

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – NE Corner of East		
Joppa Road and Emge Road	*	ZONING COMMISSIONER
(1742 Joppa Road)		
9 th Election District	*	OF
5 th Council District		
	*	BALTIMORE COUNTY
Sarandos A. Macris, et ux, <i>Owners</i>	*	
Bobby Brooks, et al, <i>Lessees</i>	*	
Petitioners	*	Case No. 2011-0134-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Bobby Brooks and Theresa Santoro, lessees, doing business as "Casey's Bar and Restaurant". The Petition was also signed by Sarandos A. Macris, and his wife, Eva Macris, who have owned the property and improvements since the early 1970's. As filed, Petitioners, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), request a special hearing to amend the relief granted in Case No. 73-246-ASPH as follows:

- to permit a 14 foot front yard setback in lieu of the required 25 feet (B.C.Z.R. Section 229.6.B),
- to permit a 9 foot rear yard setback in lieu of the required 20 feet from the property line of a residentially zoned property (B.C.Z.R. Section 229.6.C),
- to permit a 9 foot side yard setback in lieu of the required 10 feet from the property line of a nonresidentially zoned property (B.C.Z.R. Section 229.6.C), and
- to permit 25 parking spaces in lieu of the required 45 spaces (B.C.Z.R. Section 409.6.A.2)¹.

¹ On April 23, 1973, Zoning Commissioner S. Eric DiNenna and Deputy Zoning Commissioner James E. Dyer by their Orders, had previously approved a 15 foot side yard setback and a 13 foot rear yard setback in lieu of the 30 feet for each, pursuant to B.C.Z.R. Section 238.2 and from the parking requirements contained in B.C.Z.R. Section 409.2.b(3) to allow 25 off-street parking spaces in a residential zone instead of the required 41 spaces, all of which are more particularly illustrated on the site plan submitted at the hearing as Petitioners' Exhibit 2 and the accompanying Orders received as Petitioners' Exhibit 3.

ORDER RECEIVED FOR FILING

Date

By

12-7-10

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In addition, Petitioners request a special variance from Section 4A02.4.G.1.a to permit a proposed 20' x 20' outdoor seating area to be located next to the existing tavern. This variance is required because the site is within the 2010 Basic Service Map of a failing intersection (i.e., Loch Raven Boulevard and East Joppa Road). Under the County's Basic Services legislation, building permits and site plan approvals are not permitted until that intersection is no longer failing. However, in accordance with the provisions of Article 4A (Growth Management), relief from the limitations imposed by that section can be obtained through the Special Variance process. 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 requests were Marc O. Fiedler, a restaurant customer, Bobby Brooks (operator of Casey's Bar and Restaurant), along with his two (2) sons, Casey and Bo, and their mother, Theresa Santoro. Also present at the hearing was Bernadette L. Moskunas, with Site Rite Surveying, Inc., the consultants who prepared the site plan. Testifying in opposition was Raymond Spresser whose adjacent residential property at 8701 Emge Road is behind Casey's Restaurant. He stated that he has endured disturbances caused by bar patrons requiring calls to the Liquor Board and for police service. It is also of note that two (2) other adjacent property owners, Alan Powers at 8702 Emge Road and Michael White at 8703 Emge Road, had no complaints and signed letters of support. *See* Petitioners' Exhibits 4 and 5.

In addition to the zoning history indicated above, an appreciation of the property's background is relevant and briefly outlined. When the subject corner lot² was purchased by the Macris' family, it was a rectangularly shaped (50' wide x 132' deep) parcel consisting of 0.29

² A corner lot is defined in Section 101 of the B.C.Z.R. as "a lot abutting on and at the intersection of 2 or more streets".

acres, split-zoned B.R. (Business, Roadside) and D.R.5.5, and located on the northeast side of Joppa Road and Emge Road in Parkville. In 1973, the lot size was reduced to 0.113 acres or 4,950 square feet due to Baltimore County's highway widening along Emge and Joppa Roads. The lot width was reduced and is now 39.98 feet wide. The Macris family had purchased additional property (Parcel 486) on the west side of Emge Road to provide overflow parking for their restaurant business. At that time, the property was improved with a 20' wide x 40' deep restaurant. As a result of the relief granted in prior Case No. 73-246-ASPH, a 25' x 50' addition was built to the rear of the restaurant. As shown on the site plan (Exhibit 1), the property is now zoned B.L.R. (Business, Local Restricted) with a small strip of D.R.5.5 zoning at the rear of the site.

The Petitioners come before me requesting the relief outlined above in order to provide a proposed outdoor seating area (20' x 20') that will be located in the front – southwest corner – of the property that will allow tavern customers a smoking area. Other than providing chairs and tables, nothing new is being constructed. The seating area will be on existing blacktop with no roofing or siding. The outdoor seating space will be accessed through the bar and will have 36" high planter-style boxes surrounding the perimeter. In this regard, I find the Office of Planning's Zoning Advisory Committee (ZAC) comment, dated November 30, 2010, to be persuasive, which states in pertinent part:

"The Office of Planning has reviewed the petitioners request and accompanying site plan and has determined that the proposed 20x20 outdoor seating addition to the existing restaurant addition is small and appears to not cause further congestion to the failing Loch Raven Boulevard-Joppa Road intersection. The existing restaurant is fairly small and is seeking to give its patrons another dining option. The restaurant's agreement with the adjacent bank parking lot and its separate overflow parking gives the business more than enough parking without being a detriment to the neighboring residential street."

Ms. Moskunas testified describing the surrounding uses and presented the plan that demonstrates the proposed outdoor seating area which does not create a need for any of the setback requests but only the additional need for three (3) additional parking spaces. Conversely, it is the existing conditions which have existed at this site for decades. Apparently, the Zoning Review Office was of the opinion that these conditions should be legitimized. In addition, relief is also requested as the subject property is 1,200 feet east of the Joppa Road and Loch Raven Boulevard intersection. In 2008, this intersection was not designated as a failing "F" level operating intersection. In 2010, the current Basic Service Map for transportation indicates that it is. Thus, the instant petition was filed. The testimony and evidence presented was persuasive for a finding that granting of the petition will not adversely affect a person with a reserve capacity use certificate. See Section 4A02.3.G of the B.C.Z.R. regarding the Director of the Office of Planning's issuance of reserve capacity use certificates for development. It is also clear that there will be no detriment to the health, safety and general welfare of the surrounding locale. The investigation which led to the designation of this intersection as failing shows the highest volume of traffic resulted from morning and afternoon movements during peak hours. Casey's business activity does not occur until after 8:00 PM.

Testifying in opposition to what appeared on its face to be considerable variances as shown on the posted zoning notice sign was Mr. Spresser. The clear tenor and theme of his remarks relate to parking and disturbance impacts caused by bar patrons. He stated that he is not against Casey's continued successful operation but believes increased security patrols should be implemented to monitor parking and the public urination which has occurred in the area of the dumpster located between the rear of the restaurant and his property. He and his family have resided at this location since 1982 and he has voiced objections in the past. As a result of these

concerns and discussions during the hearing, it is hoped that these deficiencies can be corrected with the cooperation of Mr. Brooks, his sons, and Mr. Spresser through further negotiations. In any event, the proposed outdoor seating shown on the site plan is over 120 feet away from Mr. Spresser's home and at the opposite end of the property.

The evidence is sufficient to comply with the special variance standard set forth in B.C.Z.R. Section 4A03.4.G. After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, the site constraints associated with this property necessitate the need for amended relief that was granted in Case No. 73-246-ASPH. It is clear that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. The subject property is located along a commercialized corridor and the proposed use is appropriate.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December 2010 that the Petitions for Special Hearing and Variance granted in Case No. 73-246-ASPH shall be amended as follows:

- to permit a 14 foot front yard setback in lieu of the required 25 feet, pursuant to Section 229.6.B of the Baltimore County Zoning Regulations (B.C.Z.R.),
- to permit a 9 foot rear yard setback in lieu of the required 20 feet from the property line of a residentially zoned property, pursuant to Section 229.6.C of the B.C.Z.R.,
- to permit a 9 foot side yard setback in lieu of the required 10 feet from the property line of a nonresidentially zoned property, pursuant to Section 229.6.C of the B.C.Z.R., and
- to permit 25 parking spaces in lieu of the required 45 spaces, pursuant to Section 409.6.A.2 of the B.C.Z.R.,

in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING

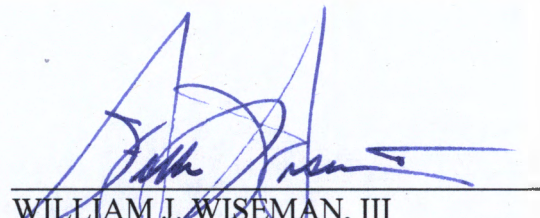
Date

By

IT IS FURTHER ORDERED that the Petition for Special Variance seeking relief, pursuant to Section 4A02.4.G.1.a of the B.C.Z.R., to permit a proposed outdoor seating area of 20' x 20' within the Loch Raven Boulevard/Joppa Road Traffic Shed, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- 1) Petitioners are advised that they may apply for any required permit(s) 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 such time as the 30-day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall employ better security measures to patrol the parking of customer vehicles and to prevent disturbances caused by bar patrons when leaving the property in order to get to their vehicles parked behind the Carlton Bank and overflow parking areas.
- 3) The outdoor seating area shall remain open on the three (3) exposed sides and shall not be enclosed at any time except for the 36" high perimeter planter-style boxes.

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

WJW:dlw

ORDER RECEIVED FOR FILING

Date

12-7-10

By

WJW



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 7, 2010

Bernadette L. Moskunas
Site Rite Surveying, Inc.
200 East Joppa Road, Room 101
Towson, MD 21286

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

NE Corner of East Joppa Road and Emge Road

(1742 Joppa Road)

9th Election District - 5th Council District

Sarandos A. Macris, et ux, *Owners*; Bobby Brooks, et al, *Lessees* – Petitioners

Case No. 2011-0134-SPHA

Dear Ms. Moskunas:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Bobby Brooks, Casey's Bar and Restaurant, 1742 East Joppa Road,
Parkville, Maryland 21234
Theresa Santoro, 2522 Perring Woods Road, Parkville, Maryland 21234
Sarandos A. and Eva Macris, 109 Tregarone Road, Timonium, MD 21093
Raymond Spresser, 8701 Emge Road, Parkville, MD 21234
Marc O. Fiedler, Attorney Grievance Commission of Maryland, 100 Community Place,
Suite 3301, Crownsville, MD 21032
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at #1742 East Joppa Road
which is presently zoned BLR/D.R. 5.5

Deed Reference: 5726 / 817 Tax Account # 0913208800

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) 4A02.4.G.1.a, BCZR

To petition for special variance to the 2010 Basic Service Map for Transportation
(Failed Intersection "F" @ Loch Raven Blvd and E. Joppa Road)

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

To be discussed at 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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Date Address Telephone No.

City State Zip Code

Legal Owner(s):

Sarandos Macris

Name - Type or Print

Signature

Eva Macris

Name - Type or Print

Signature

109 Tregarone Road

Address

Timonium MD 21093

City State

Representative to be Contacted:

Site Rite Surveying, Inc

Name

200 E. Joppa Road, Room 101 (410)828-9060

Address

Towson, MD 21286

City

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by

A. TSUI Date 10/19/10

Case No. 2011-0134-SPHA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1742 East Joppa Road
which is presently zoned BLR/D.R. 5.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

See attached

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 bound 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

By

Case No.

2011-0134-SPHA

REV 9/15/98

Legal Owner(s):

Sarandos Macris

Name - Type or Print

Signature

Eva Macris

Name - Type or Print

Signature

109 Tregarone Road

Address

Telephone No.

Timonium, MD 21093

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 (410)828-9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

ATSUI

Date

10/19/10

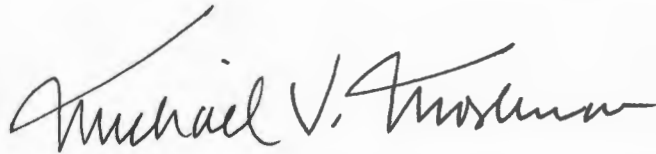
Special Hearing to amend Case No. 73-246-ASPH

- **To permit a 14' front yard setback in lieu of the required 25' (229.6.B, BCZR)**
- **To permit a 9' rear yard setback in lieu of the required 20' from the property line of a residentially zoned property (229.6.C, BCZR)**
- **To permit a 9' side yard setback in lieu of the required 10' from the property line of a nonresidentially zoned property (229.6.C, BCZR)**
- **To permit 25 parking spaces in lieu of the required 45 spaces (409.6.A.2, BCZR)**

2011-0134-SPHA

**ZONING DESCRIPTION FOR
#1742 E. JOPPA ROAD**

BEGINNING at the northeast intersection of East Joppa Road and Emge Road, 70 foot right-of-way and variable right-of-way respectively. Thence the following courses and distances: North 11 degrees 02 minutes 06 seconds West, 119.95 feet; North 82 degrees 58 minutes 54 seconds East, 39.98 feet; South 11 degrees 02 minutes 06 seconds East, 132.22 feet; and radius of 1944.86 feet, length 24.79 feet with a chord bearing South 79 degrees 19 minutes 01 seconds West, 24.79 feet and North 56 degrees 10 minutes 29 seconds West, 21.15 feet to the Place of Beginning as recorded in Deed Liber 5726, folio 817 containing 4,950 S.F. Also known as #1742 East Joppa Road and located in the 9th Election District, 5th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

2011-0134-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **60750**

Date: **10/7/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/08/2010 10/07/2010 14:35:30 5

REQ NS03 WALKIN RIDES LRB
 >>RECEIPT # 483227 10/07/2010 OFLP

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806		6150					650

Dept 5 528 ZONING VERIFICATION

LEAD. 060750

Recpt Tot \$650.00

\$650.00 00 \$0.00 CA

Baltimore County, Maryland

Total: **650**

Rec From:

For:

17042 E. JOPPA RD
2011-0134 - SPHA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2011-0134-SPHA

1742 Joppa Road

N/east corner of East Joppa Road and Emge Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Sarandos & Eva Macris

Special Hearing: to permit a 14 ft. front yard setback in lieu of the required 25 ft.; to permit a 9 foot rear yard setback in lieu of the required 20 ft. from the property line of a residentially zoned property; to permit a 9 ft. side yard setback in lieu of the required 10 foot from the property line on a non-residentially zoned property; to permit 25 parking spaces in lieu of the required 45 spaces. **Variance:** to petition for special variance to the 2010 basic service map for transportation (failed Intersection "F" at Loch Raven Boulevard and East Joppa Road).

Hearing: Friday, December 3, 2010 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.

11/15/11 Nov. 18

260991

CERTIFICATE OF PUBLICATION

11/18/2010

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 11/18/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2011-0134-SPHA

Petitioner/Developer STE RITE
SURVEYING INC

Date Of Hearing/Closing: 12/3/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1742 Joppa Road

This sign(s) were posted on November 17, 2010

Month, Day, Year

Sincerely,

Martin Ogle 11/17/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING

NOTICE

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

Case #: 2011-0134-SPHA

PLACE: ROOM 106, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVENUE

TIME & DATE: FRIDAY DECEMBER 3, 2010 9:00 A.M.

SPECIAL APPEALS: TO REPEAL A 14-FT FRONT YARD SETBACK IN LIEU OF THE REQUIRED 25-FT; TO REPEAL A 4-FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 20-FT; FROM THE PROPERTY LINE OF A RESIDENTIALLY ZONED PROPERTY; TO REPEAL A 9-FT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10-FOOT FROM THE PROPERTY LINE OF A LOW-RISE RESIDENTIALLY ZONED PROPERTY; TO REPEAL 25 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES; VARIANCE TO PERMIT THE SPECIAL VARIANCE TO THE 200 BUS STOP SPACE REQUIREMENT (FALLS INTERSECTION "C" AT DECH RULED BOULEVARD AND EAST 30TH ROAD)

Prescriptions of all signs shall be in accordance with the provisions of the Maryland State Traffic Code, and shall be in accordance with the provisions of the Maryland State Traffic Code.

**DO NOT REMOVE THIS SIGN
UNTIL THE DAY OF THE HEARING,
UNDER PENALTY OF LAW
VIOLATION AND UNLAWFUL ACTS ARE PROHIBITED**

11/17/2010

Michael R. 11/17/10

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 18, 2010 Issue - Jeffersonian

Please forward billing to:
Bobby Brooks
1742 E. Joppa Road
Baltimore, MD 21234

410-905-1922

NOTICE OF ZONING HEARING

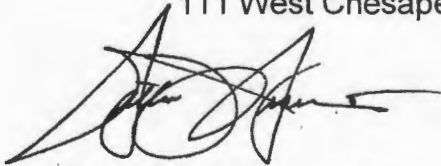
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0134-SPHA

1742 Joppa Road
N/east corner of East Joppa Road and Emge Road
9th Election District – 5th Councilmanic District
Legal Owners: Sarandos & Eva Macris

Special Hearing to permit a 14 ft. front yard setback in lieu of the required 25 ft.; to permit a 9 foot rear yard setback in lieu of the required 20 ft. from the property line of a residentially zoned property; to permit a 9 ft. side yard setback in lieu of the required 10 foot from the property line of a non-residentially zoned property; to permit 25 parking spaces in lieu of the required 45 spaces. Variance to petition for special variance to the 2010 basic service map for transportation (failed intersection "F" at Loch Raven Boulevard and East Joppa Road).

Hearing: Friday, December 3, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 3, 2010

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: 2011-0134-SPHA

1742 Joppa Road

N/east corner of East Joppa Road and Emge Road

9th Election District – 5th Councilmanic District

Legal Owners: Sarandos & Eva Macris

Special Hearing to permit a 14 ft. front yard setback in lieu of the required 25 ft.; to permit a 9 foot rear yard setback in lieu of the required 20 ft. from the property line of a residentially zoned property; to permit a 9 ft. side yard setback in lieu of the required 10 foot from the property line of a non-residentially zoned property; to permit 25 parking spaces in lieu of the required 45 spaces. Variance to petition for special variance to the 2010 basic service map for transportation (failed intersection "F" at Loch Raven Boulevard and East Joppa Road).

Hearing: Friday, December 3, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Macris, 109 Tregarone Road, Timonium 21093

Site Rite Surveying, Inc., 200 E. Joppa Road, Ste. 101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN**

APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 18, 2010.

(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.**

**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: 2011- 0134- SPHA
Petitioner: Sarmados and Eva Macn's
Address or Location: 1742 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Casen's Bar and Restaurant
Address: 1742 E. Joppa Road
Baltimore, MD 21234
Telephone Number: 410 905-1922 Bobby Brooks

From: Rebecca Wheatley
To: Wiley, Debra
Date: 11/30/2010 2:48 PM
Subject: Fwd: E-mail Message
Attachments: 20101130155003.PDF

Sorry, I have no comments in my file either.

Rebecca

>>> "Peoples Counsel" <peoplescounsel@baltimorecountymd.gov> 11/30/2010 10:50 AM >>>

This is an E-mail message.
Please see the file attached.

Sent from : Peoples Counsel<peoplescounsel@baltimorecountymd.gov>

Number of pages : 1
Date : Tue, 30 Nov 2010 15:50:03 +0000

From: Curtis Murray
To: Wiley, Debra
Date: 11/30/2010 9:38 AM
Subject: Re: Case No. 2011-0134-SPHA - 12/3 @ 9 AM - Rm. 106

Debbie,

I recently received this file. I will prepare comments and get them to you ASAP.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
Phone (410) 887-3480
Fax (410) 887-5862
cjmurray@baltimorecountymd.gov

*Missing
OP
comment*

>>> Debra Wiley 11/26/10 3:16 PM >>>
Hi Curtis,

Hope you enjoyed your Thanksgiving holiday!

In reviewing the case files received today for next week's hearings, it appears we are missing a ZAC comment from your office regarding the above-referenced. Please see below case description for your convenience. Thanks.

CASE NUMBER: 2011-0134-SPHA
1742 Joppa Road
Location: NE corner of East Joppa Road and Emge Road.
9th Election District, 5th Councilmanic District
Legal Owner: Sarandos and Eva Macris

SPECIAL HEARING 1) To permit a 14 feet front yard setback in lieu of the required 25 feet; 2) To permit a 9 foot rear yard setback in lieu of the required 20 feet from the property line of a residentially zoned property; 3) To permit a 9 foot side yard setback in lieu of the required 10 foot from the property line of a non residentially zoned property; 4) To permit 25 parking spaces in lieu of the required 45 spaces.
VARIANCE To petition for special variance to the 2010 basic service map for transportation (failed intersection "F" at Loch Raven Boulevard and East Joppa Road)

Hearing: Friday, 12/3/2010 at 9:00:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106, Towson, MD 21204

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BW
12-3-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-134-SPHA
Address 1742 Joppa Road
(Macris Property)

Zoning Advisory Committee Meeting of October 25, 2010.

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

Reviewer: JWL Date: 12/1/10

BW 12/3
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2010

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

RECEIVED

SUBJECT: 1742 Joppa Road

DEC 02 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 11-134

Petitioner: Sarandos Macris

Zoning: BLR and DR 5.5

Requested Action: Special Hearing

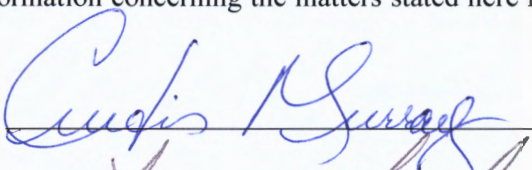
The petitioner is seeking a Special Hearing to the 2010 Basic Service Map for Transportation for the failed intersection at Loch Raven Boulevard and Joppa Road.

SUMMARY OF RECOMMENDATIONS:

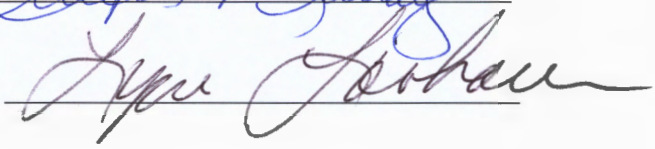
The Office of Planning has reviewed the petitioners request and accompanying site plan and has determined that the proposed 20x20 outdoor seating addition to the existing restaurant addition is small and appears to not cause further congestion to the failing Loch Raven Boulevard-Joppa Road intersection. The existing restaurant is fairly small and is seeking to give its patrons another dining option. The restaurant's agreement with the adjacent bank parking lot and its separate overflow parking gives the business more than enough parking without being a detriment to the neighboring residential street.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



Hearing
12/3/10

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: Oct. 27, 2010

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

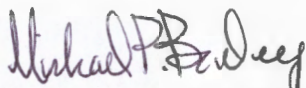
RE: Baltimore County
Item No. 2011-0134 SPHA
1742 JOPPA ROAD
MACKIS PROPERTY
SPECIAL HEARING -
VARIANCE -

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. 2011-0134-SPHA.

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

Very truly yours,


for¹ 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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2010

12-3

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

SUBJECT: 1742 Joppa Road

INFORMATION:

Item Number: 11-134

Petitioner: Sarandos Macris

Zoning: BLR and DR 5.5

Requested Action: Special Hearing

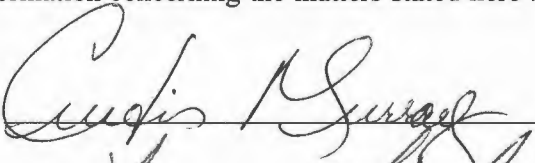
The petitioner is seeking a Special Hearing to the 2010 Basic Service Map for Transportation for the failed intersection at Loch Raven Boulevard and Joppa Road.

SUMMARY OF RECOMMENDATIONS:

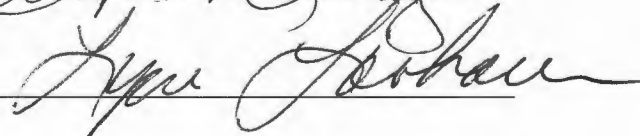
The Office of Planning has reviewed the petitioners request and accompanying site plan and has determined that the proposed 20x20 outdoor seating addition to the existing restaurant addition is small and appears to not cause further congestion to the failing Loch Raven Boulevard-Joppa Road intersection. The existing restaurant is fairly small and is seeking to give its patrons another dining option. The restaurant's agreement with the adjacent bank parking lot and its separate overflow parking gives the business more than enough parking without being a detriment to the neighboring residential street.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



Hearing 12/3/10

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
1742 Joppa Road; NE corner of E. Joppa Road* ZONING COMMISSIONER
and Emge Road *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Sarandos & Eva Macris *
Petitioner(s) * BALTIMORE COUNTY
* 2011-134-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 26 2010

F.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of October, 2010, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME #1742 E. Joppa Rd.
CASE NUMBER 2011-0134-SPHA
DATE 12/3/2010

[illegible]

CASE NAME 1742 E. Joppa Rd.
CASE NUMBER 2011-0134-SRUA
DATE 12/3/10

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

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Account Identifier: District - 08 Account Number - 1600003611

Owner Information

Owner Name:	MACRIS SARANDOS A MACRIS EVA	Use:	RESIDENTIAL
Mailing Address:	109 TREGARONE RD LUTHERVILLE TIMONIUM MD 21093-2560	Principal Residence:	YES
		Deed Reference:	1) / 5380/ 117 2)

Location & Structure Information

Premises Address	Legal Description
109 TREGARONE RD	SE COR BURLWOOD RD COACHFORD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
51	24	535			5	K	1	2	Plat Ref:	34/ 124

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1973	1,840 SF	12,547.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	152,130	152,130		
Improvements:	247,820	247,820		
Total:	399,950	399,950	399,950	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	STEFANOWICZ CORP ORATION	Date:	07/26/1973	Price:	\$62,375
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5380/ 117	Deed2:	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

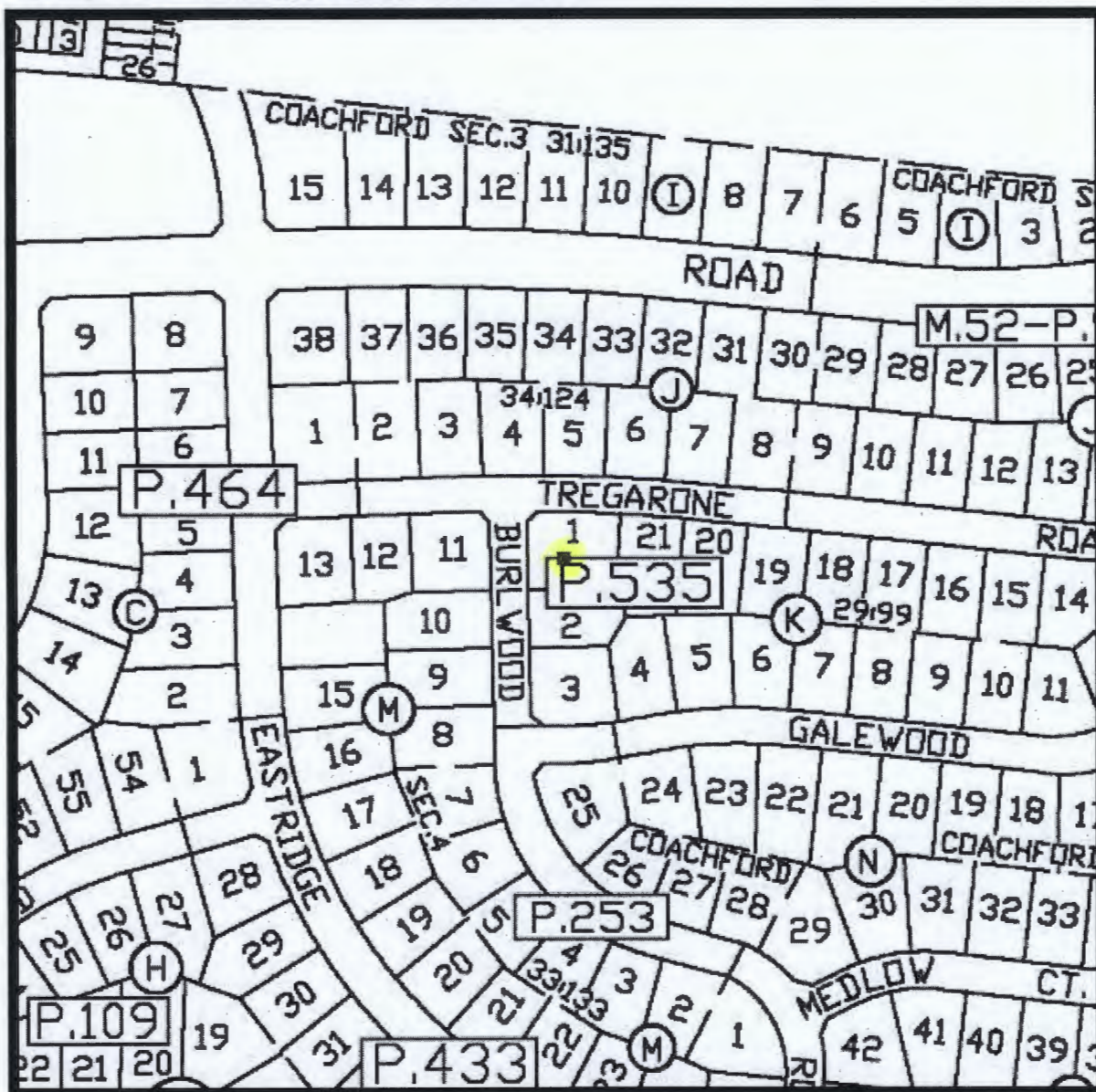
Tax Exempt:	NO	Special Tax Recapture:
Exempt Class:		* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 08 Account Number - 1600003611



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management
November 3, 2010

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: 2011-0134-SPHA

1742 Joppa Road

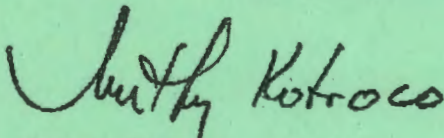
N/east corner of East Joppa Road and Emge Road

9th Election District – 5th Councilmanic District

Legal Owners: Sarandos & Eva Macris

Special Hearing to permit a 14 ft. front yard setback in lieu of the required 25 ft.; to permit a 9 foot rear yard setback in lieu of the required 20 ft. from the property line of a residentially zoned property; to permit a 9 ft. side yard setback in lieu of the required 10 foot from the property line of a non-residentially zoned property; to permit 25 parking spaces in lieu of the required 45 spaces. Variance to petition for special variance to the 2010 basic service map for transportation (failed intersection "F" at Loch Raven Boulevard and East Joppa Road).

Hearing: Friday, December 3, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



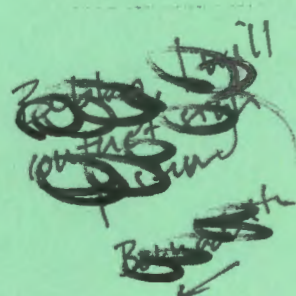
Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Macris, 109 Tregarone Road, Timonium 21093

Site Rite Surveying, Inc., 200 E. Joppa Road, Ste. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 18, 2010.**
- (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.**



PETITIONER'S

EXHIBIT NO.

4

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management
November 3, 2010

NOTICE OF ZONING HEARING

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1742 Joppa Road

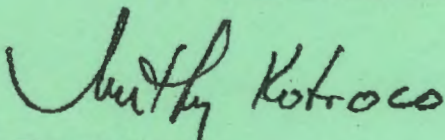
N/east corner of East Joppa Road and Emge Road

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Special Hearing to permit a 14 ft. front yard setback in lieu of the required 25 ft.; to permit a 9 foot rear yard setback in lieu of the required 20 ft. from the property line of a residentially zoned property; to permit a 9 ft. side yard setback in lieu of the required 10 foot from the property line of a non-residentially zoned property; to permit 25 parking spaces in lieu of the required 45 spaces. Variance to petition for special variance to the 2010 basic service map for transportation (failed intersection "F" at Loch Raven Boulevard and East Joppa Road).

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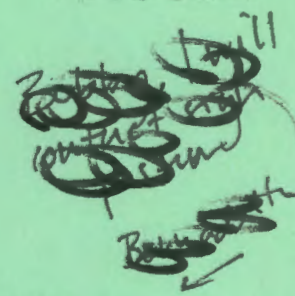
Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Macris, 109 Tregarone Road, Timonium 21093

Site Rite Surveying, Inc., 200 E. Joppa Road, Ste. 101, Towson 21286

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PETITIONER'S

EXHIBIT NO. 5



Copyright (C) 2010 Baltimore County, Maryland

PETITIONER'S

EXHIBIT NO.

6

old. #
1973-0246
case. # 2011-0134-SPHA



PETITIONER'S

EXHIBIT NO. 6

Map 51
484

170 East Joppa Rd

8700 Gorge Ave
real acres

Page 1 of 2

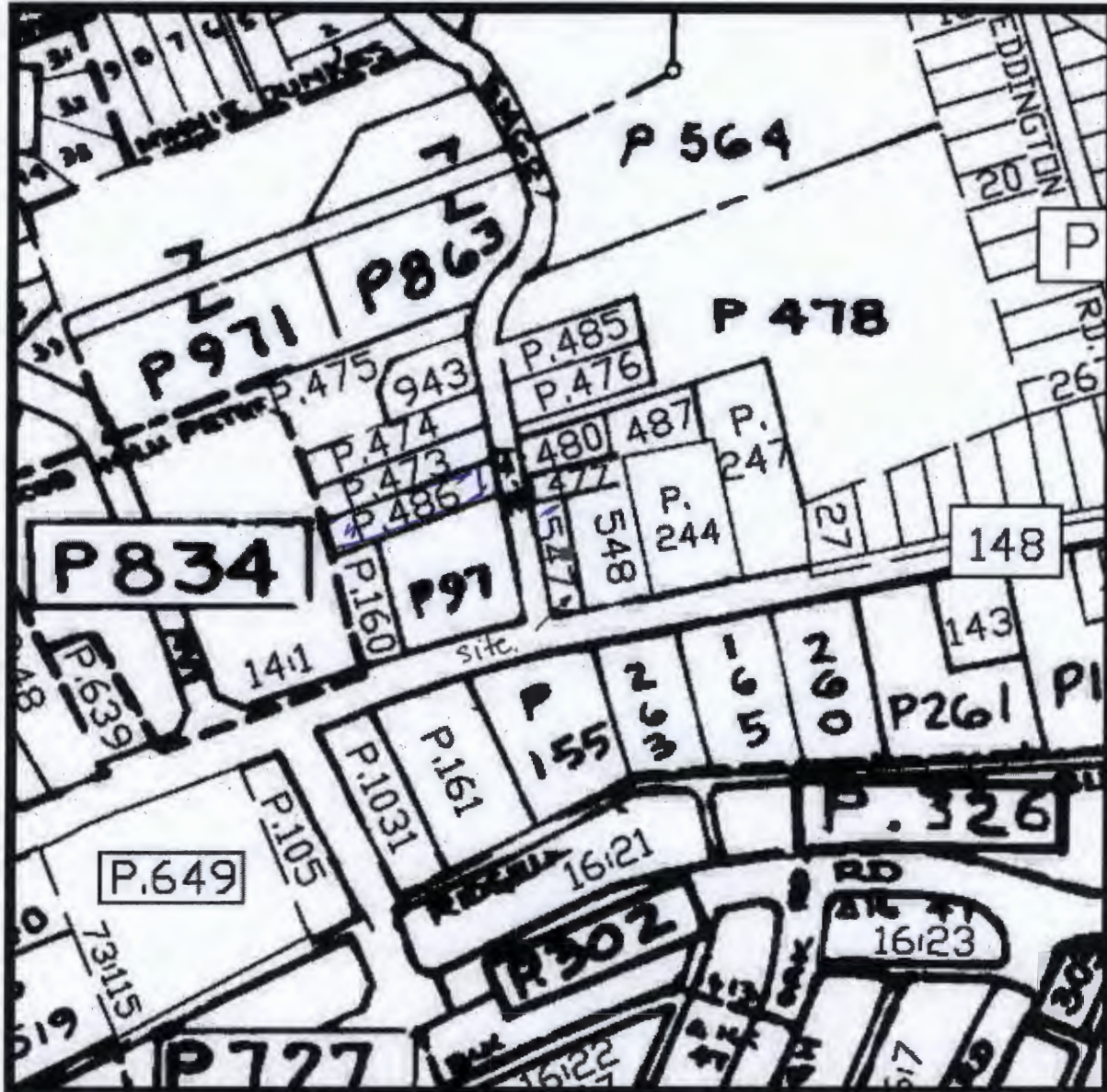
70 486



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District - 09 Account Number - 0913208800



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Property maps provided courtesy of the Maryland Department of Planning ©2009.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sarandos A. Macris 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 for a Variance from Section 238.2 to allow 15-foot side yard and
13-foot rear yard instead of required 30 feet for each. Section 409.2b(3)
Also variance

to parking requirements to allow 25 spaces instead of the required

41 spaces.

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

Property is presently improved with permanent building that cannot be relocated without substantial damage and cost to Petitioner. Petitioner has acquired property for additional parking but has been unable to acquire required amount of parking space for the number of parking spaces that are normally required under the hereinbefore mentioned section.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Sarandos A. Macris

Legal Owner

Address 1742 E. Joppa Road

Robert J. Romadka

Petitioner's Attorney

Protestant's Attorney

Address 809 Eastern Boulevard, 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of February, 1973, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 12th day of April, 1973, at 1:00 o'clock

P.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

2011-0134-SPHA

ORIGINAL RECEIVED FOR FILING

DATE April 23, 1973

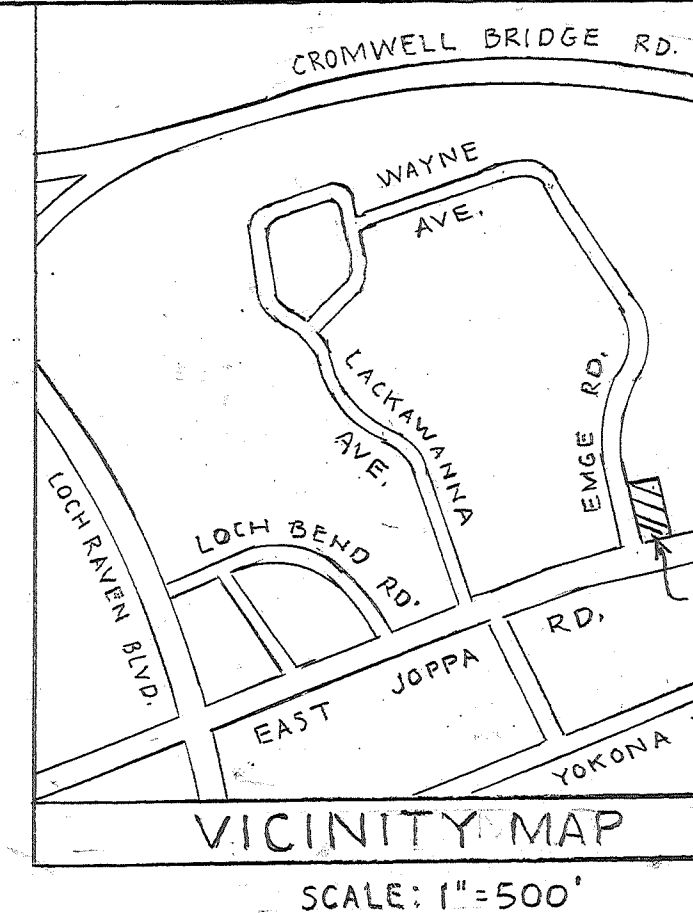
BY

ADMINISTRATIVE ASSISTANT

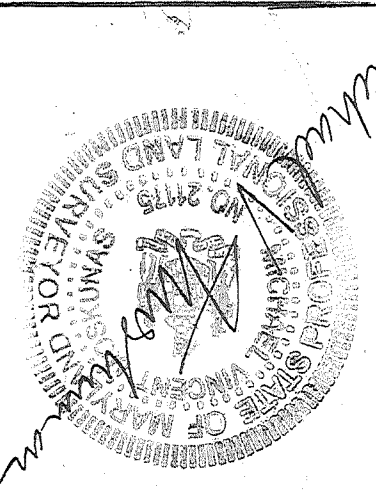
SARANDOS A. MACRIS, #73-216-ASP
ET AL - NE 1/4 of Sec 1 of Joppa & Range
Rd. and W 1/2 of Range Rd. 1601
Joppa Rd. 21th

3-246-ASP
#121

2011-0134-SPHA



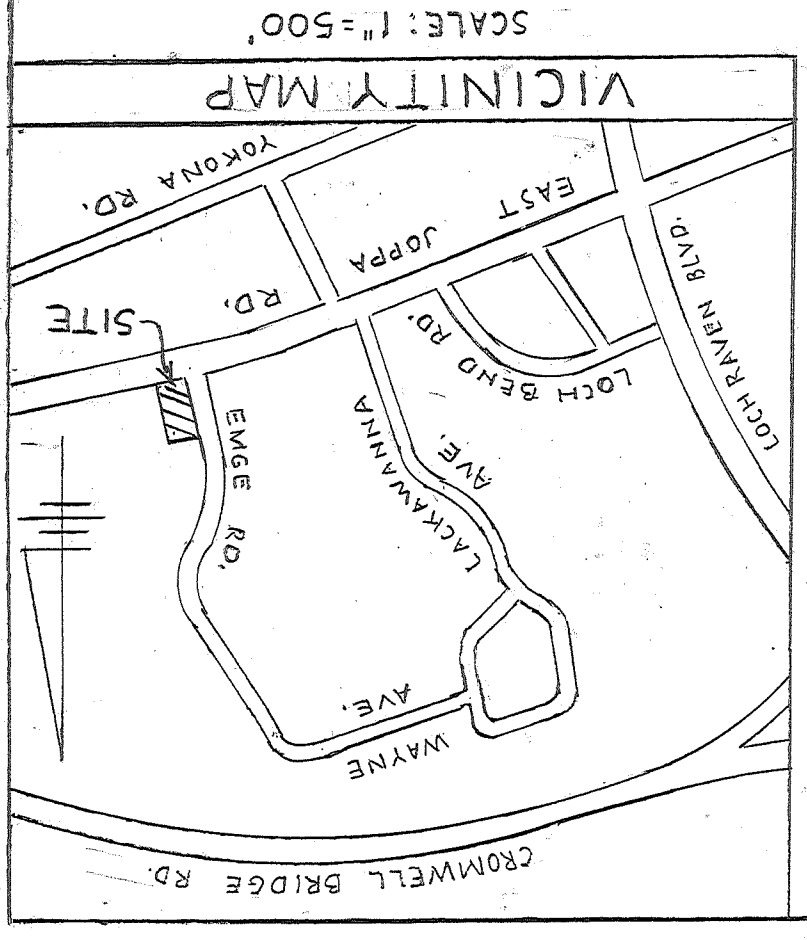
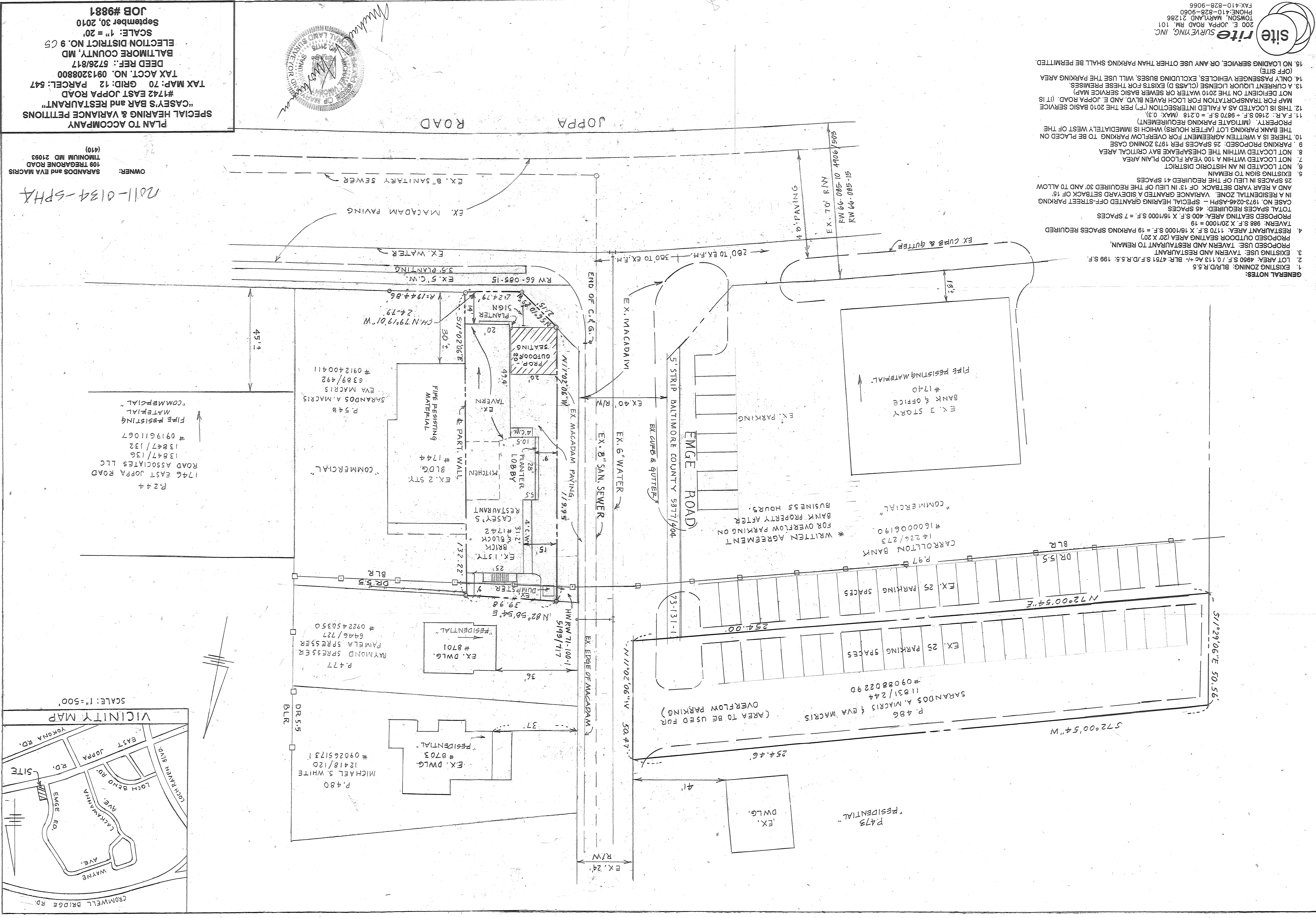
- GENERAL NOTES:**
1. EXISTING ZONING: BLR/D.R.5.5
 2. LOT AREA: 4860 S.F. / 0.113 AC +/- BLR. 4751 S.F. / D.R.5.5: 199 S.F.
 3. EXISTING USE: TAVERN AND RESTAURANT TO REMAIN.
 4. PROPOSED USE: TAVERN AND RESTAURANT TO REMAIN.
 5. PROPOSED OUTDOOR SEATING AREA (20' X 20')
 6. RESTAURANT AREA: 1170 S.F. X 16/1000 S.F. = 19 PARKING SPACES REQUIRED
 7. TAVERN: 988 S.F. X 20/1000 S.F. = 19
 8. PROPOSED SEATING AREA: 400 S.F. X 16/1000 S.F. = 7 SPACES
 9. TOTAL SPACES REQUIRED: 45 SPACES
 10. CASE NO. 1973-0246-ASP - SPECIAL HEARING GRANTED OFF-STREET PARKING IN A RESIDENTIAL ZONE. VARIANCE GRANTED A SIDEYARD SETBACK OF 15' AND A REAR YARD SETBACK OF 13' IN LIEU OF THE REQUIRED 30' AND TO ALLOW 25 SPACES IN LIEU OF THE REQUIRED 41 SPACES
 11. EXISTING SIGN TO REMAIN
 12. THERE IS A WRITTEN AGREEMENT FOR OVERFLOW PARKING TO BE PLACED ON THE BANK PARKING LOT (AFTER HOURS) WHICH IS IMMEDIATELY WEST OF THE PROPERTY. (MITIGATE PARKING REQUIREMENT)
 13. THIS IS LOCATED AS A 2160 S.F. = 0.218 (MAX. 0.3)
 14. MAP FOR TRANSPORTATION FOR LOCH RAVEN BLVD. AND E. JOPPA ROAD. (IT IS NOT DEFICIENT ON THE 2010 WATER OR SEWER BASIC SERVICE MAP)
 15. A CURRENT LIQUOR LICENSE (CLASS D) EXISTS FOR THESE PREMISES
 16. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA
 17. NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED. (OFF SITE)



**PLAN TO ACCOMPANY
SPECIAL HEARING & VARIANCE PETITIONS
"CASEY'S BAR and RESTAURANT"**
#1742 EAST JOPPA ROAD
TAX MAP: 70 GRID: 12 PARCEL: 547
TAX ACCT. NO. 0913208800
DEED REF.: 5726/817
BALTIMORE COUNTY, MD
ELECTION DISTRICT NO. 9 C5
SCALE: 1" = 20'
September 30, 2010
JOB #9881

OWNER: SARANDOS and EVA MACRIS
109 TREGARONE ROAD
TIMONIUM MD 21093
(410)

2011-0134-SPHA



P.244
1746 EAST JOPPA ROAD
ROAD ASSOCIATES LLC
13847/136
13847/132
0919611067
"COMMERCIAL"
PIPE RESISTING MATERIAL

"COMMERCIAL"
#1600006190
14226/273
CARROLLTON BANK
P.97
EX. 25 PARKING SPACES
EX. 25 PARKING SPACES
N 72°00'54"E
571'29'06"E 50.56'

P.486
11831/244
#0908802290
SARANDOS A. MACRIS & EVA MACRIS
(AREA TO BE USED FOR OVERFLOW PARKING)

P.477
RAYMOND SPRESSER
PAWELA SPRESSER
6946/727
0922450350
"RESIDENTIAL"

P.480
MICHAEL S. WHITE
12418/120
0902651731
"RESIDENTIAL"

EX. DWLG. #8703
"RESIDENTIAL"

EX. DWLG. #8701
"RESIDENTIAL"

P.548
SARANDOS A. MACRIS
EVA MACRIS
6389/492
0912400411
"COMMERCIAL"

EX. 2 STY. BLDG. #1744
"COMMERCIAL"

EX. 5' C.W.
EX. 8" SANITARY SEWER
EX. MACADAM PAVING
EX. WATER

END OF C. & G.

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

EX. 6" WATER

EX. 8" SAN SEWER

EX. MACADAM PAVING

EX. 40' R/W

PLAT FOR E TO ZONING AND FOR PARKING IN A RESIDENTIAL AREA JOPPA ROAD & EMGE ROAD BALTO. CO., MD

OF PARKING SPACES PROPOSED = 25
AND ADJOINING AN EXISTING RESIDENTIAL PROPERTY
PASSENGER VEHICLES, EXCLUDING BUSES WILL USE THE PARKING AREA.
LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
ING SHALL BE REGULATED AND LOCATED AS SHOWN. LIGHTS WILL BE MOUNTED ON
ON POLES APPROX. 5 FT. HIGH AND WILL BE LIT ONLY DURING THE HOURS OF
ATION OF THE RESTAURANT
ENING TO BE PROVIDED AS SHOWN.
OF PAVING WILL BE CRUETTER RUN BASE, TAR CHIP SURFACE
FOR PROPOSED PARKING LAYOUT AND ADJOINING LAYOUT PROVIDED
OD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED
S OF USE SHALL BE REGULATED AS REQUIRED.

EXISTING DR 5.5 ZONING

DR 5.5
RESIDENTIAL
USE

ROAD 2011-0134-
SPHA

JOPPA

JOSEPH D. THOMPSON
ENGINEERS & SURVEYORS
101 SHELL BLDG. 200 E. JOPPA
TOWSON, MD
DEC. 13, 1972
SCALE: 1" = 20'



PETITIONER'S
EXHIBIT NO. 2

EXISTING ZONING: DR 5.5 & DR
200.2 TO ALLOW 15 FT. SIDE YARD
AND 15 REAR YARD INSTEAD OF REQUIRED 30 FT.
EACH. ALSO VARIANCE TO PARKING REQUIREMENTS.
PARKING REQUIREMENTS:
RESTAURANT: 2050 $\pm$ / 50 = 41 SPACES REQUIRED
TOTAL PROVIDED: 25 SPACES
TOTAL AREA OF TRACT 10.11 AC.

POLE DETAIL NO SCALE

