1, SKNEX_Thoras_S._Rafalides____egal owner_of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 413.1.e. to permit a sign in a residential zone to be illuminated rather than non-illuminated.

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

The type of business concerned is a Real Estate operation which would possibly be doing business until 9:00 o'clock in the evening. For advertising purposes it will become necessary to have the sign illusinated for visual location of said operation.

Thomas S. Rafalides Address 2334 York Road Timonium, Maryland 21093 252-7200 James H Cooks H. Cook Address 409 Was ington Ave. ORDERED By The Zoning Commissioner of Baltimore County, this 22nd ...

of September 197 8, that the subject matter of this petition be advertised, as required by the Zoning Law of Pallimore County, in two newspapers of general directal-ion through-out Baltimore County, that property be posted, and that the public hearing be had before be Zoning Commissioner of Baltimore County in Room 186, County Office Building in Townson, Baltimore County, on the 1st

...P. M.

VED FOR FILING

RE: PETITION FOR SPECIAL HEAKING : BEFORE THE ZONING COMMISSIONER to permit off-street parking in a residential zone; and OF BALTIMORE COUNTY PETITION FOR VARIANCE PETITION FOR VARIANCE to permit an illuminated sign in a residential zone SW/corner of York nd, and Lincoln St., 8th Election District

THOMAS S. RAFALIDES, Petitioner : Case No. 79-101-SPHA

.......

ORDER FOR APPEAL

Please note an appeal from your decision in the above-entitled matter, under date of November 30, 1978, to the County Board of Appeals and forward all paper. in connection therewith to said Board for hearing.

John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 14th day of December, 1978, a copy of the aforegoing Order was mailed to James H. Cook, Esr re, Cook, Howard, Downes & Tracy, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners and Miss Bebe George, 7 Lincoln Street, Timonium, Maryland 2:093, Protestant,

John W. Hessian, III



PETITION FOR SPECIAL HEARING

79-101-SEHA

. 20

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, NORMANN, Thomas S. RAISLIGES legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Rearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Omnaissioner and/or Deputy Zoning

Commissioner should sprove plan to permit offstreet parking in s residential area.

equisitions.

1. We we, agree to pay expenses of above Special Hearing advertising, rosing metric, upon filing of this petition, and further agree to and are to be bund by the zoning regulations and restrictions of Baltimore County admeted the property of the Zoning Law for Baltimore County.

Thomas S. Rafalides Ibanes Petality Contract Purchaser Address 2334 York Road Timonium, Maryland 21093 amed H. Cook Fittioner's Attorney Protestant's Attorney Addres 409 Washington Ave. Towson, Md. 21204 823-4111

ORDERED By the Zoning Commissioner of Baltimore County, this 22nd at 1999_o'clock_P.__M.

494-3180

County Board of Appeals December 9, 1982

NOTICE OF ASSIGNMENT

NC POSIPONEMENTS WILL BE CRANTED WITHOUT GOOD AND SUFFICIENT REA. ONG. REQUESTS FOR POSIPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOADD BULE 2BIJ. ASSELUTELY NO FOSTPONEMENTS WILL BE GRANTED WITHIN SIFIER IN 15) DAYS OF SCHEDULED HEAR-HIC DATE IN ACCORDANCE WITH BULE 2BI, COUT 'YE COUNCE BILL 11 10

This case has been doment on the Board's docket for some time. In order 1accretion the status we are formally scheduling. If for the purpose of reopening the
cord to determine in present standing. If this preliminary hearing determines
the case to be a violable one, it will be set for a later bearing, but the first the
case will not be tried nor will any set standown state. When the site of
accepted. All parties interested in this proceeding should attend. If no
participants to the scheduled nather appear on the suid due, the Board will
consider the case moot and WILL SUMMARILY DISMISS II.

CASE NO. 79-101-SPHA

THOMAS S. RAFALIDES

SW/corner York Rd. and Lincoln St

8th District

SPH-to per mit off-,treet parking in a residential zone
VARIANCE-From Suc. 413.1.e, to permit
sign in a residential zone to be illuminated

ASSIGNED FOR:

TUESDAY, JANUARY 11, 1983, at 9:30 a.m.

cc: Thomas S Rafalidas

Counsel for Partitioner Louis & Horden

People's Course

Brian C. Parker Esq.

Mi:: Bebe George

J. Dver

W. Hammond

N. Gerber

J. Hoswell

IDCA APPLICATION FOR

SPECIAL EXCEPTION AND OR SPECIAL PERMIT

I, OR DE THOMAS S. RAFILIDES LEGAL COMPT OF THE PROPERTY STRUMED IN SALTHONE COMPT, THE PROPERTY CITLMED OF MICH. IS SHOWN TO SCALE, COMPLETE WITH SEMESSES AND DESERVED SOFT SCALE SHOPE, MICHON SOFT STATES SHOWN TO PROPER NAME APPLICATION TO PER FOR A SPECIAL

Hearing for Parking w. a D.R.3.5 _ zone to use the Hanse sescess property see Parking for a Realty Business

100 to 78-41

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.237 AC. + DEED REF. 5686/0072 __43____ % OF OVERALL SITE VILL REQUIRE GRADING

BUILDING SIZE (Adjacent)

ORGANO PLOOR 33.5 x 34.3 AMEA 950 Sq. Pt. NUMBER OF FLOORS ______ TOTAL HEIGHT_____

FLOOR AREA RATIO & TOTAL FLOOR AREA CYVIDED BY SITE AREA = _____ BUILDING USE (Adjacent)

GROUND FLOOR Real Estate CTHER FLOORS

REQUIRED NUMBER OF PARKING SPACES SHOUND FLOOR 950 divided OTHER FLOORS Proposed 10 Spaces

AREA OF SITE TO BE PRIVED TO ACCOMMODATE REQUIRED PURSONS SPICES 4,4"D Sq. Pt. (PRIVED AREA MIT) CT. ESTIMATED BY MULTIPLYING REQUIRED MUMBER OF SPACES BY 340 Y UTILITIES

WATER: XII PUBLIC | I PRIVATE, TYPE OF SYSTEM SEWER: XII PUBLIC PRIVATE, TYPE OF SYSTEM

409 Washington are 823-441

494-31BC

County Board of Appeals

Room - 18 Court House Towson, Maryland 21204 October 26 1970

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 POSTFONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL 109

CASE NO. 79-101-SPHA (Item No. 219)

THOMAS S, RAFALIDES

SPH-to permi: off-street parking in a residential area VARIANCE - from Sec. 413, 1, e - to permit sign in a

8th District

ASSIGNED FOR:

TUESDAY, DECEMBER 11, 1979, at 9 a.m.

cc: Thomas S. Rafalides

Peti inner

John W. Hessian III Fsa. James E. Dy r

Pennle's Counse

William Hammone

John Seyffert

Board of Education

Mrs. Carol Beresh

4-18-1-1-1 2-e- 70 2 5 kg orbira (rar con

James M. Smith, Esq.

Counsel for Petitione

6 SATHEUS FU Soci 16 + 19, 2 -0 for Junior

June Holmen, Secretary County Board of Appeals IRa Sennal

ORDER TO ENTER APPEARANCE Pursuant to the authority contained in Section 524, 1 of the Baltimore County

THOMAS S. PAFALIDES, Petitioner : Case No. 79-101-SPHA

RE- PETITION FOR SPECIAL HEARING

PETITION FOR VARIANCE SW corner of York Rd. and Lincoln St., 8th District

Charter, I hereby enter my apprarance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore and of the passage of any preliminary or final Order in connection therewith.

......

Peter Max Zimmerman Deputy People's Counsel

olim a de secon til John W. Hessian, III People's Counsel County Office Building Townen, Maryland 21204 494-2188

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

I HERELY CERTIFY that on this oth day of October, 1978, a copy of the foregoing Order was muiled to James H. Cook, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.



Valtimore County, Maryland

PEOPLE'S COUNSEL RM 223 COURT HOUSE OWSON MARYLAND 213

Deputy People's Consul

April 27, 1983

Lewis S. Goodman, Esquire Gebhardt & Smith Ninth Floor, The World Trade Center Baltimore, Muryland 21202

Date state has been furthing about because of my processionalities. The board has make that I follow though with the organism and of hew according properties and another has considered and sections the original and copy if a Mation which will accomplish that reversal of the Zoninja Commissionary's Order and a dismissed of the proceeding, in you find the enclosed to be proper, I would not that you execute the consent on the original themselved and extens that original times so the "might" file I with the

If you have any questions, please do not hesitate to call me.

Lixury John W. Hessian III People's Counsel for Balt work County

Pursuant to the advertment, posting of property, and public meaning on the above Petition
and it appearing that by reason of the following fieding of facts that strict complicace 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 eason of the granting of
the Variance requested not saversely affecting the health, safety, and general
welfare of the community, the Yariance to permit a sign to be illuminated cather
that conilluminated should be granted.
IS ORDERED by the Zoning Commissioner of Baltimore County, this
day . November 197 8., that the herein Petition for the aforementioned Vari-
and 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 Deg ortment of Public Works and
Office of Planning and Zoning. Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition
and if appearing that by reason of
the above Variance should NOT BE GRANTED
IT IS ORDERED by the Zonink Commissioner of Baltimore County, thisday
of197 that the above Variance be and the same is hereby DENT_D.

ING.

IN THE MATTER OF THE APPLICATION OF THOMAS S. RAFALIDES
FOR SPECIAL HEARING to permit off-FOR YELLAL HEARING TO permit STrieter parking in a residential area and VARIANCE from Section 413.1.e of the Boltimore County Zoning legulations on property located on the SW corner York Road & Lincoln Street 8th District

REFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY 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.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 Anneals is in receipt of a Motion for Res Zoning Commissioner's Order and Dismissal of Case filed May 5, 1983 (a copy c ... h is attached hereto and made a part hereof) signed by the attorney representing the Petitioner and by Peuple's Counsel. Appellant, in the above entitled case; and

WHEREAS, ... id attorneys request that the Board of Appeals, without hearing or further proceeding, inter an Order reversing the action of the Zoning Commissioner of Baltimor County and dismissing said case.

IT IS HEREBY ORDERED by the County Board of Appeals this 3rd 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 Ahum

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, in accordance with the power granted unto the Zoning Commissioner by Section 500. 7 of the Baltimore County Zoning Regulations the requirements of Section 409.4 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of said Regulations, the Special Hearing to approve offstreet parking in a residential zone should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this _day of__Nevernhar____, 19 78_, that the herein Petition for ntioned Special Hearing should be and the same is GRANTED. from and after the da . of this Order, subject to the approval of a six of an by the Department of Public Works and the Official of Planning and Zoning. Zoping Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by 'he Zoning Commissioner of Baltimore County, this _____day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS PETITION FOR VARIANCE SW Corner York Rd. and Lincoln St., 8th District OF BALTIMORE COUNTY

THOMAS S. RAFALIDES, Petitioner Case No. 79-101-SPHA

MOTION FOR REVERSAL OF ZONING COMMISSIONER'S ORDER AND DISMISSAL OF CASE

The Mation 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 Baltimare County by his Order granted Petitioner the authority ought.
- 3. That an appeal was duly filed by your Movant and as a result, the case is presently on the directed awaiting disposition by the County Board of Appeals.
- 4. That subsequent to the filling of said appeal, the applicable statuter and regulations of Bultimore County were amended by the County Council with the result that Petitioner cannot now utilize the authority sought in his said patition, even if after trial on the meri's the County Board of Appeals determined to affirm the Oide of the Zoning Commissioner

After consultation between counsel, it was determined that by consent and stillulation, the County Board of Appeals should entir an Order reversing the aution of tie Zoning Commissioner of Baltimore County as afore as and thereafter dismiss said case on its docket without furth, proceeding.

WHEREFC 'E, Movant respectfully requests that this Honorable Board reverse the Order of the Zaning Commissioner and dirmiss raid case for the reasons cited above.

> (Buskeugy John W. Hassian, TNJ Prople's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING : REFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY SW Corner York Rd. and Lincoln St., :

THOMAS S. RAFALIDES, Petitioner 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 affective tracking in a residential terrelation area
- 2. That under date of November 30, 1978, the Zoning Commissioner of Baltimore County by his Order amount Petitioner the authority rought
- 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 Road of Annuals
- 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 Roard of Anneals determined to affirm the Order ae 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, Movant respectfully requests that this Honorable Board reverse the Order of the Zaning Commissioner and dismiss said case for the reasons cited above.

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

lon li

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

The undersigned, counsel of record for the Peritioner in this proceeding, does hereby consent to the passage and Order by the County Board of Jeals 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

Lewis S. Goodman Gebhardt & Smith

Ninth Floor, The V. ald Trade Center Batrimore, Maryland 21202 52-5830

Date May 5, 1953

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 Baitimore County, without hearing or other further proceeding, wherein he Order of the said Zoning Commissioner is reversed and the case dismissed for the reasons cited in the foregoing Motion

- 2

Lewis S. Goudman Geblandt & Smith Ninth Floor, The World Trade Center Baltin re, Maryland 21202 752-5830

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

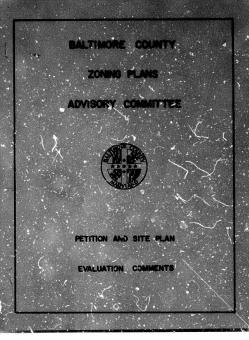
TIT YORK RE

LUTHERVIL E MARYLAND 21093

ch 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 rightof-way line of Lincoln Street, 30.00 feet wide, sai: 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 120 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 scres of lari, more or less.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filling

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Thesapeake Ave. Towson, Arryland 122

Chelmen

Department of Traffic Engineering

State Poeds Comise

Bureau of Fire Prevention

Project Planning

Building Departme Spand of Education

Industrial

Zoning Administration

James H. Cook, Esquire 409 Wr shington Avenue Town ..., Maryland 21204 Dureau of

RE: Variance Petition Item No. 219 Petitioner - Rafalides

October 16, 1978

Dear Mr. Cook:

The Zening 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 followine comments are not intended to indicate the appropriateness of the coning action requested, but to assure that all parties are made aware of plans or requested, out to assure that an parties are that they 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.

Tile subject property, currently zoned D. R. 16 and 5.5 and improved with a one-alory office building, is located on the southwest corner of Yark Road and Lincoln Street in the 8th Election District. This property was the subject of a previous zoning case (Case No. 77-80-XASPIO) in which a 'precise Exception to convert the existing building to its present office use was granted, while. Special retaring to permit accessory jaking 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' a slo 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, be indicated on the site plan f-orrect not

Mr. Cook Page 2 October 16, 1978

> As I am sure you are aware, oif-street parking requests in re-idential 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 be 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,

Hullo O Comba NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBComp

McKee. DuVal and Associates, Inc. 1717 York Road Lan Lea Building Lutherville, Maryland 21093

TOWSON MARYLAND 21204

THORNTON M. MOURILG, P.E.

May 25, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building owson, Maryland 2120

Item #219 (1977-1978)
Property Comer: Thross S. Rafalides
Syv on: You'k H. & Lincoln St.
Proposed Zoning: Variance to parmit on illuminated
sign is a residential none and Special Hearing to allow
off street parkin, in a residential zone.
Acress 0.35 obstricts the

The following occments are furnished in regard to the plat submitted to this office review by the Zuning Advisory Committee in connection with the aubject whem.

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 sory Committee region in connection with this Item #219 (1977-1978).

Very uruly yours, ELISWATH N. DIVER, P.E.
Chief, Burnou of Engineering

EnD: S M: FWR: 81

Jd: J. Somers

S-NE Key Sheet 56 & 57 NW 3 & 4 Pos. Sheets NW 15 A Topo 51 Tax Map

March 14, 1977

Mr. S. Eric DiMenna Zoning Commissioner County Office Building

> Re: Item #169 (1975-1977) lice 1459 (1976-1977)
> Fig. orty Over: Theses 6. Rafellides, et al.
> EAG yeth Mi., 61° 872 Lancola Ave.
> Printing Danie, 1988 1989 1989
> For the State of the State o hores: 0.36 District; Sth

Dear Mr. DiMeere.

The following comments are furnished in regard to the plat submitted to this office for review by the Zr wing Advisory Constitute in connection with the subject item.

York food (NE. 45) is a Scote Hood; therefore, all improvements, inherentions, entermoss and orsaming requirements as they affect the road come under the prisidiction of the interplant State Billower Assimilationsies. We utility controlled withinsime State Bond zight-of-way will be bable to the standards, specifications and approval of the State in Addition to Flower of Tultures (County.

Lincoln tirest, on existing portially improved public road, is proposed to be further improved in the fatter on a 30-foot choical scatter recovery on 50-foot at the fatter of the fatte

It is the requestibility of the Petitioner to accortain and clarity his rights in rid to the 12-foot residential alloys adjaced to the rear of lots 11 and 12 and 30 through 41, 31-bx "0" as shown on the plat of "Thomius Heights", recorded M.P.C. 7, Folio 82.

Baltimore County has utility essencent rights within these alleys, and an 8-irch public sanitary score exists in a portion of the allay first mentioned horein (Drewing 860-018) file 1). The Pattitions is cautioned that no encroadment by

F. d. a #169 (19/6-1977) Property Owner, Page 2 Haro's 14, 1977

construction of any structure, including footings, will be permitted within County rights-of-way or utility essements.

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

Development of this property through stripping, grading and stabilization could result in . soliment pollution problem, damaging private and public holdings forestream of the property. A grading permat is therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating storm water or drainage have not been indicated

The Detitioner must provide necessary dreinage facilities (temporary or permanent) to prevent creating any minerces or derayes to adjacent properties, sepecially by the concentration of earface varies. Currection of any problem with any result, due to improper quiding or improper installation on drainage facilities, would be the full responsibility of the Petitions.

Water and Sanitary Severi

Dun'is water supply and sanitary neverage are sarving the present dwelling.

This property is tributary to the Jones Falls Sanitary Sever System, subject

Vary truly yours, ELISMONTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAK: FWR: ES

co. J. Somers

S-MZ Rey Sheet 56 & 57 NM 3 & 4 Pos. Sheets NM 15 A Topo 51 Tern Hap



LESLIE H GRAFF DIRECTOR

Juny 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 Advisor, Committee Meeting, April 18, 1.78, are or follows:

Property Owner: Thomas S. Rafalides Property Commer: Incomes 3. Restatives
Location: SN/C York Road and Inicand St.
Existing Zoning: D.R. 1 € and D.R. 3. €
Proposed Zoning: Variance to po.m.1 on illuminated sign in a residental zone and Spe. € al
Hearing to allow aff-street parking in a residential zone

This office has reviewed the subject petition and offers the following comments. These comments one of the the development of the deprey relation and others the following comments. These comments are not its headed to indicate the appropriateness of the zoning in question, but are to save what all parties are made awars 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 comme it.

Very truly yours,

John LW. whiley

Current Planning and Levela



May 17, 1978

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

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

Property Owner: Thomas S. Mafaildes
Lecation Config. D.A. 16 6 D.H. 3.7
Proposed Zoning: D.A. 16 6 D.H. 3.7
Proposed Zoning: D.A. 16 6 D.H. 3.7
In a residential come and Special Hearing in a residential come and Special Hearing to the Configuration of Street Parking in a residential Acres: 0.36
District: Sth

Metropolitan water $\ast \, nd$ sewer are available, therefore no health hazards are anticipated.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

May 11, 1978

Item No. 219 - MEC - April 18, 1978
Property Gener:
Coccion:
Existing Bouley:
NyC Tork Nt. e Limonin St.
Proposed Existing Bouley:
NyC Tork Nt. e Limonin St.
Proposed Existing Dataset
Compared St. and Compared Compared

The peristion to allow off-street parking should have little or no effect on traffic. Curb and gutter improvements should be saids along the entire fromtage of the property to more clearly define access points from Lincoln Street on the subject property. Curb and gutter should be located on tright-of-way line, 15° would of the centering of Lincoln Street, allowing for two 24° standard entrances as located on the plane and matching existing outh and gutter at the literaction with book host.

C. Rila M . Richard Moore

IZIZ YORK PO

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

Zoning Agenda Meeting of 04/12/78

Pursuant to your request, the referenced property has been surveyed by this 'ureau and the comments below marked with an 's' are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire bytenits for the referenced property are required and shall be loosted at intervals or accordance with initiation County Standards as published by the Department of Publish Works.

() 3. The vehicle dead end condition shown at EXCESS the maximum allowed by the Fire Department,

() is. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of open-tions.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirement — the Sational Pire Pro-tection Association Named So. 10. "Alfo Safety Code", 1970 But ties pairs to company.

ENTEROR # J Will Approved My Alleganth a. K. Sports and My Alleganth a. K. Sports Books Distriction Ping Property Support

April 13, 1978

erty O ser Thumas S. Bafalides stitus: S/VO York band and Mirocla S' star Jangvik, 1 to B.M. 1/2 to need Smileyariance to permit an illuminated sign in a residential some and clai Essuring to allow of? street parking in a residential some.

X A. Structure shall conform to Baltimore County Building Code (8.0.C.A.) 1970 Bittion and the 1971 Supplement, State of Maryland Code for the Uniterested and and early enter multicable codes.

Wood frame walls are not permitted within 3'0" of a property lise. Contact Building Department if distance is between 3'0" and 6'0" of property line.

Requested authors variance conflict, with the Saltimore County Building Code. See Section

Y I. So Comment. He drawings included in my information,

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 20, 1978

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

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

RI: Item No: 219

Property Origin: Thomas S. Rafalides
Location: SN: York Md. 4 Dec. 1

Location: SN: York Md. 4 Dec. 1

Proposed Zoning: A Dec. 1

Proposed Zoning: Variance to permit an illuminated sign in a residential

rose and Special Meaning to allow off street parking

in a residential rose.

Dane Me DiNenna

No bearing on student population

White Record W. Nick Petrovich, Field Representati

MCKEE, DUVAL & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development 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

Reginning 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 for the following five courses and distances, as now surveyed: South 77° 42' 00" West 118.83 feet to the canter of the 12.00 foot alley, thence running in or near the center of said 12.00 foot alley North 120 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 maving a radius of 22,00 feet, an are length of 34.58 feet, and a chord bearing and distance Couth 57º 16' 15" Best 31.13 feet to a point on the westernmost right-ofway line of York Road, thence running South 120 14' 30" East 23.98 feet to the place of beginning. Containing 0.12 acres of land,

100% of the Mornouver of Friels &.

Raitimore County Found Corsident Reem 113 County Office Suilding 111 V. Chestoche Townon, Ed. 21205

Attentions Br. Dinform, Foning Commissioner

yo are priting to you regarding a feating to take plant feel. Nov. 1, 197 at 1,05 Fe. by Contery 21, Mailiace Sand Moiston Company, to you permission for effectivest parting is a condensitial motor or Lincoln 54.

residential mass or timeris 5%. This was host a partial set behavior in the balleting, but mer by /p callet him to get in mastless partial just form in the siddle of our presidential prices.

To nimerity oppose this were to make an excelential stress into a Conservation of the color of the

Join Duke # V LIN-OLN St-TIMORIUM, MD. 21093 100% of the Associate of Briefly or.

To strongly oppose this zero to turn our residential Stree jute a Semercial Street, The area thick Sentery 21 was to Hashtop in fur does nor Street, in the sidely of the bigs, right sent to one of our bases in here, and accesses the Street

For the recorm stated, we respectfully requested the unrescentile request to yet a commercial-like at right in the middle of our block, and placed with yet right in the middle possible in this matter.

Deborah & Horne

#5 LINCOLN St. TIMOUNUM, MP. 21093 100 % of the Property owner of finish to October 30,1978

Baltimore County Zoning Commission Room 113 County Office Building 111 W. Chesapeake 1 nwooz, Ed. 21204

Attention: Mr. DiNEnna. Zoning Commissioner

We are writing to you regarding a Zoning Hearing to take place on Wed, Nov. 1, 1978 of 1:00 FK, by Century 21, Mafalides Real Estate Company, to got permission for olt-street parking in a residential tens on Lincoln St.

This mas has a parking lot behind his outlding, but now he is asking you to allow hin to put in another parking lot down in the middle of or residential street.

We strongly erpose this move to turn our residential Street into a Commercia. Street, The area which Century II want to Blacktop is far down our Street, in the middle of the bleck, rient next to one of our home. In here, and accross the Street from - nother of our homes here.

We are very much apposed to the Betitien to allow off-Street parking in a r sidential area, right down in the center of our community, where the children play and ride bikes, and the residents walk.

Macoln Street has only a grey stone cover on it, and we do not nave any gidowalks or curbe or exceet lights here. Its a quist, rescribt, residential area in which off-extert parking would be completely out of place and very, very unfair to the residents here.

For the rearons stated, we respectfully request that you dony the unreasons the request to sut a consercial-like parking let right in the shudle of our block, and plead with you to give us every consideration possible in this matter.

We, the Taxpa ers and Residents of Lincoln St. strongly plead with you to keep our Street residential, as it was when we noved in here, and as we expected it to remain.

We noved in here and as we expected it to reasin,
Isany on us ary unable to a strend the linering in person because
we have to work, and it is inpensible to arrange to appear,
nowever, we ask you to please recognice this letter as a sincere
appeal to you to deny this Petition. Thank you.

Maryla C Hanganat

100% of the Horrowen of Luisto It.
The per pertine the person of Ros St. Gotober 30,1978

Haltimore County Soming Commission Boom 113 County Office Hullding 111 W. Chesaposhe Townon, Fd. 21204

Attention: Mr. Differm. Toning Commissioner

We are writing to you regarding a Boning Hearing to take place on west, Bev. 1, 1976 at 1:00 Fig. by Century 21, Rafaildes Real Setate Company, to get permission for off-street parking in a residential zone on breein av.

This mae has a parking lot behind his building, but now he is asking you to clow his to put is another parking lot down in the middle of our resticantial street.

We strengly eppose this neve to turn our recidential Street inte a Conserval Street, the area which Contary 21 want to Alsektop is far down our Street, in the indica of the block, right ment to one of our homes in here, and secrees the Street From another of our homes here.

We are very much opposed to the Potition to allow off-Street partian in a residential area, right down in the center of our community, where the children play and ride bikes, and the residents walk,

Miscol Street has only a crey stone cover on it, and we do not have any aidemails or murbs or extract lights here. Its a cuist, security, 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 deay the unreasonable request to gut a consercial-like parting tet-right in the siddle of our bleet, and plead with you to give us every consideration possible in this matter.

He, the Taxpayers and Residents of Lincols St. etrongly plead with you to kiep our Street residential, as it was seen us neved in hore, and as we expected it to remain.

hany of we are unable to attend this Hearing is yersed because we have to work, and it is impossible to arrange to appear, however, we ask you to please recognize this letter on a cincere appeal to you to deay this Fettition, Thank you.

adele Mi Breister 3 Rose St. 48 Row # 1 Dinonium mi Simonium, Ind.

100% of the Homemon of family &. Of Rose 4.

Baltimere Genety Ferning Germinates Been 113 Genety Office Building 111 W. Chesapeak Townen, Nd. 21204

Attention: Mr. DiMEnna, Soming Commissioner

Bear Sire

We are writing to you requesting a Soning Rearing to take place on vet, New 1, 1975 of 1:40 FM; by Century 21, Radalides Real Retate Company, to get permission for off-optroot parking in a recidential sone on kinesin St.

This mas 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 rectiontial street.

He strength oppose this rave to turn our residential fitreet into a Commercial Street, The area which Contary II want to Iladitop is far down our Street, in the middle of the block-right sent to one of our horse in here, and accress the Street Franchisch of our based by the contact of the Street Franchisch of our based party.

We are very much expected to the resistion to allow off-Street parking in a residential area, right down in the center of our community, where the children play and ride bikes, and the residents wilk,

Minels Street has only a gray stone cover on it, and we do not have any eldership or earthe or extreet lights here. It a quiet, year, residential area is which off-circote parting would be despicately ent of yilds and very, very unfair to the residents here.

For the reasons cisted, we respectfully request that you deay the unreasonable request to put a commercial-like puring let right in the middle of our block, and plost with you to give no every consideration percible in this matter.

We, the Taipayers and Residents of Lincoln St. strongly plead with you to keep our first residential, as it was when we neved 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 appear, however, we ask you to please recognize this letter as a sincerespect to you to day this Potticia. Thank you.

pont is Not FRANK - Bele Sletter HEAVY TRAFFIC WILL DETRICORNE TO DO ... 1744 ROAD IS NOT STRONG -Sis C. Deor Is our or Patherine of the size of the To Chacle St. Co. 11 A LANCE OF THE SIZE OF THE THEORY AND THE SIZE OF THE THEORY AND THEORY AND THEORY AND THEORY AND THEORY AND THE SIZE OF THEORY AND THE SIZE OF THE SI THENIUM, THE 4093 494-3180

County Board of Appeals

January 25, 1979

James H. Cook, Esq. 409 Washingtor Avenue Towson, Md. 21204

Re: Reclassification Petitions 779-101-SPHA Thomas S. Rafalides

Enclosed alease find a copy of the recently enacled Bill 122-78 which affects your patition. No further nearings on meclasification patitions will be held until the patitioners advise the Board as to their intentions within the purview of this act.

Your prompt reply is necessary.

Enclosure: Bill 122-78 cc: M. Thomas S. Rafacides Miss Bebe George John W. Hessian, III, Esq. Mr. James E. Dyer

an Committee of Cartilla Cartilla

494-3180

to Beard of Assessed

January 29, 1975

ber of witnesses you anticipate calling

2. How many of these witnesses will be "expert witnesses"? NONE 3. Fields to be covered by experts you intend to call - please check:

Real Estate

or presentation of your side of the case 4. Total time required (in h-UNICAROUN

Jeid 3/12/79

LAW OFFICES COOK, HOWARD, DOWNES & TRACY

March 28, 1979

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

RE: Our Files 8021 and 8450

Dear Mr. Rafailides:

Pursuant to recent correspondence and your telephone conversation with Jim Gook of this office please be advised that this Firm will be striking the appearance of both James H. Gook and Thomas L. Hudson in the above refere.ced

Please be further advised that you should have counsel enter an appearance on your behalf in each of the above referenced cases, or if you intend to conduct these cases in proper person, you should notify the Clerk of the Circuit Court for Baltimore County in writing.

You will be receiving a second notice from the Clerk of the Court which will include a warning that you risk a judgment by default or a non-suit in the above riferenced cases if you decide to proceed without counsel to protect your interrets.

I will send you a copy of the Motion to Strike Appearance in each of the above referenced cases.

Thomas L. Hulson

TLH: kh

LAW OFFICES COOK, HOWARD, DOWNES & TRACT

April 2, 1979

Councy Board of Appeals Court House Towson, Maryland 21204

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

Enclosed please find a copy of letter which I have written to Mr. Rafaildes notifying his that James Cook and I were going to strike our appearance in the above entitled matter. Therefore, would you please active the appearance of time. The strike the presence of the retitioner, Thomas S. Rafaildes and disert all further communications to Mr. Rafaildes.

Very truly yours,

Thomas & Hulson

c.c.: Mr. Thomas S. Rafailides

494-3180

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

NOTICE OF ASSIGNMENT

OO POSTFONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTFONEMENTS MUST BE IN WRITING AND IN STRICT COMPLANCE WITH BOADD RULE 3(b). ASSOLUTELY NO POSTFONEMENTS WILL BE GRANTED WITHIN FFTEEN (15) DAYS OF SCHEDULED HEARING WILL BE GRANTED WITHIN FFTEEN (15) DAYS OF SCHEDULED HEARING AND THE ACCORDANCE WITH RULE 3(b). COUNTY COUNCIL BILL 410B DAYS OF SCHEDULED WILL BE AT STREAMED AND THE ACCORDANCE WITH RULE 3(b). COUNTY COUNCIL BILL 410B

CASE NO. 79-101-5PHA

THOMAS S. RAFALIDES

SPH-to permit off-street parking in a residential zone
VARIANCE-from Sec. 413.1.e-to permit
sign in a recidential zone to be illuminated

SW/corner York Rd. & Lincoln St.

8th District

11/30/78 - Z€ (DiNerno) GRANTED Special

ASSIGNED FOR-TUESDAY, DECEMBER 2, 1980, at 10 a.m.

c: Mr. Thomas S. Rafallide

Atty, for Petitions

Miss Bebr Georg

John W. Hessian, Exq.

People's Counsel J. E. Dvar Zoning

Zoning

10:40 am

((Bick 4.4.79 8.30 AM

nty Board of Approli Room 219, Court House Towers, Maryland 21204 November 20, 1990

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 Course!

cc: James M. Smith, Esquire

Counsel for Petitioner

Mr. Thomas S. Rafalides Miss Bebe Georg

Petitione Protestant

John W. Hessian, III, Esq

People's Counsel

Mr. W. E. Hommond

Mr. J. E. Dyer

Mr. N. E. Gerbe

Edith T. Eisenhart, Adm. Secretary

Mitimore County, Marulanil

PROPLE'S COUNSEL.

-

November 19, 1986

The Honoroble Walter A. Reiter, Jr., Chairman County Board of Appeals Rm. 219, Court House Towson, Maryland 21:204

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

Dear Mr. Reiter:

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

A principal question involved in this petition is the dosi e of the Petitioner to A principal question involved in this petition is the dails of the Petitioner to unline residently property near to his commercial site for the purpose of occamodating off-street praking. The legal question involved is whether off-street porking in residentia, zone for commercial establishment in permitted within the or-colled "resultion creat" establishment is permitted within the or-colled "resultion creat" establishment is permitted within the or-colled "resultion creat" establishment is permitted within the or-colled permitted nearly of the permitted nearly in "Rodebough," has ruled that this is not a permitted nearly within those zones.

This case was postponed by agreement of the parties once before in order that the opposal filled in the "Rodelough" case to the Court of Special Appeals might be decided, thus providing a filled action for our guidence. "Individually, the "Rodelough" case is now mooted by the action of the County Countil with regard to the 1900 Comprehentive Zonig Migo and we will not her an oppolation destination flowing from that case. The "frankit" case is next in line although I at the moment low no lode of them 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 ca.e for Tuesday, December 2nd, be postponed pending receipt of an appellate

John W. Hessian, III

cc. James M. Smith Miss Bebe George

BAL BY: -HECCTARE LON h. 2 2 E

494-3180

County Board of Appeals m 219, Court House

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 BOARR BULE 2(b). ABSOLUTELY NO POSTPONE MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING 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

Ath Distric

SPH-to permit off-street parking in a residential zone
VARIANCE-from Sec. 413, 1,e-to permit sign in a residential zone to be illuminated

11/30/78-Z.C. (DINenna) Order-Vari is GRANTED, subj. to approval of site plun, and special hearing is GRANTED subj. to approval of site plan

ASSIGNED FOR:

TUESDAY, SEPTEMBER 8, 1981, at 10 a.m.

cc: Mr. Thomas S. Refal ide

Counsel for Petitions

. . . James M. Smith, Esq.

Miss Bebe George

J. W. Hessian, Esq

J. E. Dyer W. Hommon

N. E. Gerbe J. Hoswell

Planning & Zoning . . .

June Holmen, Secretar

People's Counsei

Zoning Office

. .

Comety Bourd of Apprels Room 219, Court Horse Townen, Meryland 21704

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 POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING 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

People's Counse

Zoning Office

. .

Planning and Zoning

SPH-to permit off-street parking in a residential zona
VARIANCE-from Sec. 413.1.e-to permit sign in a residential zone to be illuminated

11/30/76-Z.C. (DiNenna) Order-Vari is GRANTED, subj. to approval of site plan, and special hearing is GRANTED subj. to approval of site plan

Assigned for hearing on Tue.day, September 8, 1981, at 10 a.m., has been POSTPONED

nc: Mr. Thomas S. Rafalides

James M. Smith, Esa

Coursel for Petitio Brian C. Parker, Esq.

by the board at the request of Counsel for the Petitioner

Mis. Bebe George

J. W. Hessian, Esq.

J. E. Dyer

W. Hammour N. E. Gerbe

J. Hoswell

COOK HOWARD, DOWNES & TRACY

PROFESSIONAL ASSOCIATION ALLEGHENY AVENUE

JAMES D.C. DOWNES 623-4111 APEA 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

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 M. Smith. 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 $y_{\partial U}$ about this matter.

Sincerely.

Thomas L. Hudson

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

MALTIMORE COUNTY BI

. . . GEBHARDT & SMITH SUITE 154THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202 D06 PD 5834

August 17, 1981

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

Re: Case No. 79-101 SPHA

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, indians on that date. I therefore would respectfully request that the hearing in this matter be postponed until a later date.

Very truly yours,

Bro. C. Pale.

Brian C. Parker

BCP:dgc

BALTHORE COUNTY
Aug 19 924 NY 18.

Grant persponement per 10 - 4

Waltimore County, Marylan

PEOPLE'S COUNSEL TM. 223, COURT HOUSE TOWSON, MARYLAND 2120

Perch's General PETER MAX ZIMB

January 26, 1983

Gebhardt & Smith Suite 1544, The World Trade Cente Britismes Maryland 21202

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

in 1900, this case was partyoned prediting perfect of the question whether eff-sivest prinking in insulativist cases in consentral seablishment is permitted within the so-celled "receiving eners" weightful of the Britishmen County Zoning Beguler ince., In this Beddengt case, the Circuit Court front front only, but for easy was monoted on appeal. (We artech the latter defield November 19, 1980 from Join W, Heaslan, III to Wolfer A. Beiting, Jr.).

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

The Perinianer's property is in a residential handliton area. Section 1801.181. It is in a D.A. zone and lies within 300 feet of several dwellings.

The requested use for parking is clearly a residential transition use. <u>Bid.</u> 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 obusting residential lot line in the residential transition area. Section 1801.18.1.6.3.(b).

RECEIVED TIMORE COL A review of the Partitioner's site plan shows several dwallings within '300 feet of the property, thereby bringing the residential treasition area provisions into play, Moreover, the soluting residential for lines are substantially last fant 37 feet arway from the proposal use. The situation of the property makes it impossible to meet the before even requirements.

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 perition in any form. After you have had an appartunity to review the matter, please call see if you

-2-

Very truly yours, Peter Max Zimmern

PMZ nh

10 00 AP '6. 33

Room 219, Court House Towars, Maryland 21204

James M. Smith, Esq.
Ninth Floor, World Trade Center

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

As the natice of enigement stead, his case, 79-101-SPHA, scheduled for haveing on Memory 11, 1950, as 95:30 a.m., will not open on its merits now till only testimony to behan. This case is of 1979 with supe and our only purpose of this scheduling it to constrain its states on of troby-superior office can open out on state for the record or you submit is writing the status of this case with negative to all some office can open out to state for the record of you may submit in writing the status of this case with negative to all some office can open out to the state of the

LAW OFFICES

GEBHARDT & SMITH HINTH FLOOR
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202

1901) 142-8430

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

Thank you for your consideration and cooperation in this matter

Very truly yours,

William T Hacker

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

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

IAW OFFICES GEBHARDT & SMITH

THE WORLD TRADE CENTER BALTIMORE MARYLAND 21202 900 762-9830

UEC 17 1962 0 2 reene : coasse

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

I received a notice that the show-reptimed matter has been scheduled for a hearing for Tuckong, Jensey 11, 1881. Both Nr. Pather and I are presently scheduled to begin trying the case of Feldman a Merrill Lynch, Pierce, Fenner 5 Smith, et al. (Case Nr. Hill-41-34d), which has right-of-way patiate for Trial before Judge Surray 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 Tuckolly, Jennery 11.

ee: Mr. Thomas S. Rafalides

1./17/82

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

ETE

494-3180

County Board of Apprels

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

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

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

Very truly yours,

James M. Smith, Esquire Lewis S. Goodman, Esqui Thomas S. Rafalides

---GERHARDT & SMITH

THE WORLD TRADE CENTER -----

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

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

Done Me Holmon

I received a notice that the above-captioned matter has been schooled for a hoaring for Tuesday Jammy 11, 1183. Both Nr. Inster and I not recently schooled to begin trying the case of Federan v. Merrill. Lorch. Pierce. Fenner A. Smith, James 1848-19-340, which has right-of-way status for "righ before Aloge Murrey in the United State" _ strict Court for the District of Maryland. Accordingly, neither one of us will be able to attend the hearing schooled for Turesday, Jamusy 11.

The Foldman v. Merrill Lynch, Pierce, Fenner & Smith, oc. al. case may well take between two to three weeks to try, and accordingly, 1-rould request that the Rafalides matter be rescheduled for some time in the middle of February

97 C

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

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

POSITONED at the request of Partitione's attractory, Jones South, with the consent of Togglat Consult. The persposement was reported and greated that his time at the hearing and the rescon was that Mr. Seith was new in the case and didn't recognize the question on sentry the same question as involved in the Earlabough case and it seem when not to bother to try this case if the issue is the same, but to writ for the Court of Special Appeals' diction in the Reddough case before bening this case on it menit. WAR 12/11/79

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

John Hessian Gastparist and mare Thomas Rafalides-James Smith Bebe George

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

7/15/81 - Notified the above of hearing set for TUESDAY, SEPT. 8, 1981, at 10 a.m. Pett & 19.51

8/10/81 Alcon Indiffer of BOSTPONEMENT of Soph STh's How The

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

C. ERIC EMENNA George J. Martinek Deputy Zoring Commissione

November 30, 1978

0

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

> RE: Petitions for Special Hearing and Variance SW/corner of York Read and Lincoln Street - 8th Election District District
> Thomas S. Rafalides Petitioner
> NO. 79-101-3PHA (Item No. 219)

Dear Mr. Cooks

I have this date passed my Order in the above referenced metter in accordance with the attached

SEDIE

cc: Miss Bebe George Lincoln Street Timonium, Maryland 21093

John W. Hessian, III. Esquire

PECTIVED TO THE PECTIVE TO THE PETT TO THE PECTIVE TO THE PETT TO Hae Ma

ce: Thomas S. Rafalides
County Board of Appeals

1.9Gdram

BARIMORE COUNTY, MARY AND S. Eric Ditienno Zoning Commission October 19, 1978 Leslie H. Grant BOTICS OF BEARIES Director of Plannin STREET Petition 779-101-5Pho ITEM 7219 on for Special Searing and Variance, St/counce of York M. & Linco Lat. Thomas S. Refalites - Publicance, Come No. 79-101-2578. 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 TOR: 1:00 P.H. 8th District DATE: Volumeter, Sevenber 1, 1978 HEARING: Wednesday, November 1, 1978 (1:00 P.M.) PLACE: ROOM 106 COUNTY OFFICE BUILDING, 11, W. CHRAPRATE AVERUE TOMBON, HARTLAND The granting of the requested use permit and construction of the proposed parking lat on Lincoln Street (a narrow, residential dead-and street) would be on intrusion into the adjacent resident's. zero. 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 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 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE ON SIGN MISCELLAN SOUL ASH RECEIPT **10.** 76107 October 31, 1978 LHG:JGH:re Tout of Advertising and Porting for Name Ho. 3 4 APM 1 62.64m CERTIFICATE OF PUBLICATION TOWSON, MD. 21204 October 12 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly nowspaper printed THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEAPING AND VARIANCE -Thomas S. Rafalides was invested in the following: day of November 19 78, the first publication appearing on the 12th day of ☑ Towson Times
☐ Arbutus Times ☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times
☐ Suburbar, Times East Community Times B. Leark Structur weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the Cost of Advertisement. was inserted in the issues of Gctober 12. 1978 STROMBERG PUBLICATIONS, INC. BY Esthe Burger AMOUNT \$16.50 100 Cook, Housel, Drage & Treas

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This is to odvino you that gie. 6 and posting of the above property. Please make check payable to Baltimore County, Maryland and resit to Krs. Carpagna, Room 113, Crusty Office Building, Townon, Maryland 21204, before the hearing. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REJENUE EVISION MISCELLAMPOUS CASH RECEIPT PON Cost of Appeal Case No. 79-101-CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNT POTEN FOR TIONS FOR O SPECIAL HERRING TO VARIANCE Petitioner THOMAS S. RAFALIDES Location of property SW/CORNER OF YORK Rd & LINCOLN STREET Location of Signar D. FRONT 2334 Yers: Rd. @ S/S OF Liverely ST. 150: --W/OF YORK Pd' Ported by Llious K. Baland Date of return Oct. 17 1978 2 - SIGNS County Office Building 111 W. Chesapeak: Avenue Towson, Maryland 21204 Your Petition has been received * this loth, day of April 198. Filing Fee \$ 2500 . Received & Check Petitioner Theses RATALINES Submitted by Petitioner's Attorney J. H. Cack

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

PERTYION FOR SPECIAL HEARING AND VARIAN ZOWING: Petition for Special Hearing for off-street parking in a residential some and Variance for an illuminated sign LOCATION Southwest corner of York Pond and Lincoln Street Wednesday, Hovember 1, 1978 at 1:00 P.M. Room 105, County Office Building, 111 W. Chemapeake Avenue, Towson, Maryland The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Beltimore County, will hold a public hearing: Petition for Special Bearing, under Section 50-7 of the Semice Begulations of Nationary Country to determine Josepharter or all the Special Country of the Special Commissioner of the approver plan to permit off-rarest particip in a residential some and Variances to permit a sign in a residential some to be illuminated rether than non-Illuminated Section 513.7.a - directional or information sign . . . shall not be illuminated All that percel of land in the Righth District of Baltisore County Being the property of Thomas S. Refalides, as shown on plat plan filed with the Zoning Broartsent Hearing Bate: Medneeday, Hovenber 1, 1978 at 1:00 P.M. Public Hearing: Room 106, County Office Building, 111 V. Chesaposke Avenue BY ORDER OF S. ERIC DI MUNA, ZONING COPPLISSIONES GEORGE J. MARTIKAK, DEPUTY ZONING CONNIS. 79-101-SPHA PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map 14 Date of Posting (Oct. 14, 1978 Petition mumber added to Granted by ZC, BA, CC, CA

> Map & NW 14-15A Previous case: 77-180 € 79-101- SPHA Date of Posting TAN 30 1979 Period for APPEAL PHILLIPS THOMAS D. RAFALIDES LOCATION OF PROPERTY SW COR. YORK ROOM DANK LINCOLN STREET Lection of Com DEROLT 1334 YORK Rd. @ S/S OF LUCOLN ST. 15040) -W OF YORK Pd. Posted by Florences L. Roland 2-5,604

Revised Plans:

Change in outline or description Yes

Reviewed by: USF

