

77-180-X-15PH **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **THOMAS S. RAFAILIDES**, et al, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building and offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser
Thomas S. Rafailides, Legal Owner
Address: **4606 Eastern Avenue**
Baltimore, Maryland 21224

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the subject matter of this petition be reclassified, 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 _____ day of _____, 1977, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

100P
3/23/77

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **THOMAS S. RAFAILIDES**, et al, 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 138.2 of the Zoning Regulations of Baltimore County, to permit a side yard setback of six feet (6') for the interior side and one foot (1') for the exterior side instead of the required twenty-five feet (25') to permit a front yard setback of twenty-two feet (22') instead of the required thirty feet (30') of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The property is presently improved with a dwelling which has the setbacks indicated in the Variance request above. No major additions are contemplated. The Variances are being requested only to bring the existing structure into compliance with the present Zoning Regulations.

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
Thomas S. Rafailides, Legal Owner
Address: **4606 Eastern Avenue**
Baltimore, Maryland 21224

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____ day of _____, 1977, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **THOMAS S. RAFAILIDES**, et al, 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 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Variance in the Residential Zone, as provided for under Section 502.4 of the Baltimore County Zoning Regulations and as indicated in the Assumptions attached, dated September 20, 1976, and revised October 12, 1976.

Assumptions attached, dated September 20, 1976, and revised October 12, 1976.

and December 8, 1977.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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
Thomas S. Rafailides, Legal Owner
Address: **4606 Eastern Avenue**
Baltimore, Maryland 21224

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____ day of _____, 1977, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Special Hearing for off-street parking in a D.R. Zone, a Special Exception for offices and office building, and Variances to permit a side yard setback of six feet for the interior side and one foot for the corner side instead of the required twenty-five feet, and a front yard setback of twenty-two feet instead of the required thirty feet.

Testimony on behalf of the Petitioner indicated that the subject property is improved with a one story house and garage. The proposed offices could be utilized by him as real estate offices. With operating hours between the hours of 9:00 a.m. and 9:00 p.m. Parking, to the extent of eleven spaces, is proposed on a lot to the rear of the existing buildings in a D.R. 3.5 Zone. Only four parking spaces are required by Baltimore County Zoning Regulations. Particular attention is called to the written comment of the Acting Director of Planning, dated March 18, 1977, regarding off-street parking.

Without reviewing the evidence further in detail, but based on all of the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the prerequisites of Section 162.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted. Moreover, the Variances for the existing building should also be granted. However, since adequate parking can be provided without encroachment into the nearby residential sector, to the rear of the property, the aforementioned parking proposal should not be granted. It is suggested that the parking requirement be met on the York Road frontage.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of April, 1977, that the Special Exception for an office and offices, and the Variances, as herein described, should be _____ same are hereby GRANTED, from and after the date of this Order, subject to the following:

- The hours of operation shall be between 9:00 a.m. and 9:00 p.m.
- The exterior of the building shall remain substantially the same.
- Approval of a revised site plan by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

It is further ORDERED that the aforementioned Special Hearing for the eleven off-street parking spaces be and the same is hereby DENIED, but that parking to meet the Baltimore County Zoning Regulations requirement on the York Road frontage may be substituted, provided that it meets the approvals described in restriction number three above.

Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION, PETITION FOR VARIANCE AND PETITION FOR SPECIAL HEARING
S.W.C. of York Rd. & Lincoln St., 8th District
THOMAS RAFAILIDES, et al,
Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 77-180-X-15PH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 hearing dates or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of March, 1977, a copy of the foregoing Order was mailed to Mr. Thomas S. Rafailides, 4606 Eastern Avenue, Baltimore, Maryland 21224, Petitioner.

John W. Heslon, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

March 11, 1977

Nicholas V. Comma
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Thomas S. Rafailides
4606 Eastern Avenue
Baltimore, Maryland 21224

RE: Special Exception, Special Hearing, and Variance
Item No. 169
Thomas S. Rafailides, et al

Dear Mr. Rafailides:

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 appropriateness of the zoning action requested but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, improved with a one-story dwelling and garage, is located on the southwest corner of Lincoln Street and York Road, in the Eighth Election District. Adjacent properties to the north, along Lincoln Street, and to the south, along York Road, are zoned residential and improved with similar type uses.

This Special Exception and Variance is necessitated by your proposal to convert the existing dwelling into offices. In order to provide additional parking to the rear of this site, which is zoned D.R. 3.5, an additional Special Hearing is also included.

Since formal comments from the Bureau of Engineering are not available at this time, I suggest that you personally contact Mr. Frederick Ruggier, 494-2188, and discuss any comments he may have concerning your proposal, specifically the use of the alley abutting the existing garage.

Mr. Thomas S. Rafalides
Page 2
March 11, 1977

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.

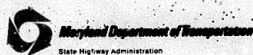
Very truly yours,

Nicholas D. Commodari
NICHOLAS D. COMMODARI
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

Enclosure

cc: Leo W. Rader
38 Belfast Road
Timonium, Maryland 21093



February 9, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 1, 1977
Item: 169
Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. (RTE. 45)
61' SE Lincoln Ave.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.

Acres: 0.36
District: 8th

Dear Mr. DiNenna:

There is no direct access from York Road, therefore highway improvements will not be required by the State Highway Administration.

CLJEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

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



March 8, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #169, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Road 61' SE Lincoln Avenue
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.
Acres: 0.36
District: 8th

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 bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

March 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 169 - ZAC - February 2, 1977
Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. 61' SE Lincoln Ave.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.

Acres: 0.36
District: 8th

Dear Mr. DiNenna:

The proposed office building is not expected to be a major traffic generator. York Rd. has capacity problems at this time and any increase in traffic is undesirable.

Very truly yours,

Michael S. Tlanian
Michael S. Tlanian
Traffic Engineer Associate

NMF/sif



DEPUTY STATE AND COUNTY HEALTH OFFICER

February

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

Dear Mr. DiNenna:

Comments on 169, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

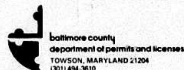
Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. 61' SE Lincoln Ave.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.
Acres: 0.36
District: 8th

Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/AN/rhc



JOHN D. SEYFERT
DIRECTOR

January 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #169 Zoning Advisory Committee Meeting, February 2, 1977 are as follows:

Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. 61' SE Lincoln Ave.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.

Acres: 0.36
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A change of occupancy will be required.
- ☒ C. A building permit shall be required before construction can begin to meet code requirements for business use.
- ☒ D. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ E. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Mark E. Lumban
Charles E. Burnham
Plans Review Chief
CSB/rl

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 1, 1977

Z.A.C. Meeting of: February 2, 1977

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

RE: Item No: 169
Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. 61' SE Lincoln Ave.
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.

District: 8th
No. Acres: 0.36

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrich
W. Nick Petrich,
Field Representative

NMF/bp

JOSEPH H. WILSON, PRESIDENT
T. BARBAR WILSON, JR., VICE-PRESIDENT
MARION M. BUCKNER

THOMAS H. BUYER
MRS. LINDA B. FURCH
ROBERT M. HARTMAN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORICK
WILLIAM A. SMITH, JR.
RICHARD W. TRACY, D.V.M.



THOMAS M. MOURING, P.E.
DIRECTOR

March 14, 1977

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

Re: Item #169 (1976-1977)

Property Owner: Thomas S. Rafalides, et al.
Location: SW/S York Rd. 61' SE Lincoln Ave.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices. Variance to permit setbacks of 6' for the interior side and 1' for the corner side in lieu of the required 25' and a front setback of 22' in lieu of the required 30'. Special Hearing to permit off-street parking in a residential zone.
Acres: 0.36 District: 8th

Dear Mr. DiNenna:

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

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, alterations, enclosures and drainage requirements as they affect the road occur under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Lincoln Street, an existing partially improved public road, is proposed to be further improved in the future as a 30-foot closed section roadway or a 30-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance at the York Road-Lincoln Street intersection, and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the 12-foot residential alleys adjacent to the rear of Lots 11 and 12, and 38 through 41, Block "B" as shown on the plat of "Towson Heights", recorded W.P.C. 7, Folio 82.

Baltimore County has utility easement rights within these alleys, and an 8-inch public sanitary sewer exists in a portion of the alley first mentioned herein (Drawing #69-0248, File 1). The Petitioner is cautioned that no encroach on by

Item #169 (1976-1977)
Property Owner: Thomas S. Rafailides, et al
Page 2
March 14, 1977

Highways: (Cont'd)
construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioners must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage are serving the present dwelling. This property is tributary to the Jones Falls Sanitary Sewer system, subject to State Health Department regulations.

Very truly yours,
Edmund R. Gierke
Edmund R. Gierke, P.E.
Chief, Bureau of Engineering

END:RAM:PMH:SS
cc: J. Somers
S-NE Key Sheet
56 x 57 NW 3 & 4 Pos. Sheets
NW 15 A Topo
S1 T&T Map

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

April 1, 1977

RE: Petition for Special Hearing,
Special Exception and Variance
SW corner of York Road and Lincoln
Street - 8th Election District
Thomas Rafailides - Petitioner
NO. 77-150-YASPH (Item No. 169)

Dear Mr. Cook:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
George W. Bader
George W. Bader
Deputy Zoning Commissioner

GWB/e

cc: Mrs. Elva Scribner
7334 York Road
Towson, Maryland 21204

People's Counsel

LEO W. BADER
REGISTERED SURVEYOR
HYDROGRAPHY
TOPOGRAPHY
GEOL. SURV.
WILE SURVAYS
LAND PLANNING

38 Balboa Road - Timonium, Maryland 21063

225-9950
January 3, 1977

ZONING DESCRIPTION
FOR SPECIAL HEARING TO PERMIT OFF-STREET PARKING
IN A RESIDENTIAL ZONE

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same on the southeast side of Lincoln Street (30 feet wide) where it is intersected by the centerline of a 12 foot wide alley, distant approximately 159 feet measured southeasterly along the southeast side of Lincoln Street from the centerline of the York Road, thence binding on the southeast side of Lincoln Street South 77 degrees 42 minutes 00 seconds West 86.00 feet; thence leaving Lincoln Street and running South 12 degrees 18 minutes 00 seconds East 120 feet to the northwest side of a 12 foot wide alley; thence binding for a part on the northwest side of said 12 foot wide alley North 77 degrees 42 minutes 00 seconds East 86.00 feet to the centerline of a 12 foot wide alley; thence binding on the centerline of the last mentioned alley North 12 degrees 18 minutes 00 seconds East 46.00 feet; thence North 77 degrees 42 minutes 00 seconds East 118.83 feet to the place of beginning.
CONTAINING 0.24 of an acre of land more or less.

Leo W. Bader

LEO W. BADER
REGISTERED SURVEYOR
HYDROGRAPHY
TOPOGRAPHY
GEOL. SURV.
WILE SURVAYS
LAND PLANNING

38 Balboa Road - Timonium, Maryland 21063

225-9950
January 3, 1977

ZONING DESCRIPTION
SPECIAL EXCEPTION FOR OFFICE BUILDING

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same on the southwest side of the York Road eighty feet wide at the distance of 61 feet measured southeasterly along said southwest side of the York Road from the centerline of Lincoln Street, thence binding on the southwest side of the York Road by the two following lines respectively, viz: North 12 degrees 14 minutes 10 seconds West 23.98 feet and by a line curving to the left with a radius of 22.00 feet for a distance of 34.58 feet (the chord of said curving line curving North 57 degrees 16 minutes 15 seconds West 31.13 feet to the southeast side of Lincoln Street (30 feet wide); thence binding thereon South 77 degrees 42 minutes 00 seconds East 86.00 feet to the centerline of a 12 foot wide alley; thence binding thereon South 12 degrees 18 minutes 00 seconds East 46.00 feet; thence North 77 degrees 42 minutes 00 seconds East 118.83 feet to the place of beginning.
CONTAINING 0.12 of an acre of land more or less.

Leo W. Bader

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dillman, Acting Commissioner
FROM: Norman E. Gierke, Acting Director of Planning
SUBJECT: Petition 77-150-YASPH - Petition for Special Exception and Variance to permit Front and Side Off-Street Parking in a residential zone.
Southwest corner of York Road and Lincoln Street
Petitioner - Thomas S. Rafailides
8th District

RECEIVED: Wednesday, March 23, 1977 (11:00 P.M.)

This office has a file along this section of York Road. D.H. zoning for a lot along portions of major arterials was adopted by the County Council recommendation by the Planning Board for many areas on both the 1971 and the 1976 Comprehensive Zoning maps. This was done anticipating the conversion to office use of structures along these arterials, thus providing a buffer between the high traffic volume and the residential areas to the rear.

The granting of the requested use permit and construction of the proposed parking lot on Lincoln Street (a narrow, residential dead-end street) would be an intrusion into the adjacent residential area. It is suggested that the use permit be denied and that the parking requirement be met on the lot front on York Road.

Norman E. Gierke
Norman E. Gierke
Acting Director of Planning

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Mar. 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception & Variance was inserted in the following: Thomas S. Rafailides

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 23rd day of March 1977, that is to say, the same was inserted in the issues of Mar. 3, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Leo W. Bader*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1977
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on March 3, 1977, at the time of its publication, and that the same was published on the 3rd day of March 1977.

THE JEFFERSONIAN
Leo W. Bader
Manager

Cost of Advertisement, \$

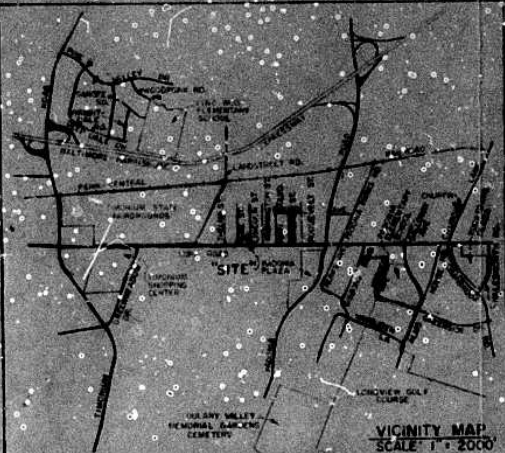
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46483
DATE: Mar. 21, 1977 ACCOUNT: 01-662
AMOUNT: \$23.00
RECEIVED: B/T Realty, Inc. 1406 Eastern Ave., Balto., Md.
21202
FOR: Application for Special Exception, Variance and Special Hearing
77-150-YASPH
930066
VALIDATION OR SIGNATURE OF CAMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46441
DATE: Mar. 1, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: B/T Realty, Inc. 1406 Eastern Ave., Balto., Md.
21202
FOR: Application for Special Exception, Variance and Special Hearing
77-150-YASPH
500066
VALIDATION OR SIGNATURE OF CAMER

Mr. Thomas S. Rafailides
BALTIMORE COUNTY OFFICE OF PLANNING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 3rd day of February 1977.
Petitioner: Thomas S. Rafailides
Petitioner's Attorney: Leo W. Bader
38 Balboa Road
Towson, Maryland 21063
Reviewed by: Nicholas A. Combs
Planning & Zoning Associate III

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: MARCH 5, 1977
Posted by: Nicholas A. Combs
Petitioner: THOMAS S. RAFAILIDES
Location of property: SW COR. OF YORK RD. AND LINCOLN ST.
Location of Sign: SW COR. OF YORK RD. AND LINCOLN ST.
Remarks: Thomas S. Rafailides
Posted by: Thomas S. Rafailides
Date of return: MARCH 11, 1977





PLAT TO ACCOMPANY
A ZONING PETITION
FOR
PROPERTY LOCATED
AT

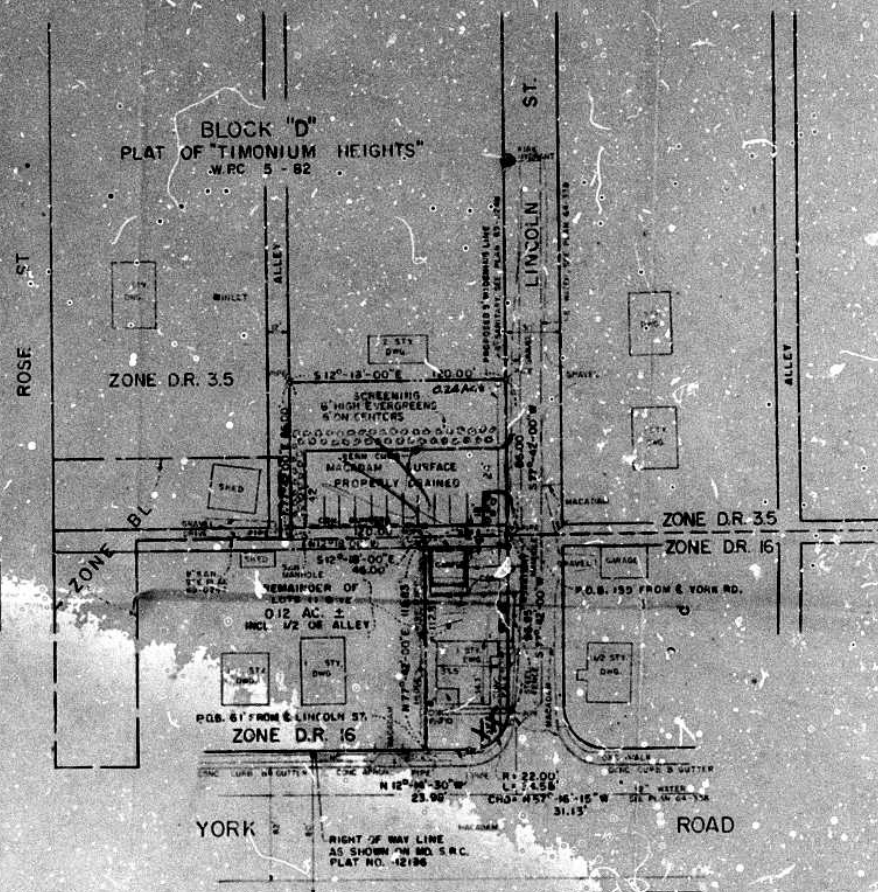
SW CORNER OF
YORK ROAD & LINCOLN STREET
8TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 50'

SEPT. 30, 1976
REVISED: OCT. 12, 1976
DEC. 8, 1977

ZONING REQUEST: SPECIAL EXCEPTION FOR OFFICE BUILDING
AND OFFSTREET PARKING IN RESIDENTIAL
ZONE, VARIANCES TO PERMIT SIDE YARDS OF
6 FT INSTEAD OF THE REQUIRED 25', A FRONT
YARD SETBACK OF 22' INSTEAD OF THE REQ-
UIRED 30', AND DISTANCE TO 4' OF SIDE
STREET OF 26' INSTEAD OF REQUIRED 50'.



Leo W. Rader
REG. LAND SURVEYOR NO. 1825



NOTES

PARKING DATA

- 1) USE _____ OFFICES
TOTAL FLOOR AREA _____ 950 SQ. FT.
NO. OF SPACES REQUIRED _____ 950-3007.4
NO. OF SPACES PROVIDED _____ 11
- 2) PARKING SPACES 9' X 18'
- 3) ALL PARKING AREA SURFACING SHALL BE MACADAM OR BLACKTOP PROPERLY DRAINED AND MAINTAINED.
- 4) ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
- 5) NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED IN THE PARKING AREA.
- 6) NO ADDITIONAL LIGHTING PROPOSED.
- 7) SCREENING SHALL BE PROVIDED BY WALL, FENCE OR PLANTING.
- 8) PARKING AREA TO BE USED FROM 9 AM TO 9 PM. CHAINED AND LOCKED AT OTHER TIMES.

MAP 32
V.L. 174
LUCY
DATE 8-3-77
TYPE 35
REASON 1/2
BY AL
TOTAL 2-11-77
BY AL

LEO W. RADER
REG. LAND SURVEYOR
36 BELFAST RD.
TIMONIUM, MD 21201

