

IN RE: PETITION FOR SPECIAL HEARING *
3209 North Point Road, S/West side of North
Point Road, 466' S/E of c/line of Trappe Road *
(3209 North Point Road)
12th Election District *
7th Council District *

Demetrios Koutsantonis, et ux
Petitioners *

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Case No. 08-318-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owners of the subject property, Demetrios and Panagoita Koutsantonis. Petitioners request a special hearing to approve a modified parking plan in accordance with Section 409.12 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 Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Demetrios Koutsantonis, George Koutsantonis, his son and manager of the property; George Stamoulis, with Whiting Turner, Inc., the engineering consultant who prepared the site plan for this property, and Sebastian A. Cross, Esquire, attorney for Petitioners.

Testimony and evidence offered revealed that the subject property under consideration is located in Dundalk at the intersection of Old North Point Road and Kimberly Road and contains 1.067 acres, more or less, split-zoned B.L.-C.C.C. and D.R.10.5. The site contains the North Point Shopping Center which has been in existence since at least 1964. The center includes Penny's Carryout (the expansion of which is the subject of this Petition) along with five (5) other

ORDER RECEIVED FOR FILING

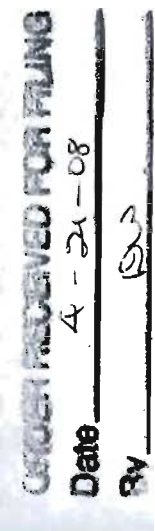
Date 4-21-08

BY 137

general retail uses. Neither the footprint of the building nor the site boundaries will change as a result of this petition; in fact, no exterior construction is proposed.

The Petitioners have owned the North Point Shopping Center for the past 13 years and have operated the fast food restaurant known as Penny's Carryout during this time period. They now wish to expand their operation in order to continue the economic viability of this operation as well as the entire center. The expansion is proposed from the now existing 1,783 square feet to 3,683 square feet by utilizing the vacant 1,900 square feet of retail space adjoining Penny's Carryout, also under Petitioners ownership.

As part of the Special Hearing, Mr. Cross and Mr. Stamoulis presented a site plan with the existing parking field (*See* Petitioners' Exhibit 1). This plan shows that based upon the size of the carryout restaurant and retail uses 87 parking spaces are required. There are 46 spaces now provided. Testimony and evidence demonstrated that due to the age of the improvements and inherent limitations of the site, the existing parking field is not able to be changed or expanded from its current condition and thus, a modified parking plan has become necessary. The site and parking field have not changed since at least 1964 as demonstrated through rezoning Case No. 64-130-RSPH dated May 4, 1964, submitted as Petitioners' Exhibit 2. The site plan attached to that case granted a rezoning request and showed the same constraints, parking field and building that have not changed through time. As such, this center has always operated under these conditions and as the owner of the center and his engineer assert that there will be no detrimental effect of allowing an expansion of a business into the adjoining space that has been vacant for years. Recently, the center has not been as successful as it once has and the Petitioner states that this expansion is necessary to ensure its economic viability.



George Koutsantonis, who is on the property on a daily basis, stated that parking has never been a problem onsite and did not feel using vacant space would change this condition. Petitioner(s), in support of this, testified that as a neighborhood restaurant, the majority of the traffic that comes to his store is not drive-by or captured traffic, but rather pedestrian traffic from the nearby residential neighborhood. This neighborhood patronage was demonstrated by a petition of support of the modified parking plan from over 300 of the neighbors in the immediate vicinity. In this regard, the 750-unit town and country apartments are directly behind the subject shopping center and Penny's restaurant.

Petitioner testified that the current parking field to the rear of the business is never full and rarely used as the parking spaces in the front of the center have served adequately both the retail and restaurant uses in the past. As the owner of the entire center, this expansion and the resulting modified parking plan would not be detrimental to the Koutsantonis' family business nor the center as the success of both serve as the livelihood of the Petitioners.

Turning to the special hearing request for approval of a modified parking plan, I note the site is typical of businesses in the older areas of the County which often have less parking than required by the current regulations. Given the size of the lot and the long time existing uses on the property, there is nothing the Petitioners can do to provide more spaces. I find that the parking requirements of Section 409 of the B.C.Z.R. would create undue hardship for the Petitioners and the modified parking plan will not adversely affect the community. Consequently, I will approve the modified parking plan. Furthermore, the site tapers back into a triangular parcel away from North Point Road which creates a unique parcel, particularly in this neighborhood. The limited width of this unique triangular parcel also necessitates a modified parking plan as the modern zoning code is provided to regulate modern, more uniform parcels.

Section 409.12 allows a Petitioner to request approval of a modified parking plan under the procedures set forth in Section 409.8.B. This section incorporates the principles and conditions enunciated in Section 502.1, for determination of whether a proposed use under special exception is detrimental to the health, safety and general welfare of the public, and the impact on the locale. In the instant matter, Mr. Stamoulis, Petitioners' consulting engineer, testified as an expert that the proposed modified parking plan does not adversely impact any of the criteria stated in Section 502.1. Mr. Stamoulis addressed the potential overflow of parking to adjacent sites, which is often a concern with restaurants on occasions when there is a shortage of spaces during peak business hours, by demonstrating under the current regulations the site is under-parked and this has not resulted in spillover parking. The spaces to the rear of the site could provide for any additional parking, but due to the character of the business, a large amount of additional vehicular traffic is not expected.

Based on the testimony and evidence presented, I am persuaded that the requested modified parking plan should be approved. As a result of the unique characteristics of the subject property, Petitioners would suffer practical difficulty if the regulations were strictly enforced. This is an older, existing building which cannot be moved or reduced in size on an established lot. In addition, the lot itself is very limiting. Approximately two-thirds of the lot is situated behind the restaurant and this parking area is typically not being used but does provide spaces if any increased traffic from the expanded store resulted. The site, despite these constraints, has managed to operate without complaint for over 40 years, thereby creating a presumption of correctness in this Commission's older Order of 1964.

A related issue that arose during the hearing was the comment from the Bureau of Traffic Engineering. This comment, generated by Steve Weber, raised some concerns with the existing

parking field and proposed expansion, although did not recommend against approval. In particular, the comment first states that there are four (4) parallel parking spaces along North Point Road that are in violation to the previously referenced Case No. 64-130-R. Petitioner(s) and their engineer stated they would be removing the striping for these spaces if this modified parking plan were approved. Furthermore, these four spaces were not included in the space calculations provided by Petitioners and as such I feel that this concern has been adequately addressed.

The other main concern was over overflow parking at peak hours as previously mentioned. As noted above, Petitioners presented evidence that the majority of their business traffic comes from pedestrians in the neighborhood and supported with signature petition forms filed in support of this modified parking plan. *See* Petitioners' Exhibit 3. Complaints from any of the surrounding neighbors regarding overflow or other parking issues have never been encountered at this shopping center. I find under the current operations and parking if increased traffic were to occur (despite testimonial evidence regarding only a minimal increase) that the parking field to the rear of the building would be adequate to handle any of these needs. Mr. Weber states he lacks personal knowledge of the restaurant operation and expected vehicular traffic it is likely to generate; however, Mr. Koutsantonis has been in the restaurant business for over 13 years and as owner of the site would have a greater understanding and concern in this regard and would not desire to inconvenience his customers and tenants with a lack of adequate parking onsite. It should also be noted that the peak business hours of the restaurant and adjoining St. Casmir's Bank noted in Mr. Weber's comment are not the same and should not cause a parking issue on either site. Therefore, I am persuaded by the Petitioners testimony regarding the character of their operation and resulting parking requirements that Mr. Weber's

concerns, while appreciated by this Commission, will not adversely affect the granting of this modified parking plan. It should also be noted that there were no Protestants at the hearing and no objection from the other reviewing County agencies.

This is a 45-year old site which is not able to be changed in its current condition. As such, modified parking plans are proper here when the owner of not only the restaurant business but of the overall shopping center itself deems it necessary for the economic viability of the entire center to upgrade services. The Koutsantonis family demonstrated they can do this without detrimental impact to the surrounding neighborhood.

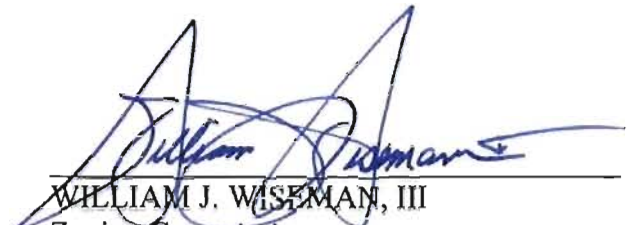
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April 2008, that the Petition for Special Hearing to approve a modified parking plan pursuant to Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioners' 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, the 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 comply with their representations that the four (4) parallel parking spaces located adjacent to the sidewalk along North Point Road will be removed to correct drive isle and parking space deficiencies.
3. The fencing on the west side of the rear parking lot is in disrepair and shall be replaced or repaired to its original condition.

COPIES RECEIVED FOR FILING
Date 4-21-08
By 123

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the
Baltimore County Code (B.C.C.).



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4-21-08
By DS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 21, 2008

Sebastian Cross, Esquire
Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

RE: **PETITION FOR SPECIAL HEARING**

3209 North Point Road, S/West side of North Point Road, 466' S/E of c/line of Trappe Road
(3209 North Point Road)
Demetrios Koutsantonis, et ux – Petitioners
Case No. 08-318-SPH

Dear Mr. Cross:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Demetrios and Panagoita Koutsantonis, 1403 Chapel Hill Drive, Rosedale, MD 21237
Demetrios and Panagoita Koutsantonis, 3209 North Point Road, Baltimore, MD 21222
George Stamoulis, 9141 Panorama Drive, Perry Hall, MD 21128-8949
George Koutsantonis, 5511 Kathryns Court, White Marsh, MD 21162-3405
People's Counsel; Division of Traffic Engineering; Office of Planning; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3209 North Point Road
which is presently zoned BL-CCC & DR 10.5

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

1. A modified parking plan pursuant to 409.12 of the BCZR. *To approve existing parking layout.*
2. For such other and further relief as may be deemed necessary by the Zoning Commissioner.

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

I, or we, agree to pay expenses of above Special Hearing, 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 _____

Attorney For Petitioner:

Sebastian A. Cross
Name - Type or Print _____ City _____
Signature *[Signature]* _____
Gildea & Schmidt, LLC
Company _____
600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No. _____
Towson MD 21204
City State Zip Code

Legal Owner(s):

Demetrios Koutsantonis
Name - Type or Print _____
Signature *[Signature]* _____
Panagiota Koutsantonis
Name - Type or Print _____
Signature *[Signature]* _____
3209 North Point Road
Address Telephone No. _____
Baltimore MD 21222
State Zip Code

Representative to be Contacted:

Sebastian A. Cross
Name _____
600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No. _____
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By *A. Tsui* Date *01/17/08*

REV 9/15/98

Date *4-21-08*
By *DW*

NORTH POINT SHOPPING CENTER

Owner: Koutsantonis, Demetrios & Panagiota
3201-3211 North Point Road
Baltimore County, MD 21222
12th Election District, 7th Councilmanic

ZONING DESCRIPTION

Tax map: 104

Parcel: 519

Tax ID: 12-1207015831

Beginning for the same point at a point on the SW side of North Point Rd. as widened distant 466 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Rd. with the SE side of Trappe Road thence binding on said side of North Point Road South; 68 degrees 57 minutes 10 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170 feet and North 68 degrees 57 minutes 10 seconds West 95.84 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 36 seconds West 190.98 feet to the place of beginning, comprising of 1.067 acres.



08-318-SPH

**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: #08-318-SPH

3209 North Point Road
S/west side of North Point
Road, 466 feet s/east of
centerline of Trappe Road
12th Election District

7th Councilmanic District
Legal Owner(s): Demetrios and
Panagiota Koutsantonis

Special Hearing: for a
modified parking plan pur-
suant to 409.12 of the
BCZR to approve existing
layout.

**Hearing: Tuesday, March
18, 2008 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

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

JT/3/610 Mar 4 165450

CERTIFICATE OF PUBLICATION

3/6/, 2008

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 3/4/, 2008.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09274

Date: 01/17/08

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 1/23/2008 1/22/2008 15:18:41 1
 RES #01 WALKIN JRIC JHR
 >>RECEIPT # 362157 1/22/2008 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO 009274
 Recpt Tot \$325.00
 \$325.00 CK \$.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				\$325-

Total: \$325-

Rec
 From:

Gildea + Schmidt, LLC

For:

3209 North Point Rd

08-318-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-318-SPH

Petitioner/Developer: DEMETRIOS

✓ PANAGIOTA KOUTSANTONIS

Date of Hearing/Closing: 3-18-08

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

3209 NORTH POINT RD

The sign(s) were posted on 3-3-08
(Month, Day, Year)

Sincerely,

Robert Black 3-10-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

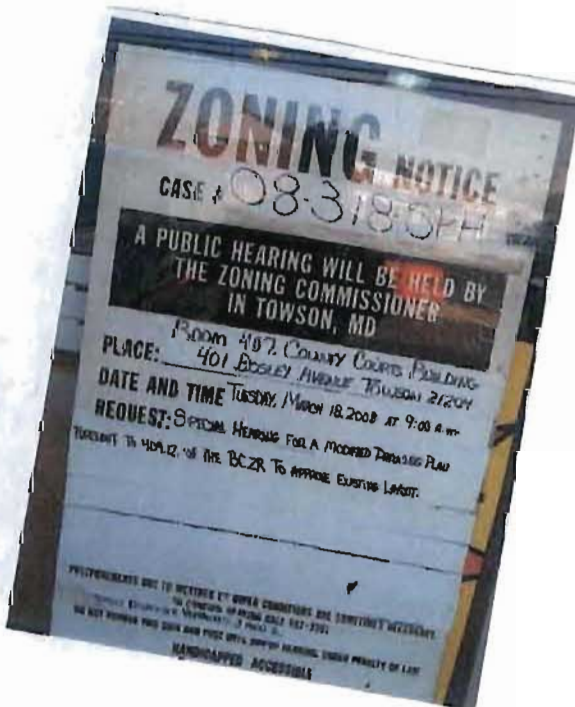
(Address)

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: 08-318-SPH
Petitioner: Demetrios + ~~Pony~~ Paragiota Kortsantis
Address or Location: 3209 North Point Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gilder + Schmidt
Address: 600 Washington Ave, Suite 200
Towson MD 21204
Telephone Number: 410 821-0070



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 5, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 08-318-SPH

3209 North Point Road

S/west side of North Point Road, 466 feet s/east of centerline of Trappe Road

12th Election District – 7th Councilmanic District

Legal Owners: Demetrios and Panagiota Koutsantonis

Special Hearing for a modified parking plan pursuant to 409.12 of the BCZR to approve existing layout.

Hearing: Tuesday, March 18, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, Gildea & Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Koutsantonis, 3209 North Point Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 3, 2008.**
- (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, March 4, 2008 Issue - Jeffersonian

Please forward billing to:
Sebastian Cross
Gildea & Schmidt
600 Washington Avenue, # 200
Towson, MD 21204

410-821-0070

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: 08-318-SPH

3209 North Point Road

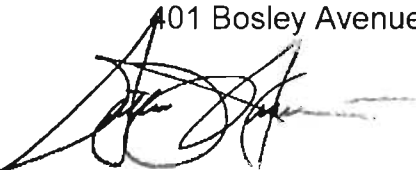
S/west side of North Point Road, 466 feet s/east of centerline of Trappe Road

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401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 7, 2008

Sebastian A. Cross
Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

Dear Mr. Cross:

RE: Case Number: 08-318-SPH, 3209 North Point Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 17, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Demetrios Koutsantonis Panagiota Koutsantonis 3209 North Point Road Baltimore 21222



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil I. Pedersen, Administrator

Maryland Department of Transportation

Date: Feb. 4, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-318-SPH
3209 NORTH POINT ROAD
KOUTSAKONIS/DEMETRIOS PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-318-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMEST. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS- 02042008.doc

BW 3/18 9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 13, 2008

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

RECEIVED
FEB 20 2008

BY: _____

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-318- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the fencing on the west side of the rear parking lot on the subject property is replaced or repaired to it original condition.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

Lynn Lawrence

CM/LL

BW 3/18 9 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
FEB 20 2008

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: February 8, 2008

SUBJECT: Zoning Item # 08-318-SPH
Address 3209 North Point Rd
(North Point Shopping Center)

Zoning Advisory Committee Meeting of January 28, 2008

___ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

___ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

___ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

A very small portion of the rear of the site is within an Intensely Developed Area of the Chesapeake Bay Critical Area (CBCA), but no new construction is proposed onsite. Any disturbance of that area would require compliance with CBCA regulations.

Reviewer: Glenn Shaffer

Date: January 28, 2008

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA
LAWRENCE E. SCHMIDT
D. DUSKY HOLMAN

SEBASTIAN A. CROSS
CHARLES B. MAREK, III
DAMIAN C. O'DOHERTY
JASON T. VETTORI

600 WASHINGTON AVENUE
SUITE 200
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0070
FACSIMILE 410-821-0071
www.gildeallc.com

ANNAPOLIS, MD OFFICE
95 CATHEDRAL STREET
SUITE 100
ANNAPOLIS, MARYLAND 21401
TELEPHONE 410-295-0070

January 9, 2008

W. Carl Richards, Jr.
Zoning Review Supervisor
Permits and Development Management
111 W. Chesapeake Avenue
Towson MD 21204

Re: Koutsandonis/North Point Road
Drop-Off Filing

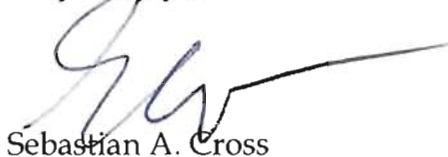
Dear Mr. Richards:

Attached please find a drop-off filing that was previously review by Mr. John Lewis of your office. The plan seeks a modified parking plan for an existing parking field and a question had arisen whether an additional fast-food restaurant would be joined or separate from the existing fast-food restaurant on site. As demonstrated on the site plan, both operations will be joined and as such will provide for a 3,683 sq. ft. proposed fast-food restaurant. The proposed use is permitted as of right and due to the age of the buildings and parking layout, a modified parking plan is necessary for the addition of this use.

This site has no outstanding violations as been submitted with the requisite zoning description, zoning map and application fee. Additionally, petitions of support to be included in the Zoning Commissioner's file have been included.

Upon receipt and review of this filing package, please contact me if there is any additional information you may require. As always I am

Very truly yours,



Sebastian A. Cross

SAC:kmb

RECEIVED

JAN 09 2008

Per 

✓

DATE ~~4-21~~ 3-18-08

PETITIONER'S SIGN-IN SHEET

[illegible]

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3209 North Point Road; SW/S North Pt Rd, *
466' SE c/line Trappe Road * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Demetrios & * FOR
Panagiota Koutsantonis *
Petitioner(s) * BALTIMORE COUNTY
* 08-318-SPH

* * * * *

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 and all 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 25th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JAN 25 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 3/18



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

February 28, 2008

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204



Re: PETITION FOR SPECIAL HEARING
Demetrios & Panagiota Koutsantonis- Petitioners
Case No: 08-318-SPH

Dear Mr. Wiseman,

Because this proposed modified parking plan for a fast-food restaurant generates parking issues, we asked Stephen E. Weber, Chief of Traffic Engineering, to review the site plan. As a result, he sent the enclosed comment by e-mail dated February 26, 2008, and aerial photo. As is our custom, we forward it to you for consideration. The hearing is scheduled for March 18, 2008.

The comment begins by pointing out that the proposal shows 46 parking spaces, 41 less than that ordinarily required. It then identifies concerns about the present parking situation, including four parallel spaces along North Point Road and in the right-of-way. These narrow the travel width in front and conflict with a prior zoning approval.

At the heart of the comment is the concern that the proposed restaurant may generate overflow parking, which overtakes the spaces of other retail stores, extends on to the neighboring St. Casimir's Bank parking lot, creates undesirable pedestrian activity and crossing there, and even spreads into the adjacent residential community.

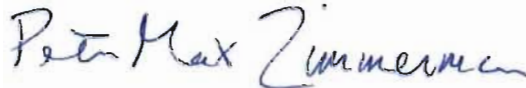
To support approval of a modified parking plan, an applicant must show "undue hardship" under BCZR § 409.12.B and satisfy incorporated special exception and other criteria under BCZR §§ 409.8.B.1.e, 409.8.B.2 and 502.1. These are stiff standards. Indeed, the Court of Special Appeals has defined "unnecessary and undue hardship" for the purpose of business expansion virtually as confiscation. Green v. Bair 77 Md. App. 144 (1988). There does not

William J. Wiseman, III, Zoning Commissioner
February 28, 2008
Page 2

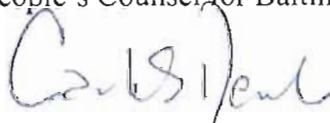
appear to be any undue hardship here. (We view "unnecessary" and "undue" as synonymous). This appears purely to be a business venture and/or expansion. Moreover, if Mr. Weber's cogent observation has substantial validity, then there will be significant particular adverse effects on the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Peter Max Zimmerman". The signature is written in a cursive, slightly slanted style.

Peter Max Zimmerman
People's Counsel for Baltimore County

A handwritten signature in blue ink that reads "Carole S. Demilio". The signature is written in a cursive, slightly slanted style.

Carole S. Demilio
Deputy People's Counsel

cc: Sebastian A. Cross, Esquire
Stephen Weber, Chief

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 02/26/2008 6:18 PM
Subject: Case No. 08-318-SPH, 3209 North Point Road
Attachments: 3209NorthPointRd.bmp

Mr. Zimmerman:

This case is primarily the conversion of a portion of an existing building to a proposed fast food restaurant and as such the new use will generate a parking requirement under zoning regulations which would be 41 spaces over the total 46 spaces provided.

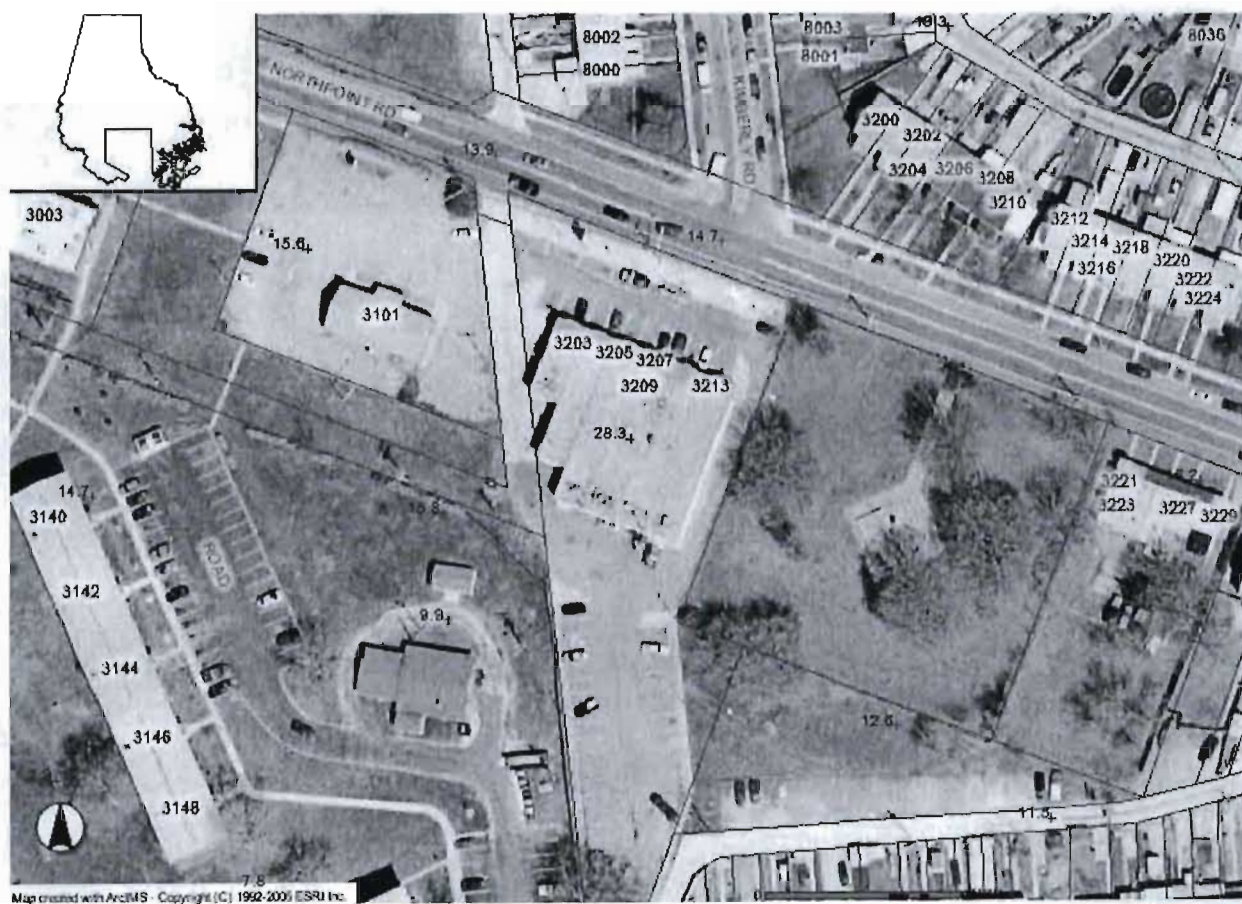
Attached please find an aerial photo of the property. You will note the four parallel parking spaces which are denoted with paint on the site, located adjacent to the sidewalk along North Point Rd and within the right-of-way of North Point Rd. While these parking spaces are not marked or counted on the petitioner's plan (since the spaces exist partially off of the petitioner's property and they narrow the travel width in front of the retail building to a substandard width which would require another variance), the property owner has nevertheless painted these parking spaces in violation of the plan approved under Case No. 64-130-R.

Obviously parking in front of the building is much more desirable than the parking in the back parking lot. The parking in front is closer to the doors and is probably considered more secure and safe than those in the back. The fact that the petitioner also added another 4 painted parallel parking spaces in front of the stores further indicates the desire of the property owner to provide more needed parking in front where it is found to be more desirable or more necessary by the tenants.

It is unclear whether the specific fast food restaurant to be provided would generate a demand sufficient to cause a significant problem with parking. There is a significant amount of parking in the rear, but admittedly that is not going to be very desirable for a number of customers. In some respects, the limitations of the site and the lack of much parking in the front will likely be restrictive factors that will probably naturally control the level of customer activity to the restaurant. Likewise, if the restaurant is "too successful", during the daytime that will likely cause tenants of the retail stores to complain that the parking spaces in front are being overtaken by restaurant patrons and that their customers have no convenient place to park. If the restaurant is very successful and would generate parking levels required under the zoning regulations, the biggest concern is that parking would extend onto the adjacent St. Casmirs Saving Bank parking lot or that drivers will cross North Point Rd to park adjacent to the community on the north side of North Point Rd. That would create undesirable pedestrian activity crossing this busy roadway and subject such customers to increased risk of being struck by moving vehicles than if their activity was constrained to be on-site. It could also adversely impact residents who would find it more difficult to park in front of their own homes if customers start parking in the adjacent residential community (the distance to the community could be shorter than parking in the lot behind the business).

Lacking exact knowledge of the restaurant that is proposed and what level of vehicular traffic it is likely to generate, it is difficult to project expected consequences of granting the requested variance. However, I feel we have outlined the specific concerns that we feel need to be considered in that evaluation and therefore that the Zoning Commissioner can take this information into account along with all other associated testimony and be able to reach a reasonable conclusion. Should you have any questions on this matter or wish to discuss it further, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554



Case No.: 08-318-SPH 3209 North Point Rd.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND APPROVED SITE PLAN + PARKING 5-21-64 (NO. 64-130-RSPH)	
No. 3	PETITIONS IN FAVOR OF PROPOSAL	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Thomas H. Stewart

N/A

CHRIS BRADY

8031 Del Haven Rd

MIKE JAKO

8801 CHARLESMONT

John Watkins

3118A Wallford Dr

Rich Larson

3223 Wallford Dr

RANDIE SHIFFLETT

2139 NORTH POINT TERRACE

ALAN SINGER

9307 SERAPUNT RD

Phillip Flamm

7411 Dunman Way

Frederick Steber

1745 Melbourne Rd.

Michael Meyerson

Michael Donnelly

8010 CHARLESMONT Rd BALTIMORE 21222

Teresa Perry

8010 Charlemont Rd 21222

Paul Miller

1907 Ewald Ave 21222

BRANDON BROWN

7816 CHARLESMONT RD

WAYNE CORWELL

7953 CHARLES MONT RD

CASSIE MAHN

3420 NORTH PT. RD

JOHN HILTZ

2708 page Drive

JOSHUA MAHN

3420 NORTH PT. RD

PETITIONER'S

EXHIBIT NO.

3

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Shave Weber

3315 Beltsford Ct.

Jessica Brown

7905 TRAPPE RD APT B

John Ches

112 Solers Point Road

Kim Johnson

107 Dayville

Carlos Harman

225 Lawrence

~~BOB BOB~~

~~BOB~~

~~BOB~~

~~BOB~~

~~BOB~~

Julie Ruth

1902 Marsdale

Lick Ruth

"

Lick Ruth

"

Latic Anders

Charlesmont

Loren Anders

Charlesmont

Stephen Anders

Charlesmont

Crystal Buhelex

3134 Wallford Dr

Shirley Mathewly

3136 Wallford Dr

PLEASE SIGN /

Thank-You

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Doug Pckos

7646 Charlesmont Rd

PAUL ZIMMERMAN

7703 Charlesmont Rd

Linda Chester

3108 Wallford Dr.

Brett L Pusley

7649 Charlesmont rd

Aaron Cook

3127 WALLFORD DR APT C.

Mike Ward

8036 Wallace Rd

[Signature]

3131 Wallford Dr

[Signature]

9012 Cuckold Pt. Rd.

[Signature]

8045 Wallace Rd

[Signature]

56 MAVISTA Ave

Linwood Corwin

7817 Charlesmont Rd

Sunday Clark

2809 Gray Manor Terr.

[Signature]

~~4144 - 6552 - 6888~~

Delra Roth

3020 Wallford Drive

Cora Houker

7948 Charlesmont Rd.

Hurley C Powell

9 Parkwood Rd

Cathy Brown

2037 Kimberly Rd.

Harlene Corrie

7875 Charlesmont

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Shawn Newlin

Judy Newlin

Brad Newlin TR

Brad Newlin SR

TR

Redneck

Doreen Day

Tim W.

Butch Flamm

Chris Kokeny

Margaret Legh

Charles Smith

Charles

Katie Andersen

Brittany Anderson

Gary D. Muck

Erin Wickham

Dail Greeley

3232 North
Point RD.

Charlesmont

Charlesmont

Dundalk

Charlesmont

Charlesmont

Charlesmont

Charlesmont

Dundalk

Charlesmont

EDGE MERE

3425 North Point RD

7918 ST Claire Lane

PLEASE SIGN!

Thank-You

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Therriette Purnell

2005 Paulthek #202

Zeke Miles

2701 N. Point Rd

Daniel Fombr

291 Seawall Rd

Cora Haugh

100 Briarwood Rd.

Donna Redmond

100 Briarwood Rd.

Jeff Lyon

100 Briarwood Rd.

Art Lyon

2504 Veronica Ave

David Lyon

2504 Veronica Ave

Matt Lyon

2504 Veronica Ave

Zack Lyon

2504 Veronica Ave

MEAGAN WISE

1801 S. L. Ave

Josh Maushardt

1937 Codd Ave

Amaron Haught

8030 Del Haven

Yvonne P. H. H.

8030 Del Haven

Tynesha Welldele

4035 Fairfax X

Sherry J. De

2530 Clarkway

PETITIONER'S

EXHIBIT NO.

3

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

Demetrius R. Koutsantonis
MARYANNE VASILAKOPOULOS
Poula Kouvaris
Kathy Evans
Tom & Kathy Martin
Frank Mitsos
Antone Mitsos
Dimi Mitsos
Nicole Mitsos
Elsam Mitsos
STELLA Mitsos
Maryann Mitsos
JOHN KLIMA
John Knapp
Paul J. Loh
David Donnan
Sean Wise
James J. Gaffney
DORIS PRINCE

ADDRESS

205 MARLENE - 71222
2 TURNMILL CT
529 Pappola St
5848 Witley RD
2801 Ivy Manor Ter.
8606 OAK RD
8606 oak rd
8606 oak Rd
8606 oak Rd
8606 oak Rd
8608 oak Rd
3 Pinewood Rd
3 Pinewood Rd Apt #1
7829 JAMES RD
7816 East Collingham
6901 FAIR AVE
1000 TOWERWOOD COURT

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

Chris Butler

Christine Brady

Richard M. Geoghegan

Kenn D. King

JAMES GREY

~~Dillon Graham~~

Cheryl Trent

~~Barbara King~~

~~Barbara King~~

~~Harold A. Batts~~

Darren Lee

Christine Zelnick

Bernie Kuhn

Linda Parks

Tred Long

Tom Long

Lori Hash

Brian Anderson

ADDRESS

8031 Del Haven Rd

8031 Del Haven Rd

7512 old Battle Grove Rd.

7836 HAROLD RD 21222

3403 Wallford Drive 21222

700 St Bridge Ln

7917 Trappe Rd

~~1813 Bona Vista~~ 21222

~~4200 Old Maryland Rd~~

~~1813 Bona Vista~~

7821c West Collingham Drive

3304 Wallford dr

3 control ct.

3 control ct

3 control ct

3 control ct

8 control ct

9 BAY ct

Please Sign!

Thank you!

Thank You

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME
John J. Welch
Myra C. Fugh
Theresa Lyons
Wally Cole
Ed Pirie Jr
Juan Daniels
KACCB
John H. Welch
Phil [unclear]
Rick Romeo
Nancy Nixon
Glenn Pettie
Wally [unclear]
Brad Newlin SR.
Brad Newlin JR.
Judy Newlin
Shawn Newlin

ADD.
3414 Wallford Dr. BALTO. 21222
3331 BELSFORS Bldg 21222
3850 North Point Rd.
7828 St. George Dr
7900 WALLACE RD 21222
784 Lockwood Rd 21222
7900 N. BOUNDARY RD.
1914 Wareham Rd
7606 Battle Ground
7923 Trappe Rd
2901 NORTHPOINT RD.
3232 North Pt RD

16/1

Thank you!

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME	ADD.
Wayne J. Cault	7953 CHARLES MONT RD
Amanda Waselowski	8047 WALLACE RD
KEN KENT	8021 CHARLES MONT RD
Betty Presbury	7809 Wilson Ave
Ronald D. Blumenthal	1915 ROBINWOOD RD
Tom Karamitidis	707 UMBRA ST.
Pamela Posko	6011 Railway Ave.
Nicole Thompson	202 Parkwood Rd.
Michael Thompson	202 Parkwood Rd.
ANTONIO G. GARCIA	
Deborah Biedronski	7301 Dunwoody Ct/D
Emmanuel Smith	1900 Snyder Ave

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME	ADDRESS
Jodie Barclay	3226 Northpoint Rd
Kimber	3131 Wallford Dr
Gina Swann	2807 W. Woodwell RD. 21222
James Everhart	3144 wallford
William Lappert	7838 ST Gregory Dr. 21222
Louis C. Webb	3331 Wallford Dr.
Jandra Miller	7831 Jamesford Rd
John	3222 Wallford Dr
Lachy Hill	8178 Mid Haven
Sarah Giff	8178 Mid Haven
Jessie Richmond	3701 N. Point Rd.
Phillip Hill	3701 N. Point Rd. 26
Charles C. B. G.	146 Green meadow DR.
Brad Newlin SR.	
Brad Newlin JR.	3232 North Pt RD
Tudy Newlin	
Shawn Newlin	
Mike Waugh	7633 Charlesmont Rd
Amber Huggins	584 47th St
STANLEY JAKE BOWSK.	8005 CHARLES MONT RD

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

Peter Brocato

Craig S. [Signature]

[Signature]

Melvin P. Wilson

Tom Gray

Cathy Warble

Bonnie Coffman

Doug Moore

Susan Siegel

William Gaslin

Debbie Mack

Krista Fluharty

Pat Scamie

Bill Gaslin

Leslie Gaslin

Karl Strickler

ADDRESS

3804 PAGE DR

7807 NPT Rd.

3701 NPT Rd

508 NEW PITTsburg AVE 21222

7405 Fair Ave. Balt. MD 21224

8005 Parkway RD 21222

1014 N. MARYSW Ave. 21221

1824 MC HENRY ST. 21223

8224 Blitzen Rd

3422 North Pt Rd

3422 north pt rd 21222

6809 Amsterdam Rd 21219

3424 north Pt Rd 21222

2400 Lincoln Ave 21219

2400 LINCOLN Ave 21219

3814 North Point Rd

PLEASE

SIGN

THANK
U!

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Paula Langford

7824 Lockwood Rd

DONNIE ROWE

3815 NTH PT Rd

Jan T. [unclear]

7820 Lockwood Rd 21222

[unclear] Carl Haffner

7816 Lockwood Rd 21222

Joyce Patterson

7903 Charlesmont Rd.

ROY MEYER

2535 W. Woodrowell Rd, 21222

Robert M. [unclear]

7833 EAST COLLINGHAM DR APT 2

Donald W. [unclear]

7208 BALTO. MD. 21224

[unclear]

321 Vulcan Ne

Victoria Swater

7208 Fair Ave

Chris Wojcik

7501 Iroquois Ave (21219)

[unclear]

7241 Hillsham Rd (21013)

[unclear]

3413 LIBERTY PKWY

Carin [unclear]

2828 Lodge Farm Rd.

Adrienne Purnell

5622 Sinclair La. Apt F

Thomas L. Solomon Jr.

7012 East Collingham B

PLEASE SIGN!

THANK YOU!!

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

TRICIA CHEEK

7831 E. COLLINGHAM DR. APT E

Debbie D'Adino

7810 E. Collingham Dr.

Cody Brown

2037 Kimberl, RD.

Larry Brown

2037 Kimberl, RD.

Melissa M. Miller

2231 Lincoln Ave

Linda Ellison

3461 Loganview DR

MIKE WISNIEWSKI

2007 EWALD AVE

Mary McShane

7907 Wallace Rd.

Laura Mittle

7823 E Collingham E

Aristal Zimmerman

3120 Wakeford Drive Apt E

Kate Jacobs

3701 Northmont Rd. #78

Donna Redmond

100 Briarwood Rd.

Cora Haugh

100 Briarwood Rd

Jeff Lyon

100 Briarwood Rd

Art Lyon

6 Periwinkle Ct

John Precht

6 Periwinkle Ct.

K P Bossler

7834 Charlesmont ROAD

Tim W. Winsor

3122 Wakeford Dr.

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Michael L Haag

16 Venturi Rd Balto Md. 21220

Diana Haag

16 Venturi Rd Balto. Md. 21220

Tanya Mech

1908 Willow Spring Rd.

LEONA BEAUDE +

940 BIRD RIVE BEAC "

KEN MILLS

7448 CANDLEWOOD RD

John Lennelle

14 Britmore Ct.

Brian Cunniff

David Boyd

3205 North Point RD

Rena Koutsantonis

5611 Kathryn's Ct.

Ed Vorach

Wayne Froehlich

7134 Railway Ave.

Patrick M. Gorb

2812 G NATHANIEL WY BALT MD.

Bernie Weinkman

3302 Wallford Dr.

Christina Zeberlein

3302 Wallford Dr.

Kevin Leary

3302 Wallford Dr

Tammy Clark

3302 Wallford Dr.

Linda Sahin

3302 Wallford Dr

Amber Daniels

3302 Wallford Dr

Thonka Clark

3302 Wallford Dr

PLEASE SIGN!

THANK-YOU

CHRIS day

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

Darnell Venable

Dean adalfo

Frank Frank

Corey Pittman

Leon Rindley

Albert P Lee

Carl Davenport

PATRICK MAXA

Joy Swagert

Melody Swieczkowski

Bobby Webb

Kevin Seglinski

Alexander Simon

WILDER ROTAS

Gerald Skaw

Deborah

ADDRESS

411 Eastern Blvd

212 Robwood Rd

7889 HANOVER Pk

7826 Jamesford Rd.

3106 wallford Dr

3108 walford Dr

8030 Morris Lane 21222

7463 Manchester Rd. 21222

3020 Walford Dr. 21222

3207 Salem Village Rd Apt F 21204

8042 Kimberly Rd.

2053 JASMINE Rd

8039 Kimberly Rd.

" " " " "

8042 Millers Island Blvd

6711 Radway Ave.

7814 St. Bridget Ln

PLEASE SIGN!

THANK-YOU

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Collyer

8037 Kimberly RD.

Ronald C. M. Che

Crystal McChure

6272 Plainfield Rd

Leontina

901 MERRITT BLVD 21222

Carla LaCarina

8000 DOGWOOD RD. 21219

TIMOTHY PAULLEY

11

James Anderson

7806 E Collingham D APT C

Jessica Anderson

7806 E Collingham D APT C

Greg Catramados

2510 M'Comas Ave

Mike Snow

7725 CHARLTON RD

Ryan Sbisik

6711 Railway Avenue

Debbie Banas

7814 St. Bridget

Michael Banas

7814 St. Bridget

Jeffrey Sbisik

6711 Railway Avenue

Jessica Brown

7905 TRAPPE RD APT B

Tim Paulley

8000 Dogwood Rd

AT Miller

Wallace Ave

DIXIE BURHAM

7945 CHARLES MONT RD.

Petition

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

GARY Shackelford

Lauren Olzewski

Sean Hott

Leah Keller

John Mack

Jessica Braw

William Brandon

Dan Birch

Betty Blasetti

Samant Gorzuch

Matthew Gorzuch

Michael K. Haug

Christina Hankins

Albertus Roduski

Sandra Lange

Brian Hartine

Vickie Taylor

Fred Tierney

Nervus Copper

Rae Luco

ADDRESS

1603 Inverness Ave apt A

1603 Inverness Ave apt D

3414 Walford drive

3414 Walford drive

8022 Mid Haven Rd.

7905 TRAPPE RD APT B

7811 W Collingwood APT F

7921 TRAPPE RD APT B

3003 Vulcan Rd - 21222 !

3217 Walford dr. 21222

3217 Walford dr 21222

16 VENTURE Rd. BALTO. MD. 21220

3701 North Pt Rd COTZ

3108 WALL FORD DR.

3232 Walford Drive

2713 North Pt Blvd.

7801 JAMESFORD RD.

3110 Walford dr. 21222

7806 CHARLESTON RD 21222

I, the undersigned, hereby endorse this petition in support of the Zoning relief necessary to expand the current operation at 3209 North Point Road to 3211 North Point Road. By this signature, I am requesting Baltimore County grant the necessary relief for Mr. Koutsantonis in the hopes that this operation can continue in a beneficial manner to the neighborhood.

NAME

ADDRESS

Richard W. Clagton

3140 E Wallford Pr

EMANUEL GEDEON

3811 N.H. Pt. Rd.

DAWN JASKULSKI

6901 FRIT AVE

FRANK JASKULSKI

6901 FRIT AVE

REBECCA

8042 Kimberly Rd

STAS JAK

8004 CHARLTON RD

THEODORE FIDELIS

639 47 St

WAGNE CORNELI

7753 CHAIZE MOUNT RD

STEVEN HICKMAN

207 PARKWOOD RD

64-130-12-SPH

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

Special Hearing

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HENRY C. BECKER, legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RTB zone to an BL zone, for the following reasons:

12TH DIST. SE 1/4A
BL
4/2-1/24

Property adjoins other BL property adjoining.

Property would not lead itself to residential use.

and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for RECREATION WITH RESTRICTIONS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

North Point Suburban Center, Inc.

Henry C. Becker, President
Address North Point Road

Baltimore, Maryland

Henry C. Becker Legal Owner

Address North Point Road

Baltimore County, Maryland

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of March, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1964, at 10:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

PETITIONER'S

EXHIBIT NO.

64-130RSPH

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the character of the neighborhood

the above Reclassification should be had; ~~and it further appears that the reason of~~

~~a Special Exception for~~ ~~should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of May, 1964, that the herein described property or area should be and the same is hereby reclassified; from a R-3 zone to a B-1 zone, and ~~not a Special Exception for~~ ~~should be granted~~ ~~granted~~; from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning. The Special Hearing for Offstreet parking in a Residential Zone is also granted.

Edward R. Hardisty
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above re-classification be ~~and~~ the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

HENRY C. BECKER

//64-130-RSPH

MICROFILMED

64-130 R:SPH

Mr. Henry C. Becker
3201 North Point Road
Baltimore 22, Md.

15TH DIST.
PATAPSCO
NECK

Dear Sir: BL
4/22/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 1, MARYLAND

April 15, 1964

#63-130-R

SUBJECT: Petition for Reclassification from
E-G to B.L., located on SW/S North
Pt. Rd. 1/66' SE of Trappe Road

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: No comment

TRAFFIC DEPARTMENT: No comment

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE ROADS COMMISSION: Subject to approval by State Roads Commission for access

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: Will comment at a later date

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

cc: John Duerr - State Roads Commission

Yours very truly,

James E. Dyer
JAMES E. DYER

JED/ba

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 21678

DATE 3/24/61

To: Jerome J. Gebhart
3460 Wilkins Ave.
Baltimore, Md. 21229

BILLED
BY:

Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY		COST
Petition for Reclassification for Henry C. Becker		50.00
3-26-61 1431 * 21678-11P- 5000		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
TO DIVISION OF COLLECTION AND RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
ATTENTION: ON THE BILL WITH YOUR REMITTANCE.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23375

DATE 5/11/61

To: Jerome J. Gebhart
3460 Wilkins Ave.
Baltimore, Md. 21229

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01627		TOTAL AMOUNT
QUANTITY		COST
Advertising and posting of property for Henry C. Becker		56.00
561-130-SPH		
5-11-61 1431 * 23375-11P- 5600		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#64-13012

TO Mr. John G. Rose, Zoning Commissioner Date May 1, 1964

FROM Mr. George E. Gavrelis, Acting Director

SUBJECT #64-130-R-Sph. R-G to B-L and Special Hearing for offstreet parking Southwest side of North Point Road, 466' Southeast of Trappe Road. Being property of Henry C. Becker.

15th District

HEARING: Monday, May 11, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-G to B-L zoning together with a Special Exception for a use permit for off-street parking in a residential zone. It has the following advisory comments to make with respect to pertinent planning factors:

1. From a planning viewpoint, it may be that retention of the group house zoning on the frontage of the subject property is not tenable. From a planning viewpoint, it is equally important to recognize that the subject property will play a key role in establishing or preserving the character of an area within which an important historical site exists. The Planning staff is not in accord with the concept of commercial zoning here at all. Examination of the petitioner's site plan indicates the kind of commercial development that would take fullest advantage of the use potentials of commercial zoning without offering any transition, any tapering off of uses between existing commercial zoning and adjoining residential zoning. If the original zoning was wrong, if the character of the neighborhood has changed to the extent that reclassification is warranted, the planning staff would submit that the error or the change should not result in reclassification to commercial zoning. Rather any reclassification should set up land use potentials which are intermediate between commercial and non-commercial zoning. The pattern established by recent reclassification to the south and west - reclassification to apartment zoning is in fact the only plausible alternative possible under good planning or zoning principles.

GEG:bms

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND
VALLEY 8-6680

ZONING DESCRIPTION

BEGINNING for the same at a point on the Southwest side of North Point Road as widened or intended to be widened distant 466 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Road with the Southeast side of Trappe Road thence binding on said side of North Point Road South ;63 degrees 57 minutes 10 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170.00 feet and North 68 degrees 57 minutes 10 seconds West 95.64 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 36 seconds West 190.98 feet to the place of beginning.

CONTAINING 0.7 Acres of land more or less.

Charles Grace

3/23/64

✓
#64-130RSPH. 1

12TH ✓
DIST.
SEC. 4A

BL
1/22/64

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND
VALLEY 5-0080

✓
#64-130 RSPH

12TH
DIST.
SBC. 4B
BL
9/22/64

DESCRIPTION FOR PARKING

BEGINNING for the same on the East side of a 20 foot alley at a point distant respectively 466 feet measured Southeasterly along the Southwest side of North Point Road as widened or intended to be widened from the Southeast side of Trappe Road and distant 190.98 feet measured Southerly along the said East side of said alley from the said Southwest side of North Point Road thence running South 68 degrees 57 minutes 10 seconds East 95.84 feet, South 21 degrees 26 minutes 32 seconds West 20.41 feet and South 68 degrees 11 minutes 51 seconds East 49.85 feet to the Northernmost corner of a Plat of The Wallford Section of Charlesmont filed in Baltimore County Plat Book G.L.B. #23 folio 30 thence binding on a Northwest outline of same and on a 20 foot alley South 21 degrees 56 minutes 37 seconds West 253.49 feet to a Northeast outline of Plat of Charlesmont Apartments filed in Baltimore County Plat Book R.R.G. #29 folio 72 thence binding on said outline North 6 degrees 03 minutes 36 seconds West 308.62 feet to the place of beginning.

CONTAINING 0.4 Acres of land more or less.

Charles D. Grace

3/23/64

CERTIFICATE OF PUBLICATION

PETITION FOR RECLASSIFICATION AND A SPECIAL HEARING

15th DISTRICT
ZONING: From R-G to B-L Zone. Petition for Special Hearing for Off-Street Parking in a Residential Zone.

LOCATION: Southwest side of North Point Road 466' Southeast of Trappe Road.

DATE & TIME: MONDAY, MAY 11, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Fifteenth District of Baltimore County.

ZONING DESCRIPTION
BEGINNING for the same at a point on the Southwest side of North Point Road as widened or intended to be widened distant 466 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Road with the Southeast side of Trappe Road thence binding on said side of North Point Road South: 68 degrees 57 minutes 10 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170.00 feet and North 68 degrees 57 minutes 10 seconds West 95.84 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 36 seconds West 190.98 feet to the place of beginning.

CONTAINING 0.7 Acres of land more or less.

DESCRIPTION FOR PARKING
BEGINNING for the same on the East side of a 20 foot alley at a point distant respectively 466 feet measured Southeast along the Southwest side of North Point Road as widened or intended to be widened from the Southeast side of Trappe Road and distant 190.98 feet measured Southerly along the said East side of said alley from the said Southwest side of North Point Road thence running South 68 degrees 57 minutes 10 seconds East 95.84 feet, South 21 degrees 26 minutes 32 seconds West 20.41 feet and South 68 degrees 11 minutes 51 seconds East 49.85 feet to the Northernmost corner of a Plat of The Wallford Section of Charlemont filed in Baltimore County Plat Book G.L.B. No. 23 folio 30 thence binding on a Northwest outline of same and on a 20 foot alley South 21 degrees 56 minutes 37 seconds West 253.49 feet to a Northeast outline of Plat of Charlemont Apartments filed in Baltimore County Plat Book R.R.G. No. 29 folio 72 thence binding on said outline North 6 degrees 03 minutes 36 seconds West 308.92 feet to the place of beginning.

CONTAINING 0.4 Acres of land more or less.

Being the property of Henry C. Becker, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE OF

The Community Press

DUNDALK, MD., 4-36-64

19

THIS IS TO CERTIFY, that the annexed advertisement of
Henry Becker
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for
1 successive weeks before the
21 day of April 1964; that is to say,
the same was inserted in the issues of

4-22-64

Stromberg Publications, Inc.

Publisher.

By Betty Price

District 15th
Posted for: Henry
Petitioner: Henry
Location of property: _____

Location of Sign: 4-2
One on East
Remarks: _____
Posted by: John

and app 5 ft
the map is not

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 27008

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Date: March 1, 1965

Subject: Approved Site Plans
Zoning file # 64-130-R
Bldg. #

Mr. Jerome J. Gebhart,
3460 Wilkins Avenue,
Baltimore, Maryland 21229

Dear Mr. Gebhart:

Re: Petition for Reclassification
from R-G Zone to B-L Zone
No. Point Shopping Center
No. 64-130

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 64-130

This plan has been inserted in our Zoning file # 64-130

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

James E. Dyer
JAMES E. DYER, Chief
Petition and Permit Processing

JED/h

64-130
R.S.P.H.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

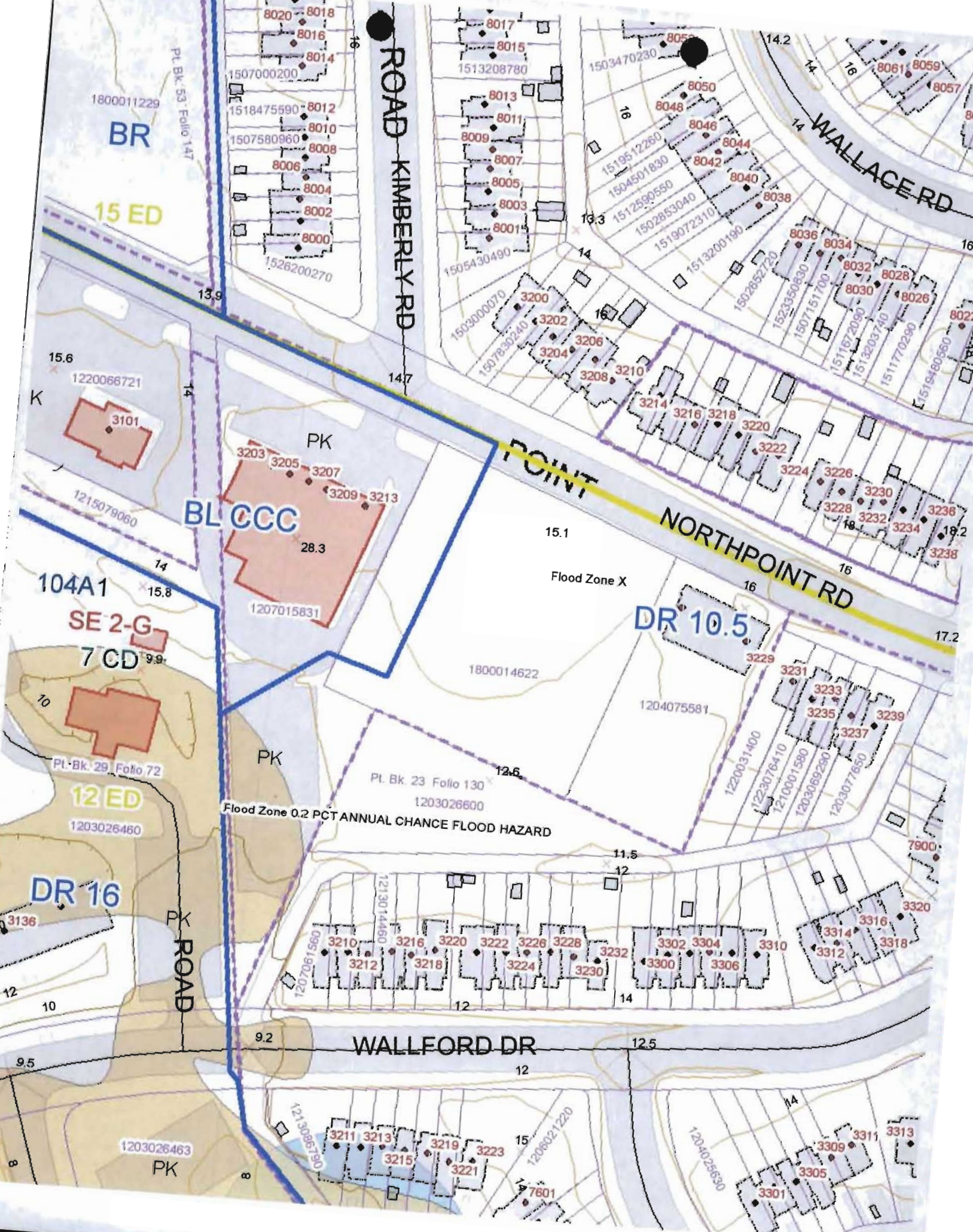
District 15th Date of Posting 4/25/64
Posted for: Hearing Mon May 11, 64 at 10:00 A.M.
Petitioner: Henry C. Becker
Location of property: SW/4 North point Rd 466' SE of TRAPPE Rd
Location of Signs: (4) 2 on North Pt. Rd at the entrance to property
one on each side of private driveway @ at the end
Remarks: of property and app 30 ft from alley right way
Posted by Robert Lee Bull Jr. Date of return 4/30/64
Signature

and app 5 ft from Back driveway
the way is marked where signs are placed.

PLANNING AND ZONING

March 1, 1965

Approved Site Plans
Zoning file # 64-130-R
Bldg. #



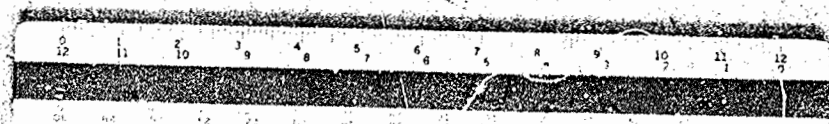
08-318-544

NORTH POINT SHOPPING CENTER

JEROME G. GEBHART - PROPRIETOR
12TH ELECTION DIST. BALTO. CO., MD.
SCALE 1" = 20' JUNE 3, 1964

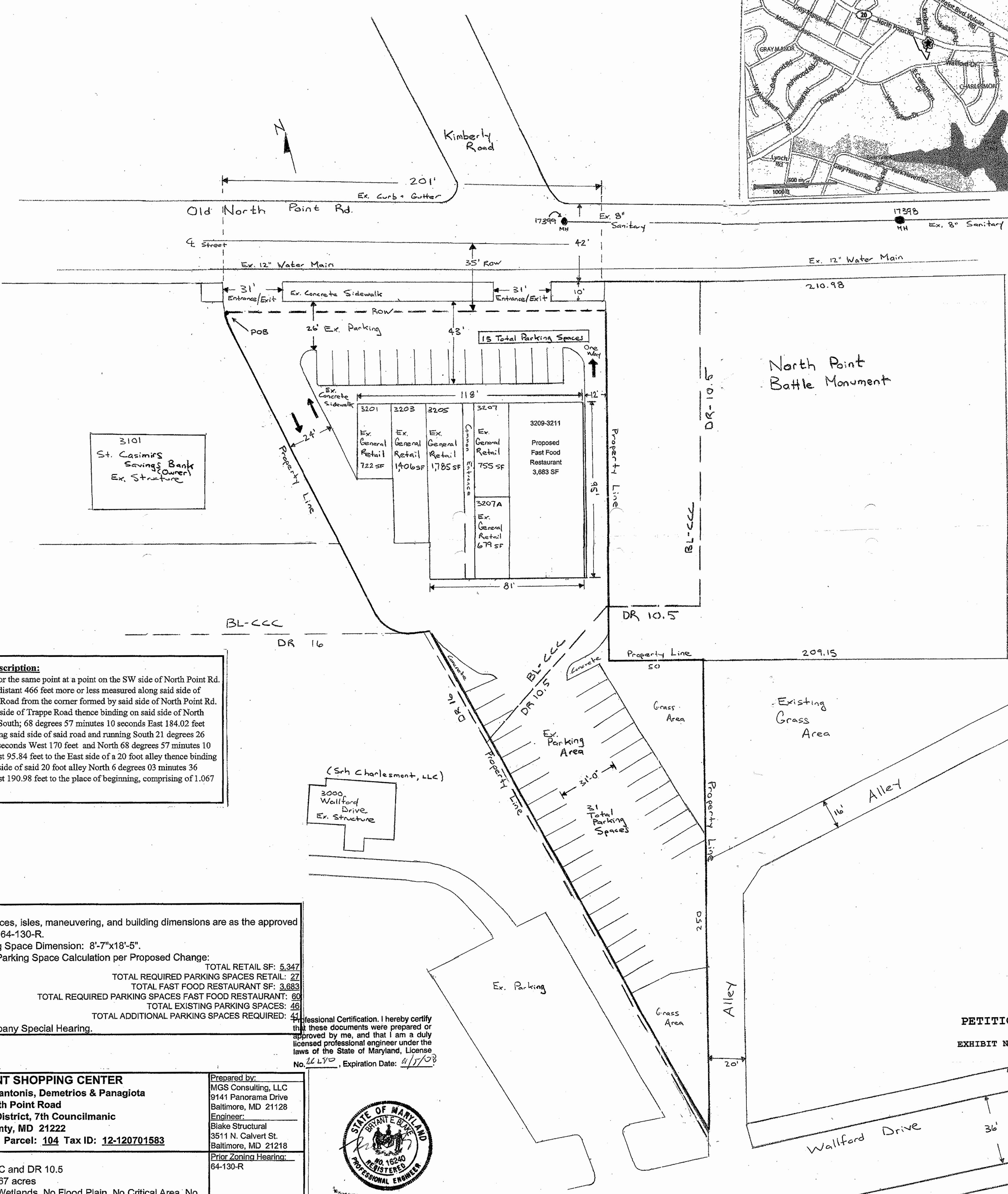
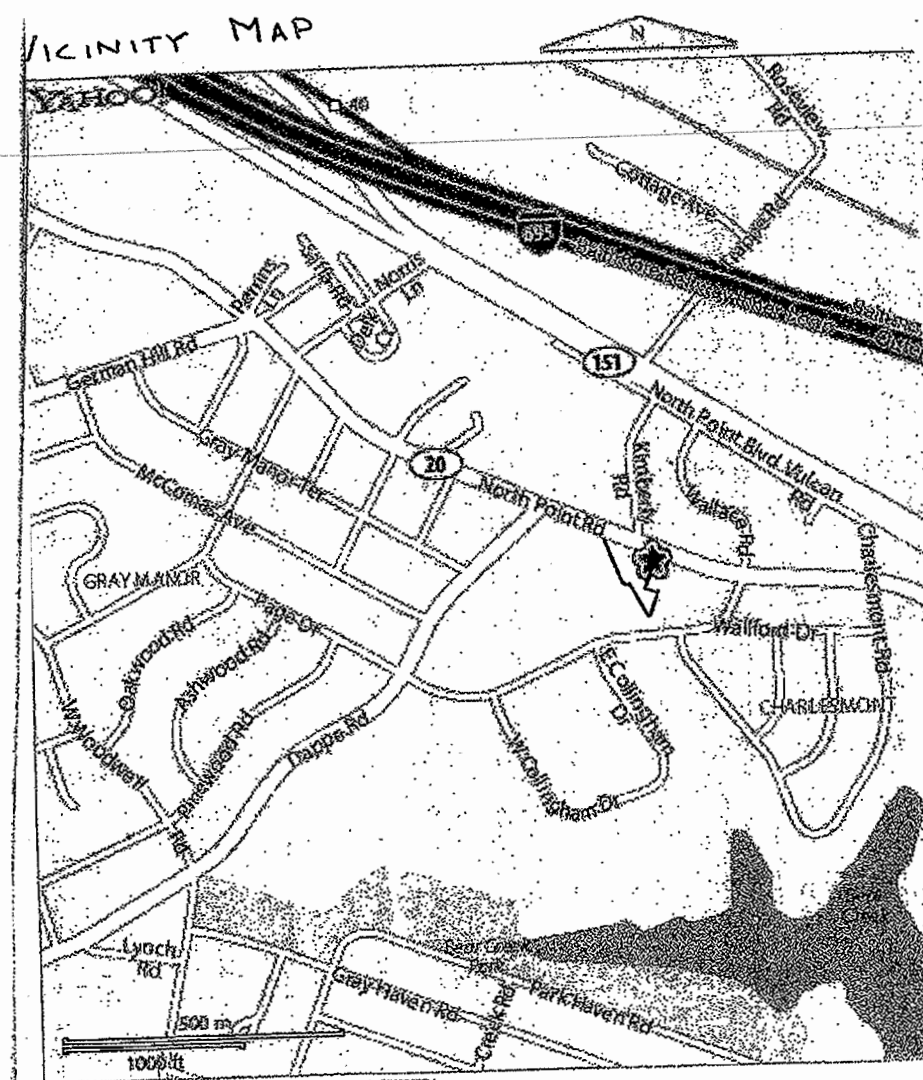
64-130-R-

K.W. 6-12-64
REVISED 7-9-64
REVISED 7-13-64
REVISED 7-16-64



PETITIONER'S

EXHIBIT NO. 2A



Zoning Description:
Beginning for the same point at a point on the SW side of North Point Rd. as widened distant 466 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Rd. with the SE side of Trappe Road thence binding on said side of North Point Road South; 68 degrees 57 minutes 10 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170 feet and North 68 degrees 57 minutes 10 seconds West 95.84 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 36 seconds West 190.98 feet to the place of beginning, comprising of 1.067 acres.

Notes:
1) All parking spaces, isles, maneuvering, and building dimensions are as the approved site plan per case 64-130-R.
2) Typical Parking Space Dimension: 8'-7"x18'-5".
3) New required Parking Space Calculation per Proposed Change:
TOTAL RETAIL SF: 5,347
TOTAL REQUIRED PARKING SPACES RETAIL: 27
TOTAL FAST FOOD RESTAURANT SF: 3,683
TOTAL REQUIRED PARKING SPACES FAST FOOD RESTAURANT: 60
TOTAL EXISTING PARKING SPACES: 46
TOTAL ADDITIONAL PARKING SPACES REQUIRED: 41
4) Plan to accompany Special Hearing.

NORTH POINT SHOPPING CENTER
Owner: Koutsantonis, Demetrios & Panagiota
3201-3211 North Point Road
12th Election District, 7th Councilmanic
Baltimore County, MD 21222
Tax Map: 104 Parcel: 104 Tax ID: 12-120701583
Scale: 1"=30'
Zoning: BL-CCC and DR 10.5
Land Area: 1.067 acres
No Streams or Wetlands, No Flood Plain, No Critical Area, No Historic District

Prepared by:
MGS Consulting, LLC
9141 Panorama Drive
Baltimore, MD 21128
Engineer:
Blake Structural
3511 N. Calvert St.
Baltimore, MD 21218
Prior Zoning Hearing:
64-130-R

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 26,420, Expiration Date: 6/1/2008



PETITIONER'S
EXHIBIT NO. 1
Wallford Drive
36'
60'