ar 1 (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Ball County, to use the herein described property, for Shild . Day . Cara . Contor.

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

Properties, Inc. JOHN KATSAFANAS.
Legal Owner 11626 Newbridge Court Reston, Va. 22091

30 STILLWAY COURT COCKETSUILLE MD 21030

4.21-76

Tim Casgar (Miles & Stockbridge) 10 Light St., Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this.....

ning Law of Baltimore County, in two newspapers of general circulation through ounty, that property be posted, and that the public hearing be had before the Zoning Baltimore County in Room 106, County Office Building in Towson, Baltimore _day of Pebruary 197 6 at 11:00 o'clock 11th

76154

FFB 2'76 PM

UNDER RECE

POWER AND MOSNER

January 30, 1976

Eric DiNenna, Esquire Zoning Commissioner for Baltimore County Office of Zoning County Office Bullding Towson, Maryland 21204

Re: Zoning Petition on lots \$10, 11, and part of \$9 and 12, on Plat \$1, Greentop Manor, Greenside Avenue Baltimore County.

Pursuant to our conversation of this date, enclosed please find a copy of two Orders of the Circuit Court for Baltimore County signed by his Honor Judge Land on August 28, 1975, extending Judgment of Ejectment in favor of my clients against John Katsafanas and Dulaney, Inc. from the above referenced property. Possession of this property was returned to my clients pursuant to Writ of Possession by the Sheriff, Baltimore County in October, 1975. In addition, my clients have paid all of the back taxes on these properties and these accounts have been transferred to their names on the assessment records, as evidenced by Mr. McGrath's letter to myself of January 23, 1976, a copy of which is enclosed. I trust this is sufficient to verify to you that my clients are, in fact, the legal owners of the subject property.

Please advise me if any further information is required. I would also appreciate you informing the Petitioners that my clients will expect to be reimbursed for any expenses incurred as a result of their wrongful action in this matter.

Thank you for your cooperation.

Very truly yours, Pul tark Russell D. Karpook

RDK - cae

Enclosures

RE: PETITION FOR SPECIAL EXCEPTION SW/corner of Warren Road and John Katsafanas - Petitio NO. 76-154-X (Item No. 108)

171 III III

BEFORE THE ZONING COMMISSIONER

BALTIMORE COUNTY

...

The Petitioner has withdrawn his Petition, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of March, 1976, that said Petition be and the same is hereby DISMISSED with prejudice

ONDER RECEIVED FOR

DAFE

Supernisor of Assessments for Baltimore County

T CARROLL MUELLER

January 23, 1976

Mr. Russell D. Karpook 21 W. Susquehanna Avenue Towson, Maryland 21204

Re: 16-00-011148 15-00-011149 16-00-011150

Dear Mr. Karpook.

Please be advised that the above accounts have been transferred on our Assessment Pecords to:

George F. Galkas & Anna Galkas 822-F Cinnamon Ridge Place Cockeysville, Haryland 21030

Very truly yours.

John J. McGrath

Peristered Curren

HUDKINS ASSOCIATES, INC.

L GERALD WOLF

October 30, 1975

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION SOUTHWEST CORNER WARREN ROAD AND GREENSIDE DRIVE:

Beginning for the same at a point on the west side of Greenside Drive (70 feet wide) said point being distant from the centerline intersection of said Greenside Drive and Warren Roai (45 feet wide) the two following courses and distances viz: (1) South 05 09 40" West 50.00 feet and (2) North 84 50 20" West 35.00 feet thence binding on the west side of said Greenside Drive South 05 09 40" West 165.00 feet thence leaving the west side of said Greenside Drive North 84° 50°20" West 160.00 feet thence North 05 09'40" East 185.00 feet to the scuth side of said Warren Road thence binding along the south side of said Warren Road the two following courses and distances viz: (1) South 84° 50° 20" East 140.00 feet and (2) along a curve to the right having a radius of 20.00 feet for an arc length of 31.42 feet to the place of beginning. Containing 0.68 Acres of land more or less.

Malcolm E. Hudkins Registered Surveyor #5095

GEORGE F. GALKAS, et ux. Plaintiffs CIRCUIT COURT FOR JOHN KATSAPANAS BALTIMORE COUNTY efendant 104/56/91633

ORDER

of Electment having heretofore been entered in this case against the Defendant for non appearance and it having been made to appear to the Court by Affidavit that one-half year's rent was due before the Declaration in the case was served, it is this 27 Aday of Gunt

ORDERED by the Circuit Court for Baltimore County that, in accordance with the provisions of Rules T42(e) and T43, the aforesaid Judgment of Ejectment is extended for the following

\$120.00 with interest from September 16, 1974 \$120.00 with interest from March 16, 1975

\$120.00 with interest from January 16, 1975 \$120.00 with interest from July 16, 1975

plus costs in this suit, and the Plaintiff is further hereby granted execution upon said Judgment in the manner provided for in Real Property Article, Section 3-402(c) Annotated Code of Maryland (1974).

Land

dlh 8/27/75

Timethy R. Casgar, Esquire 10 Light Street Baltimore, Maryland 21202

RE: Petition for Special Exception SW/corner of Warren Road and Groeneide Drive - 8th Election District John Katsafanas - Petitic NO, 76-154-X (Bern No.

Very truly yours,

March 19, 1976

S. ERIC DI NENNA

GEORGE F. GALKAS, et up Plaintiffs CIRCUIT COUR FOR DULANEY, INC. BALTIMORE COUNTY AT LAW 104/57/91634

ORDER

Judgment of Ejectment having heretofore been entered in this case against the Defendant for non appearance and it having seen made to appear to the Court by Affivadvit that one-half year's rent was due before the Declaration in the case was served, it is this 27th day of Gagat

ORDERED by the Circuit Court for Baltimore County that, in accordance with the provisions of Rules T42(e) and T43, the aforesaid Judgment of Ejectment is extended for the following

\$120.00 with interest from November 16, 1974 \$120.00 with interest from May 16, 1975 plus costs in this suit, and the Plaintiff is further hereby granted execution upon said Judgment in the manner provided for in Real Property Article, Section 8-402(c) Annotated Code of Maryland (1974).

RE: PETITION FOR SPECIAL EXCEPTION nwest corner of Warren Road and

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

CHILD CARE PROPERTIES, INC., Petitioners: Case No. 76-154-X

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any handles date or dater which may be now or haranteer declarated therefore, and of the passage of any preliminary or final Order in connection therewith

Charles E. Kountz, Jr.

Jahn W. Hessian, III People's Counsel
County Office Building Towers Manufand 21204

I HEREBY CERTIFY THAT a copy of the foregoing Order was mailed to Tim Casgar, Esquire, Miles & Stockbridge, 10 Light Street, Baltimore, Maryland 21202, Attorney for Petitioner,

John W. Decis, II



JOHN KATSAFANA 76-154-1

POWER AND MOSNES

January 26, 1976

Mr. Eric DiNenna Zoning Commissioner for Baltimore County Office of Zoning County Office Building Towson, Maryland 21204

Re: Zoning Petition on lots #10, 11, and part of #9 and 12, on Plat #1, Greentop Manor, Greenside Avenue, Baltimore County.

Dear Mr. DiNonna.

By Way

This will confirm our conversation of this date.

As I informed you, I represent George Galkas and Anna Galkas, legal owners of the above referenced property.

A zoning petition has been filed to rezone the above referenced property by Mr. Katsafanas. Mr. John Katsafanas is no longer the legal owner of this property. Accordingly, I would appreciate your removing the zoning notice signs from this property and taking the appropriate steps to dismiss the petition.

Please keep me advised of all developments. Thank you for your cooperation.

Very truly yours,

RIDKINK Russe! 1 D. Karpook

RDK : cae

cc: Timothy Casgar, Esquire





January 21, 1976

Item 108 Child Care Properties - Petitioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

XXXXXXXXXXXXXX Franklin T. Hogans .Jr

TORING ADMINISTRAÇÃO SEALTH DEPARTMENT

DEPARTMENT OF STATE HIGHWAY

BURRAU OF CRITICEPUING MAKES OF PROPERTY.

OFFICE OF THE

Timothy R. Casgar, Esq. Miles & Stockbridge 10 Light Street Baltimore, Maryland 21202 BUREAU OF

> Dear Mr. Casgar: The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 15, 1976 under the above you January 15, 1976

> > Very truly yours.

RE: Special Exception Petition

FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans Advisory Committee

76-154-X

FTH:JD Enclosure

Mr. Eric DiNenna

TRC:dp cc: Don Morrow Jim Pecunes

Towson, Maryland 21204

Zoning Commissioner for Baltimore County Office of Zoning County Office Building

Re: Zoning Petition on lots #10, 11 and part of #9 and 12, on Plat #1, Greentop Manor, Greenside Avenue, Baltimore County

It is with regret that the above described Zoning Petition must be withdrawn as a result of the fact that the name, owner, John Katsafanas does not hold legal title to the captioned property. We regret any inconvenience which this has caused your department. Your statement for publication expenses will be paid shortly.

Hudkins Associates, Inc. 200 E. Joppa Road Room 101, Shell Building Towson, Md. 21204

MILES & STOCKBRIDGE

IO LIGHT STREET BALTIMORE WARVIAND SIDO

February 5, 1976

Very truly yours.

Timothy R. Casgar

FFP 6'76 AM _

1 9



LBERT B. KALTENBACH, P.E.

January 14, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin Towson, Maryland 2120

Re: Item #108 (1975-1976) Item #108 (1975-1976)
Property Owner: Child Care Properties
SM/C of Warren Road and Greenside Drive
Existing Soning: D.R. 3.5
Proposed Zoning: Special Exception for
Child Care Day Center
No. of Acres: 0,68
District: 8th

Dear Mr. DiNonna.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the

Comments were supplied for this site in connection with the Zoning Advisory Committee review for Item 29 (1970-1971).

Subsequently, Baltimore County Bureau of Engineering Comments were supplied the Bureau of Public Services June 17, 1974 in connection with the Preliminary - Final Plan. Tesubdivision of Lot 10 and 11 and Part of 9 and 12, Greentop Manor' dated January 27, 1974. Apparently, this proposed resubdivision plat will require revision and approval prior to recordation, as the State Highway Administration has indicated by letter June 11, 1974 that the proposed right-of-way width for Warren Road (Md. 143) is 80-feet, based upon the existing centerline, not 60-feet.

As stated in previous comments, a public manitary sewer extension is required to serve this property, and properties to the north, see Drawing 74-0815, Job Order 1-2-534. This property is tributary to the Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

ELISHORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END FWR ag

END: FMR: PR: N. E. Key Sheet
65 N.W.-3 - Position Sheet
N.W. 17-A - Topo
51 - Tax Map
CC: R. M. Downs; S. A. Bellestri; Bureau of Public Services (Greentop Manor
Resubdivision of Lots 10 & 11 and Part of
9 & 12 (Project 4078)

Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CONSESSIONDENCE

TO S. Eric DiNenna, Zoning Commissioner

Date January 26, 1976

PROM. William D. Fromm, Director of Planning

SUBJECT Petition 7 76-154-X. Petition for Special Exception for a Day Nursery. Petitioner- John Katsafanas

8th District

Hearing: Wednesday, February 11, 1976 at 11:00 A.M.

There are no comprehensive plan issues raised by this petition.

William D. Fromm

WDE-NEG-

L'TIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for day of filing this

Petitioner child Care Properties

Petitioner's Attorney Planthy R. Cangar

Hadkine Associates, Inc. 200 East Joppa Read Recm 101, Shell Building Towson, Md. 21204

MAY 1 0 1976

ranklin'T: Hogan XXXXXXXXXXXXX

> *CHEEKERS REALTH DEPARTMENT PUREAU OF

DEPARTMENT OF THATFFEE PROTECTION OF STAYS STORIAY

SECURE ASSESSMENTATED

OFFICE OF THE

Timothy R. Casgar, Esq. Miles & Stockbridge 10 Light Street Baltimore, Maryland 21202

> RE: Special Exception Petition Child Care Properties - Petitioner

January 15, 1976

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the These comments are not intended to indicate the appropriate near the zoning action requested, but to assure that all parties are made ower of plans or problems with regard to the development plans that may have a bearing on this care. The Director of Planning may file a written report with the Yoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Warren Road and Greenside Drive, and is currently unimproved. The petitioner is requesting a Special Exception for a child day care center (nursery school), in other that a one-story building may be constructed on the site.

Adjacent properties are improved with single family residences zoned D.R. 3.5.

The petitioner should note with particular interest the comments of the State diglway Administration concerning entrance locations.

Timothy R. Casgar, Esq. Re: Item 108 January 15, 1976 Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, JR., Chairman, Zoning Plans Advisory Commictee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc. 200 E. Joppa Road Room 101, Shell Building Towson, Maryland 21204

Dear Mr. DiNerna:

Mr. S. Eric Diffenna

Zoning Commissioner County Office Hldg.

seon. Maryland 2120h

There is no access proposed from Warren Moad; therefore, no improvements to Warren Road are required; however, the entrance from Greenside Drive should be located a minimum of 10' further from Warren Road.

December 16, 1975

CLigje

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits John E. Muyers by: Mr. John E. Meyers

Bernard M. Evans

Re: Z.A.C. meeting; 12-9-75 ITEM: 108

ITEM: 108
Prop. Owner: Child Care
Properties
Location: %/C of Warren
Road (Rt. lh3) & Oreenside Drive
Existing Zoning: D.R. 3.5
Proposed Zoning: Specl. Excep

for child day care center. No. of Acres: 0.68 District: 8th

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

No. Acres:

District:

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DINenna:

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Re: Item 108
Property Owner: Child Care Properties
Location: SW/C of Warren Rd. & Greenside Dr.
Present Zoning: D.R. 3.5

Proposed Zoning: Special Exception for child day care center.

No bearing on student population.

W. With Kelened

TOWSON, MARYLAND 21204

Date: December 12, 1975

Z.A.C. Meeting of: December 9, 1975

W. Nick Petrovich., Field Representative.

H. EMSL'E PARKS, PELBOO CUGENE C. HESS, vice-PAR MRS. ROBERT L. DERNEY

WNP/m1

ALVIN LORECK

RICHARD W TRACEY VMG MRS RICHARD . .

department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

January 7, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 108 - ZAC - December 9, 1975
Property Owner: Child Care Properties
Location: SW/C of Warren Road & Greenside Drive
Existing Zoning: O.R. 3.5
Proposed Zening: Special exception for child day care center
No. of Acres: 0.68
District: 8th

No traffic engineering problems are anticipated by the requested special exception for a child day care center.

Michael S. Hamion Michael S. Flanigan Traffic Engineer Associate

Very truly your



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 10, 1975

Mr. S. Eric DiNenns, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #108, Zoning Advisory Committee Meeting, December 9, 1975, are as follows:

Property Owner: Child Care Properties Location: SW/C of Warren Rd. & Greenside Dr. Existing Zoning: D.R. 3.5 Proposed Zoning: Special Exception for child day care center. No. of Acres: 0.68 District: 8th

A moratorium was placed on new sever connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Day Nursery Connents: Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Swimming Pool Comments: Prior to approval of a private pool on this site, complete plans and specifications of the pool and bathhouse must be subsitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dlse cc: Eve Smith cc: L.A. Schuppert cc: J.A. Messina



WILLIAM D. FROMM DIRECTOR

January 5, 1975

Mr. S. Eric Di Nenna, Zoning Commission Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #108, Zoning Advisory Committee Meeting, December 9, 1975, are as follows:

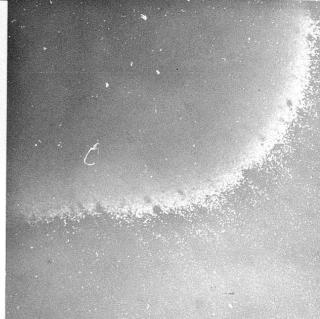
Property Owner: Child Care Properties Location: S/W/C of Warren Road and Greenside Drive Existing Zoning: D.R.3.5 Proposed Zoning: Special Exception for child day core center No. of Acres: 0.68

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

John Zulmbley

John L. Wimbley Planning Specialist II



Portions for Special Everytime for Juny Newsory and I seek to the Spikh District of Justimes County on the Spikh District of Justimes County on the Spikh District of Justimes County on the word of the County of the Spikh District of Spikh County of the Spikh District of Spikh County of the Spikh District of Spikh County of Spikh County of Spikh District of S

Centaining 0.64 Acres of land more of leas.

Being the property of John Kutas-ment of the property of John Kutas-vith he Zening Department.

Hearing Date: Wednesday, February 11, 1276 at 11:00 AM. "County Crabbe Baserine Room 18s. "County-trible Baserine Room 18s. "Changeake Avenue, Tewson, Md.

By order of S. EMIC DINKNNA

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of, one time ... successive weeks before the 11.th appearing on the 22nd day of January 19.76.

THE JEFFERSONIAN. hupten

Cost of Advertisement, \$.....

RANDALISTOWN, MD, 21133

Jan. 22, 1976

THIS IS TO CERTIFY that the annexed advertisement of - Petition for Special Exception- Katsafanas was inserted in the following

Catonsville Times Dundalk Times L Essex Times

x Towson Times Arbutus Times Community Times

weekly newspapers published in Baltimore County, Maryland, once a of February 19.26, that it to say, the same was juscifed in the issues of January 22, 1976.

STROMBERG PUBLICATIONS INC.

11) Path Smink

PETITION		MAPPING		PROGRESS			SHEET							
FUNCTION	Wall Map						-	ginol			Tracing		200	_
Descriptions checked and outline plotted on map	date	by	date	by	date	by	eleb	by	date	bı				
Petition number added to outline														
Designing														
Granted by ZC, BA, CC, CA														
Reviewed by M	1				ed Pla		or mes	cripti	on					
Previous sass				Map 4	,				30.00	No				

	400					-	
BALTIMORE	COUNTY	OFFICE	OF	PLANNING	AND	ZONING	
	Count	v Office	B	ilding			

111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received * this 24 day of November 1975. Filing Fee \$ 50 Received - Check

Cash __Other

Zoning Commissioner Petitioner Ida Ketalana Submitted by Petitioner's Attorney 7 Cosoc Reviewed by Das

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#76-154-X

Towen, Maryland

District. 8 x	
District	Date of Posting 122-76
Posted for Alaning Med July	11, 1976 C Wice AM
Petitioner Tohon Katenfano	N. Committee of the com
Location of property: ANLORE of	Date of Posting 1-22-76 11, 1976 C. Hille AM.
Location of Signs: 1 Signe Postal	S. 16 Por of Worsen Ed & Showsile
Drie.) January Carron Care
Posted by Mile H. Ness	Date of return: 1-29-26



OFFICE OF FIN	COUNTY, MARYLAND	No. 22262
	16, 1926 ACCOUNT 01-662	, ,
	AMOUNT \$5	0.00
CEIVED Buck	ins Associates, Inc., 200	E. Hoppa Rd., Tower
	Petition for Special E	E. Hoppa Ed., Towas
	Petition for Special B	E. Roppa Rd., Towns
		E. Hoppa Rd., Towns mosption for 5 0.0 Case

OFFICE OF FI	COUNTY, MARYLAND NANCE REVENUE DIVISION OUS CASH RECEIPT	No. 31677
DATE MAY	. 16, 1976 ACCOUNT OL	-\$ 22
_	AMOUNT \$ L	1.50
LOLES	ild Care Leasing 111, 755 t Fixes, Columbus, Chic i tising and posting of pro-	2000
Toler I	Latesfaras 776-151-X	perty for
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