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PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1700.1 to permit side street setback of six (6) feet instead of the required twenty five (25) feet and to permit a lot width of fifty (50) feet instead of the required fifty five (55) feet.

Auth. E.A. [Signature]
Nov 6 - 1980

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

RECEIVED
NOV 11 1980
PLANNING GROUP
SPECIAL INSPECTION DIVISION

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: <i>Anthony Edward Karacoulakis</i> (Type or Print Name) Karacoulakis <i>Anthony Edward Karacoulakis</i> (Signature) 2507 Oak Manor Rd. Baltimore, Maryland 21219 City and State 388-1318 477-2255 Attorney for Petitioner:	Legal Owner(s): MARY J. JACKSON <i>Jefferson D. Jackson Jr.</i> (Type or Print Name) Jefferson D. Jackson Jr. <i>Jefferson D. Jackson Jr.</i> (Signature) (Type or Print Name) Signature 72-B Yorktowne Parkway Whiting, New Jersey 08759 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.
--	--

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of October 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of December 1980 at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

1 000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

December 1, 1980

Mr. Jefferson D. Jackson, Jr.
72-B Yorktowne Parkway
Whiting, New Jersey 08759

RE: Item No. 83
Petitioner - Mary J. Jackson
Variance Petition

Dear Mr. Jackson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

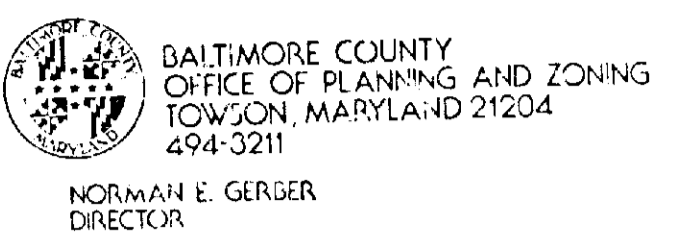
Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Mr. Anthony Karacoulakis
2507 Oak Manor Road
Baltimore, Maryland 21219
Head Engineering of Maryland, Inc.
6902 North Point Road
Baltimore, Maryland 21219



Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Comments on Item #83, Zoning Advisory Committee Meeting, October 26, 1980, are as follows:

Property Owner: Mary J. Jackson
Location: NW corner Avenue "B" and McComas Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 25', a rear yard setback of 21' in lieu of the required 30' and to permit a setback of 22' to the center of the street in lieu of the required 50'.
Acres: 50 X 265
District: 15th

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

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
IN EQUITY
DOCKET... 2
FOLIO... 109
CASE NO. 1129

DECREE

The above entitled cause having come on for hearing on the Petition for Appointment of a Guardian for the property of MARY J. JACKSON

a person alleged to be under a disability, after taking testimony in open Court and the Court having found that MARY J. JACKSON is a disabled person within the purview of the Annotated Code of Maryland, the nature of disability being: ARTERIOSCLEROTIC VASCULAR DISEASE - CHRONIC BRAIN SYNDROME

IT IS THEREFORE, ADJUDGED, ORDERED AND DECREED this 12th day of December 1980, by the Circuit Court for Baltimore County, in Equity, that JEFFERSON D. JACKSON, JR. be and HE IS hereby appointed Guardian of the property of MARY J. JACKSON a Disabled Person; with full power and authority to care for and manage and protect the estate of said disabled person, in accordance with the provisions of the Annotated Code of Maryland and Maryland Rule V77, without enlargement or limitation; that the said JEFFERSON D. JACKSON, JR. Guardian, be and HE is hereby excused from giving Bond for the faithful performance of HIS duties as such Guardian.

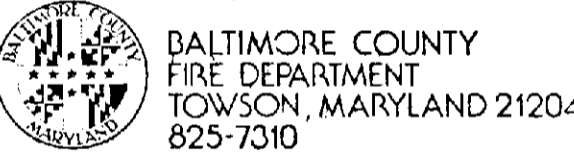
Sullivan P. Horns
Judge

I HEREBY CERTIFY, That the foregoing is a true copy taken from the Original Decree.



In Testimony Whereof, I hereto set my hand and affix the seal of the Circuit Court for Baltimore County this 12th day of December, A.D. 1980.

ORDER RECEIVED FOR FILING
DATE December 11, 1980



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

November 7, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

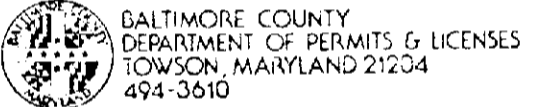
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Mary J. Jackson
Location: NW/Corner Avenue "B" & McComas Road
Item No.: 83 Zoning Agenda: Meeting of Oct. 26, 1980

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked 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 or 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 shown 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Approved: *George M. Williams*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21284
494-3610

TED ZALESKI, JR.
DIRECTOR

December 1, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #83 Zoning Advisory Committee Meeting, October 26, 1980 are as follows:

Property Owner: Mary J. Jackson
Location: NW corner Avenue "B" & McComas Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 25', a rear yard setback of 21' in lieu of the required 30' and to permit a setback of 22' to the center of the street in lieu of the required 50'.
Acres: 50 X 265
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 15/26 not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 15.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed conforms with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments All floor levels including basement shall be above elevation 10. See Section 319.1 of Bill No. 197-79.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles S. Burman
Charles S. Burman, Chief
Plans Review

CBH/rjg

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: October 27, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 26, 1980

RE: Item No: 83, 84
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

KNP/lp

ORDER RECEIVED FOR FILING
DATE December 11, 1980
BY Sarah R. Jones

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of December, 1980, that the herein Petition for Variance(s) to permit a side street setback of six feet from McComas Road in lieu of the required twenty-five feet and a lot width of fifty feet in lieu of the required fifty-five feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Head Engineering and Surveys of Maryland, Inc., revised October 29, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

January 12, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #83, Zoning Advisory Committee Meeting of October 28, 1980, are as follows:

Property Owner: Mary J. Jackson
Location: NW/Corner Ave. "B" & McComas Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 25', a rear yard setback of 21' in lieu of the required 30' and to permit a setback of 22' to the center of the street in lieu of the required 50'.
Acres: 50 X 265
District: 15th

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

Very truly yours,
[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

12/9
81-111-A
2/11

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Avenue B and : OF BALTIMORE COUNTY
McComas Rd., 15th District
MARY J. JACKSON, Petitioner : Case No. 81-111-A

ORDER TO ENTER APPEARANCE

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

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of November, 1980, a copy of the foregoing Order was mailed to Mary J. Jackson, c/o Jefferson D. Jackson, Jr., Guardian, 72-B Yorktowne Parkway, Whiting, New Jersey 08759, Petitioner; and Anthony E. Karacoulakis, 2503 Oak Manor Road, Baltimore, Maryland 21219, Contract Purchaser.

[Signature]
John W. Hession, III

HES HEAD ENGINEERING & SURVEYS of Maryland, Inc.
4903 NORTH POINT ROAD
BALTIMORE, MARYLAND 21219
PHONE (301) 388-0000

DESCRIPTION

ALL that certain lot, piece or parcel of land situate on the northerly side of Avenue 'B' at its intersection with the westerly side of McComas Road, 15th Election District, Baltimore County and State of Maryland and being designated as Lot 27 as shown on the "Mary J. Jackson Plat" recorded among the land records of the said Baltimore County in Plat Book 7, Page 147.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
December 9, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #83 (1980-1981)
Property Owner: Mary J. Jackson
N/W corner Avenue "B" and McComas Road
Acres: 50 x 265 District: 15th

Dear Mr. Hammond:

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:

This property comprises Lot 27 of the Plat "Thos. B. Todd to Lillian Brown", recorded W.P.C. Folio 147.

Highways:

Avenue "B", indicated as "Todd Avenue" on the aforesaid recorded plat, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

McComas Road, also indicated on the aforesaid recorded plat as a 40-foot right-of-way, if improved in the future as a public road, would be as a 30-foot closed section roadway on the 40-foot right-of-way.

Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

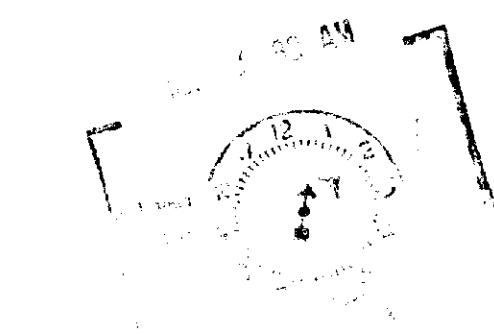
Sediment Control:

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

12/9
81-111-A

DESCRIPTION

Located on the northwest corner of McComas Road (unimproved) and Avenue "B" and known as lot #27 as shown on the "Mary J. Jackson Plat" which is recorded among land records of Baltimore County in liber 7, folio 147.



[Signature]

Item #83 (1980-1981)
Property Owner: Mary J. Jackson
Page 2
December 9, 1980

Storm Drains:

A large portion of this property is below elevation 10 (Baltimore County Datum). The highest tide in the Baltimore area recorded was elevation 8.6'6" in 1933.

The property to be developed is located adjacent to tidewaters. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor levels (including basement) and other special construction features are required.

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. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main and public 8-inch sanitary sewerage in Avenue "B".

Very truly yours,
[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley
J. Somers

A-NE Key Sheet
30 SE 34 Pos. Sheet
SE 8 1 Topo
111 Tax Map

PETITION FOR VARIANCES
15th District

ZONING: Petition for Variances
LOCATION: Northwest corner of Avenue B and McComas Road
DATE & TIME: Tuesday, December 9, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variances to permit side street setback of 6 feet in lieu of the required 25 feet and a lot width of 50 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development standards for small lots or tracts
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Mary J. Jackson, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 9, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Petition No. 81-111-A Item 83
Date: November 20, 1980

Petition for Variances
Northwest corner of Avenue B and McComas Road
Petitioner- Mary J. Jackson

Fifteenth District

HEARING: Tuesday, December 9, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

1 November 12, 1980

Mr. Jefferson D. Jackson, Jr.
72B York Towne Parkway
Whiting, New Jersey 08759

NOTICE OF HEARING

RE: Petition for Variance - NW/C Avenue B and McComas Rd
Case No. 81-111-A

TIME: 9:30 A.M.

DATE: Tuesday, December 9, 1980

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

TOWSON, MARYLAND

William E. Hammond
Zoning Commissioner of Baltimore County

cc: Mr. Anthony E. Karacoulakis
2503 Old Manor Road
Baltimore, Maryland 21219

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 25, 1980

Mr. Jefferson D. Jackson, Jr.
72-B Yorktowne Parkway
Whiting, New Jersey 08759

RE: Petition for Variance
NW/C Avenue B & McComas Road
Case No. 81-111-A

Dear Mr. Jackson:
Dear Sir:

This is to advise you that \$445.00 is due for advertising and posting of the above-proposed...

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

Very truly yours,
William E. Hammond
Zoning Commissioner

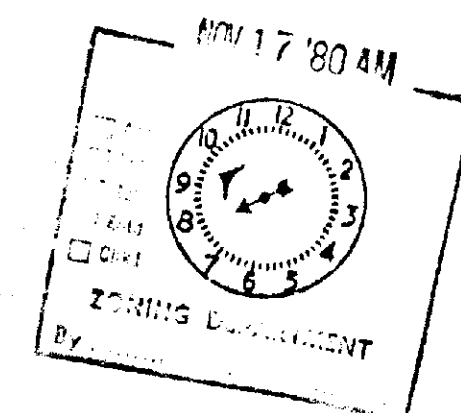
WEH:sj

cc: Mr. Anthony E. Karacoulakis
2503 Oak Manor Road
Baltimore, Maryland 21219

Mr. William Hammond,
I am the person who has written you two letters. I know how busy you are and there in Towson. I just would like to hear from you or your secretary about if you can give me a special hearing in November. I have just had my plans drawn to the specifics that the points are going to be heard call for. As in my other letters I am still running out of time. Mr. Commissioner there must be a way your department helps people in hardship cases. I need to be heard before December. If at all you can help me please have your secretary call me this week. I will be waiting for you to call just to let me know where I stand. Please think over my case and help me.

Thank you very much.

Tony Karacoulakis
477-2255 work
388-1318 home



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 11, 1980

Mr. Anthony Edward Karacoulakis
2503 Oak Manor Road
Baltimore, Maryland 21219

RE: Petition for Variances
NW/corner of Avenue B and McComas
Road - 15th Election District
Mary J. Jackson - Petitioner
NO. 81-111-A (Item No. 83)

Dear Mr. Karacoulakis:

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

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:erl

Attachments

cc: Mr. Jefferson D. Jackson, Jr.
72-B Yorktowne Parkway
Whiting, New Jersey 08759

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

ANTHONY E. KARACOULAKIS
2503 OAK MANOR RD
BALTIMORE MD 21219
JACKSON
81-111-A
Dec. 12 at 9:30

William Hammond
Mr. Commissioner!

I am writing to you again to ask you personally to read over my case. Since I have just wrote to you I have run into more problems. I had to wait again 2-3 weeks for your office to receive new papers. I have just heard today from Nick Comadario that I might have a hearing date in late December. I wish in September when I signed these contracts I would have known it takes 4 months for Towson to O.K. variances. I would have tried to give myself more time to selling my home. Now the bank won't let me settle on the property until I have advertising. The people who bought my home sold their home and they definitely want to be living at my residence in April 1981. If I do get a hearing in December and you approve my building plans I won't get to break ground until January and then cold weather will probably hit. If you could please personally help me and get me a special variance hearing at your earliest convenience in the next 2 weeks so I can just settle on property and break ground for the footer before cold weather sets in. This way the builder I contracted the bank I am dealing with and the people who bought my home could all be satisfied.

Mr. Commissioner I realize my case isn't as important as far as big buildings and different commercial buildings go but please try to help me. I have a contractor who builds homes and business is slow for him right now. He has 2 other laborers who work with him so I am just holding everyone up. I just can't understand why it takes so long for such a big department like this to answer me yes you can build or no you can't build. I've been to Towson 4 times now and I am right back where I started. Every time I go out there they seem to tell me I forgot something else. Then this takes 3-4 more weeks. I must admit that most of this is probably my own fault. I do not know all the rules and I am not that educated to

understand most of them.
What I understand about a variance is that this gives the neighborhood a chance to protest what your building. The street we are building on only has around 20 houses on it. If with your permission I could get a petition from all 20 homes by everyone and bring it to your office this Monday morning to eliminate the red variance sign.
Councilman O'Rourke told me to write to you the last time but this time I am writing to you on my own to ask you for your own personal help.
I own a small Barber Shop in the neighborhood, have run a Little League team a year, coached a soccer team 4 years, belong to all social and political organizations down here so everyone in this neighborhood knows me. I have lived here for 23 yrs. since I was born.
I am leaving you a plot picture of the property and showing you just what I want. My house plans won't be completed until next Monday.

Please Read and Consider All.
Thank you Mr. Commissioner

P.S.
Please call me yourself and explain what I have done
work 477-2255 7-5
Home 388-1318 after 6

Thank you for reading this
Tony Karacoulakis

Sorry for the Handwriting

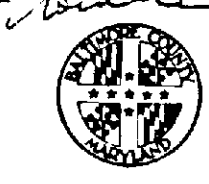
Tony Karacoulakis
W-477-2255
H-388-1318
JEFFERSON D. JACKSON, JR., et al
Item No. 83
property - Todd's Farm 50' lot
has applied for a variance.
next to a paper road - wants
to build before cold weather.

trial hearing would be end of Dec.

BILL CAN we move this
UP AS SOON AS possible.
MAN SOLD O the house.
needs to get under way

MANKS
JWC

O'ROURKE



Jefferson D. Jackson, Jr.
78-8 North Point Road
Whiting, New Jersey 08779

001 Road Engineering of Maryland, Inc.
6902 North Point Road
Baltimore, Maryland 21219

Mr. Anthony Karasoulakis
2503 Oak Haven Road
Baltimore, Maryland 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of October, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Jefferson D. Jackson, Jr.
Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

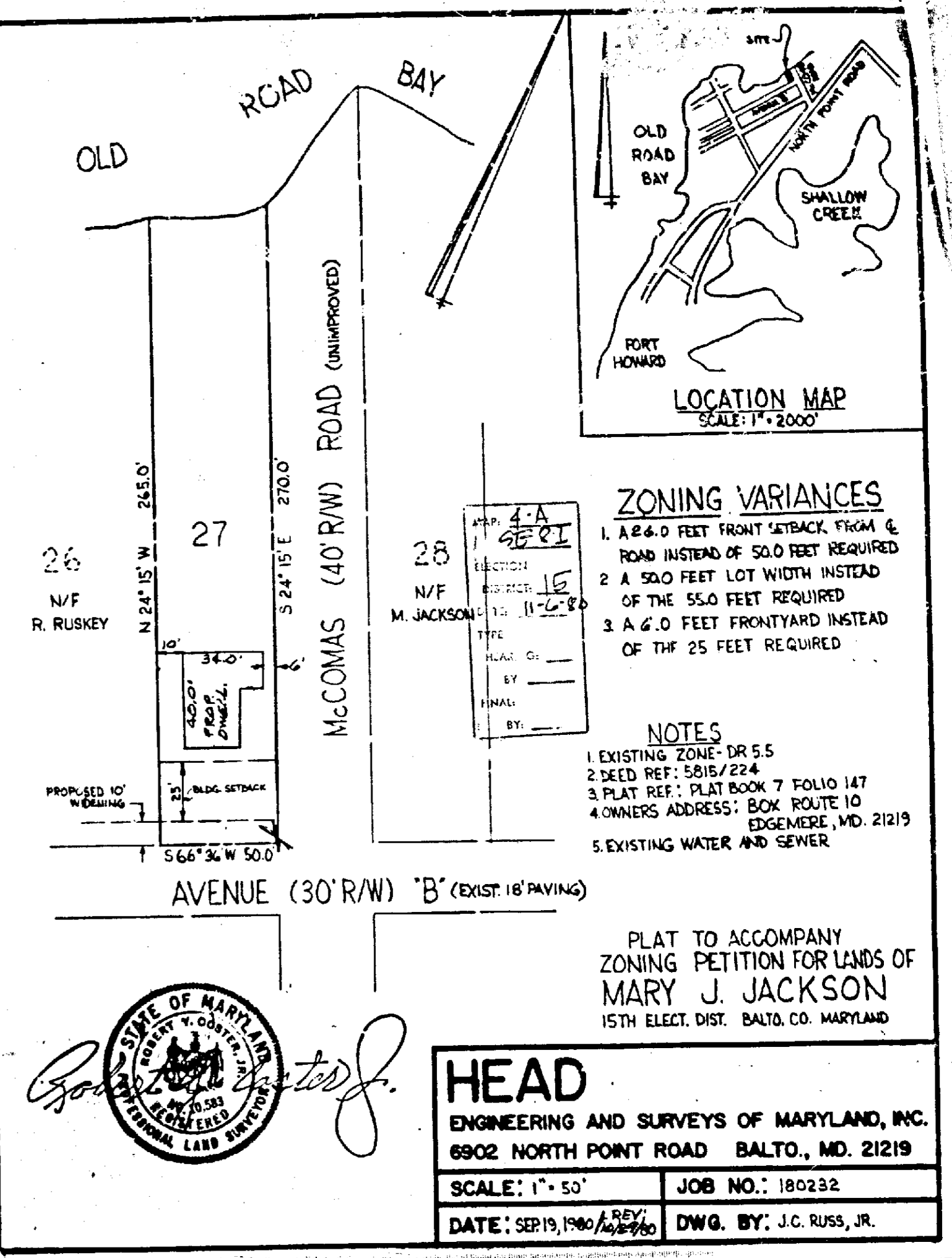
Petition for
Variances
1st District
Zoning: Petition for
Variances
Location: Northwest
corner of Avenue B and
McComas Road
Date & Time: Tuesday,
December 9, 1980 at 9:30
a.m.
Public Hearing: Room
108, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Md.
The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing on the Petition for Variances to
permit side street setback of
8 feet in lieu of the
required 25 feet and a lot
width of 50 feet in lieu of
the required 60 feet.
The zoning regulation to be
accepted as follows:
Section 1802.2C.1
Development standards for
small lots or tracts
All that parcel of land in the
Fifteenth District of
Baltimore County
Located on the
northwest corner of
McComas Road
(unimproved) and Avenue
"B" and known as lot #27 as
shown on the "Mary J.
Jackson Plat" which is
recorded among land
records of Baltimore
County in Liber 7, folio 147.
Being the property of
Mary J. Jackson, as shown
on plat filed with the
Zoning Department.
Hearing Date:
Tuesday, December 9, 1980
AT 9:30 A.M.
Public Hearing: Room
108, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Md.
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times
Essex, Md., Nov 20 1980

This is to Certify, That the annexed
Petition
was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 20th day of
Nov, 1980
Anthony E. Karasoulakis Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CB</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map # _____									



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 11/23/80

Posted for: Petition for Variances

Petitioner: Mary J. Jackson

Location of property: North Avenue B & McComas Rd.

Location of Signs: Facing intersection of Avenue B & McComas Rd.

Remarks: _____

Posted by: Sean Cleman Date of return: 11/23/80

Number of Signs: 1

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

No. 093537

DATE: November 12, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Anthony E. Karasoulakis

FOR: Filing Fee for Case No. 81-111-A

AMOUNT: \$44.50

RECEIVED FROM: Deborah L. Karasoulakis

FOR: Adv. & Posting for Case No. 81-111-A

DATE: December 8, 1980 ACCOUNT: 01-662

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

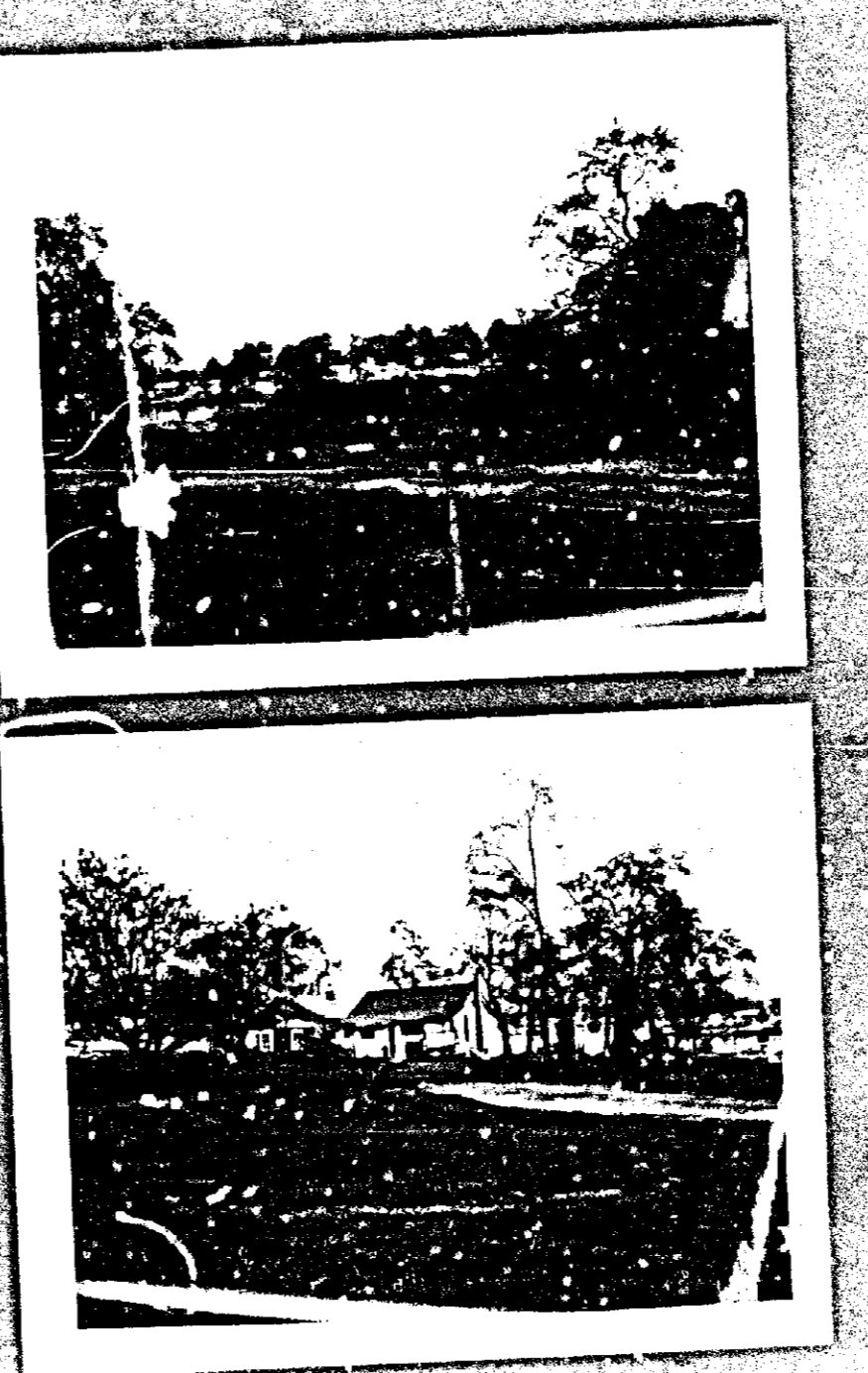
No. 093572

DATE: December 8, 1980 ACCOUNT: 01-662

AMOUNT: \$44.50

RECEIVED FROM: Deborah L. Karasoulakis

FOR: Adv. & Posting for Case No. 81-111-A



DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 27th day of October, 1980, the first publication appearing on the 20th day of November, 1980.

THE JEFFERSONIAN,
L. Susan Livingston Manager.

Cost of Advertisement, \$ 17.50

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10 day of Oct, 1980.

Filing Fee \$ 15 Received: Check Cash Other

William E. Hammond
Submitted by Karasoulakis
Reviewed by CB

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CB</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	M: p # _____									

Jefferson D. Jackson, Jr.
78-8 North Point Road
Whiting, New Jersey 08779

001 Road Engineering of Maryland, Inc.
6902 North Point Road
Baltimore, Maryland 21219

Mr. Anthony Karasoulakis
2503 Oak Haven Road
Baltimore, Maryland 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of October, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Jefferson D. Jackson, Jr.
Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

