Logal Owner(s): (Type or Print Name) City and State Telephone No.: _823-7900_____ RDERED By The Zoning Commissioner of Baltimo.e County, this September 19_82, that the subject matter of this petition be advertised, as

received by the Zoning Law of Baitimore 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 19th day of October , 1982 , at 1:30 o'clock P. M.

Rescheduled:

Monday, October 15, 1984 at 1:30 p.m.

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

RE: Petition for Special Hearing NE corner of Warren Road and Wil-Mar Pl., *

BEFORE THE ZONDA COMMISSIONER

Petitoners

Mr. Commissioner:

Please issue a Summons Duces Tecum commanding John J. McGrath Assessment Supervisor, Room 48, Old Court House, Towson, Maryland 21204 to be and appear at Rm. 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on Wednesday, October 27, 1982 at 9:00 a.m. and for such other and further hearing dates as the Commissioner may set, for the purpose of appearing as a witness at said time and place before The Zoning Commissioner of Baltimore County; to have and produce the following writings and documentary matter in his possession custody and control.

1.) Any and all tax assessment records for the period 1928 to 1980 for the real property of Mr. J. Melvin Roberts located at 200 Warren Road and partially fronting on Wil-Mar Place in Cockeysville, Maryland 21030.

> Stephent Noben Stephen J. Nolan

204 W. Pennsylvania Ave. Towson, Maryland 21204 Telephone: 823-7800

a copy of the foregoing Subpoena Duces Tecum was mailed unto John W. Hessian, III, Esq., Rm. 223, Court House, Towson, Maryland 21204; and to S. Eric DiNenna, Esq., 406 W. Pennsylvania Ave., Towson, Maryland 21204.

Mr. Sheriff:

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I PISTEL P. E.

June 21, 1982

Ar. William E. Bammond Zoni g Commissioner County Office Building Town, Maryland 21204

> Re: Item #252 (1981-1982) Property Owner: Konstantinos Diakoulas, et al N/E corner Warren Rd. and Wil-, ir Place Acres: 0.92 District: 8th

The following comments are furnished in regard to the plat submitted to this cifice for review by the Zouing Advisory Committee in connection with the subject item.

Poshwaya:

Warren Road (Md. 143) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the read come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Rord right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Wil-Mar Place, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way, with fillet areas for sight distance at the Marren Road intersection.

Sediment Control:

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

Storm Drains:

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 fesilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CURRESPONDENCE

William E. Hammon TO Zoning Commissioner Norman E. Gerber, Director PROM Office of Planning and Zoning

Date October 5, 1982

SUBJECT. Zoning Petition No. 83-101-Soll Konstantions Diakoulas, et al

This office offers no comment on this type of special hearing.

Director of Planning and Zoning

NEG:JGH:slc

cc: Ariene January Shirley Hess

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1982

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

In view of your client's proposal to prove that the existing construction company, storage, service garage, etc., which exist to

the rear of the subject property, are nonconforming uses, this hearing

Particular attention should be afforded to the comments of the

is required. This property has also been the subject of a recent violation (C-82-216-V) hearing concerning this matter.

Department of Permits and Licenses. If additional information is

Committee at this time that offer or request information on your

I will forward them to you. Otherwise, any comment that is not

informative wil. be placed in the hearing file. This petition was

Enclosed are all comments submitted from the members of the

petition. If similar comments from the remaining members are received,

Very truly yours,

required, you may contact Mr. Ted Burnham at 494-3987.

RE: Case #83-101-SPH (Item No. 252)

Special Herring Petition

Petitioner-Konstantinos Diakoulas, et al

Stephen J. Nolan, Esquire Molan, Plumhoff & Williams, Chartered 20h W. Pennaylvania Avenue Towson, Maryland 21204

Dear Mr. Molans

the requested zoning.

Michola: 5. Commoda:

REMBERS

Depurtment of Traffic Engineering

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial Development

Soning Administration

Burneu of Engineering

BALTHORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Checapeaks Avenue Towness, Maryland 2:204

our Petition has been received and accepted for filing this

Athone B. Commoda? Chairman, Zoning Plane

Advisory Committee

accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> MBCameh Enclosures

Zoning Plans Advisory Committee

cc. S. Eric DiHenna 406 W. Pennsylvania Ave. Towsen, Md. 21204

Gerhold, Cross & Etsel L12 Delaware Ave. Towson, Md. 21204

Item #252 (1981-1982) Property Owner: Konstantinos Diakoulas, et al

June 21, 1982

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Wil-Mar Place, and a public 12-inch water main and 8-inch sanitary sewerage in Warren Road.

Very truly yours,

RAM: EAM: FWR: 88

cc: Jack Winbley

V-SE Key Sheet 65 ME 5 Pos. Sheet NW 17 A Topo 51 Tax Map

Eighth District Konstantinos Dialoulas, et al

* * * * * * * * * *

SUBPOENA DUCES TECUM

I HEREBY CERTIFY that on this _______day of October, 1982,

Stephen J. Nolan Please issue Subpoena Duces Tecum in accordance with the above.

THE THE PARTY AND A SECOND PARTY AND A SECOND PARTY AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED.

The service bloom regulations is not countries and another than a substitution of an inches

June 9, 1982

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6/8/82 ITEM: #252 Property Owner: Konstantinos Diakoulas, et al Location: NE/Cor. Warren Road, Route 143, and Wil-Mar Place Existing Zoning: D.R. 3.5 Proposed Zoning: Special Hearing to approve the existence of non-conforming uses on the subject tract fo construction company, storage, service garage, office and residential uses as shown on the plat. Acres: 0.92

Dear Mr. Hammond

On review of the site plan of May 25, 1982, the State Highway Administration finds the plan generally acceptable.

Very truly yours, Charle Le Charles Lee, Chief Bureau of Engineering Access Permits

June 17, 1982

District: 9th

CL:GW:maw

By: George Wittman

cc: Mr. J. Wimbley

BALTIMORE COUNTY
DEPARTMENT OF ERMITS & UCENSES
TOWSON, MARYLAND 21204
494-3900

Office of Planning and Soning County Office Building Towen, Maryland 21204

Preposed Zonings

Mr. William E. Hosmond, Zoning Commissioner

and other applicable Codes.

Property Owner: Kenstantiros Diakoulas, et al

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Comments on Item # 252 Zoning Advisory Committee Meeting Jume 8, 1982

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;

X B. A building/____permit shall be required before beginning construction.

C. Residential: Throw rate of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a parmit application.

P. Requested variance conflicts with the Baltimore County Building Code,

E. In wood frame construction an exterior wall erected within 6'0 of an adjacent

G. A change of occupancy shall be applied for, along with an alteration permit application, and three requires sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require

E. Be ore 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Communicate Service garage may not be used for any other purpose, Section 616.1. Section 103.1, 103.2,103.3 and 103.4 shall be

the dwelling, See Section 312.2 for requirements.

submitted to the office of Plauming and Joning and are not intended to

1f desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 Vest Chesapeake Ave., Townon.

MATE: These comments reflect only on the information provided by the drawings

be construed as the full extent of any permit.

applicable. If office use exceeds 10% of the floor area of

lot line shall be of one hour fire recistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 101, line 2, Section 11/07 and Table 11/02.

Location: ME/Corner Warren Road and Mil Mar Place



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310 PAUL H. REINCKE CHIEF

September 1, 1982

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

Attention: Wick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Konstantinos Diakoulas, et al

Location: NE/Cor. Warren Road and Wil-Mar Place

ALONE EROT TENT THE PARKET OF THE PARKET.

Zoning Agenda: Meeting of June 8, 1982

Pursuant to your request, the referenced property has been surveyed by this Bureau and the caments 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.

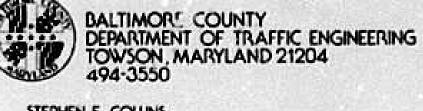
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X.) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior
- () 6. Site plans are approved, as drawn.

JK /mb/ cm

() 7. The Pire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau Special Inspection Division

Plane Review



June 10, 1982

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

RE: ZAC Meeting of 6/8/82

The Department of Trafiic Engineering has no comments

BALTIMORE COUNTY PUBLIC SCHOOLS

for items number 246 through 249 and item 252.

(253)

Very truly yours, C. Richard Moore Assistant Traffic Engineer

CRM/GMJ/rlj

Ian J. Porrest, Director

Robert Y. Dube', Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 8, 1982

RE: Item No: 246, 247, 248, 249, 250, 251, 252 Location: Present Zoning: Proposed Zoning:

Castrict: No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant

Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Pleaning and Zoning

FROM Isn J. Porrest

SURJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following soning variance items, and has no specific comments regarding same:

Item #237 - Raymond J. & Eather M. Krul Item #249 - Joso & Marie Henriques

Item #252 - Konstantinos Diakoulas, et al Item #257 - C & H Mechanical Corp.

Item #258 - Pulaski Realty Assoc. Item #260 - Philip Macht, et al

Item #261 - Jack H. Pechter Item #262 - Gus J. Tsottles, et al Item #263 - Sarandos A. Maoris

Item # 1 - John W. & Margaret E. Harrison, Jr. - Merritt Blvd. Limited Partnership

- Francis R. & Lillian S. Felldorfer

- Michael J. & Ann L. Richardson - Campday Partnership

- St. Mary's Seminary & University - James P. & Janet E. Barnes

- James P. Ridgely Item #13 - Charles R. & Mary M. Harig Item #15 - George S. & Josie M. McKerrell

IJF/fth

: BEFORE THE ZUNING TOM-ISSIONER RE: PETITION FOR SPECIAL HEARING

NE Corner of Warren Rd. & Wil-Mar Pl., 8th District

OF BALITIMORE COUNTY

KONSTANTINOS DIAKOULAS, et al., : Case No. 83-191-SPH Petitioners

:::::::

ENTRY OF A 'RANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllia Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Pennaman Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 25th day of September, 1984, copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

494-2188

Peter Max Zemmern Peter Max Zimmerman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER NE corner of Warren Rd. & Wil-Mar Pl., 8th District OF BALTIMORE COUNTY KONSTANTINOS DIAKOULAS, : Case No. 83-101-SPH et al, Petitioners

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

Deputy People's Counsel

People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 24th day of September, 1982, a copy of the foregoing Order was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhuif, & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

RE: Petition for Special

COMMISSIONER OF A

BALTIMORE COUNTY

Hearing NE Corner of Warren Road and Wil-Mar Pl., Eighth District Konstantinos Diakoulas, et al Petitioners

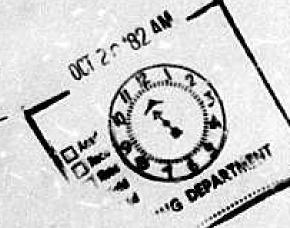
Case No. 83-101 SPH

SUBPOENA DUCES TECUM

Mr. Commissioner:

Please isrue a Summons Duces Tecum commanding FRANCIS POBERTS, 10606 York Avenue, Cockeysville, Maryland 21030 to be and appear at Room 106, -Goodity Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on Wednesday, October 27, 1982 at 9:00 A.M. and for such other and further hearing dates as the Commissioner may set, for the purpose of appearing as a witness at said time and place before The Zoning Commissioner of Baltimore County; to have and produce the following writings and documentary matter in his possession, (custody and control:

1. Any and all documents and photographs regarding the construction business of Mr. Melvin Roberts at 200 Warren Road.



204 West Pennsylvania Avenue Towson, Muryland 21204 Telephone: (301) 823-7800

Attorneys for Petitioners

I HERZBY CERTIFY, That on this 20 day of October , 1982, a copy of the foregoing Subpoena Duces Tecum was mailed unto John N. Hessian, III, Esquire, Room 223, Court House, Towson, Maryland 21204; and to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Avenue, Towson, Maryland 21204.

Mr. Sheriff:

NOLAN, PLUMSHOFF A WILLIAMS, CHARTERED

Please issue Subpoena Duces Tecum in accordance with the above.

Zoning Commissioner of Baltimore Count

RE: Petition for Special Hearing NE corner of Warren Road and Wil-Mar Pl. , * Eighth District Konstantinos Dialoulas, et al

COMMISSIONER OF BALTIMORE COUNTY Case No. 13,101 SPH Petitoners * * * * * * * * * * *

SUBPOENA DUCES TECUM

Mr. Commissioner:

Please issue a Summons Duces Tecum commanding John J. McGrath, Assessment Supervisor, Room 48, Cld Court House, Towson, Maryland 21204 to be and appear at Rm. 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on Wednesday, October 27, 1982 at 9:00 a.m. and for such other and further hearing dates as the Commissioner may set, for the purpose of appearing as a witness at said time and place before The Zoning Commissioner of Baltimore County; to have and produce the following writings and documentary matter in his possession custody and control.

1.) Any and all tax assessment records for the period 1928 to 1980 for the real property of Mr. J. Melvin Roberts located at 200 Warren Road and partially fronting on Wil-Mar Place in Cockeysville, Maryland 21030.

Nolar Rumboff & Williams, Chartered CHARLES H. MICHEY, JR. 204 W. Pennsylvania Ave. OF BALTIMORE COUNTY Towson, Maryland 21204 Telephone: 823-7800

I HEREBY CERTIFY that on this 21 day of October, 1982, a copy of the foregoing Subpoena Duces Tecum was mailed unto John W. Hessian, III, Esq., Rm. 223, Court House, Towson, Maryland 21204; and t S. Eric DiNenna, Esq., 406 W. Pennsylvania Ave., Towson, Maryland 2120s.

Mr. Sheriff. Please issue Subpoena Duces Terum in accordance with the above.

6'± Couc. ·- 50' FRAME CANCHAL -101-Consc. -- 52 ---heed hereto 872 Dag. Esta. Co. 110. 25004 H. BOWARCEN ZD. 1. The small of 9 51 coll ALLOF LOTS 15, 11, 12, 13, 1416 U: 2co Paroscurs d. 47, 48, 49,50 51,52,53 RAT OF GLENKIOTE PAT BOOK WP.C N+7 Foliots WARREN ROAD

HE LOT UPON WHICH THEY ARE

FILE NO. ELLOFT

LAW OFFICES

NOLAN, PLUMHOFF

CHARTERED

& WILLIAMS.

SCALE: 1" 40" DATE: 12-11-60 GERHOLD, CROSS & ETZEL Registered Land Surveyors

412 Delaware Avenue Towson, Maryland 21204

RE: Petition for Special Hearing NE Corner of Warren Road and Wil-Mar Pl., Eighth District Konstantinos Diakoulas, et al

BEFORE THE ZONING COMMISSIONER OF BALITIMORE COUNTY

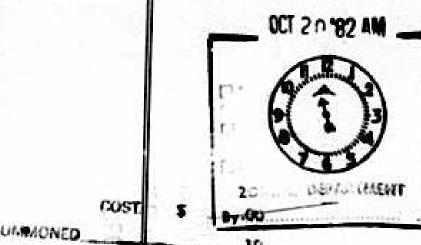
Case No. 83-101 SPH Petitioners

SUBPORNA DUCES TECHM

Mr. Commissioner:

Please issue a Summons Duces Tecum commanding ELIZABETH KROUT, 124 Warren Road, Cockeysville, Maryland 21030 to be and appear at Room 166, County Office Brilding, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on Wednesday, October 27, 1982 at 9:00 A.M. and for such other and further hearing dates as the Commissioner may set, for the purpose of appearing as a witness at said time and place before The Zoning Commissioner of Baltimore County; to have Less produce the following writings and documentary matter in her possession,

1. Any and all documents and photographs regarding the construction imsiness of Mr. Melvin Poberts at 200 Warren Poad.



Towson, Maryland 21204 Telephone: (301) 823-7800 Attorneys for Petitioners

19 HEREBY CERTIFY, That on this 20 day of Colober a copy of the foregoing Subpoena Duces Tecum was mailed unto John W. Hessian, CHIARLES H. HICKEY OF BALTIMORE COUNTY ESTUIRE, Room 223, Court House, Towson, Maryland 21204; and to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Avenue, Towson, Maryland 21204.

LAW OFFICES NOLAN, PLUMHOFF & WILLIAMS. CHARTERED

> J. EARLE PLUMHOF NEWTON A. WILLIAMS

THOMAS ... RENNER

MENNETH H. MASTERS

O. SCOTT BARHIGHT

ROBERT L. HANLEY, JR.

STEPHEN J. NOLAN WILLIAM P. ENGLEHANT, JR.

MILLIAM M. HESSON, UR.

NON EST.

Mr. Sheriff: Please issue Subpoena Duces Tecum in accordance with the above.

Zoning Commissioner of Baltimore Count

LAW OFFICES NOLAN, PLUMHOFF & WILLIAMS CHARTERED 204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

TELEPHONE 823-7800 MAILING ADDRESS P.O. BOX 5486 OWSON, MARYLAND 21204

APEA CODE 30

The Honorable William E. Hammond, Esquire Baltimore County Zoning Commissioner County Office Building Towson, Maryland 21204

Re: The Diakoulas Property - Warren Road at Mil-Mar Place, Known as 200 Warren Road, No. 82-216-V and Item 252

Dear Comdesioner Hannond:

Reference is made to S. Eric DiNenna's letter to you dated July 15, 1982 regarding the above-captioned property and cases. This is to formally advise you that the property owners agree to the consolidation of the alleged violation case with the special hearing to confirm certain non-conforming uses.

August 26, 1982

Thanking you for your attention to this matter, I am -

SJN/mgp

cc: S. Eric DiNenna, Esquire 406 W. Penrsylvania Avenue Towson, Maryland 21204

> Messrs. John & Gus Diakoulas Cockeysville, Maryland 21030

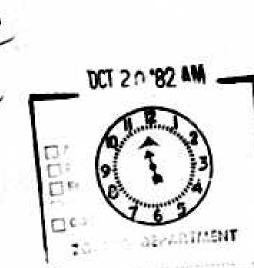


RE: Petition for Special BEFORE THE ZONING Hearing NE Corner of Warren Road and Wil-Mar Pl., COMMISSIONER OF Eighth District BALTIMORE COUNTY Konstantinos Diakoulas, et al Petitioners

Mr. Commissioner:

Please issue a Summons Duces Tecum commanding ARMAND SHANK, 12 Matthews Avenue, Cockeysville, Maryland 21030 to be and appear at Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 on Wednesday, October 27, 1982 at 9:00 A.M. and for such other and further heating dates as the Commissioner may set, for the purpose of appearing as a witness at said time and place before the Zoning Commissioner of Baltimore County; to have and produce the following writings and documentary matter in his possession, custody and control:

1. Any and all documents and photographs regarding the construction business of Mr. Melvin Poberts at 200 Warren Road.



Towson, Maryland 21204 Telephone: (301) 823-7800 Attorneys for Petitioners

I HEREBY CERTIFY, That on this 20 day of Ottober the foregoing Subpoena Duces Tecum was mailed unto John W. Hessian, III, Esquire, Room 223, Court House, Towson, Maryland 21204; and to Eric S. DiNenna, Esquire, 406 W. Pennsylvania Avenue, Towson, Maryland 21204.

LAW OFFICES VOLAN, PLUMHOFF & WILLIAMS. CHARTERED

Mr. Sheriff: Please issue Subpoena Duces Tecumin accordance with the above.

Zoning Commissioner of Baltimore Count

S. Eric Vi Xenna, P.A. 405 W. Pennsyle said Thenwe Jouson, Maryland 21204

July 15, 1982

301-423-1630

301-296-6520

The Honorable William E. Hammond Zoning Commissioner for Baltimore County Office Building Towson, Maryland 21204

RE: Case No.: 82-216-V Datacles - DES-

Dear Commissioner Hammond:

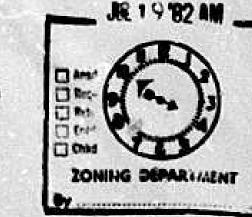
I am writing in reference to the above captioned matter which is the subject of a Petition for Special Hearing for the property located at 200 Warren Road. Pursuant to my conversation with Newton A. Williams, counsel for the Petitioners, I wish to be advised of any correspondence, communications and the date of the hearing on this matter.

Also, in discussions with Mr. Williams, it is agreed between the parties that the alleged violation case be consolidated with the Petition for Special Hearing. Both matters can be heard at the same time and would in fact help facilitate any lapse to all parties concorned.

Very Kuly yours S. ERIC DINENNA

SED:wjt

cc: Newton A. Williams, Esquire Mr. David Putnam, Warren Area Homeowners Association



S. Eric Di Nenna, P.A. Altorney of Bar

406 W. Pennsylvania Avenus Josson, Maryland 21204

301-823-1630 201-296-6520

Cotober 8, 1982

The Honorable William E. Hammond Zoning Commissioner for Baltimore County County Office Building 111 H. Chesapeake Avenue Fond

RE: Special Hearing 200 Warren Road Violation Case No.: 82-216-V

My File No.: 82-35 Dear Commissioner Hammond:

This is to confirm our conversation wherein you advised me that you will consolidate both the above captioned matters at the hearing presently scheduled for Tuesday, October 19, 1982 at 1:30 F.M.

I want to extent my thanks for your consideration in this matter.

en: Stephen J. Nolan, Esquire Mr. Thomas Kennedy



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

July 13, 1984

Newton A. Williams, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

S. Eric DiNenta, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

RE: Case Nos. 83-101-SPH and 82-216-V Konstantinos Diakoulas, Petitioner

Gentlemen:

Please be advised that at your request a continued hearing will be scheduled to conclude the matters cited above. You will be contacted by Mrs. January of my office to schedule a convenient date.

> West plen /son ARNOLD JABLON Zoning Commissioner

> > 9na Homen

AREA CODE BOL

TELEPHONE

623-1600

MAILING ADDRESS

P.O. BOX 5486

TOWSON, MARYLAND SIZO4

DCT 27 '82 AN ___

AJ:eoh

J. EARLE PLUMHIST

NEWTON A WILLIAMS

THOMAS J. RENNER

STEPHEN J. NOLAN

G SCOTT BARNISHT

ROBERT L. HANLEY JR.

WILLIAM M. HEBSON, JR.

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS CHARTERED 204 WEST PENNSYLVANIA AVENUE WILLIAM ENGLEHART JR. TOWSON, MARYLAND 21204

TELEPHONE 1300 823-7800

HAND DELIVERED

July 22, 1983

The Honorable William E. Hammond Zoning Commissioner Zining Commissioner's Office

County Office Building Towson, Maryland 21204 Fe: Agreed Continuance Of "helbiakoulas Special Hearing And Zoning Wiolation Care Involving

200 Warran Road

83-101-5PM Dear Commissioner Farmond:

Confirming the informal meeting between you, Mr. DiNenna and me the other day at your office, we are presently awaiting a response from the Warren Road neighbors to a proposed resolution of this matter.

Both Mr. Dilenna and I are well aware that you will be retiring at the end of July, and we are both agreea'le to "our continuing this case. Furthermore, as Mr. DiNenna mentioned, either the new commissioner or the deputy commissioner at some subsequent time car listen to the tape of the fall, 1982 hearing and then the hearing can be continued from that point.

of course, a possibility exists that it may not be necessary to continue the hearing, but the type will prove useful should a continuence

Both Mr. Dilemna and I appreciate your handling this matter as set out in this letter, and this letter placed in the file will reflect the understanding of the parties as reached prior to your leaving office.

Sincerely, Newton a. Williams

Newton A. Williams

oc: Eric S. DiNesna, Esquire

Mr. Gus Diakoulas and

Mr. John Diakoulas

_ JU 25 83 AM

J. EARLE PLUMMBET NEWTON A. WILLIAMS WILLIAM M. HERBON, JR THOMAS J. BENNER KENHETH H. MASTERS STEPHEN J. HOLAN

WILLIAM P. ENDLEHART, JR.

G. SCOTT BARHIGHT

ROBERT L. HANLEY, JR.

FOLAN, PLUMBORY & WILLIAMS CHARTSHED 204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

LAW OFFICES

October 26, 1982

The Honorable William E. Hammond Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Re: The Diakoulas Property, 200 Warren Road, Hearing Scheduled For Wednesday, October 27, 1982, At 9:00 A.M., To Be Continued By Agreement Of Counsel And All Parties

Dear Commissioner Hammond:

Confirming several conversations with you and your secretary, Mrs. Stella R. Lowery, the parties have agreed to continue the hearing in this matter, which originally began on Tuesday, October 19, 1982, to a later date. Among the reasons for the requested continuance by the agreement of all parties is a proposed meeting between the various concerned parties on all sides to determine how this neighborhood situation can be resolved compatibly and reasonably for the benefit of all concerned.

All counsel and parties to the case appreciate your continuing this case by agreement, and we thank you and Mrs. Rorke and others on your staff for your continued attention and interest in this matter.

With best regards to all parties concerned, and looking forward to conferring in a reasoned and neighborly atmosphere, I am -

> Respectfully, Newton a. Williams Newton A. Williams

NAW: Dr

oc: S. Eric Dinenna, Esquire Attorney for Warren Road Neighborhood Property Owners

cc: Mrs. Chris Rorke Zoning Inspector

cc: Messrs. Gus and John Diakoulas

408 W. Pennsylvania Roenue Jouron, Maryland 21204

S. Eric Di Nenna, P.A SEP 2 82 My 71-525-1630 01-296-6520

The Honorable William E. Hammond Zoning Commissioner for Baltimore County County Office Building Towson, Maryland 21204

> RE: Special Hearing 83-/6/-SAM TINGS DIARGULAS, Wal 200 Warren Road Violation Case No.: 82-216-V My Pile No.: 82-35 -

Dear Commissioner Hammond:

This is to confirm my conversation last week wherein I requested that the above captioned matters be consolidated for hearing. The Special Hearing is tentatively set for October 19, 1982 at 1:30 P. M.

Morney al Bas

If you recall, at the violation hearing you indicated that you would not have the hearing and give the property owners of 200 Warren Road the opportunity to file for special hearing to prove non-conforming use. This Petition has been filed along with the appropriate plats and in discussions with Newton A. Williams, Esquire, the attorrey for the Petitioner, it was agreed that we would consolidate both the Special Hearing and the Violation Hearing at the same time. same time.

Please refer to my letter of July 15, 1982 making said request. The reasons for the request are that it would save all participants monetary expenditures, present all facts to the Zoning Commissioner at one time instead of going to the Special Hearing, assuming for the moment that the Zoning Commissioner finds no non-conforming use, the violation hearing then in fact would have to be heard, if in fact the property owner continued the use. If in fact there are appeals, the whole matter would be heard de novo before the Board of Appeals and would be consolidated at that point in time. that point in time.

S. ERIC DINENNA, P.A. Attorney At Law

The Honorable William E. Hammond

September 22, 1982

Would you be so kind as to advise me as soon as possible of your ruling in this matter?

SEC:wjt

cc: Warren Area Homeowners Association

Newcon A. Williams, Esquire

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Co ty Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this 25 +h Filing Fee \$ 25 00 Ilon . No. 107657 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH FECEIPT the Petition for assignment of a PECEIVED WOLFIN PLUMHORN & WILLIAMS
FOR THING FOR THE SPECIME HARRING C 155*****25DUSB 3015A VALIDATION OR SIGNATURE OF CASHIER

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| | | | Towns | . M | u plan | 4 | | |

| | B3-101-57H |
|------------------------------------|--|
| District | Date of Posting 12-1-84 |
| Posted for: Landent Hamman | ************************************** |
| Location of property: Na /comments | EXITED TO A MEDICAL |
| | |
| Location of Signs | |
| Remarks: | |
| Posted by Dameline | |

NOTICE OF HEARING Re: Potition for Special Mearing MR/corner Warren Rd. & Wil-May Pince Kenstatians Diaboulas, et al - Potitioners Cano 483-101-5798

| | A THE REAL PROPERTY. | 20 20 20 20 | 想 | | AND DESCRIPTION OF THE PARTY OF | |
|--|-------------------------|----------------|-----------------------|-----------|--|-----------------------|
| A STATE OF THE STA | | | | a section | | Control of the second |
| ing. | 12 P. M. | AL SECTION | | | THE REAL PROPERTY. | |
| AND SUIT OF THE PARTY OF | A STATE OF THE PARTY OF | OF THE COLD IN | COMPANY OF THE PARKET | | | |

DATE: Tuesday, October 1%, 1982

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND

ec: S. Krie DiNozes, Esquire 406 W. Pennsylvania Avenue Towen, Maryland 21204

Stophen J. Nelau, Require

Noisa, Fizzheff & Williams

204 W. Ponsylvania Avenue

Towers, Maryland 21206

Stuazi docith 125 Glanmere Avenue Cockeysville, Maryland 21050

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tourson, Maryland

| District & | | Date | of Posting 10/ | 3/82 |
|-------------------------|------------|-------------|----------------|----------|
| Posted for Detetse | 1 for my | cial These | ung | <u> </u> |
| Petitioner: Honden | Nors no | aportos, | et al | |
| Location of property: N | C16 7 | Gernen M | 1. 1 Til | Mar |
| Location of Signs frace | ng interse | etros of | Namen | -nul |
| Remarks: | | | | |
| Posted by Lean & | are Wellen | Date of ret | um 10/8/ | 83 |
| Number of Signe:/ | | | | |

| | STATE OF THE PARTY |
|---|--|
| PETITION FOR SPECIAL HEARING | |
| ECONING: Petition for Special- He' ag LiOCATION: Northeast corner of Warren Road and Wis-Mar Place DATE & TIME: Tuesday, October 19, 1812 at 1:30 P.M. PUBLIC MEARING: Room 106, County Office Pullding, 111 W. Chesapully Avenue, Townon, Paryland | 8 |
| The Zoning Commissioner of Bal- tia.ore County, by authority of the Zoning Act and Regulations of Bal- timore County, will hold a public hearing: | Total State of |
| Petition for Process Hearing un- der Section NULY of the Baltimore County Ecolog Regulations, to de- termine whether or not the Ecolog Commissioner and/or Deputy Zon- ing Commissioner should approve and confirm the existence of non- californing uses on the subject tract for construction company, storage, and service garage, office and resi- dential uses | Name of Street, |
| All that parted of land in the Elgh h District of Saltimore County Espinuing for the name at the corper formed by the intersection of the northernmost side of Warren | |
| stend with the quetermost side of Wil-Mar Place and rors on thence and binding on the nerthernmost side of Clarges Road, Bouth 77 de- grees 52 pointures East 150 feet, hen's leaving Warren Blood and number the four following a urses and distances via North 12 decrees It minutes Feet 200 to 5 doubt 77 decrees 53 minutes Part 50 and | |
| I minutes F-st 200 har fouts 77 legroes 53 minutes East 50 est, corth 13 degrees 07 minutes East 0 feet and North 77 degrees 53 minutes West 200 feet to to east- | |

thegir sing.
Containing 0.92 of an Acre of Jarusore or less.
Being the property of Konstantion Diskotles, et al., as shown on
tat plan filed with the Ecolog

partment.
Hearing Date: Tuesday factober
1982 at 1:30 P M.
Public Hearing: Roc in 106, County
office Building, 111 W. Chesapeake
tenue, Townon, Maryland
By Order Of
WILLIAM E. HAMMOND,
Eccing Commissioner
of Baltimore County
Bent. 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____September 30__, 19_82 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., SHEED THE COUNTY one time __ sacresave course before the _19th ____ day of _____ October ___, 19.82 __, the West publication appearing on the _30th ____ day of _____September_ 19 82

L. Link FFERSONIA Manager.

Cost of Advertisement, \$_____

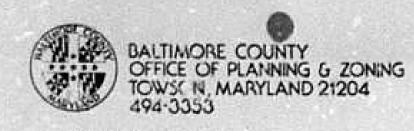
CERTIFICATE OF PUBLICATION

TOWSON, MD., ____September 27, ____, 1961... THIS IS TO CEPTIFY, that the annexed advertisement was published in THE SEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 27 , 19.84

THE JEFFERSONIAN.

Cost of Advertising

83-101-3PH



WILLIAM E HAMMOND ZONING COMMISSIONER

October 14, 1982

Stephen J. Nolan, Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing NE/corner Warren Rd. & Wil-Mar Place Konstantinos Diakoulas, et al - Petitioners Case #83-101-SPH Item #252

Dear Mr. Nolani

This is to advise you that \$65.19 is due for advertising and posting of the above property.

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

No. 112318

Very truly yours,

AM E. HAMMOND Commissioner

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

DAT 10-19-82 ACCOUNT 8-01-615-000

ron Moler Clamboff + Williams

Cose #83-101-SPH C 033******551910 #198A

VALIDATION OF SIGNATURE OF CASHIER

September 17, 1964

Stephen J. Nolan, Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing-Rescheduled NE/corner Warren Road and Wil-Mer Place Konstantinos Diskoulas, et al - Petitioner Case No. 83-101-SPH

TIME: 1:30 P.M.

DATE: Monday, October 15, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

AJ:ech

cc: S. Eric DiNenna, Esquire 406 W. Pennsylvania Avenue Towson, Maryland 21204

Stuart Smith 125 Glermore Avenue Cockeysville, Maryland 21030

> oning Commissioner of Baltimore County

CARL IL SERHULD PHILIP K. CROSS JOHN F. ETTEL WILLIAM & STREET GUNDON T. LANGDON

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors 412 DELAWARE AVENUE TOWSON, MARYLAND 21204

823-4470

PAUL G. BOLLEABERS

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

May 25, 1982

Zoning Description

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

Beginning for the same at the corner formed by the intersection of the northernmost side of Warren Road with the easternmost side of the northernmost side of warren Hoad with the easternmost side of Wil-Mar Place and running thence and binding on the northernmost side of Warren Road, South 77 degrees 53 minutes East 150 feet, thence leaving Warren Road and running the four following courses and distances viz: North 12 degrees 07 minutes East 200 feet, South 77 degrees 53 minutes East 50 feet, North 12 degrees 07 minutes East 50 feet and North 77 degrees 53 minutes West 200 feet to the easternmost side of Wil-Mar Place and thence binding on the east side of said Place, South 12 degrees 07 minutes West 250 feet to the place of beginning.

Containing 0.92 of an Acre of land more or less.



1 m. 17 - 11/

Being the propert, of Konstantinos Diakoulas, et al, as shown on plat plan filed

Hearing Date: Tuesday, October 19, 1982 at 1:30 P. 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 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON ZONING COMMISSIONER

October 8, 1984

Stephen J. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Special Hearing NE/cor. Warren Road & Wil-Mar Place Konstantinos Diakoulas, et al - Petitioners Case No. 83-101-SPH

Dear Mr. Nolan:

This is to advise you that \$56.68 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 134370

IOLD JABLON ing Commissioner

DATE OCE. 15, 1984 ACCOUNT R-C1-615-000 AMOUNT \$56.68

Received Newton Williams, Esquiss K.E. Que Diskoulas FOR Advertising and Posting of Case No. 83-101-8PH

6 121aaaaaaSOB3ta 2168F

VALIDATION OR SIGNATURE OF CASHIER

RESCHEDULED

PETITION FOR SPECIAL HEARING

DATE AND TIME:

LOCATION:

with the Zoning Department.

Mostday, October 15, 1984 at 1:30 p.m.

PUBLIC HEARING:

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and confirm the existence of nonconforming uses on the subject tract for construction company, storage, and service garage, office and residential uses.

Being the property of Konstantinos Diakoulas, et al the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

MAR 15 085

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and confirm the existence of nonconforming uses on the subject tract for

PETITION FOR SPECIAL HEARING

Northeast corner of Warren Road and Wil-Mar Place

Room 106, County Office Building, 111 W. Chesapeake

8th Election District

Tuesday, October 19, 1982 at 1:36 P. M.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Special Hearing

Avenue, Towson, Maryland

construction company, storage, and service garage, office and residential uses All that parcel of land in the Eighth District of Baltimore County

Regulations of Baltimore County, will hold a public hearing:

8th Election District

Northeast corner of Warren Road and Wil-Mar Place

Room 106, County Office Building, 111 West Chesapeake

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMOPE COUNTY RECEIVED FOR

BEFORE THE

ZONING COMMISSIONER

Konstantinos Diakoulas, et al,

Petitioners

OF BALTIMORE COUNTY Case No. 83-101-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein filed the subject Petition to determine whether their property, purchased in 1980, contained various nonconforming uses. The Petition was filed after the Protestants herein filed a complaint alleging zoning violations by the Petitioners. At the request and acquiescence of both sides, these matters were consolidated by Commissioner William E. Hammond. Although a hearing was begun, the matters were continued. During the period of time these matters have been pending, the parties have attempted to resolve the issues at nand and have succeeded.

Both Counsel for the Petitioners and for the Protestants, Thomas M. and Mary D. Kennedy, Myrta Y. Fay, and David R. and Eleanor F. Putnam, all neighbors of the Petitioners, presented an Agreed Stipulations Between the Pa. ties, introduced into evidence as Joint Exhibit 1, and an Agreed Statement of Facts and an Agreement, introduced as Joint Exhibit 2, which were entered into and executed m. These are hereby adopted in their entirety by this Order.

tuart Smith, another neighbor, not a party to these agreements, appeared maised some concerns but, after an explanation by Counsel was made, was satd that his concerns were addressed.

Pursuant to Section 104.1, Baltimore County Zoning Regulations (BCZR), it is determined that nonconforming uses exist for a construction company, light warehouse use, office, and residential uses. It is further determined that a masconforming use was not found for a service garage.

APPRAISAL BY HUGH E. GELSTON

OF PROPERTIES LOCATED IN

BALTIMORE COUNTY & BALTIMORE CITY

MARYLAND

IN THE ESTATE OF

J. MELVIN ROBERTS

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _/8 day of October, 1984, that nonconforming uses for a construction company, light warehouse use, office and residential uses are hereby GRANTED, from and after the date of this Order.

It is FUPTHER ORDERED that the nonconforming use for a service garage is

AJ/srl

cc: Newton A. Williams, Esquire S. Eric DiNenna, Esquire People's Counsel

RECEIVED FOR FILIN TE

Mr. E. Harrison Stone Alexander Brown Building Towson, Maryland 21204

Dear Mr. Stone:

In compliance with your request, I have inspected several properties locat 4 in Baltimore County and Baltimore City, Maryland, in the estate of J. Melvin Roberts.

The purpose of this appraisal is to estimate the present fair market value of the subject properties.

Respectfully submitted,

September 26, 1980

HEG/sg

200 WARREN ROAD, COCKEYSVILLE, MD. ON SEPTEMBER 27, 1980

TOOLS: Rigid No. 500 pipe vice 1/8" 5", rigid ti' pipe die 214" t', rigid GR 1"-2" threader, 2 t' pipe wreaches 2" pipe wreach, work beach, beach vice, two double beach grinders, Riggs-Stratton 3 III' mower, Comet enapper 20' riding mower, beit cutters, two egr pipe cutters, back saws, strap hingrs, cross cut saws, brick clamps, quantities of motor oil in quarts, gallons of anti-freese, contracasbestos roof coaling, lengths of legging chain, quantity of burlap, benches, lanterna, concrete form bulls, large quantities of assorted VEHICLES: TO HE SOLD AT 13 NOON, 1970 Cadillac 4 Door Sedan, 1966 Chevrolet Truck w/utility Body Series 30 % 1oz. 1951 Super Buick 4 Door Sedan Stratght S. HOUSEHOLD FURNISHINGS: Mahogany diving room suite w/lable, 6 chairs, buffet, blonde embogany bedroom suite; mahogany bedroom suite w/double bed, night tables, burous womirror,

chest of drawers, oak desk, two combination sofas, kitchenetic set round mahogany table, lamps, bookcases, painted supboards, Ken-sington china, set of Norttake for 8, Eenth color I.v., Philos upright freezer, Westinghouse automatic washer, electric knife, window fan, table linen, misc. tables and chairs, metal office desk and chair, I drawer file cabinet, adding machine, cameras, deak accessories, double door metal cubinet, upholstered chule, misc. china and glassware, kitchen utensils, stainless flat cure, 3 folding tables, 2 lawn chairs, console Ls, plus rauny more household items. TERMS OF SALE: CASH. IMMEDIATE REMOVAL

POOD SERVED BY POPTAR GROVE CHURCH CHAPLES A. YELTE, Personal Representative of the Estate of Melvin Roberts

MLTON J. DANCE CO. INC. TO CYLON ENERGY

innumment in internation in the contraction of the

Pet, Eph, 2

Rottors Road, Sparks, Sth Election, District of Bultimore County, Maryland and more particularly described in a deed recorded among the Land Records of Bultimore County, Maryland in Liber W.J.R. No. 4027, fullo 875, etc. This land fronts approximately 564 fost on York Road and 810 feet on Cold Britism Road.

urty, which shot is 64 feet by 66 feet and in excess of 13 fast to height.

This trust of land is sound R.C.S. Formi-Randontiel A lot Exing an area less than one aere may not be eracled to an R.C.S scote.
The storage shed in non-conforming use.

For Plats and particioners contact Dance Austioneers.

The properties will be sold subject to conditione, restrictors, and agreements of record affecting same, if say.

TERMS OF RAIS: Deposits in each or certified check will be scepted for the respective tracks as follows: PARCEL NO. 1-deposts \$1,000.00; PARCTE, NO. 5—deposit \$8,000.00; PARCEL SIO.
5—deposit \$2,000.00; on each property the balance of the purchase' maney shall hear interest from the day of sale to day of soldie-

PARCEL I

Located at the Southwest corner of York Road and Cold Bottom Road, in the Eighth District of Baltimore County, Maryland. Tax Map 28, Parcel 51.

DEED REFERENCE:

9.8 Acres.

Grantor- Sam W. Borden & Richard D. Briggs, Tr. Grantee - John Melvin Roberts Liber 4027-575 8/8/62

ZONING:

R.C.5 (Rural - Residential). A lot having an acre less than one acre may not be created in an R.C.5 zong. Non-Conforming use for storage shed.

UTILITIES:

No public utilities. Private well & septic system. Telephone & electricity.

LAND:

Consists of 9.8 Acres, more or less, having frontage of 564.63' on York Road & 810.93 ' on Cold Bottom Road. Land is clear, presently in corn. Lond slopes Southwest with a swale at South property line. PARCEL I

IMPROVEMENTS:

MILTON J DANCE CO INC

AUCTIONEERS

H. STEPHENS DANCE TOWSON, MANYLAND 21204

311 BOSI SY AVENUE

One story frame house with gravel roof. The dimensions are * x 28'. Block foundation, front porch.

House poor to fair condition. First Ploor - Living room (brick fireplace), kitchan, 4 bedrooms & 2 baths.

Basement - Cement floor. Hot water heat, oil fired furnace, Automatic water heater, Dry wall, part oak floors. Exterior walls insulated. Blacktop driveway, part gravel.

Shed - hatal and frame 64' x 48'.

VALUATION:

LAND - 9.8 Aures @ \$4.500.00 P/ac. IMPROVEMENTS

\$44,100.00

30,000.00

House - 1440 sq.ft.

14 000,00 \$88,000.00

House rented @ \$300.00 P/M. - \$3,600.00 P/Yr. Shed rented @ \$175.00 P/M. = \$2,100.00 P/Yr.

Pet, Eph, 4

ENATE AUCTION

THREE VALUABLE PROPERTIES 3654 OLD YORK ROAD, BALTO, CTTY, 200 TVAL REN ROAD, COCKEYSVILE, AND SO AC AND IMPROVEMENTS, YOUR ROAD ANT COL

BOTTOM ROAD, SPARKS, BALTIMOPE COUL

The undersigned Personal Representative of the Estate of 2. Helvin Roberts, deceased, into of Pultimore County will offer for onle at Public Austion the heroinafter described proporties on thisir.

ON FRIDAY, OCTOBER 24th, 1980

AT 19:50 A.M. Pareel No. 1-824 OLD YORK ROAD, Balticares City more particularly described in a dead recorded acting the Land Records of Bultimore City in Labor J.F.C. No. 927, fello 67

Title let to 100 feet by 365 feet and is improved by a 3 story frame word shingle dwelling centaining two spartnissis. Also, in-coled on the property are 10 block single our garages. The Dutfloor opertment is rented as are all garages. AT IS HOON Pareel No. 3-CO WARREN ROAD, Oxforevilla, Ethi Election District of Raitirore County, Maryland Left being Roaws as Lots Nos. 10, 11, 12, 14 & 15 and the most neuthria portion

of Lots Hee, of through \$2, as shown on the Plat of F samers, sale. Plat being recorded arrong the Land Records of Daltamere County, Maryland in Plat Back W.P.C. Sto. 7, follo \$2. This truck fronts 160 feet on the northerly side of Warren But? and fronts 250 feet on the esciuty side of Will-Lipr Plat of Lots ifce. 65-63 fronts 80 feet on Will-liter Place with a Colle of 100 feet. This tract is slightly trregular in shape, as I contains

The improvements consist of a 1% story stages dwelling with stone addition and a frame garage attached on the year The bouse contains on the first floor a living room, disting room, kitches, master bedroom with ceramic tile both, another bedroom and both. There to wall to wall carpet over the sais floors. The busyment t full becoment with coment floor and entrance from the garage The bearment createins the oil fired hot water furname and a 273 gus-fired hot water heater. The second floor has a private entransas well as an incide entrunce and there are three rooms, kilches and both in this unit. The stinched two car garage has semant

To the rear of the house and fronting on Wil-Far Place there is a large frame shop-storage shed-garage building. This building is large enough to hold 4 limon, 2 cars and still there is a large shop and room for a bruck. There is a gas pump and under ground

Property is not hooked into public sewer, it has espite system.

This property is sound D.W. 2.3 and Non-Confurming Use. At 1:00 P.M. Parest No. 5-9.5 ACRES MORE OR LESS, Stud on the Westerly side of York Road and the poutherly ride of Oold

The improvements consist of a one etery frame dwelling with gravel root. Two interior contains a living room with brick fireplace. hitchen, 4 bedreems and 2 baths. The beaument has a commit floor and contains the oil fired bot water heating plant.
There is a large motal and frame shed building on the prop-

PARCEL 2

LOCATION:

Warren Road and Wil-mar Place, known as 200 Warren Road, Eighth District of Baltimore County.

DEED REFERENCE;

Liber - 601-204, Liber 594-362 and Liber 1052-35.

ZONING: D.R. 3.5 and Mon-Conforming Use.

Utilities:

Public water, sewer, gas & electricity.
Not hooked up to sewer. Septic system.

PARCEL I\$ 88,000.00

PARCEL 2\$ 80,100.00

PARCEL 3\$ 43,200.00

PARCEL 4\$ 26,800.00

Total\$228,100.00

LAND:

Lots 10-11-12-13-14-15, fronting 150' on Warren Road, with depth of 200' = 30,000 sq.ft.= 0.69 Ac. Part of lots 46 through 53 fronting on Wil-Mar Place 50' frontage, depth 200' = 10,000 sq.ft. = 0.230 Acs.

PARCEL 2

IMPROVEMENTS:

listory block (plastered over) & frame, the dimensions 30' x 26' with stone one story addition 19'x16', block foundation, usbestos shingle roof, attached 2 car garage. Apartment on first and one on second floor.

Pirst Ploor - Living room, dining room, small kitchen (vinyl tile), master bed room and ceramic tile powder room. One bed room. Ceramic tile bath and hall room. Wall to wall carpet over oak floors.

Second Ploor - Private entrance, three rooms, bath and kitchen. Pine floors.

Easement - Pull basement, cement floor, outside entrance. Hot water, oil fired furnace heat. 275 gal. fuel oil tank. Automatic gas water heater. House insulated, built in 1938.

Garage - two car attached, cement floor, overhead doors. Area 24' x 20' = 480 sg.ft.

NOTE: An additional house could be built on this property.

VALUATION:

LAND - Lots % thru 15 \$30,000.00

IMPROVEMENTS

House 45,300.00

Garage 4,800.00

Total

\$80,100.00

QUALIFICATIONS OF HUGH E. GELSTON:

- 1. LICENSED REAL ESTATE BROKER SINCE 1947.
- 2. REAL ESTATE SALESMAN 1932-1947.
- 3. CHARTER MEMBER AND PAST PRESIDENT BALTIMORE COUNTY APPRAISERS' SOCIETY.
- 4. CHARTER MEMBER AND PAST DIRECTOR BALTIMORE COUNTY REAL ESTATE BOARD.
- 5. APPRAISAL COURSE MCCOY COLLEGE.
- 6. MEMBER AND PAST PRESIDENT REAL ESTATE BROKERS ROUND TABLE OF BALTIMORE COUNTY.
- 7. HAVE PERSONALLY OWNED AND SOLD REAL ESTATE IN BALTIMORE COUNTY.
- 9. QUALIFIED AS REAL ESTATE APPRAISER IN CIRCUIT COURT FOR BALTIMORE COUNTY.
- 9. QUALIFIED AS FEAL ESTATE APPRAISER IN CIRCUIT COURT FOR HARFORD COUNTY.
- 10. QUALIFIED AS REAL ESTATE APPRAISER BEFORE PROPERTY REVIEW BOARD OF BALTIMORE COUNTY.
- 11. QUALIFIED AS REAL ESTATE EXPERT BEFORE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY.
- 12. REAL ESTATE CONSULTANT TO THE BOARD OF EDUCATION OF BALTIMORE COUNTY.
- 13. HAVE MADE PAID APPRAISALS FOR PROPERTY OWNERS, ATTORNEYS, THE GAS & ELECTRIC CO., COUNTY COMMISSIONERS, THE CITY OF BALTIMORE, COUNTY REVENUE AUTHORITY, THE GUNPOWDER STATE PARK, THE COLONIAL PIPELINE CO., THE AMERICAN TELEPHONE & TELEGRAPH CO., THE CATHOLIC ARCH DIOCESE OF MARYLAND, THE MERCANTILE SAFE DEPOSIT & TRUST CO., THE FIRST NATIONAL BANK OF MARYLAND, ETC.

PARCEL 3

Storage Shed & Garages (Wil-Mar Avenue)
Part of Lots 46 thru 53 = 10,000 sq.ft.
- 0,230 Acre.

VALUATION:

LAND IMPROVEMENTS

\$10,000:00 23,200.00

Total \$33,200.00

-6-

PARCEL 4 - 3654 OLD YORK ROAD

NOT - Approximately 100' x 200'

IMPROVEMENTS

2 story wood shingle house with asbestos roof Dimensions 24° x 54°. Two apartments. 10 block single garages.

Rental of House - \$140.00 P/M. = \$1,680.00 P/Yr. Rental of Garages - \$150.00 P/M. = \$1,800.00 P/Yr.

TOTAL VALUE\$26,800.00









GOBERTS | DIAKOULAS PROPERTY FROM



PLACE AT NOWL + WIS OF PROPERTY.



O. LOOKING NE/LY FROM SE CORNER OF ROBERTS DIAKOULAS PROPERTY



E. LOOKING NELLY AT UPPER PART OF BUILDING + ADJOINING PROPERTY





F. LOUKING SEILY AT BUILDING, DIN & DADT OF REAR VARD



HOUSE OFFICE TOWARD SIS OF REAR BULG. H. LOOKING NIL AT SIS OF REAR



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TOWARD REAR OF HOUSES ON WIS OF WARREN RD., W OF WIL-MAR.

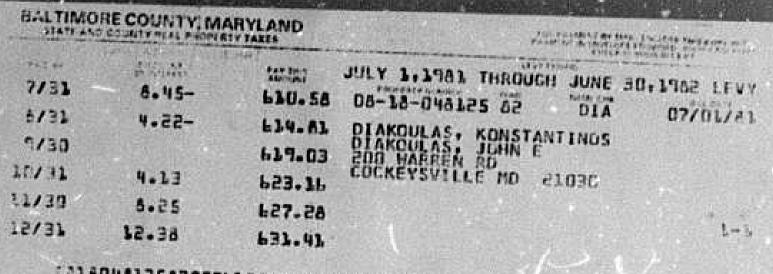


BOLG, TOWARD NE/C OF FROPERTY.

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| SUPERVISOR OF ASSESSMENTS | | | | LICENSE [®] NO. U.J.\U.J.II. 1.3 |
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| APPLICANT MUST COMPLETE THE FOLLOWING SECTION | 77 010 CONSTRUCT | I OF LICEDIE 1 | 15.00 | MAY 28 1971 |
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| 15/37 | 57.64 | 1,096,62 | |

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| STATE AND | RE COUNTY, M. | TY TARES | | Paring. | A THE PERSON NAMED IN | MAR SACONS THE CON- |
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| 9/30 | | 536-30 | DIAKOULA: | KONSTANT JOHN E BD | INOS | |
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