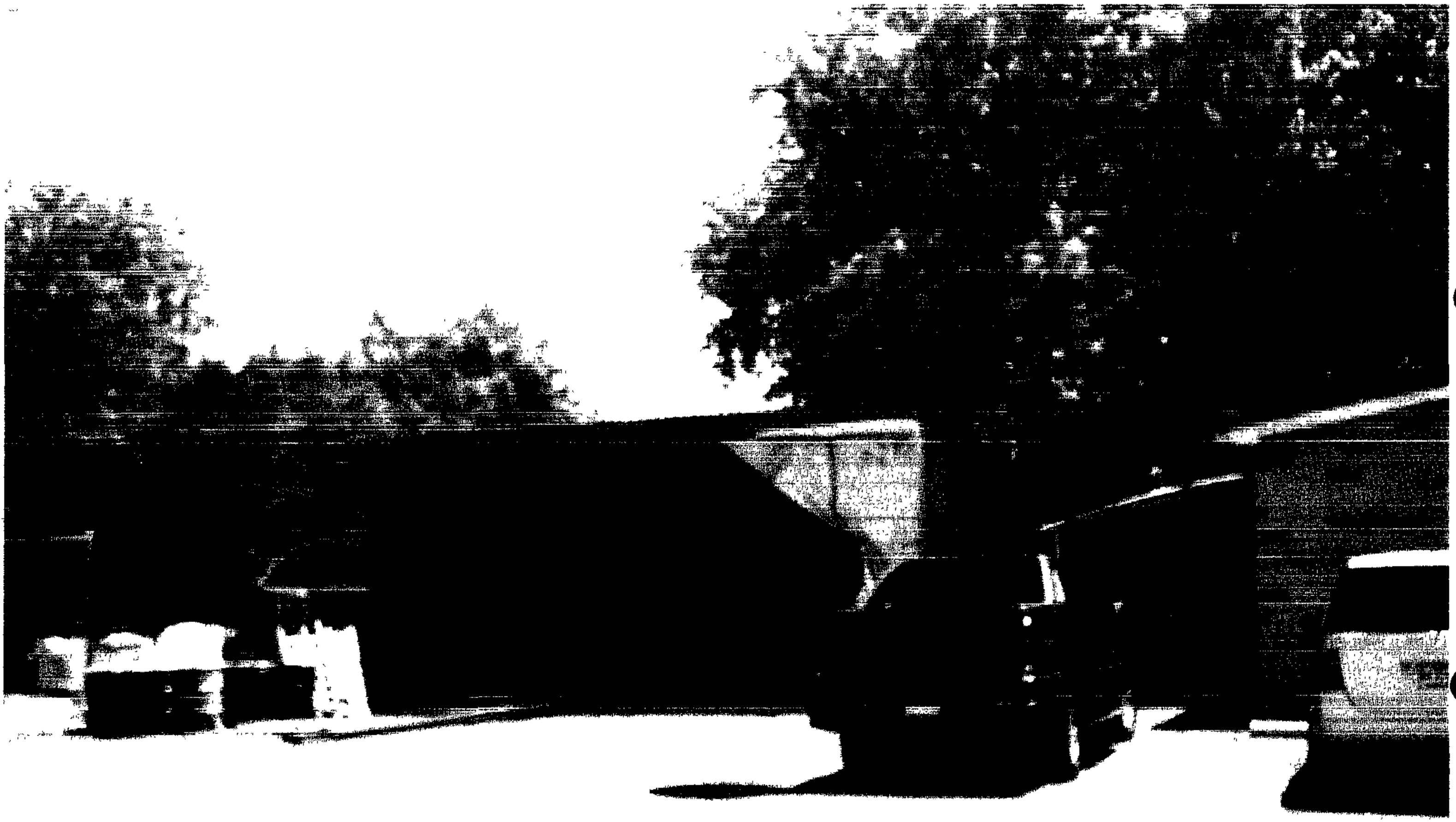

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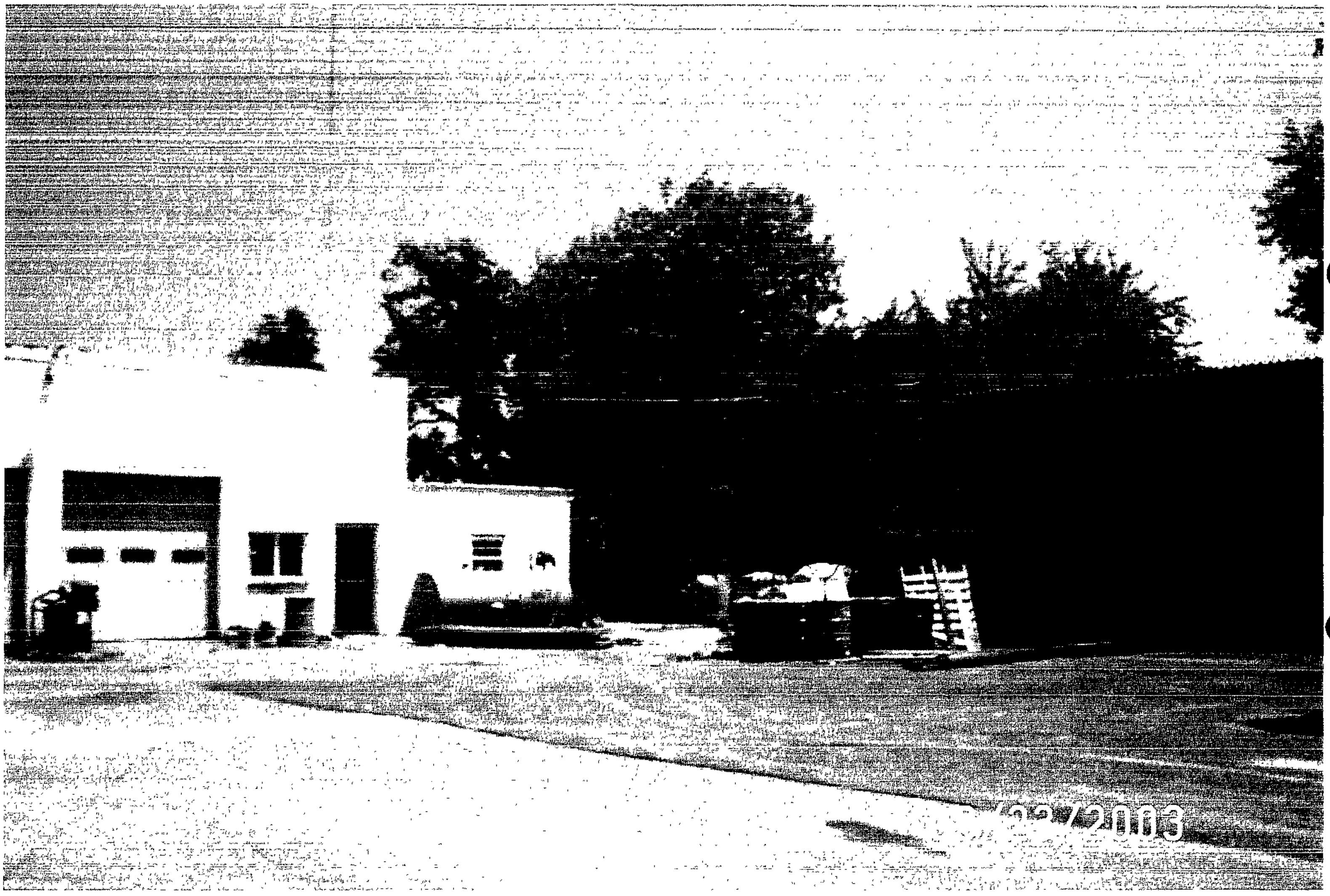

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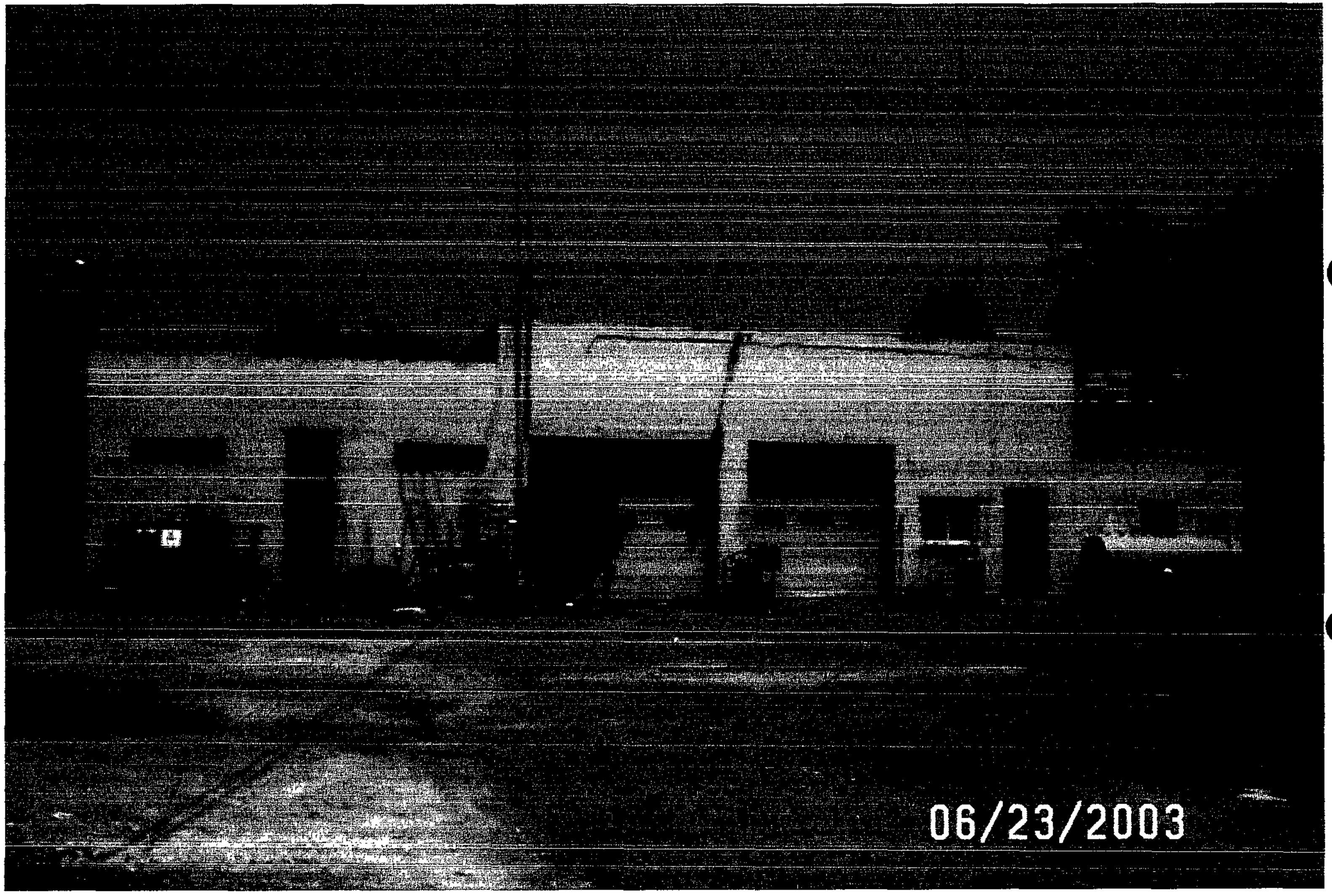

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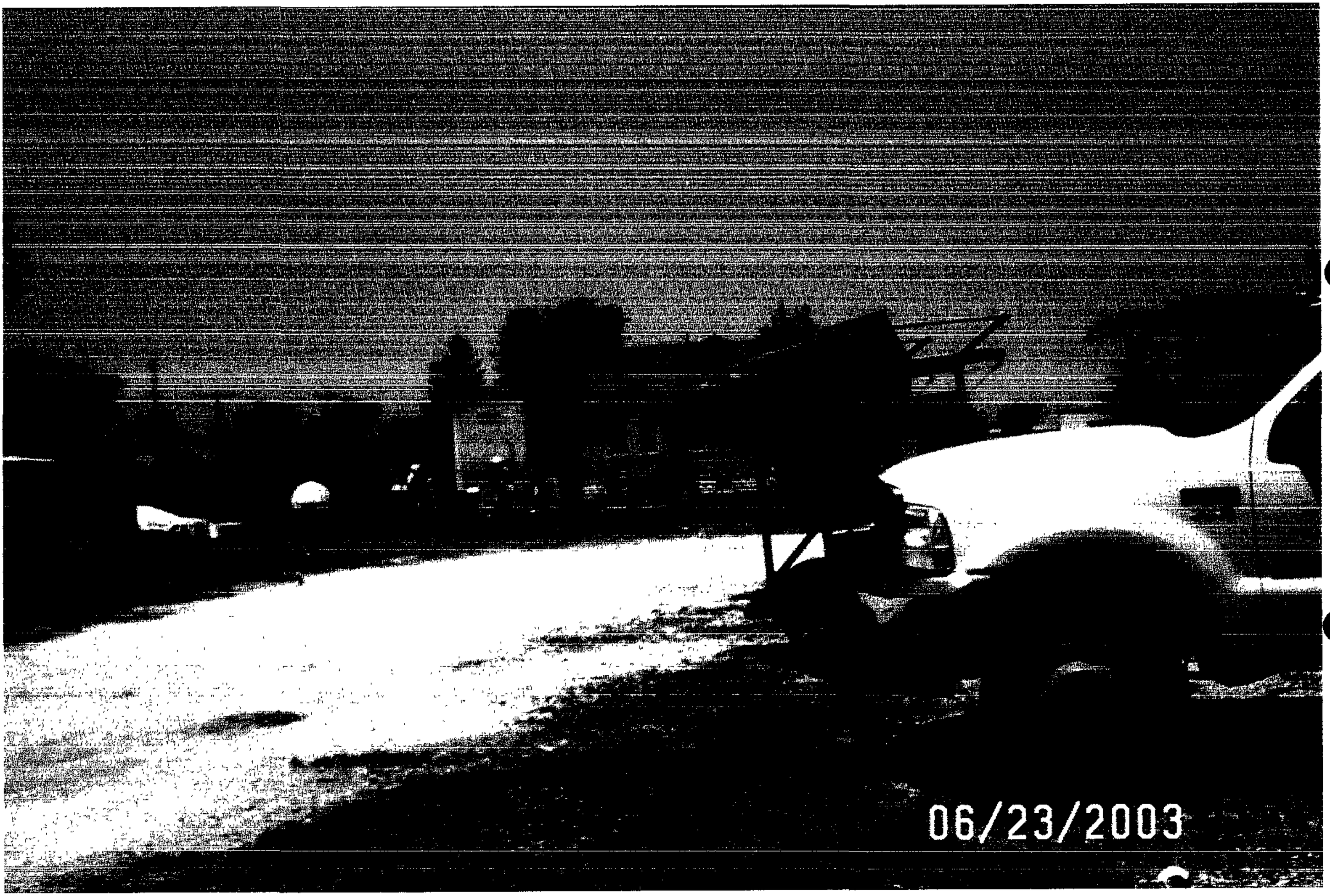

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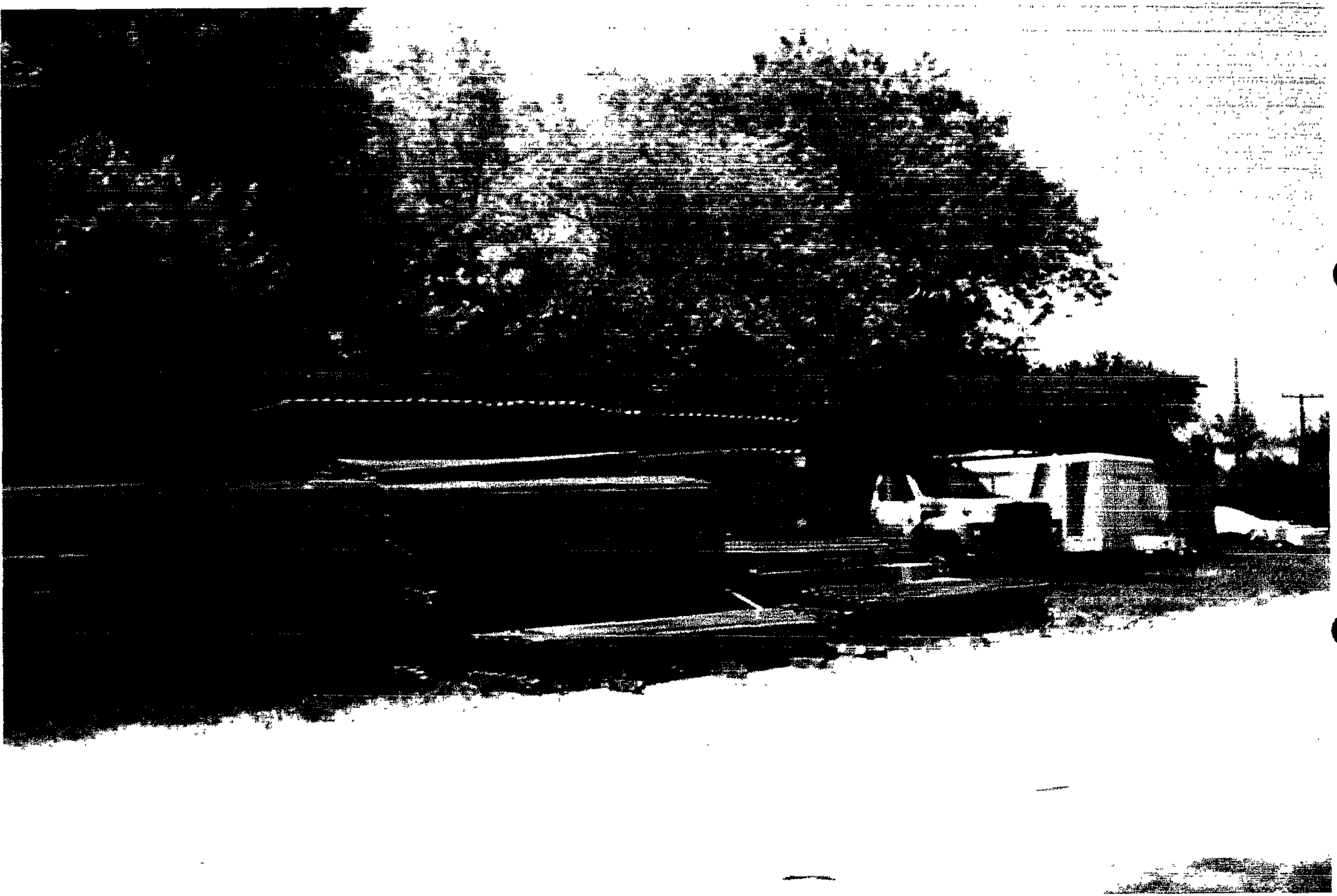

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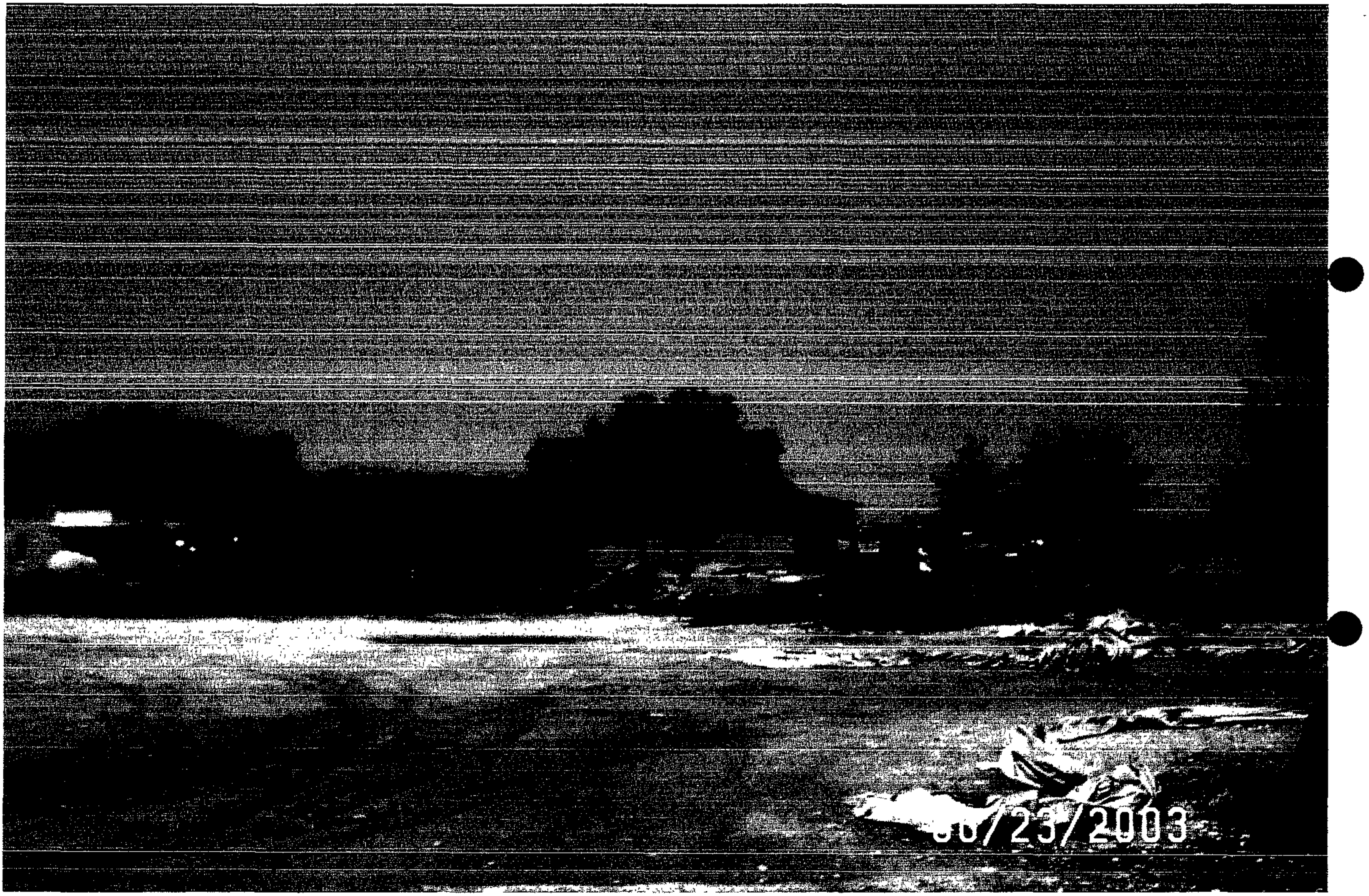

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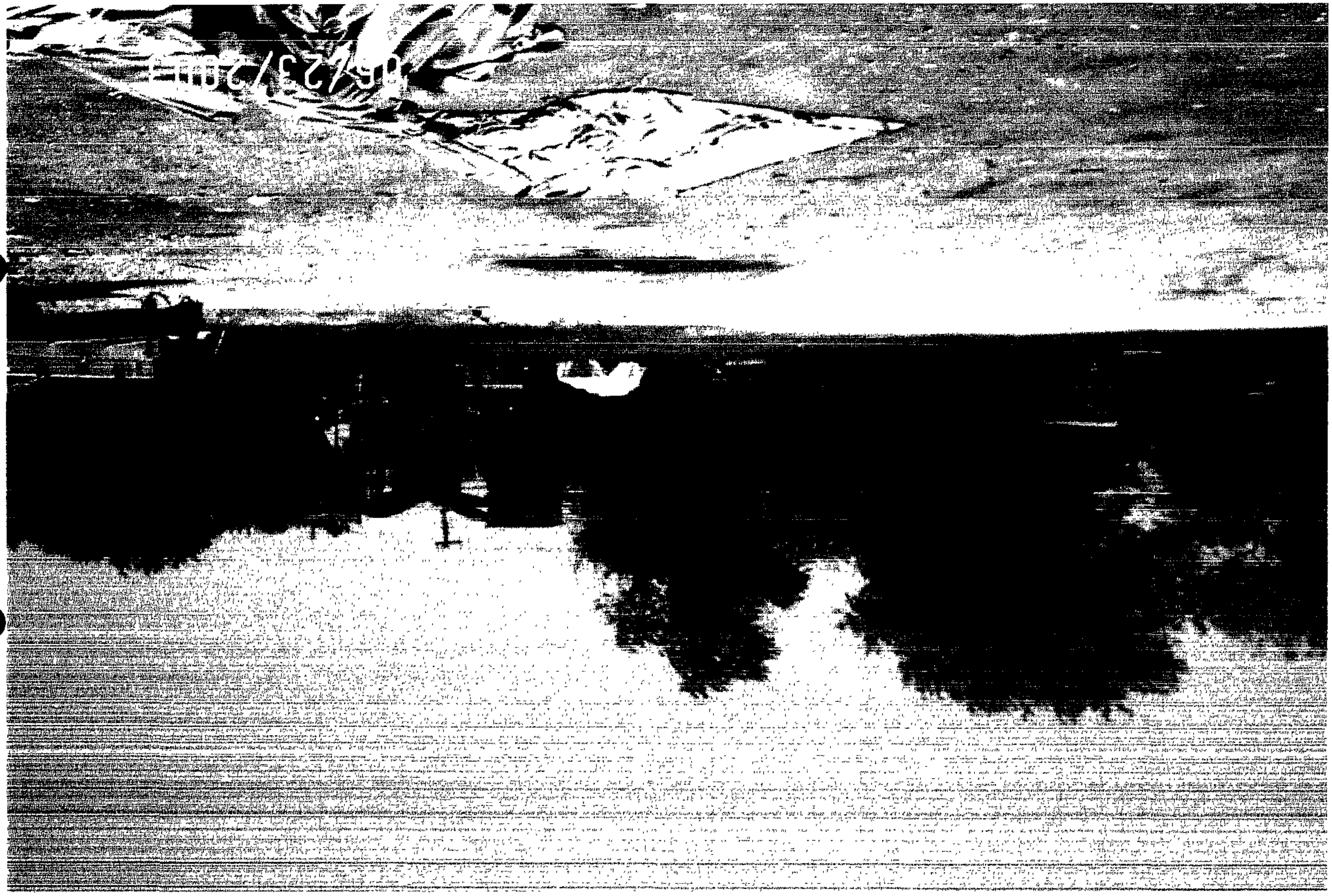

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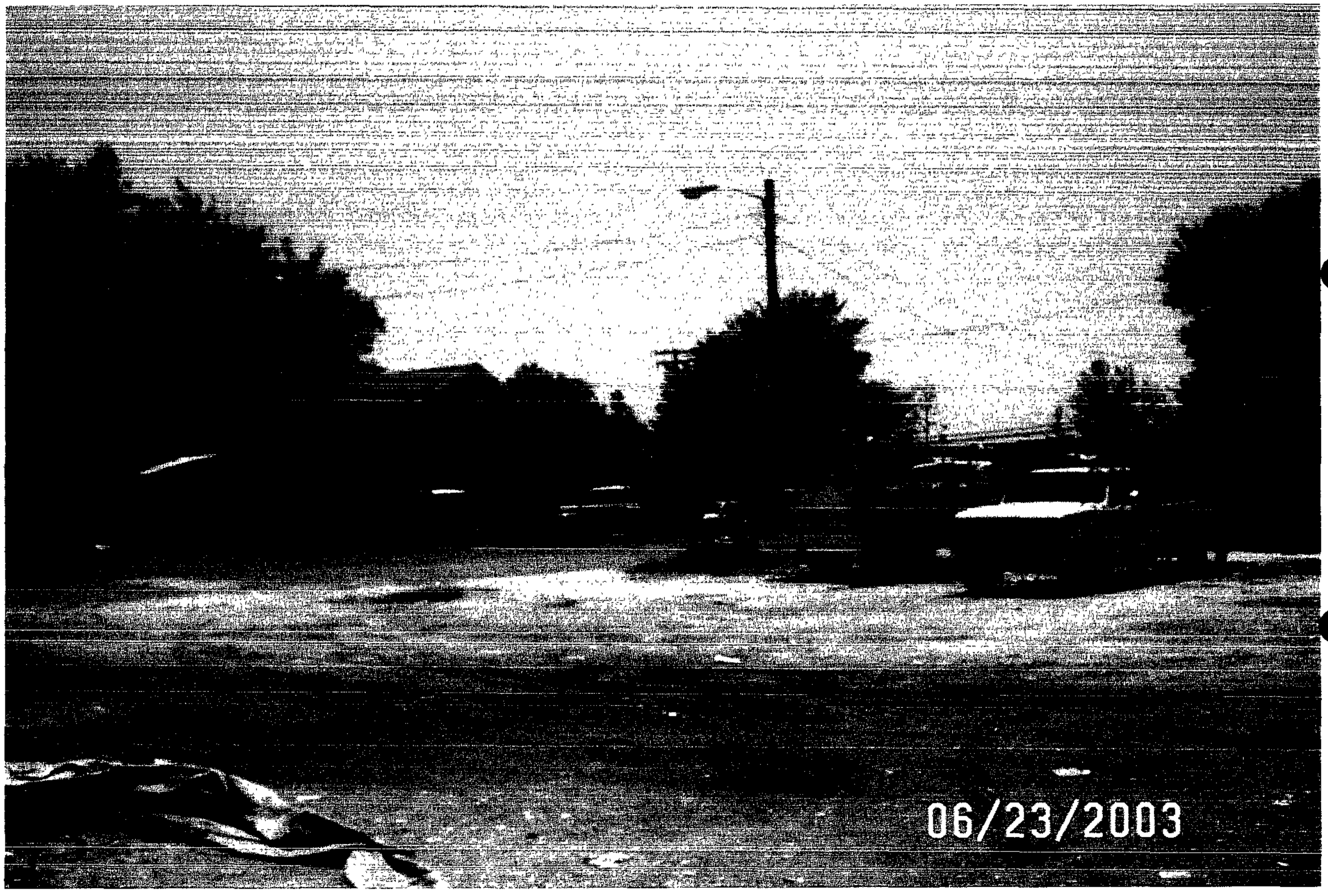

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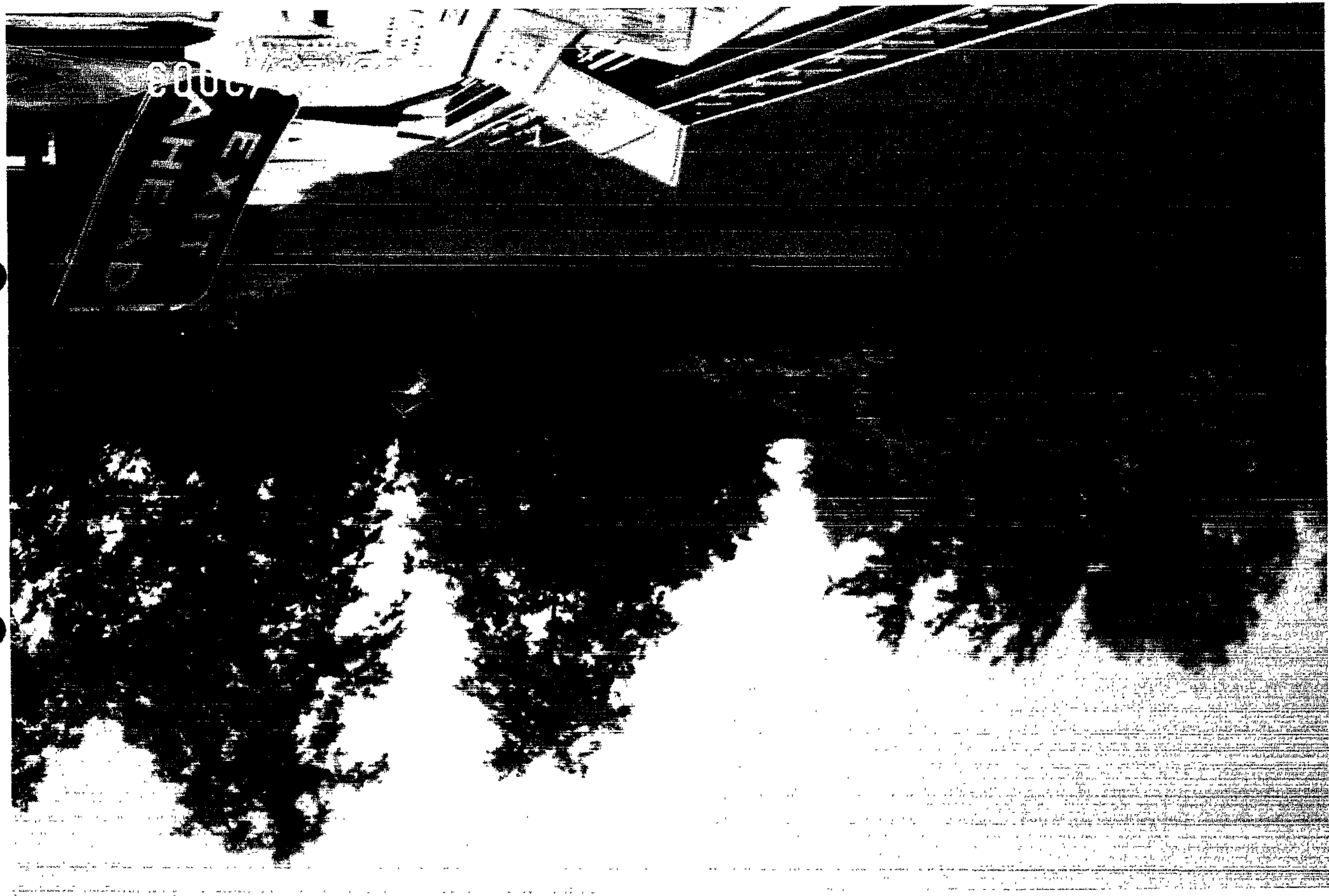

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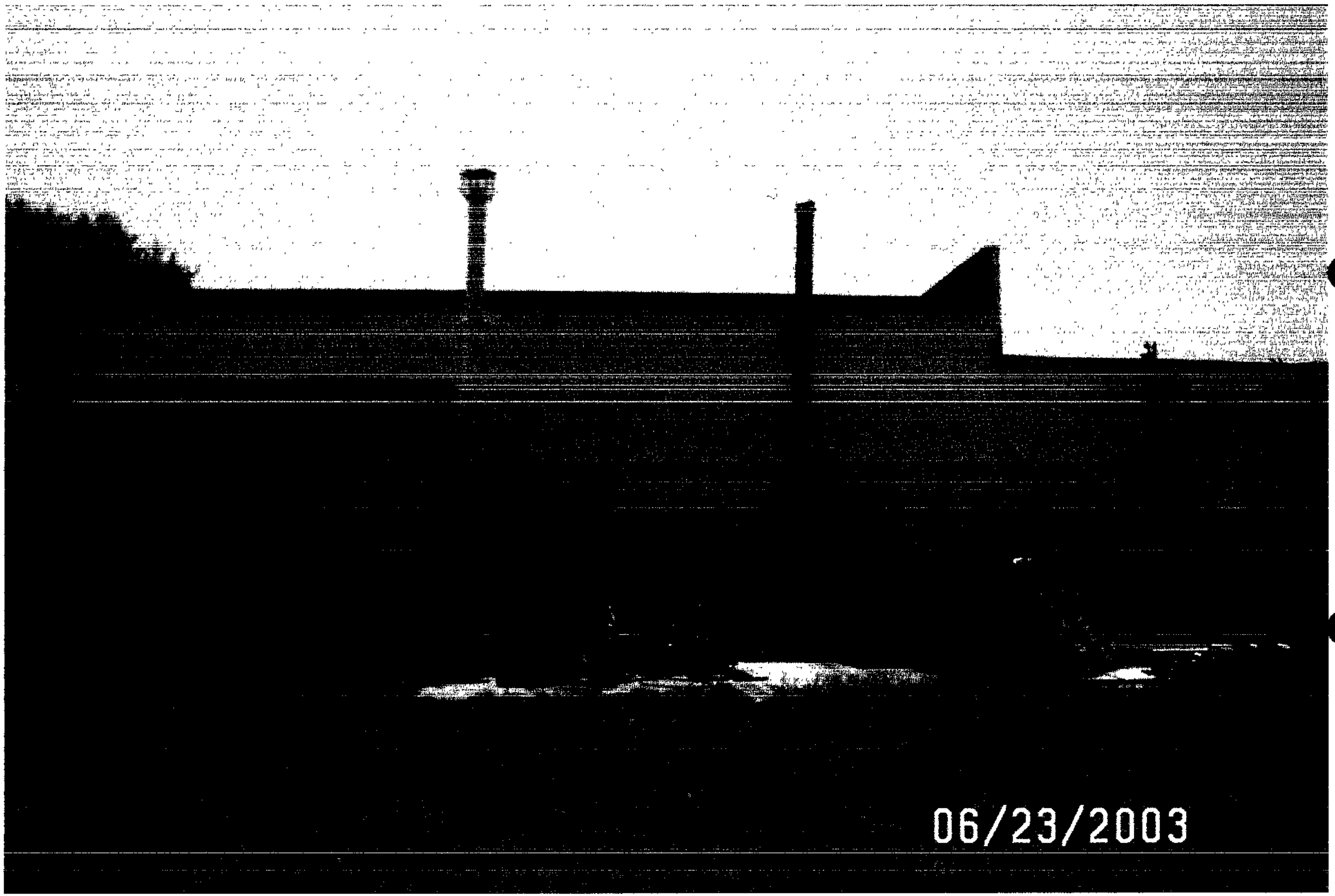

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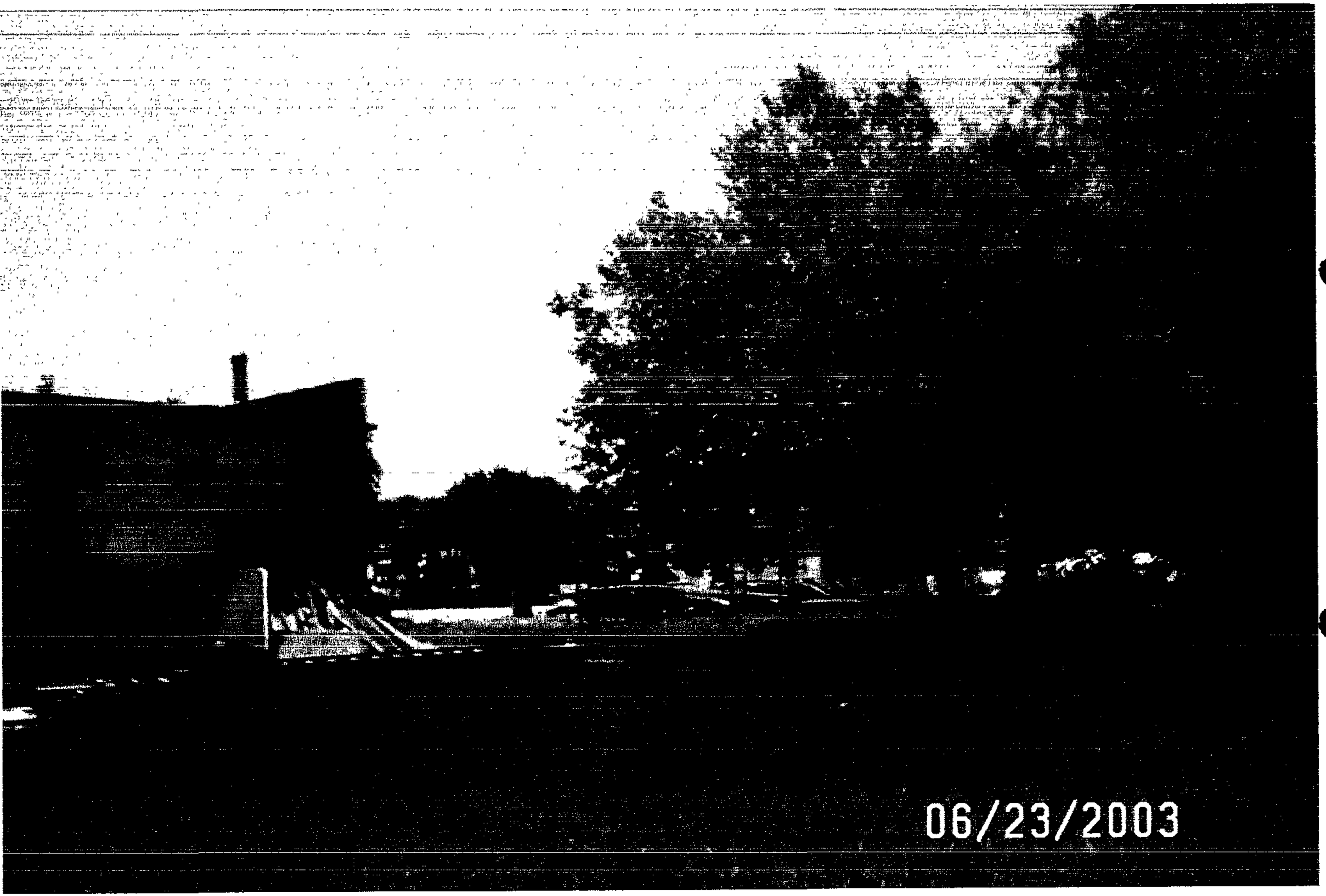

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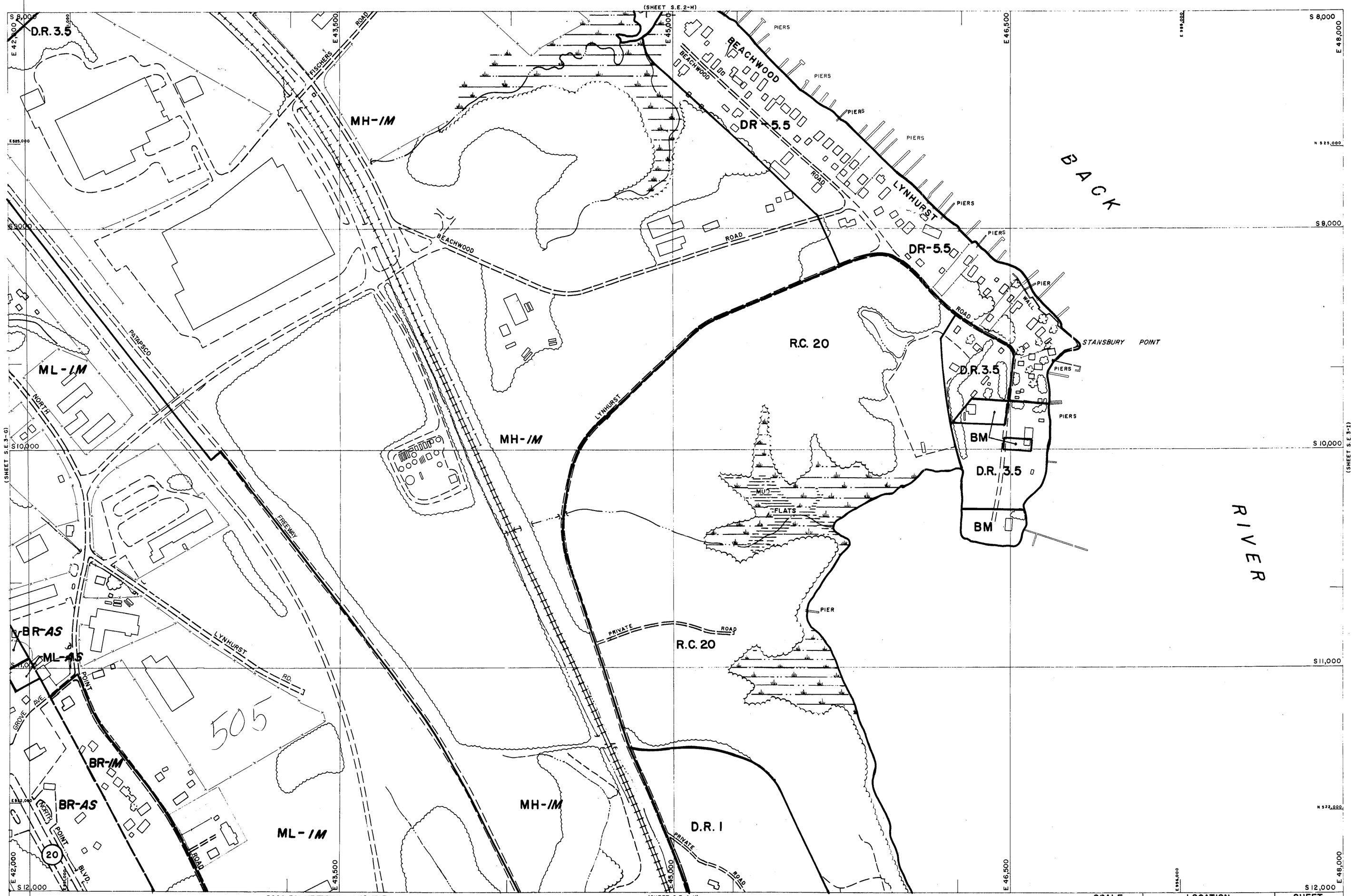


E-NW E-NE
E-SW E-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

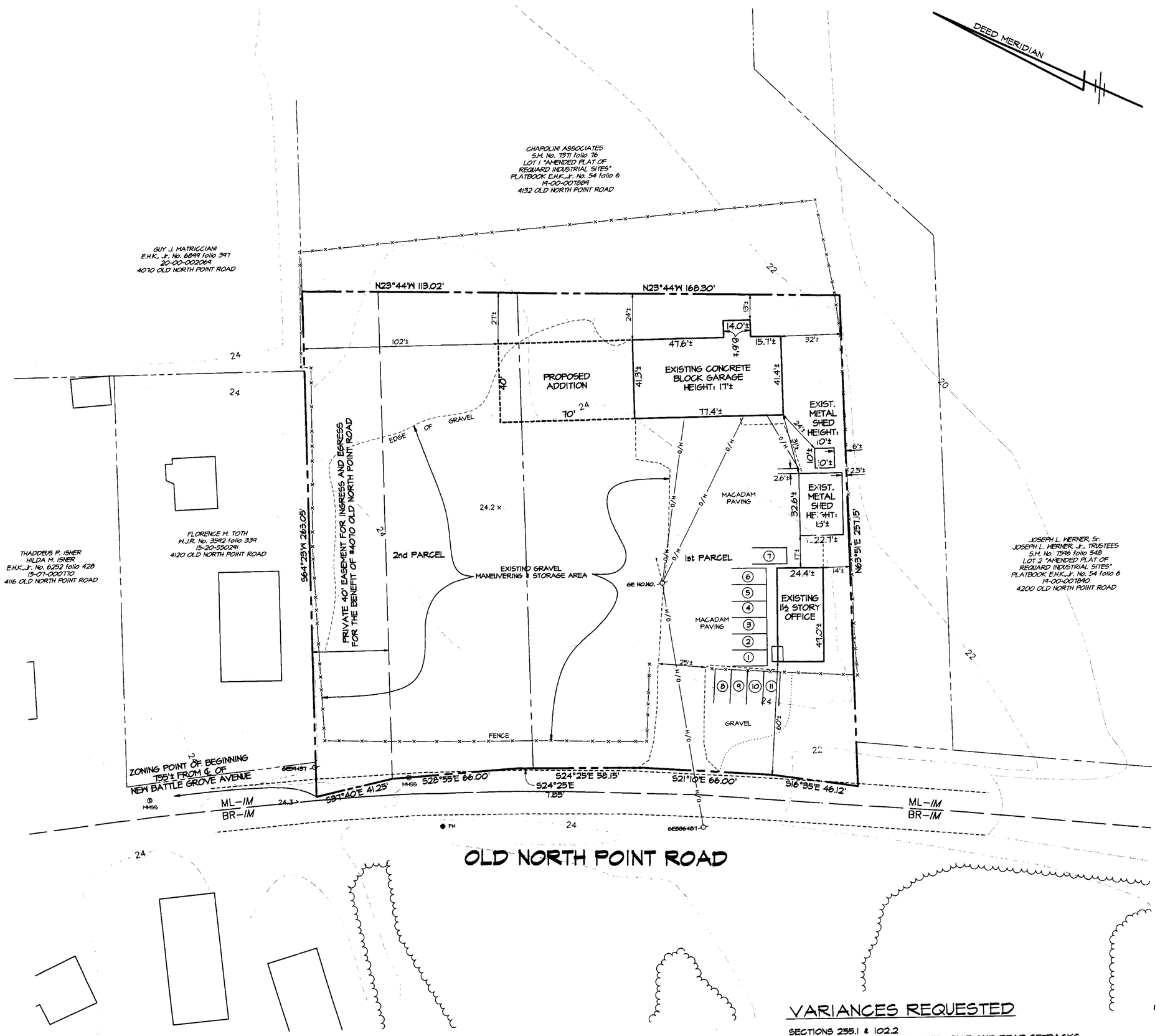
2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

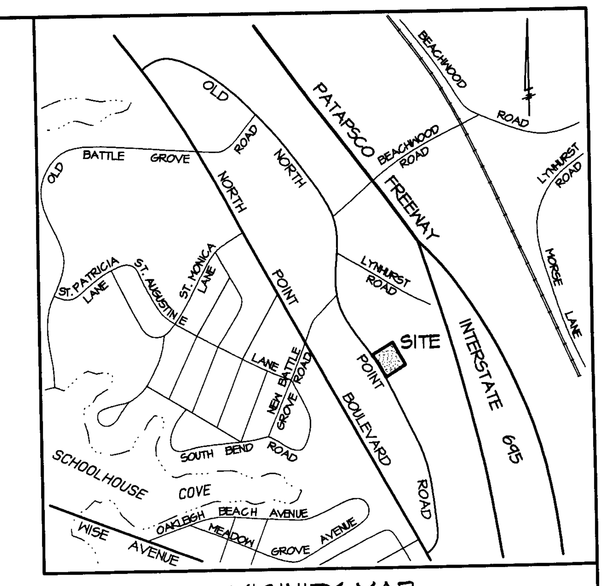
Joseph Bartenfelder
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	NORTH POINT	S.E. 3-H
DATE OF PHOTOGRAPHY JANUARY 1986		

SE 3H





VICINITY MAP
1" = 1000'

GENERAL NOTES

1. OWNER: ANTHANASIOS REGLAS
   GEORGENE REGLAS
   4128 OLD NORTH POINT ROAD
   BALTIMORE MD, 21222-3623
2. TAX ACCOUNT NOS. 15-19-910010
   & 16-00-003032
3. TITLE DEED LIBER S.M. 10942 FOLIO 070
   TOTAL AREA = 1.635 AC.±
4. THE PROPERTY IS ZONED ML-IM.
5. 200' SCALE ZONING MAP NO. SE 4E.
6. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED. A BOUNDARY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
7. FEATURES SHOWN HEREON WERE FIELD LOCATED. CONTOURS WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 104 B 2.
8. CENSUS TRACT 4524
   REGIONAL PLANNING DISTRICT 330
9. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER. VISIBLE LOCATIONS SHOWN HEREON.
10. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
11. NO PRIOR ZONING CASES.
12. THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
13. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
14. ALL SIGNAGE WILL MEET B.C.Z.R. SECTION 450
15. FLOOR AREA RATIO: 9,348 SQ.FT. BUILDINGS ÷ 71,221 SQ.FT. SITE = 0.13
16. EXISTING USE: OFFICE AND STORAGE OF EQUIPMENT & SUPPLIES FOR A PAINTING CONTRACTOR.
    PROPOSED USE: SAME.
17. PARKING SPACES REQUIRED:
    3.3 SPACES PER 1,000 SQ.FT. OFFICE SPACE
    24' x 44' x 2 STORIES = 2,352 SQ.FT.; 2,352 x 3.3 = 7.8 SPACES
    STORAGE BUILDINGS: 0
    NO OTHER PASSENGER VEHICLE PARKING. TRANSPORTATION IS BY COMPANY VEHICLE.
18. PARKING SPACES PROVIDED: 11
19. NUMBER OF EMPLOYEES ON SITE ON THE LARGEST SHIFT: 3

PLAT TO ACCOMPANY A PETITION FOR ZONING VARIANCES
REGLAS PROPERTY

4128 OLD NORTH POINT ROAD
Deed Ref: S.M. No. 10942 folio 070
Tax Account Nos.: 15-19-910010
&16-00-003032
Zoned ML-IM; Map SE 3-H
Tax Map 104; Grid 9; Parcels 97 & 427
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

VARIANCES REQUESTED

SECTIONS 255.1 & 102.2
TO PERMIT EXISTING BUILDING SIDE AND REAR SETBACKS OF AS CLOSE AS 2.5'±, 6'±, 13'± AND 14'± TO THE PROPERTY LINE AND A PROPOSED GARAGE ADDITION REAR SETBACK OF AS CLOSE AS 24'±, ALL IN LIEU OF THE REQUIRED 30'. ALSO TO PERMIT EXISTING BETWEEN BUILDING SETBACKS OF 2.6'±, 17'±, 24'± AND 31'± IN LIEU OF THE REQUIRED 60'.

SECTION 409.8.A.1
A VARIANCE OF THE LANDSCAPE SCREENING OF PARKING AREAS FROM STREET RIGHTS-OF-WAY AND RESIDENTIALLY ZONED OR USED PROPERTIES AND A VARIANCE OF THE INTERIOR LANDSCAPING REQUIREMENTS.

SECTION 409.8.A.2
TO ALLOW A GRAVEL MANEUVERING AND STORAGE AREA IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.

6/23/03

REVISION	DATE
REVISED PER SITE VISIT	6/23/03
REVISIONS AND ADDITIONS	4/17/03

Scale: 1"=30' Date: March 24, 2003

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: S.A.L. | DRAWN: S.A.L. | CHECKED: B.E.D. | FILE:X:\northamer\zoning.pro

Jun 23, 2003