

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner...

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a sign to be illuminated rather than unilluminated should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

IN THE MATTER OF THE APPLICATION OF THOMAS S. RAFALIDES FOR SPECIAL HEARING to permit off-street parking in a residential area and VARIANCE from Section 413.1.1.e of the Baltimore County Zoning Regulations on property located on the SW corner York Road & Lincoln Street 8th District

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 79-101-SPHA

ORDER OF DISMISSAL

Petition of Thomas S. Rafalides for special hearing to permit off-street parking in a residential area and a variance from Section 413.1.1.e of the Baltimore County Zoning Regulations on property located on the southwest corner of York Road and Lincoln Street, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Motion for Reversal of the Zoning Commissioner's Order and Dismissal of Case Filed May 5, 1983 (a copy of which is attached hereto and made a part hereof) signed by the attorney representing the Petitioner and by People's Counsel, Appellant, in the above entitled case; and

WHEREAS, said attorney requests that the Board of Appeals, without hearing or further proceeding, enter an Order reversing the action of the Zoning Commissioner of Baltimore County and dismissing said case.

IT IS HEREBY ORDERED by the County Board of Appeals this 30th day of May, 1983, that the Order of the Zoning Commissioner, dated November 30, 1978, be and hereby is REVERSED, and said case is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

Lefoy S. Spurr

Patricia Briggs

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1978, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1978, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 79-101-SPHA MOTION FOR REVERSAL OF ZONING COMMISSIONER'S ORDER AND DISMISSAL OF CASE

The Motion of the People's Counsel for Baltimore County respectfully shows:

1. That this case involves the question of whether the Petitioner should have the authority to have off-street parking in a residential transition area.
2. That under date of November 30, 1978, the Zoning Commissioner of Baltimore County by his Order granted Petitioner the authority sought.
3. That an appeal was duly filed by your Movant and as a result, the case is presently on the docket awaiting disposition by the County Board of Appeals.
4. That subsequent to the filing of said appeal, the applicable statutes and regulations of Baltimore County were amended by the County Council with the result that Petitioner cannot now utilize the authority sought in his said petition, even if after trial on the merits the County Board of Appeals determined to affirm the Order of the Zoning Commissioner.

After consultation between counsel, it was determined that by consent and stipulation, the County Board of Appeals should enter an Order reversing the action of the Zoning Commissioner of Baltimore County as aforesaid and thereafter dismiss said case on its docket without further proceeding.

WHEREFORE, your Movant respectfully requests that this Honorable Board reverse the Order of the Zoning Commissioner and dismiss said case for the reasons cited above.

John W. Hession, III
People's Counsel for Baltimore County

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 79-101-SPHA MOTION FOR REVERSAL OF ZONING COMMISSIONER'S ORDER AND DISMISSAL OF CASE

The Motion of the People's Counsel for Baltimore County respectfully shows:

1. That this case involves the question of whether the Petitioner should have the authority to have off-street parking in a residential transition area.
2. That under date of November 30, 1978, the Zoning Commissioner of Baltimore County by his Order granted Petitioner the authority sought.
3. That an appeal was duly filed by your Movant and as a result, the case is presently on the docket awaiting disposition by the County Board of Appeals.
4. That subsequent to the filing of said appeal, the applicable statutes and regulations of Baltimore County were amended by the County Council with the result that Petitioner cannot now utilize the authority sought in his said petition, even if after trial on the merits the County Board of Appeals determined to affirm the Order of the Zoning Commissioner.

After consultation between counsel, it was determined that by consent and stipulation, the County Board of Appeals should enter an Order reversing the action of the Zoning Commissioner of Baltimore County as aforesaid and thereafter dismiss said case on its docket without further proceeding.

WHEREFORE, your Movant respectfully requests that this Honorable Board reverse the Order of the Zoning Commissioner and dismiss said case for the reasons cited above.

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

The undersigned, Counsel of record for the Petitioner in this proceeding, does hereby consent to the passage and Order by the County Board of Appeals of Baltimore County, without hearing or other further proceeding, wherein the Order of the said Zoning Commissioner is reversed and the case dismissed for the reasons cited in the foregoing Motion.

Lewis S. Goodman
Gebhardt & Smith
Ninth Floor, The World Trade Center
Baltimore, Maryland 21202
552-3830

Date May 5, 1983

- 2 -

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

The undersigned, Counsel of record for the Petitioner in this proceeding, does hereby consent to the passage and Order by the County Board of Appeals of Baltimore County, without hearing or other further proceeding, wherein the Order of the said Zoning Commissioner is reversed and the case dismissed for the reasons cited in the foregoing Motion.

Lewis S. Goodman
Gebhardt & Smith
Ninth Floor, The World Trade Center
Baltimore, Maryland 21202
552-3830

MCKEE DUVAL & ASSOCIATES, INC.
Engineering Surveying Real Estate Development

100 YORK RD. LUTHERVILLE, MARYLAND 21031

Telephone (301) 252-5820

March 30, 1978

Description of 0.24 Acres of Land, More or Less
8th Election District
Baltimore County, Maryland

Beginning for the same at a point on the southernmost right-of-way line of Lincoln Street, 30.00 feet wide, said point also being in or near the centerline of the 12.00 foot alley and running in or near the centerline of said 12.00 foot alley South 42° 18' 00" East 120.00 feet, thence running perpendicular to said alley South 77° 42' 00" East 86.00 feet, thence running North 12° 18' 00" West 120.00 feet to the southernmost right-of-way line of Lincoln Street, 30.00 feet wide, thence running with and binding on said southernmost right-of-way line North 77° 42' 00" East 86.00 feet to the place of beginning. Containing 0.24 acres of land, more or less.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chapsapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 22nd day of September 1977.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Rafalides

Petitioner's Attorney: J. H. Cook
McKee, DuVal and Associates, Inc.
1717 York Road - Lan Lee Building
Lutherville, Maryland 21093

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chapsapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

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

October 16, 1978

RE: Variance Petition
Item No. 219
Petitioner - Rafalides

Dear Mr. Cook:

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 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 suitability of the requested zoning.

The subject property, currently zoned D.R. 16 and S. 5 and improved with a one-story office building, is located on the southeast corner of York Road and Lincoln Street in the 8th Election District. This property was the subject of a previous zoning case (Case No. 77-180-XASPH) in which a Special Exception to convert the existing building to use present office use was granted, while a Special Hearing to permit accessory parking area to the rear of this property along Lincoln Street was denied. It is this latter property which is the subject of this Special Hearing, while a Variance to permit the existing sign, located along York Road, to be illuminated rather than non-illuminated is also being requested.

It should be noted that the original Special Exception was granted with the restriction that the hours of operation of the office building would be from 9 A.M. until 9 P.M. This restriction, pertaining to the office building, as indicated on the site plan (correct note #8).

Mr. Cook:
Page 2
October 16, 1978

As I am sure you are aware, off-street parking requests in residential transition areas are now being denied application for filing with this office. This particular request has been scheduled for a hearing because it was filed prior to our making this decision, therefore it was decided to have it heard on its own merits.

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 B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:ncr
Enclosure

cc: McKee, DuVal and Associates, Inc.
1717 York Road
Lan Lee Building
Lutherville, Maryland 21093



THORNTON M. MOURGUE, P.E.
DIRECTOR

May 25, 1978

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

Re: Item #219 (1977-1978)
Property Owner: Thomas S. Rafalides
S.W. cor. York Rd. & Lincoln St.
Existing Zoning: D.R. 16 and S. 5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off street parking in a residential zone.
Acre: 0.36 District: 8th

Dear Mr. DiNenna:

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 subject item.

General:

The comments which were supplied in connection with the Zoning Advisory Committee review of this property for item #169 (1976-1977) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #219 (1977-1978).

Very truly yours,

Edmund H. Diver, P.E.
EDMUND H. DIVER, P.E.
Chief, Bureau of Engineering

EDMUND H. DIVER

JOE J. SOMERS

5-101 Key Sheet
56 & 57 NW 3 & 4 Pos. Sheets
NW 15 A Topo
51 Top Map

Attachment

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
S.W. York Rd., 61 1/2 Lincoln Ave.
Existing Zoning: D.R. 16 & S. 5
Proposed Zoning: Special Exception for off-street parking to permit addition of 6 ft. for the loading side and 1' for the corner side in line of the required 22' and a front setback of 22' in line of the required 30'. Special Hearing to permit off-street parking in a residential zone.
Acre: 0.36 District: 8th

Dear Mr. DiNenna:

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 subject item.

Highways:

York Road (Rt. 45) is a State Road; therefore, all improvements, alterations, entrances and drainage requirements as they affect the road area under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way must 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 closest section roadway on a 50-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 reviewed 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 the rights in and to the 12-foot residential alley adjacent to the rear of lots 11 and 12, and 30 through 41, Block "B" as shown on the plat of "Thomas Rafalides", recorded W.S.C. 7, Folio 62.

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 660-019, File 1). The Petitioner is cautioned that no encroachment by

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

Highways:

construction of any structure, including footings, will be permitted within County right-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.

Grading/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 Petitioner 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. Operation 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 H. Diver, P.E.
EDMUND H. DIVER, P.E.
Chief, Bureau of Engineering

EDMUND H. DIVER

JOE J. SOMERS

5-101 Key Sheet
56 & 57 NW 3 & 4 Pos. Sheets
NW 15 A Topo
51 Top Map



LESLIE H. GRAFF
DIRECTOR

June 7, 1978

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

Dear Mr. DiNenna:

Comments on Item #219, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: Thomas S. Rafalides
Location: SW/C York Road and Lincoln St.
Existing Zoning: D.R. 16 and S. 5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off-street parking in a residential zone
Acre: 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. Winkley
JOHN L. WINKLEY
Planner III
Current Planning and Development

May 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #219, Zoning Advisory Committee Meeting,
April 18, 1978, are as follows:

Property Owner: Thomas S. Rafalides
Location: SW/C York Rd. & Lincoln St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off street parking in a residential zone.
Acreage: 0.36
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TBD/JRP/tch

May 11, 1978

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

Item No. 219 - EMC - April 18, 1978
Property Owner: Thomas S. Rafalides
Location: SW/C York Rd. & Lincoln St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off street parking in a residential zone.

Acreage: 0.36
District: 8th

Dear Mr. DiNenna:

The petition to allow off-street parking should have little or no effect on traffic. Curb and gutter improvements should be made along the entire frontage of the property to more clearly define access points from Lincoln Street to the subject property. Curb and gutter should be located on the right-of-way line, 15' south of the centerline of Lincoln Street, allowing for two 24' standard entrances as located on the plans and matching existing curb and gutter at the intersection with York Road.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/SM/SM

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Comolanti, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas S. Rafalides
Location: SW/C York Rd. & Lincoln St.

Item No. 219

Zoning Agenda Meeting of 04/12/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the committee has reached with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead end condition about at _____
EXCEEDS the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments at this time.

REVIEWED: *H. J. [Signature]*
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

April 13, 1978

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

Dear Mr. DiNenna:

Comments on Item #219 Zoning Advisory Committee Meeting, April 18th, 1978 are as follows:

Property Owner: Thomas S. Rafalides
Location: SW/C York Rd. & Lincoln St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off street parking in a residential zone.

Acreage: 0.36
District: 8th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1975 Edition and the 1975 Building Code, State of Maryland Code for the Building and Code and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ Permit shall be required.
- D. Building shall be upgraded to new use - require attention permit.
- E. These sets of construction drawings will be required to file an application for a building permit.
- F. These 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.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 4'0" of property line.
- H. Requested outdoor variance conflict with the Baltimore County Building Code. See Section _____.
- I. No Comment. No drawings included in my information.
- J. Comment: To allow further comment.

John S. Sevier
John S. Sevier
Planning Review Chief

CRM/SM

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 20, 1978

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

Z.A.C. Meeting of: April 18, 1978

RE: Item No: 219
Property Owner: Thomas S. Rafalides
Location: SW/C York Rd. & Lincoln Street
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Variance to permit an illuminated sign in a residential zone and Special Hearing to allow off street parking in a residential zone.

District: 8th
No. Acre: 0.36

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Peirovich
W. Nick Peirovich,
Field Representative

KCP/JP

JOSEPH H. BULLMAN, PRESIDENT
V. BILLY HILLMAN, JR., VICEPRESIDENT
MARION D. BULLMAN

THOMAS H. ROYER
MRS. LORRAINE F. CHANCEY
ROBERT E. HUBBARD, SECRETARY

ALVIN LORECE
MR. RYAN R. SMITH, JR.
RICHARD W. TRACY, D.M.

MCKEE, DUVAL & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

1717 YORK RD. LUTHERVILLE, MARYLAND 21093
Telephone: (301) 252-5820

March 30, 1978

Description of 0.12 Acres of Land, More or Less
8th Election District
Baltimore County, Maryland

Beginning for the same at a point 61.00 feet South of the centerline of Lincoln Street on the westernmost right-of-way line of York Road, 80.00 feet wide, and running "or the following five courses and distances, as now surveyed: South 77° 42' 00" West 118.83 feet to the center of the 12.00 foot alley, thence running in or near the center of said 12.00 foot alley North 12° 18' 00" West 46.00 feet to a point on the southernmost right-of-way of Lincoln Street, 30.00 feet wide, and running thence binding on said southernmost right-of-way line North 77° 42' 00" East 90.85 feet, thence for a curve to the right having a radius of 22.00 feet, an arc length of 34.58 feet, and a chord bearing and distance South 57° 16' 15" East 31.13 feet to a point on the westernmost right-of-way line of York Road, thence running South 12° 18' 30" East 23.98 feet to the place of beginning. Containing 0.12 acres of land, more or less.

100% of the Homeowners of Lincoln St.
oppose the Petition. Also residents of Rose St.
October 30, 1978

Baltimore County Zoning Commission
Room 115 County Office Building
111 N. Chesapeake
Towson, Md. 21204

Attention: Mr. DiNenna, Zoning Commissioner

Dear Sir:

We are writing to you regarding a zoning hearing to take place on Wed. Nov. 1, 1978 at 1:00 PM, by Century 21, Rafalides Real Estate Company, to get permission for off-street parking in a residential zone on Lincoln St.

This man has a parking lot behind his building, but now he is asking you to allow him to put in another parking lot down in the middle of our residential street.

We strongly oppose this move to turn our residential street into a commercial street. The area which Century 21 want to build up is far down our street, in the middle of the block, right next to one of our homes in here, and across the street from another of our homes here.

We are very much opposed to the Petition to allow off-street parking in a residential zone, right down in the center of our community, where the children play and ride bikes, and the residents walk.

Lincoln Street has only a gray stone cover on it, and we do not have any sidewalks or curbs or street lights here. It's a quiet, peaceful, residential area in which off-street parking would be completely out of place and very, very unfair to the residents here.

For the reasons stated, we respectfully request that you deny the unreasonable request to put a commercial-like parking lot right in the middle of our block, and placed with you to give us every consideration possible in this matter.

We, the Homeowners and Residents of Lincoln St., strongly urge you to keep our street residential, as it was when we moved in here, and as we expected it to remain.

Many of us are unable to attend this hearing in person because we have to work, and it is impossible to arrange to anyone, however, we ask you to please forwarding this letter as a sincere appeal to you to deny this Petition. Thank you.

W. F. [Signature]
[Signature]
W. F. [Signature]
TOWSON, MD. 21203

100% of the Homeowners of Lincoln St.
oppose the Petition. Also residents of Rose St.
October 30, 1978

Baltimore County Zoning Commission
Room 115 County Office Building
111 N. Chesapeake
Towson, Md. 21204

Attention: Mr. DiNenna, Zoning Commissioner

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We strongly oppose this move to turn our residential street into a commercial street. The area which Century 21 want to build up is far down our street, in the middle of the block, right next to one of our homes in here, and across the street from another of our homes here.

We are very much opposed to the Petition to allow off-street parking in a residential zone, right down in the center of our community, where the children play and ride bikes, and the residents walk.

Lincoln Street has only a gray stone cover on it, and we do not have any sidewalks or curbs or street lights here. It's a quiet, peaceful, residential area in which off-street parking would be completely out of place and very, very unfair to the residents here.

For the reasons stated, we respectfully request that you deny the unreasonable request to put a commercial-like parking lot right in the middle of our block, and placed with you to give us every consideration possible in this matter.

We, the Homeowners and Residents of Lincoln St., strongly urge you to keep our street residential, as it was when we moved in here, and as we expected it to remain.

Many of us are unable to attend this hearing in person because we have to work, and it is impossible to arrange to anyone, however, we ask you to please forwarding this letter as a sincere appeal to you to deny this Petition. Thank you.

Onesha L. [Signature]
[Signature]
Onesha L. [Signature]
TOWSON, MD. 21203

#5 LINCOLN ST.
TOWSON, MD. 21203

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 20, 1980

NOTICE OF POSTPONEMENT

CASE NO. 79-101-SPHA THOMAS S. RAFALIDES
SW corner York Road and Lincoln Street
8th District

Scheduled for hearing on Tuesday, December 2, 1980 at 10 a.m., has been
POSTPONED at the request of and by agreement of Counsel

cc: James M. Smith, Esquire Counsel for Petitioner
Mr. Thomas S. Rafalides Petitioner
Miss Bebe George Protestant
John W. Hession, III, Esq. People's Counsel
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber

Edith T. Eisenhower, Adm. Secretary



Baltimore County, Maryland

PEOPLE'S COUNCIL
ROOM 219, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL. 484-2186

November 19, 1980

The Honorable
Walter A. Reiter, Jr., Chairman
County Board of Appeals
Rm. 219, Court House
Towson, Maryland 21204

RE: Thomas S. Rafalides, Petitioner
Zoning Case No. 79-101-SPHA

Dear Mr. Reiter:

This will confirm the information that I relayed to Mrs. Eisenhower this morning.

A principal question involved in this petition is the desirability of the Petitioner to utilize residential property next to his commercial site for the purpose of accommodating off-street parking. The legal question involved is whether off-street parking in residential zones for commercial establishments is permitted within the so-called "transition areas" established by the Baltimore County Zoning Regulations. The Circuit Court for Baltimore County, in "Rodebaugh," has ruled that this is not a permitted activity within those zones.

This case was postponed by agreement of the parties once before in order that the appeal filed in the "Rodebaugh" case to the Court of Special Appeals might be decided, thus providing a final decision for our guidance. Unfortunately, the "Rodebaugh" case is now mooted by the action of the County Council with regard to the 1980 Comprehensive Zoning Map and we will not have an appellate decision flowing from that case. The "Franklin" case is next in line although I at the moment have no idea of when that will be heard.

I have discussed this problem with James M. Smith, Esquire, counsel for the Petitioner, and state with his authority that we suggest that the hearing scheduled in this case for Tuesday, December 2nd, be postponed pending receipt of an appellate decision.

Very truly yours,

John W. Hession, III

cc: James M. Smith
Miss Bebe George

RECEIVED
BALTIMORE COUNTY
JAN 15 2 28 PM '81
CLERK

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 887
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
1980-1979
301-411
APRIL CODE 301

July 17, 1981

Ms. June Holmen
County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. 79-101-SPHA
Thomas S. Rafalides

Dear Ms. Holmen:

Thank you for sending us a notice of assignment in the above-referenced case, but you correctly observed on the notice that the appearance of James H. Cook and this firm was stricken from this matter.

Mr. Cook and this firm do not represent Mr. Rafalides, and I have contacted the same James H. Cook, Esq. who is noted on the assignment notice as receiving a copy because I believe that he is the petitioner's present attorney.

I am sure that Mr. Smith will be contacting you about this matter.

Sincerely,

Thomas L. Hudson
Thomas L. Hudson

TLH:rm
cc: James M. Smith, Esq.

RECEIVED
BALTIMORE COUNTY
JAN 20 1 04 PM '81
CLERK

LAW OFFICES
GEBHARDT & SMITH
SUITE 154
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202
LONG PAPER MAIL

August 17, 1981

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. 79-101-SPHA
(79-101-242)

Gentlemen:

A hearing on the above case has been scheduled for Tuesday, September 8, 1981 at 10:00 a.m. I am presently scheduled to be at a trial in Gary, Indiana on that date. I therefore would respectfully request that the hearing in this matter be postponed until a later date.

Very truly yours,

Brian C. Parker
Brian C. Parker

BCP:dgc

RECEIVED
BALTIMORE COUNTY
JAN 20 1 04 PM '81
CLERK

8-19-81
Hess postponement per 8-17-81

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

July 15, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-101-SPHA THOMAS S. RAFALIDES
SW corner York Road and Lincoln Street
8th District

SPH-to permit off-street parking in a residential zone
VARIANCE-from Sec. 413.1.a-to permit sign in a residential zone to be illuminated
11/30/78-Z.C. (DINERO) Order-Variance is GRANTED, subj. to approval of site plan, and special hearing is GRANTED subj. to approval of the plan

ASSIGNED FOR: TUESDAY, SEPTEMBER 8, 1981, at 10 a.m.

cc: Mr. Thomas S. Rafalides Petitioner
James H. Cook, Esq. Counsel for Petitioner
James M. Smith, Esq. " " "
Miss Bebe George Protestant
J. W. Hession, Esq. People's Counsel
J. E. Dyer Zoning Office
W. Hammond " "
N. E. Gerber Planning & Zoning
J. Howell " "

June Holmen, Secretary

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

August 19, 1981

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-101-SPHA THOMAS S. RAFALIDES
SW corner York Rd. and Lincoln St.
8th District

SPH-to permit off-street parking in a residential zone
VARIANCE-from Sec. 413.1.a-to permit sign in a residential zone to be illuminated
11/30/78-Z.C. (DINERO) Order-Variance is GRANTED, subj. to approval of site plan, and special hearing is GRANTED subj. to approval of the plan

Assigned for hearing on Tuesday, September 8, 1981, at 10 a.m., has been POSTPONED by the board at the request of Counsel for the Petitioner.

cc: Mr. Thomas S. Rafalides Petitioner
James M. Smith, Esq. Counsel for Petitioner
Brian C. Parker, Esq. " " "
Miss Bebe George Protestant
J. W. Hession, Esq. People's Counsel
J. E. Dyer Zoning Office
W. Hammond " "
N. E. Gerber Planning and Zoning
J. Howell " "

June Holmen, Secy.



Baltimore County, Maryland

PEOPLE'S COUNCIL
RM. 219, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL. 484-2186

January 26, 1983

Louis Goodman, Esquire
Gebhardt & Smith
Suite 1544, The World Trade Center
Baltimore, Maryland 21202

RE: THOMAS S. RAFALIDES, Petitioner
Zoning Case No. 79-101-SPHA (Item 219)

Dear Mr. Goodman:

In 1980, this case was postponed pending review of the question whether off-street parking in residential zones for commercial establishments is permitted within the so-called "transition areas" established by the Baltimore County Zoning Regulations. In the Rodebaugh case, the Circuit Court had ruled not, but the case was mooted on appeal. (We attach the letter dated November 19, 1980 from John W. Hession, III to Walter A. Reiter, Jr.).

Since then, the County Council has clarified the issue by enactment of Bills 124-81 and 109-82, copies enclosed. This legislation precludes the parking use which Petitioner requests.

The Petitioner's property is in a residential transition area. Section 1801.1(b). It is in a D.C. zone and lies within 300 feet of several dwellings.

The requested use for parking is clearly a residential transition use. Bid. It is a parking area otherwise permitted under Section 409.4, subject to a hearing.

Accordingly, for any new parking lot use, there must be a 75 foot buffer area between the new use and any existing residential lot line in the residential transition area. Section 1801.1(b.3.6).

A review of the Petitioner's site plan shows several dwellings within 300 feet of the property, thereby bringing the residential transition area provisions into play. Moreover, the existing residential lot lines are substantially less than 75 feet away from the proposed use. The situation of the property makes it impossible to meet the buffer area requirements.

Lou's Goodman, Esquire

January 26, 1983

Since no variances are permitted to the residential transition area requirements, it would be impossible for the Board of Appeals to grant the subject petition in any form. After you have had an opportunity to review the matter, please call me if you have any questions.

Very truly yours,

Peter M. Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosures

cc: County Board of Appeals

PMZ:sh

RECEIVED
BALTIMORE COUNTY
JAN 26 10 04 AM '83
CLERK

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 21, 1982

James M. Smith, Esq.
Ninth Floor, World Trade Center
Baltimore, Maryland 21202

Re: Case No. 79-101-SPHA
Thomas S. Rafalides

Dear Mr. Smith:

As the notice of assignment stated, this case, 79-101-SPHA, scheduled for hearing on January 11, 1983, at 9:30 a.m., will not open on its merits nor will any testimony be taken. This case is of 1979 vintage and our only purpose in scheduling it is to ascertain its status as of today. Anyone from your office can appear and to state for the record or you may submit in writing the status of this case with copies to all interested parties. The Board does not consider this an unreasonable request and compliance with either of the above options will not affect your trial scheduled on this date. Therefore, your request for a postponement on this matter is denied.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WH:jh

LAW OFFICES
GERHARDT & SMITH
NINTH FLOOR
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202
(410) 782-8830

December 15, 1982

Ms. June Holmen, Secretary
County Board of Appeals
Room 218
Court House
Towson, Maryland 21204

Re: Case No. 79-101-SPHA
Thomas F. Rafalides

Dear Ms. Holmen:

I received a notice that the above-captioned matter has been scheduled for a hearing for Tuesday, January 11, 1983. Both Mr. Parker and I are presently scheduled to begin trying the case of *Feldman v. Merrill Lynch, Pierce, Fenner & Smith, et al.* (Case No. 184-81-2346), which has right-of-way status for trial before Judge Murray in the United States District Court for the District of Maryland. Accordingly, neither one of us will be able to attend the hearing scheduled for Tuesday, January 11.

The *Feldman v. Merrill Lynch, Pierce, Fenner & Smith, et al.* case may well take between two to three weeks to try, and accordingly, I would request that the Rafalides matter be rescheduled for some time in the middle of February.

Thank you for your courtesy and cooperation.

Very truly yours,

James M. Smith

JMS:dg

cc: Mr. Thomas S. Rafalides
J. W. Heslian, Esquire

1/17/82

Jack Heslian said this postponement should not be granted. The Board should write a letter stating that our notice told the case would not go forward on its merits but that we had to know the status of it. Therefore, if he cannot get here or send someone, to write us a letter informing us where this case stands.

ETE

LAW OFFICES
GERHARDT & SMITH
NINTH FLOOR
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202
(410) 782-8830

December 15, 1982

Ms. June Holmen, Secretary
County Board of Appeals
Room 218
Court House
Towson, Maryland 21204

Re: Case No. 79-101-SPHA
Thomas F. Rafalides

Dear Ms. Holmen:

I received a notice that the above-captioned matter has been scheduled for a hearing for Tuesday, January 11, 1983. Both Mr. Parker and I are presently scheduled to begin trying the case of *Feldman v. Merrill Lynch, Pierce, Fenner & Smith, et al.* (Case No. 184-81-2346), which has right-of-way status for trial before Judge Murray in the United States District Court for the District of Maryland. Accordingly, neither one of us will be able to attend the hearing scheduled for Tuesday, January 11.

The *Feldman v. Merrill Lynch, Pierce, Fenner & Smith, et al.* case may well take between two to three weeks to try, and accordingly, I would request that the Rafalides matter be rescheduled for some time in the middle of February.

Thank you for your courtesy and cooperation.

Very truly yours,

James M. Smith

JMS:dg

cc: Mr. Thomas S. Rafalides
J. W. Heslian, Esquire

10/26/79 - Notified of appeal hearing scheduled for TUESDAY, DECEMBER 11, 1979 at 9:30 a.m.

Thomas S. Rafalides
Miss Bebe George
John W. Heslian, III, Esq.

POSTPONED at the request of Petitioner's attorney, James Smith, with the consent of People's Counsel. The postponement was requested and granted at the time of the hearing and the reason was that Mr. Smith was new in the case and didn't recognize the question as nearly the same question as involved in the Radebough case and it seems wise not to bother to try this case if the issue is the same, but to wait for the Court of Special Appeals' decision in the Radebough case before hearing this case on its merits.

WAR 12/11/79

10/6/80 - Notified of appeal hearing scheduled for TUES., DEC. 2, 1980, at 10 a.m.

Thomas Rafalides
James Smith
Bebe George

John Heslian
J. Dyer
Wm. Hammond

11/20/80 - Per W.A.R. - We will grant postponement on Rafalides case and note in the file that it will not be rescheduled until requested by the Petitioner and People's Counsel for the reasons stated in the letter received from Mr. Heslian.

7/15/81 - Notified the above of hearing set for TUESDAY, SEPT. 8, 1981, at 10 a.m.

8/19/81 - Above notified of postponement of Sept. 8th hearing.

12/9/82 - Above notified of hearing set for Tues., Jan. 11, 1983, at 9:30 a.m.

LAW OFFICES
GERHARDT & SMITH
NINTH FLOOR
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202
(410) 782-8830

March 4, 1983

John W. Heslian, III
People's Counsel
Room 223, Court House
Towson, Maryland 21204

Re: Thomas S. Rafalides, Petitioner
Zoning Case No. 79-101-SPHA
(Item 219)
Our File No. (JMS) 1241

Dear Mr. Heslian:

This letter is written to advise you that Thomas S. Rafalides, the Petitioner in the above-captioned zoning appeal, has decided not to pursue this matter further. Please take all steps necessary to dismiss the above-captioned appeal.

Thank you for your consideration and cooperation in this matter.

Very truly yours,

Lewis S. Goodman

Lewis S. Goodman

LSG:iam

cc: Thomas S. Rafalides
County Board of Appeals

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
May 5, 1983

John W. Heslian, III, Esquire
Courthouse
Towson, Md. 21204

Re: Case No. 79-101-SPHA
Thomas S. Rafalides

Dear Mr. Heslian:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edlin T. Eshenhan
Edlin T. Eshenhan, Adm. Secretary

Encl

cc: James M. Smith, Esquire
Lewis S. Goodman, Esquire
Thomas S. Rafalides
Miss Bebe George
W. F. Hammond
J. E. Dyer
N. E. Garber
J. G. Howell
Board of Education

June 16, 1978

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

RE: Special Hearing/Variance Petition
for Thomas S. Rafalides
277 corner of York Road and
Lincoln Street, 6th Election District

Dear Mr. Cook:

As indicated in previous conversation with Mrs. Marina Hoon of your office, the above referenced petition will be held in abeyance pending the application for proceeding through the Historic Development Control Act (HDCA). When this petition was accepted at the counter for processing, the County Solicitor had issued an opinion stating that Special Hearings to allow offstreet parking in a residential zone were not considered to be submitted through the HDCA. Subsequent to this, he reversed his opinion.

If you require any assistance in this matter, please feel free to contact me at your earliest convenience.

Very truly yours,

NICHOLAS B. DI-MODARI
Chairman
Zoning Planning Advisory Committee

NB:cmw

cc: Mr. John Heslian, People's Counsel
Mr. James Heslian, Planner
Mr. James B. Dyer, Senior Supervisor

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-2325

C. ERIC LAMINA
ZONING COMMISSIONER
George J. Martinko
Deputy Zoning Commissioner

November 30, 1978

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

RE: Petitions for Special Hearing
and Variance
SW corner of York Road and
Lincoln Street - 6th Election
District
Thomas S. Rafalides -
Petitioner
NO. 79-101-SPHA (Item No. 219)

Dear Mr. Cook:

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

Very truly yours,

S. ERIC DI NENNA
S. ERIC DI NENNA
Zoning Commissioner

SEK:rr

Attachments

cc: Miss Bebe George
Lincoln Street
Towson, Maryland 21053

John W. Heslian, III, Esquire
People's Counsel

James F. Cook, Executive
109 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing and Variance, SW/owner of York Rd. & Lincoln St.
8th District, Thomas S. Rafalides - Petitioner, Case No. 79-101-SPHA

TIME: 1:00 P.M.

DATE: Wednesday, November 1, 1978

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Eric D. Hennes
S. ERIC DHENNES
Zoning Commissioner
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: October 31, 1978 ACCOUNT: 79-462

AMOUNT: \$62.00

RECEIVED: Cook, Howard, Brown & Toney
FROM: Check of Advertising and Printing for News Re.
79-101-SPHA

6234 4 4511 1 526410

VALIDATION OR SIGNATURE OF CARRIER

OFFICE OF THE TIMES
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 October 12 1978

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR SPECIAL HEARING AND VARIANCE -
Thomas S. Rafalides
was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Annapolis 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
12th day of October, 1978, that is to say, the same
was inserted in the issues of October 12, 1978

STROMBERG PUBLICATIONS, INC.
BY *Edith Singer*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 10, 1979 ACCOUNT: 01-712

AMOUNT: \$16.50

RECEIVED: Cook, Howard, Brown & Toney
FROM: Mr. James M. Smith
1544 World Trade Bldg.
Baltimore, Md. 21202

235 3 720 11 1650

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dhenness
Zoning Commissioner
TO: "LARRY H. GROS" Director of Planning
FROM: Petitioner 79-101-SPHA ITEM #219
SUBJECT: Petition for Special Hearing for off-street parking in a residential zone and Variance for an illuminated sign
Southwest corner of York Road and Lincoln Street
Petitioner - Thomas S. Rafalides

8th District

HEARING: Wednesday, November 1, 1978 (1:00 P.M.)

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 fronting on York Road.

It should be noted that the proposed parking area is within the transitional area governed by the Baltimore County Zoning Regulations; it is this office's opinion that the use permit for parking cannot be granted.

As to the requested sign variance, this office fails to see the hardship or practical difficulty.

Larry H. Gros
LARRY H. GROS
Director of Planning

LHGJGHm

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 12, 1978

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 the 12th day of October, 1978, the last publication appearing on the 12th day of October, 1978.

THE JEFFERSONIAN
L. L. L. L.
Manager

Cut of Advertisement: \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: October 1, 1978 ACCOUNT: 79-462

AMOUNT: \$62.00

RECEIVED: Cook, Howard, Brown & Toney
FROM: Mr. James M. Smith
1544 World Trade Bldg.
Baltimore, Md. 21202

234 2 2001 4 2500

VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 454-2511

S. ERIC DHENNES
COMMISSIONER

October 24, 1978

James F. Cook, Executive
109 Washington Ave.
Towson, Md. 21204

Re: Petition for Special Hearing and Variance
SW/owner York Rd. & Lincoln St. - 8th District
Thomas S. Rafalides - Petitioner
No. 79-101-SPHA

Dear Sirs:

This is to advise you that the fee is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Campagna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

Eric D. Hennes
S. ERIC DHENNES
Zoning Commissioner

SD/ao

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: January 18, 1979 ACCOUNT: 01-662

AMOUNT: \$15.00

RECEIVED: John V. Hennes, III, Executive
FROM: Check of Approval Case No. 79-101-SPHA

25 0 02 11 43 4500

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: OCT. 14, 1978

Period for: PETITION FOR SPECIAL HEARING & VARIANCE

Petitioner: THOMAS S. RAFAELIDES

Location of property: S.W. COR. OF YORK RD. & LINCOLN STREET

Location of Sign: ON FRONT 2334 YORK RD. @ S/S OF LINCOLN ST. 150' W. OF YORK RD.

Remarks: THOMAS S. RAFAELIDES Date of return: OCT. 17, 1978

Posted by: Signature

2 - SIGNS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10th day of APRIL 1978. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

Eric D. Hennes
S. ERIC DHENNES
Zoning Commissioner

Petitioner: THOMAS RAFAELIDES submitted by Signature

Petitioner's Attorney: H. C. Cook reviewed by Signature

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

PETITION FOR SPECIAL HEARING AND VARIANCE

8th District

NOTING: Petition for Special Hearing for off-street parking in a residential zone and Variance for an illuminated sign

LOCATION: Southwest corner of York Road and Lincoln Street

DATE & TIME: Wednesday, November 1, 1978 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing, under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner could approve plan to permit off-street parking in a residential zone and Variance to permit a sign in a residential zone to be illuminated rather than non-illuminated

The Zoning Petition to be accepted as follows:

Section 413.1.e - directional or information sign . . . shall not be illuminated

All that parcel of land in the Eighth District of Baltimore County

Being the property of Thomas S. Rafalides, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, November 1, 1978 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DHENNES, ZONING COMMISSIONER
AND
GEORGE J. MANTLEY, DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall		Top		Original		Duplicate		Tracing		200 Sheet	
	to	by	to	by	to	by	to	by	to	by	to	by
Descriptions checked and outline plotted on map												
Petition number added to outline												
Denied												
Granted by ZC, SA, CC, CA												
Reviewed by: <i>Jed</i>												
Previous case: <u>77-180</u>												
Revised Plans: Change in outline or description												
Map # <u>NEW 11-5A</u>												

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: THU. 30, 1979

Period for: APPEAL

Petitioner: THOMAS S. RAFAELIDES

Location of property: S.W. COR. OF YORK ROAD AND LINCOLN STREET

Location of Sign: ON FRONT 2334 YORK RD. @ S/S OF LINCOLN ST. 150' W. OF YORK RD.

Remarks: THOMAS S. RAFAELIDES Date of return: Signature

Posted by: Signature

2 - SIGNS

B.M.-CCC

74-201-R

PADONIA

D.R. 16

MLR

BL

CSA

BL-CCC

D.R. 16

WAYSIDE

D.R. 3.5

HARDING

STREET

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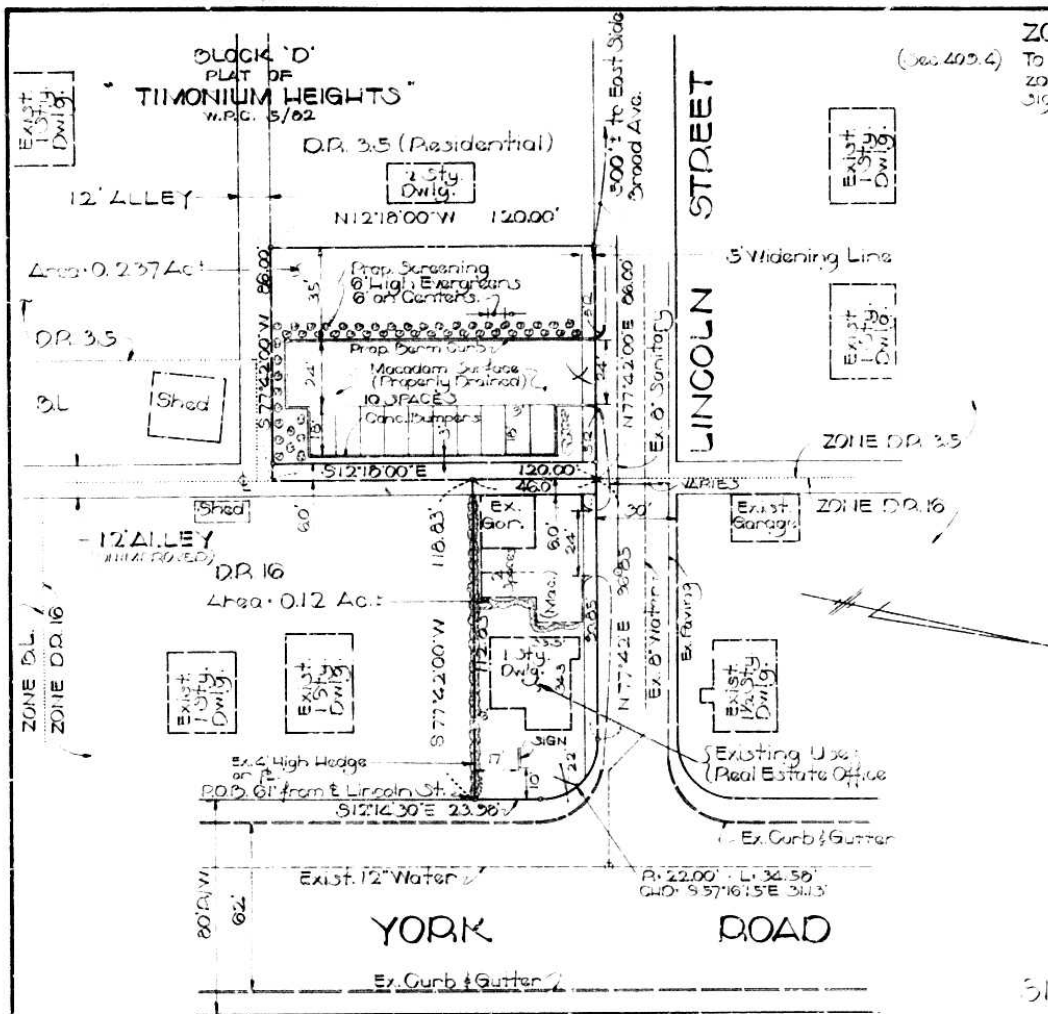
BL

BL

MCKEE DUVAL & ASSOCIATES, INC.
1717 York Rd., Landover Bldg., Landover, Md. 21033

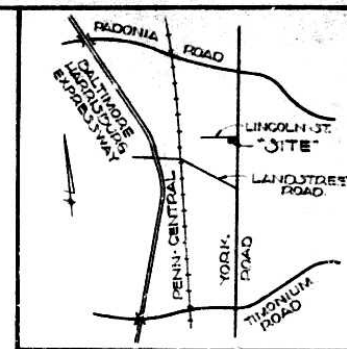
PLAT OF
SPECIAL EXCEPTION FOR PARKING
at
S.W. Corner of YORK RD. + LINCOLN ST.

BL



ZONING REQUEST:

To allow off street parking in a residential zone & variance to allow an illuminated sign rather than a non illuminated sign.
(Sec. 413.4)
(Sec. 413.16)



LOCATION MAP

Scale: 1" = 2,000'

GENERAL NOTES:

PARKING: (Sec. 413.4)

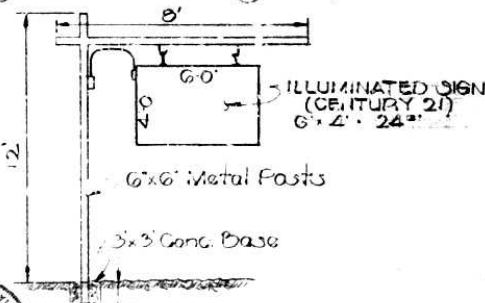
1. The land to be used for parking is located across a 12' Alley from piece of business.
2. Only passenger vehicles, including buses, may use the parking area.
3. No loading service or any other use than parking shall be permitted.
4. No additional lighting proposed in parking area.
5. Screening by a wall, fence, or planting shall be provided.
6. A paved surface (Macadam) properly drained shall be provided.
7. Parking shown herein meets standards as set forth by Balto. Co.
8. Parking area will operate from 9 A.M. to 5 P.M. & will be chained & locked at all other times.

PARKING DATA:

1. Floor area of Exist. Real Estate Office • 950 sq'
 2. No. of parking spaces need • 250-300 • 4 Spaces
 3. No. of Exist. Spaces provided • 4 Spaces (2-2x18 sp. & 1-2 car garage)
 4. No. of proposed spaces • 10 Spaces (2x18)
 5. Total No. of spaces • 14 Spaces
- * Proposed Parking to be head in parking ONLY.

SIGN DETAIL

No Scale



PLAT FOR SPECIAL HEARING FOR PARKING AND ZONING VARIANCE FOR ILLUMINATED SIGN

For Property Located At

S.W. CORNER OF

YORK ROAD AND LINCOLN STREET

8th Election District

Balto. Co., Maryland

Scale: 1" = 30'

March 23, 1976

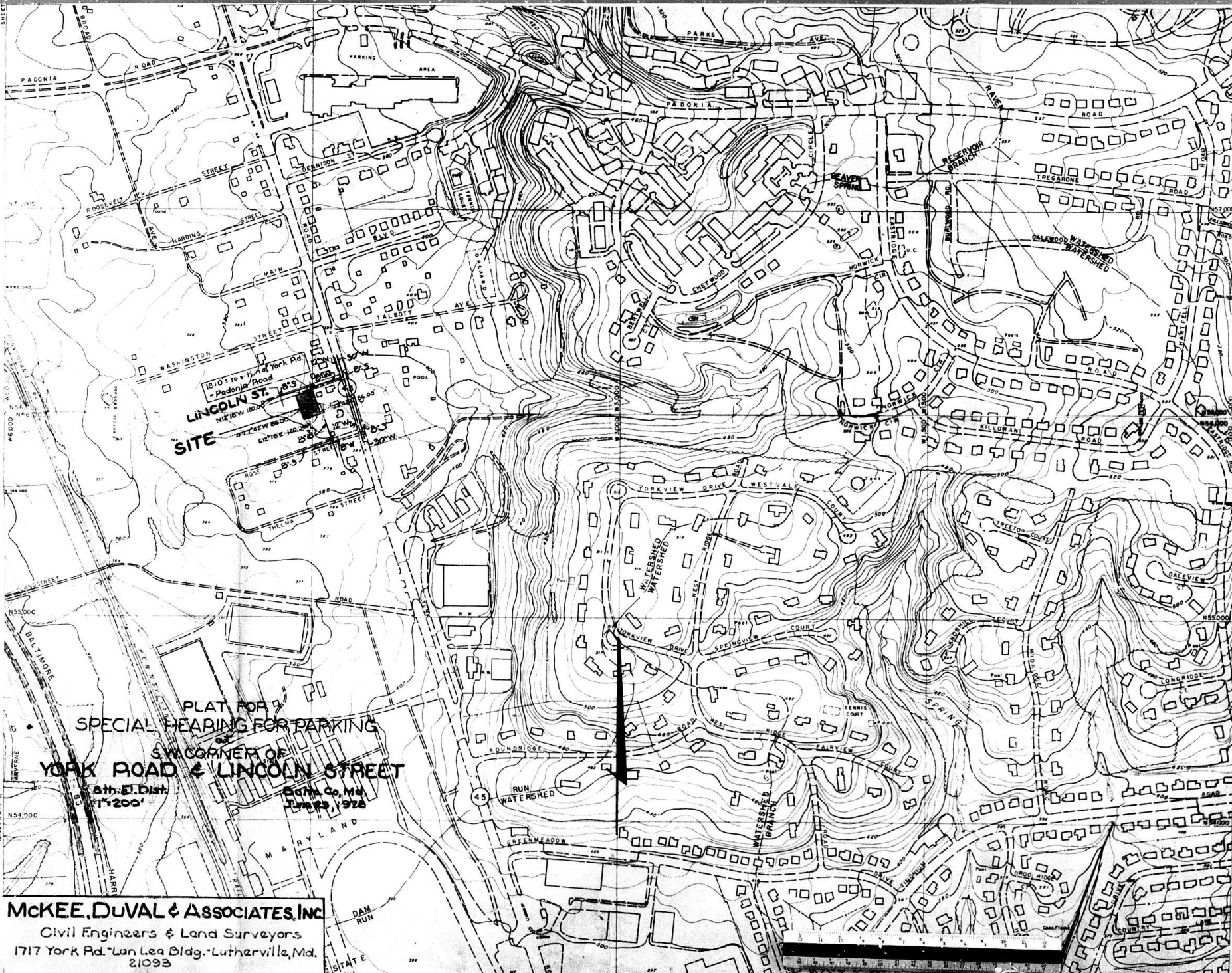


J. W. McKee
James W. McKee
(MC. REG. #3013)

3/23/76
10076

McKee, Duval & Associates, Inc.

Civil Engineers & Land Surveyors
1717 York Rd. - Lan Lee Bldg. - Lutherville, Md. 21093
252-5820



PLAT FOR
SPECIAL HEARING FOR PARKING
SW CORNER OF
YORK ROAD & LINCOLN STREET
8th. El. Dist.
1"=200'

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