

R-90-175 George P. Karageorgos 7/16/90 - Appeal DISMISSED Judge Alfred L. Brennan, Jr.)

IN THE MATTER OF * IN THE
THE APPLICATION OF * CIRCUIT COURT
GEORGE P. KARAGEORGOS * FOR
FOR ZONING RECLASSIFICATION * BALTIMORE COUNTY
GEORGE P. KARAGEORGOS * Case No.
81/163/90CG2163
Plaintiff

MOTION TO DISMISS APPEAL

York Manor Improvement Association, Protestants, by
J. Shawn Alcaresse, pursuant to Md. R. Civ. P., Rule B5,
moves to dismiss Petitioner's appeal of the Zoning Board's
decision in the above styled cause, and for reasons says:

1. That Petitioner, on May 31, 1990 appealed the May 2, 1990 opinion and decision of Zoning Board of Appeals denying his Petition for Reclassification; and
2. That Petitioner, in contravention of Md. R. Civ. P., Rule B2(e), did not file with the clerk with his order for appeal or within ten (10) days thereafter the required petition; and
3. That the required petition was due on or before June 11, 1990; and
4. That to date petitioner has still not filed the required petition.

WHEREFORE, Protestants pray this Court to dismiss
Petitioner's appeal absent good cause.

Appeal Dismissed

7-16-90

Alfred L. Brennan, Jr. FILED JUN 25 1990
RECEIVED MR 6 000 acj

IN THE MATTER OF * IN THE
THE APPLICATION OF * CIRCUIT COURT
GEORGE P. KARAGEORGOS * FOR
FOR ZONING RECLASSIFICATION * BALTIMORE COUNTY
GEORGE P. KARAGEORGOS * Case No.
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4. That to date petitioner has still not filed the required petition.

WHEREFORE, Protestants pray this Court to dismiss
Petitioner's appeal absent good cause.

62-1214 92 NUN 06

RECEIVED
COUNTY BOARD OF APPEALS

J. Shawn Alcaresse
22 West Pennsylvania Avenue
Suite 686
Towson, Maryland 21204
(301) 339-7313

POINTS AND AUTHORITIES

Md. R. Civ. P., Rules B2 and B5 Border v. Grooms, 267
Md. 108 (1972) Ohio Casualty Ins. Co. v. Ins. Comm'r, 39 Md.
App. 547 (1978)

CERTIFICATION OF MAILING

I HEREBY CERTIFY that on this 2nd day of June, 1990, a
copy of the foregoing Motion to Dismiss Appeal was mailed,
postage prepaid, to George P. Karageorgos, 1 Haddington
Road, Lutherville, Maryland 21093, to Phyllis C. Friedman,
Esquire, Peoples Counsel, Room 304, County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland 21204 and to
Arnold G. Foreman, Esquire, County Board of Appeals, Room
315, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland 21204.

J. Shawn Alcaresse

IN THE MATTER OF THE APPLICATION * IN THE
OF GEORGE P. KARAGEORGOS FOR A * CIRCUIT COURT
ZONING RECLASSIFICATION ON * FOR
PROPERTY LOCATED ON THE SOUTH- * BALTIMORE COUNTY
EAST CORNER OF YORK ROAD AND * CG Doc. No. 81
HADDINGTON ROAD (1623 YORK ROAD) *
FROM R-O TO B.L. *
9TH ELECTION DISTRICT * Folio No. 163
4TH COUNCILMANIC DISTRICT *
GEORGE P. KARAGEORGOS, PLAINTIFF * File No. 90-CG-2163
ZONING CASE NO. R-90-175

**PROCEEDINGS BEFORE THE ZONING COMMISSIONER AND THE
BOARD OF APPEALS OF BALTIMORE COUNTY**

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come William T. Hackett, Michael B. Sauer, and Harry
E. Buchheister, Jr., constituting the County Board of Appeals of
Baltimore County, and in answer to the Order for Appeal directed
against them in this case, herewith return the record of
proceedings had in the above-entitled matter, consisting of the
following certified copies or original papers on file in the Office
of the Zoning Commissioner and the Board of Appeals of Baltimore
County:

No. R-90-175

September 1, 1989 Petition filed by Mr. Karageorgos for a zoning
reclassification from R.O to BL.
November 1, 9, 10, 1989 Publications in newspapers.
March 16, 1990 Certificate of Posting of property.
April 3, 1990 Zoning Plans Advisory Committee comments
received.
April 10, 1990 Hearing before the Board of Appeals.
May 2, 1990 Opinion and Order of the Board DENYING the
Petition for Reclassification.

George P. Karageorgos, File No. 90-CG-2163
Case No. R-90-175

May 31, 1990 Order for Appeal filed in the Circuit Court for
Baltimore County by George P. Karageorgos;
Petition to accompany appeal also filed.

June 8, 1990 Certificate of Notice sent to interested
parties.

June 26, 1990 Transcript of testimony filed.

Petitioners' Exhibit No. 1A & B - photo of subject
site at York + (1957)
" " " 2 - aerial photo (1985)
" " " 3 - aerial photo (new bldg.
in color) 1988
" " " 4 - photo (4) composit of
subj. property & parking
5 - photo of York Rd. & 3
story office bldg.
" " " 6A & B - photos of Watson's
Garden Ctr. (1985 & 1990)
" " " 7A & B - photos of new bldg.
under construction
7C - photo of 1624 York Rd.
(west side)
7D & E - photos of new bldg.
under construction
" " " 8 - photo of completed bldg.
at 1624 York Rd.
" " " 9A - subject property next
to trash
9B - subject property next to
garbage dumpster
9C & D - subject property next
to parking lot
9E - subject property next to
office building
" " " 10 - packet showing covenants
and restrictions
" " " 11 - statement of Mr.
Karageorgos' health
condition
" " " 12 - property (RO) across from
subj. property with a York
Manor sign
" " " 13 - Letter from office of
Planning to Mr. K.
" " " 14 - 6/5/89 plat for RO site
plan

George P. Karageorgos, File No. 90-CG-2163
Case No. R-90-175

Petitioner's Exhibit No. 15 - Portion of tax map
survey of residential
support

People's Counsel's Exhibit No. 1 - List of documents (4)
" 2 - Map (1000 sq. in) of
area subj. property
in yellow

June 26, 1990 Record of Proceedings filed in the Circuit Court for
Baltimore County.

Record of Proceedings pursuant to which said Order was entered
and upon which said Board acted are hereby forwarded to the Court,
together with exhibits entered int. evidence before the Board.

Respectfully submitted,

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul, Legal Secretary,
County Board of Appeals, Room 315, County
Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland 21204 (301) 887-3180

cc: Mr. George P. Karageorgos
J. Shawn Alcaresse, Esquire
Phyllis C. Friedman, Esquire -
People's Counsel for Baltimore County

IN THE MATTER OF THE APPLICATION * IN THE
OF GEORGE P. KARAGEORGOS FOR A * CIRCUIT COURT
ZONING RECLASSIFICATION ON * FOR
PROPERTY LOCATED ON THE SOUTH- * BALTIMORE COUNTY
EAST CORNER OF YORK ROAD AND *
HADDINGTON ROAD (1623 YORK ROAD) *
FROM R-O TO B.L. *
9TH ELECTION DISTRICT * CG Doc. No. 81
4TH COUNCILMANIC DISTRICT * Folio No. 163
GEORGE P. KARAGEORGOS, PLAINTIFF * File No. 90-CG-2163

CERTIFICATE OF NOTICE

Madam Clerk:

Pursuant to the provisions of Rule B-2(d) of the Maryland
Rules of Procedure, William T. Hackett, Michael B. Sauer, and Harry
E. Buchheister, Jr., constituting the County Board of Appeals of
Baltimore County, have given notice by mail of the filing of the
appeal to the representative of every party to the proceeding
before it; namely, George P. Karageorgos, 1623 York Road,
Lutherville, Maryland 21093, Plaintiff; J. Shawn Alcaresse,
Esquire, Suite 700, 207 E. Redwood Street, Baltimore, Maryland
21202, Counsel for Protestants; Phyllis C. Friedman, Esquire,
People's Counsel for Baltimore County, Room 304, County Office
Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204; and
Arnold G. Foreman, Esquire, c/o County Board of Appeals, Room 315,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
21204, a copy of which Notice is attached hereto and prayed that
it may be made a part hereof.

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul, Legal Secretary,
County Board of Appeals, Room 315, County
Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland 21204 (301) 887-3180

George P. Karageorgos, File No. 90-CG-2163
Case No. R-90-175

I HEREBY CERTIFY that a copy of the foregoing Certificate of
Notice has been mailed to George P. Karageorgos, 1623 York Road,
Lutherville, Maryland 21093, Plaintiff; J. Shawn Alcaresse,
Esquire, Suite 700, 207 E. Redwood Street, Baltimore, Maryland
21202, Counsel for Protestants; Phyllis C. Friedman, Esquire,
People's Counsel for Baltimore County, Room 304, County Office
Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204; and
Arnold G. Foreman, Esquire, c/o County Board of Appeals, Room 315,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
21204 on this 8th day of June, 1990.

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul, Legal Secretary,
County Board of Appeals, Room 315, County
Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland 21204 (301) 887-3180



**BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING**

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1988

64108 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

TOWSON

BALTIMORE COUNTY BASE MAP SERIES -

REVISED DATE	
JAN. 63	FEB. 74
MAR. 66	SEP. 74
JULY 67	JUNE 75
AUG. 68	FEB. 76
MAY 69	MAY 76
MAY 70	JAN. 77
AUG. 72	MAR. 78
JAN. 73	

3C

ORIGINAL

1

1 PETITION FOR ZONING * BEFORE THE
RECLASSIFICATION
2 Case No. R-90-175 * BALTIMORE COUNTY
SE/Corner York Road And *
3 Haddington Road * BOARD OF APPEALS
8th Election District
4 Legal Owner: * April 10, 1990
GEORGE P. KARAGEORGOS

* * * * *

7 The above-entitled matter came on for hearing
8 before the Baltimore County Board of Appeals at the County
9 Office Building, Towson, Maryland 21204 at 10:15 a.m.,
10 April 10, 1990.

* * * * *

12 BOARD MEMBERS:

13 WILLIAM T. HACKETT, Chairman
14 HARRY E. BUCHEISTER
MICHAEL B. SAUER

15 APPEARANCES:

16 GEORGE P. KARAGEORGOS,
In proper person
17 J. SHAWN ALCARESE, Esquire
18 On behalf of Protestants,
York Manor Improvement Association
19 PETER MAX ZIMMERMAN, Esquire
20 People's Counsel

21 Reported By: Barbara A. Ely, CSR

TRANSCRIPT IN BASEMENT
LOCATION: Box 19



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

June 8, 1990

J. Shawn Alcares, Esquire
Suite 700
207 E. Redwood Street
Baltimore, Maryland 21202

Re: Case No. R-90-175 (George P. Karageorgos)

Dear Mr. Alcares:

Notice is hereby given, in accordance with the Rules of Procedure of the Court of Appeals of Maryland, that an appeal has been taken to the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul
Legal Secretary

Enclosure

cc: Phyllis C. Friedman, Esquire - People's Counsel
for Baltimore County
Mr. James Earl Kraft
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

IN THE MATTER OF THE APPLICATION OF : IN THE CIRCUIT COURT
GEORGE P. KARAGEORGOS FOR A ZONING :
RECLASSIFICATION OF PROPERTY LOCATED : FOR BALTIMORE COUNTY
ON THE SOUTHEAST CORNER OF YORK ROAD :
AND HADDINGTON ROAD (1623 YORK ROAD) : CASE NO. R-90-175
FROM R-0 TO B.L. :
9th ELECTION DISTRICT : Item #6, Cycle II,
4th COUNCILMANIC DISTRICT : 1989-90

NOTICE OF APPEAL

Please note an appeal to the Circuit Court for Baltimore County from the Opinion and Order of the County Board of Appeals under date of May 2, 1990, in the above captioned matter.

George P. Karageorgos
George P. Karageorgos

1623 York Road
Lutherville, Maryland 21093
(301) 825-1411

I HEREBY CERTIFY that on this 3rd day of May, 1990, a copy of the foregoing Notice of Appeal was served to the Administrative Secretary, County Board of Appeals, Room 315, County Office Bldg., 111 W. Chesapeake Ave., Towson, MD 21204; and a copy mailed to J. Shawn Alcares, Esquire, Mr. James Earl Kraft, Phyllis C. Friedman, People's Counsel for Baltimore County, P. David Fields, Pat Keller, J. Robert Haines, Ann M. Nastarowicz, James E. Dyer, W. Carl Richards, Jr., Docket Clerk-Zoning, and Arnold Jablon, County Attorney.

IN THE MATTER OF THE APPLICATION OF : IN THE CIRCUIT COURT
GEORGE P. KARAGEORGOS FOR A ZONING :
RECLASSIFICATION OF PROPERTY LOCATED : For Baltimore County
ON THE SOUTHEAST CORNER OF YORK ROAD :
AND HADDINGTON ROAD (1623 YORK ROAD) : CASE NO. R-90-175
FROM R-0 TO B.L. :
9th ELECTION DISTRICT : Item #6, Cycle II,
4th COUNCILMANIC DISTRICT : 1989-90

PETITION ON APPEAL

People's Counsel for Baltimore County, Protestant below and Appellant herein, having heretofore filed a Notice of Appeal from the Opinion and Order of the County Board of Appeals under date of May 2, 1990, files this Petition on Appeal setting forth the grounds upon which this Appeal is taken, viz:

The Judgement would not fair, because of the possibility of conflict of interest to the fact that Mr. Stoney Fralley had represented the neighborhood and he is my primary opponent in the matter. His proximity to the decision making process may have biased against me. Also the fact that he works in the Zoning and Planning Office. This is a perfect example of conflict of interest.

WHEREFORE, George P. Karageorgos prays that the Order of the Board of Appeals of Baltimore County under the date of May 2, 1990 be reversed.

George P. Karageorgos
George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

I HEREBY CERTIFY that on this 3rd day of May, 1990, a copy of the foregoing Petition on Appeal was served to the Administrative Secretary, County Board of Appeals, Room 315, County Office Bldg., 111 W. Chesapeake Ave., Towson, MD 21204; and a copy mailed to J. Shawn Alcares, Esquire; Mr. James Earl Kraft; Phyllis C. Friedman, People's Counsel for Baltimore County; P. David Fields; Pat Keller; J. Robert Haines; Ann M. Nastarowicz; James E. Dyer; W. Carl Richards, Jr.; Docket Clerk-Zoning; and Arnold Jablon, County Attorney.

George P. Karageorgos
George P. Karageorgos

IN THE MATTER OF THE APPLICATION OF : BEFORE THE
GEORGE P. KARAGEORGOS FOR A ZONING : COUNTY BOARD OF APPEALS
RECLASSIFICATION OF PROPERTY LOCATED : OF
ON THE SOUTHEAST CORNER OF YORK ROAD : BALTIMORE COUNTY
AND HADDINGTON ROAD (1623 YORK ROAD) :
FROM R-0 TO B.L. : CASE NO. R-90-175
9th ELECTION DISTRICT : Item #6, Cycle II, 1989-90
4th COUNCILMANIC DISTRICT :

OPINION

This case comes before the Board on a Petition for Reclassification from R-0 to a B.L. zone, after being denied in the Comprehensive Zoning Map Process of 1988. The subject property is located at the corner of York Road and Haddington Road in the Ninth Election District of Baltimore County.

The Petitioner in this case, Mr. George P. Karageorgos, presently resides and operates a photography studio from the subject property, which was reclassified to an R-0 zone in 1980. The site, a .2 acre parcel, had been used as a studio/residence since the 1960's, and since 1984 by the Petitioner. Mr. Karageorgos expressed his desire to maintain his professional studio, but preferred to change his place of residence away from the York Road location because of personal health considerations. Under the application of the Baltimore County Zoning Regulations (BCZR), his photography studio in the R-0 zone is only permissible as long as the proprietor resides in the building.

Presenting his appeal in this Hearing, Mr. Karageorgos was not represented by legal counsel. The changes in the area of increased commercial activities along York Road were Mr. Karageorgos' principal point of contention.

People's Counsel, in opposition to the Petition, reviewed the existing zoning in the vicinity and the difference of properties along the east and west sides of York Road, pointing to the residential/office composition of the east side versus the commercial aspect of the west side.

Representing the York Manor Community Association, J. Shawn Alcares, Esquire, cited the lack of change since the 1988 Map Process, and that the

George P. Karageorgos
Case No. R-90-175

2. existing R-0 classification of long-term standing is proper for the small property situated at the corner of a residential street.

In testimony in this matter, Mr. Karageorgos presented numerous photographs depicting the views of the location over the past thirty years, and of recent commercial construction on both sides of York Road. Emphasizing the negative impact of York Road on his R-0 property, he noted the office building and parking lot that abut his residence and the changes it brings to his location.

Ms. Diane Itter of the Baltimore County Office of Planning and Zoning testified as to her responsibilities in studying the zoning of the area, and making recommendations in the process for reclassification applications. Ms. Itter characterized the west side of York Road as a commercial strip and viewed the east side residential/office zoning as a desirable buffer between the York Manor Community and the business activities fronting on York Road. In response to People's Counsel, Ms. Itter clarified that the office and parking facility abutting the subject property was properly done and in compliance with BCZR 502.1. In her assessment, the R-0 classification for the .2 acre site is appropriate and not in error.

Appearing for the York Manor Community, Mr. S. Fralley testified as to the objectives and efforts of his community to improve and maintain property standards and regulations. In previous litigation over the subject property, it was determined that there was no significant change in the neighborhood and Mr. Fralley stated the same assessment still applies.

Section 2-58 of the Baltimore County Code mandates that before any property is reclassified pursuant to this section, the Board of Appeals must find that "there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified, or that

George P. Karageorgos
Case No. R-90-175

3. the last classification was in error. . . . Testimony and evidence in this case indicates that the last classification of the subject property as residential/office (R-0) is reasonable and appropriate.

The personal reasons and desires of the Petitioner to live elsewhere other than this place of business are understandable, but in the fact of evidence and testimony, the Board cannot find error on the part of the County Council in denying the change in zoning. The residential appearance and characteristics of Haddington Road at York Road does not warrant the potentialities of a B.L. zone and the subsequent parking and traffic problems such a reclassification could incur. For these reasons, the Board is of the opinion that the reclassification should be denied and will so order.

ORDER

It is therefore this 2nd day of May, 1990 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of the subject property from R-0 to B.L. be and the same is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.

Michael B. Sauer
Michael B. Sauer

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R-0 TO B.L. ZONE : OF BALTIMORE COUNTY
SE Corner York Rd. &
Haddington Rd. (1623 York Rd.) :
9th Election District :
4th Councilmanic District :
GEORGE P. KARAGEORGOS, : Zoning Case No. R-90-175
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 17th day of October, 1989, a copy of the foregoing Entry of Appearance was mailed to Mr. George P. Karageorgos, 1623 York Rd., Lutherville, MD 21093, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

SO ORDERED
JUL 11 1990
CLERK OF THE BOARD OF APPEALS

Item 6, Cycle II PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY: **R-90-175**

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-O zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:



COUNTY RECEIVED
89 SEP -1 PM 1:50

Property is to be posted and advertised as prescribed by The Baltimore County Code.

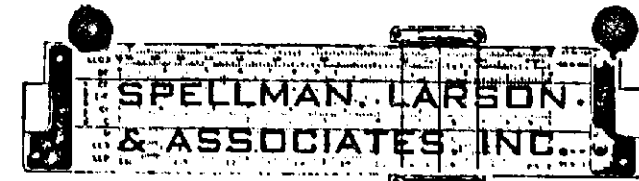
I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____ Legal Owner(s): GEORGE P. KARAGEORGOS
(Type or Print Name) (Type or Print Name)
Signature: George P. Karageorgos Signature: _____
Address: _____ (Type or Print Name)
City and State: _____ Signature: _____

Attorney for Petitioner: _____
(Type or Print Name) 1623 YORK RD. 825 1411 Phone No. _____
Signature: Lutherville MD. 21093 City and State: _____

Address: _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted: GEORGE P. KARAGEORGOS
City and State: _____
Attorney's Telephone No.: 1623 YORK RD. 825 1411
Address: _____ Phone No. _____
Lutherville MD 21093

BABC-Form 1



SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
822-3335

DESCRIPTION FOR A RECLASSIFICATION OF ZONING 1623 YORK ROAD,
9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

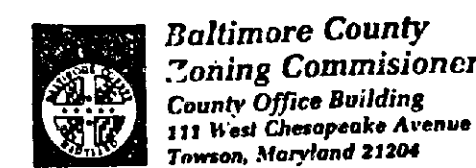
Beginning for the same at a point on the Northeast side of York Road, 70 feet wide, at the distance of 50 feet, more or less, measured Southeasterly from the centerline of Haddington Road said point being at the beginning of the fillet curve connecting the Northeast side of York Road and the Southeast side of Haddington Road, 50 feet wide, and running thence and binding on said fillet curve Northeasterly by curve to the right with a radius of 25.00 feet the distance of 41.49 feet to the Southeast side of Haddington Road and running thence and binding thereon North 70 Degrees 10 Minutes 50 Seconds East 63.11 feet thence leaving the Southeast side of Haddington Road and running South 19 Degrees 49 Minutes 10 Seconds East 100.00 feet and South 70 Degrees 10 Minutes 50 Seconds West 88.00 feet to the Northeast side of York Road herein referred to and running thence and binding on the Northeast side of York Road North 19 Degrees 54 Minutes 15 Seconds West 74.96 feet to the place of beginning.

Containing 8666 square feet of land, more or less.

9/1/89



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



Account: R-001-6150
Number: 2075

receipt

R-90-175

Date: 4/10/90

PUBLIC HEARING FEES: QTY PRICE
000 -POSTING SIGNS / ADVERTISING 1 X \$619.97
TOTAL: \$619.97

B 8027*****615571a 2108F
Please make check payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 3/16/90
Posted for: Re-classification
Petitioner: George P. Karageorgos
Location of property: 1623 York Rd. Haddington Rd.
Location of Sign: Facing intersection of York Haddington Rd. 70' E. York Rd. on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 3/16/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3353

George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Dennis F. Rasmussen
County Executive

March 9, 1990

Re: Petition for Zoning Re-classification
CASE NUMBER: R-90-175
5/E Corner York Road and Haddington Road
8th Election District -4th Councilmanic
Legal Owner(s): George P. Karageorgos
Hearing Scheduled: Tuesday, April 10, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$619.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

cc: File

\$2,978.64 CERTIFICATE OF PUBLICATION

TOWSON, MD., November 10, 19 89

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on Nov 2, 19 89.

THE JEFFERSONIAN,

Publisher

PO 18442
29 434297

\$685.56 CERTIFICATE OF PUBLICATION

November 2, 19 89

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 1, 19 89.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. LeBe O'Keefe
Publisher

PO

CERTIFICATE OF PUBLICATION

Pikesville, Md., Nov 8, 19 89

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 9th day of Nov, 19 89

the first publication appearing on the 9th day of Nov, 19 89

the second publication appearing on the _____ day of _____, 19 ____

the third publication appearing on the _____ day of _____, 19 ____

THE NORTHWEST STAR

Cost of Advertisement \$400 -

PO # 0018440

CASE 90-CG-2163
Karageorgos v. Baltimore County

RECEIVED FROM THE COUNTY BOARD OF APPEALS
EXHIBITS, BOARD'S RECORD EXTRACT & TRANS-
SCRIPT FILED IN THE ABOVE-ENTITLED CASE,
AND ZONING COMMISSIONER'S FILE & EXHIBITS.

S. S. S. S.
Clerk's Office

Date: 10/24/90

Form CM

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bowley Avenue
P.O. Box 8754
Towson, Maryland 21285-8754

Kathy Rushton — 887-2660
Jury Assignments—Civil
General Settlement Conferences

Margo Tyler — 887-2661
Non-Jury Assignments—Civil
Special Settlement Conferences

July 3, 1990

TO: Mr. George P. Karageorgos (P)
1623 York Road
Lutherville, MD 21093

J. Shawn Alcarese, Esq.
Phyllis Cole Friedman, Esq.
Peter Max Zimmerman, Esq.
County Board of Appeals
Arnold Jablon, Esq.

RE: NON-JURY - 90-CO-2163 IN THE MATTER OF GEORGE P. KARAGEORGOS VS. PEOPLE'S COUNSEL FOR BALTO. CO.

HEARING DATE: TUESDAY, OCTOBER 2, 1990 @ 9:30 A.M.

ON THE FOLLOWING: Appeals 1/2 Hour

Please see the below notations.

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendar. Claim of not receiving notice will not constitute reason for postponement.

If the above Hearing Date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS PRIOR TO 30 DAYS OF TRIAL should be directed to the attention of Irene Summers. POSTPONEMENTS WITHIN 30 DAYS OF TRIAL must be made to the attention of the Director of Central Assignments-Joyce Grimm-887-3497.

SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record if no order of satisfaction is filed prior to trial.



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

RECEIVED
NOV 23 1989
ZONING OFFICE

November 27, 1989

J. Shawn Alcarese, Esquire
Suite 700
207 E. Redwood Street
Baltimore, MD 21202

RE: Case No. R-90-175
George P. Karageorgos

Dear Mr. Alcarese:

The Board is in receipt of your entry of appearance on behalf of York Manor Improvement Association, Inc., in the subject reclassification petition.

This matter has been scheduled for hearing on Tuesday, April 10, 1990 at 10:00 a.m. Inasmuch as the notice regarding this hearing date will be sent out by the Zoning Office, I have forwarded a copy of your letter to that office for inclusion in their file. You should therefore receive official notification of the April 10 hearing sometime in the near future.

This case comes before the Board as a Cycle II reclassification petition rather than an appeal through another agency; therefore the advertisement of same and the notification of interested parties is handled through the Zoning Office as prescribed within the Baltimore County Code. Should you have any questions regarding this matter, please don't hesitate to contact this office.

Sincerely,

Kathleen C. Weidenhammer
Administrative Assistant

cc: York Manor Improvement Assn., Inc., c/o J. Shawn Alcarese, Inc.
Mr. George P. Karageorgos
W. Carl Richards, Jr., Zoning Office ✓



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 16, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
George P. Karageorgos
Property
Zoning Reclassification
Cycle II
S/E Corner of York Road
(MD 45) & Haddington Rd.
1623 York Road
(Item #6)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for the Karageorgos Property rezoning from R.O. to B.L., we have the following comment.

When development of this property occurs, we will require all access to this property be from Haddington Road.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose - f.m.
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:mas

cc: George P. Karageorgos
Mr. J. Ogle

RECEIVED
OCT 19 1989
ZONING OFFICE

50-6 114 92 10068

My telephone number is (301) 333-1350 (Fax #333-1041)
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-422-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

June 8, 1990

Mr. George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Re: Case No. R-90-175 (George P. Karageorgos)

Dear Mr. Karageorgos:

In accordance with Rule B-7(a) of the Rules of Procedure of the Court of Appeals of Maryland, the County Board of Appeals is required to submit the record of proceedings of the appeal which you have taken to the Circuit Court for Baltimore County in the above-entitled matter within thirty days.

The cost of the transcript of the record must be paid by you. In addition, the cost incurred for certified copies of other documents necessary for the completion of the record must also be at your expense.

The cost of the transcript, plus any other documents, must be paid in time to transmit the same to the Circuit Court not later than thirty days from the date of any petition you file in Court, in accordance with Rule B-7(a).

Enclosed is a copy of the Certificate of Notice which has been filed in the Circuit Court.

Very truly yours,

Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosure

GEORGE P. KARAGEORGOS

#R-90-175
Item #6, Cycle II, 1989-90
9th Election District
4th Councilmanic District

FROM RO to BL

SE/corner York Rd. and Haddington Rd.

September 1, 1989 Petition filed by Mr. Karageorgos for a zoning reclassification from R.O to BL.

November 1, 9, 10, 1989 Publications in newspapers.

March 16, 1990 Certificate of Posting of property.

April 3, 1990 Zoning Plans Advisory Committee comments received.

April 10, 1990 Hearing before the Board of Appeals.

May 2, 1990 Opinion and Order of the Board DENYING the Petition for Reclassification.

May 31, 1990 Order for Appeal filed in the Circuit Court for Baltimore County by George P. Karageorgos; Petition to accompany appeal also filed.

June 8, 1990 Certificate of Notice sent to interested parties.

JUNE 26, 1990 Transcript of testimony filed; Record of Proceedings filed in the Circuit Court for Baltimore County.

June 25, 1990 Motion to Dismiss Appeal filed in CCT, BCo by J. Shawn Alcarese, Esquire on behalf of York Manor Improvement Association.

July 16, 1990 Appeal Dismissed by Judge Alfred L. Brennan, Jr.

GEORGE P. KARAGEORGOS

SE/corner York Rd. and Haddington Rd.
(1623 York Road)
R.O to BL

#R-90-175
Item #6, Cycle II, 1989-90
9th Election District
4th Councilmanic District
.198 acres

August 31, 1989 Petition filed.

Mr. George P. Karageorgos
1623 York Road
Lutherville, MD 21093
(825-1411)

Petitioner telephoned 5/2/90 (no answer)

James Earl Kraft
Baltimore County Board of Education
940 York Road
Towson, MD 21204

Phyllis Cole Friedman People's Counsel ✓

P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

J. Shawn Alcarese, Esquire
Suite 700
207 E. Redwood Street
Baltimore, MD 21202

Counsel for Protestants
(York Manor Imp. Assn., Inc.)
Entered appearance 11/24/89

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Office of the Zoning Commissioner
Kathleen C. Weidenhammer
County Board of Appeals
FROM: Case No. R-90-175
George P. Karageorgos
SUBJECT: _____

Date: June 6, 1990

On June 4, 1990, this office closed the subject file since the 30-day appeal period had expired and we had not received any notification of an appeal to the Circuit Court. However, upon receipt of a letter from the Board advising him of the closing of the file, the petitioner telephoned to alert us to the fact that he had taken an appeal from the Board's decision.

Therefore, we will re-open this matter and request that this file be returned to this office for processing to the Circuit Court.

Thank you.

cc: Office of the People's Counsel



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

June 4, 1990

Mr. George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Re: Case No. R-90-175 (George P. Karageorgos)

Dear Mr. Karageorgos:

As no further appeals have been taken regarding this subject case, we have closed the file and are returning to you herewith Petitioner's Exhibit Nos. 1 through 15, excluding Exhibit No. 14. Petitioner's Exhibit No. 14 has been returned to the Office of the Zoning Commissioner with the file as is customary with any plat.

Sincerely,

Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosures

4/6/90
Appeal filed
5/31/90 in Circuit Court
w/ notification to CBA.
Motion re opened upon
receipt of file from Petitioner
K. Karageorgos to be
returned.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Phyllis C. Friedman, Esquire
People's Counsel For Baltimore County Date: June 4, 1990

FROM: LindaLee M. Kuszmaul
County Board of Appeals

SUBJECT: Closed File
#8-90-175 (George P. Karageorgos)

As no further appeals have been taken regarding the subject case, we have closed this file and are returning herewith People's Counsel's Exhibit No. 1. People's Counsel's Exhibit No. 2 has been returned to the Office of the Zoning Commissioner with the file as is customary with any plat.

Attachment

Linda

6/6/90
Return PE #1 from
D. Karageorgos
L.

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Office of the Zoning Commissioner Date: June 4, 1990

FROM: LindaLee M. Kuszmaul
County Board of Appeals

SUBJECT: Closed File
#8-90-175 (George P. Karageorgos)

As no further appeals have been taken regarding the subject case, we have closed this file and are returning same to you herewith.

Attachment

Linda

CPS-008

LAW OFFICES
J. SHAWN ALCARESE

SUITE 700
207 E. REDWOOD ST.
BALTIMORE, MARYLAND 21202
TELEPHONE 301-888-4888

November 22, 1989

Board of Zoning Appeals
County Office Building
Room 315
Towson, Maryland 21284

Re: In the Matter of George Karageorgos
1 Haddington Road (A/K/A 1623 York Road)
Zoning Appeal No. R-98-175

Gentlemen:

Please enter my appearance on behalf of protestants, York Manor Improvement Association, Inc., to the appeal of George Karageorgos from his denial of a requested change in zoning of the above-captioned property. Please advise me of any scheduled proceedings regarding this matter.

Thank you for your cooperation.

Very truly yours,

J. Shawn Alcarese

JSA/mlw
cc: York Manor Improvement Association, Inc.

RECEIVED
PROPERTY RECORDS SECTION
JAN 24 1990

Phone: 321-7570



Professional Photography

1623 York Road • LUTHERVILLE, MARYLAND 21093

August 29, 1989

Zoning Office for Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Sirs,

I, George P. Karageorgos, am requesting a change of zoning for the property listed as Liber 6805/Folio 0692; tax account # 08-22-025380-89; also known as 6823 York Rd. The requesting change would be from the property's current listing as R/O to B/L.

In October 1987, I applied for rezoning from R/O to B/L. I made this application because of the rapid increase in commercialization of the area.

To wit: In 1985, a three-story office building with a 45 car parking lot was constructed adjacent to my property on its southern border. The construction and 24 hour day operation of such a facility belies its R/O listing.

In 1987, 88, and 89, construction in the area has only increased. Watsons Garden Center has added a new building, and a lot directly across from me has been developed as a gift and confectionary store.

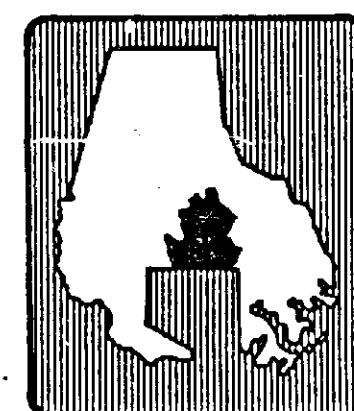
I feel that in the face of continuing commercialization of the area, it is unjust to deny me the opportunity to utilize my property to its fullest potential. At this time my property is the only commercially viable area which is being placed under such a restriction.

Please do not hesitate to call me if you have any further questions.

Thank You

George P. Karageorgos

BALTIMORE COUNTY 1988 COMPREHENSIVE ZONING MAP ITEMS						Date: 02/05/88 Sheet: 6
NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING	REQUESTED ZONING	COMMENTS
4-023	Malvin J. Cunningham	NE cor of Loch Raven & Putty Hill (1676 & 8400 Loch Raven Blvd)	0.85ac	DR 5.5	DR 5.5	
4-024	Mishrieli & Kamei Jain	SE cor of Ridgeley Rd & Kurtz Ave (101 W. Ridgeley Rd)	0.68ac	RO	BL	
4-025	Thomas P. Zink, Jr.	E Side of York Rd & S Side of Evans Rd (1925 & 1927 York Rd)	0.55ac	RO	BL	
4-026	Dr & Mrs Charles P. O'Donnell By Nolan, Plunhoff & Williams	NE cor of York Rd & Milton Rd (7501 York Rd)	1.54ac	DR 5.5	DR 5.5	
4-027	C. L. E. N. Schaeffer & Son W. Schaeffer, Jr. By Nolan Plunhoff & Williams	SE cor of Gibbons & Monroe (11 Gibbons Blvd)	0.44ac	DR 5.5	DR 5.5	
4-028	Brawley Ltd Partnership By Gail H. Stern, Esq.	SE cor of Jones & Prince Rd (TOWSON MARKETPLACE)	13.94ac	DR 5.5	BL-CC	
4-029	Beulah Georges	NE cor of Burke & Centre Aves (112 E Burke Ave)	0.14ac	RO	BL	
4-030	George P. Karageorgos	SE cor of York & Haddington Rds (1623 York Rd)	0.25ac	RO	BL	
4-031	Anne H. Fischer	NE cor of Humber Rd & Loch Raven Blvd (8500 Loch Raven Blvd)	1.30ac	DR 5.5	DR 5.5	4-75 1984

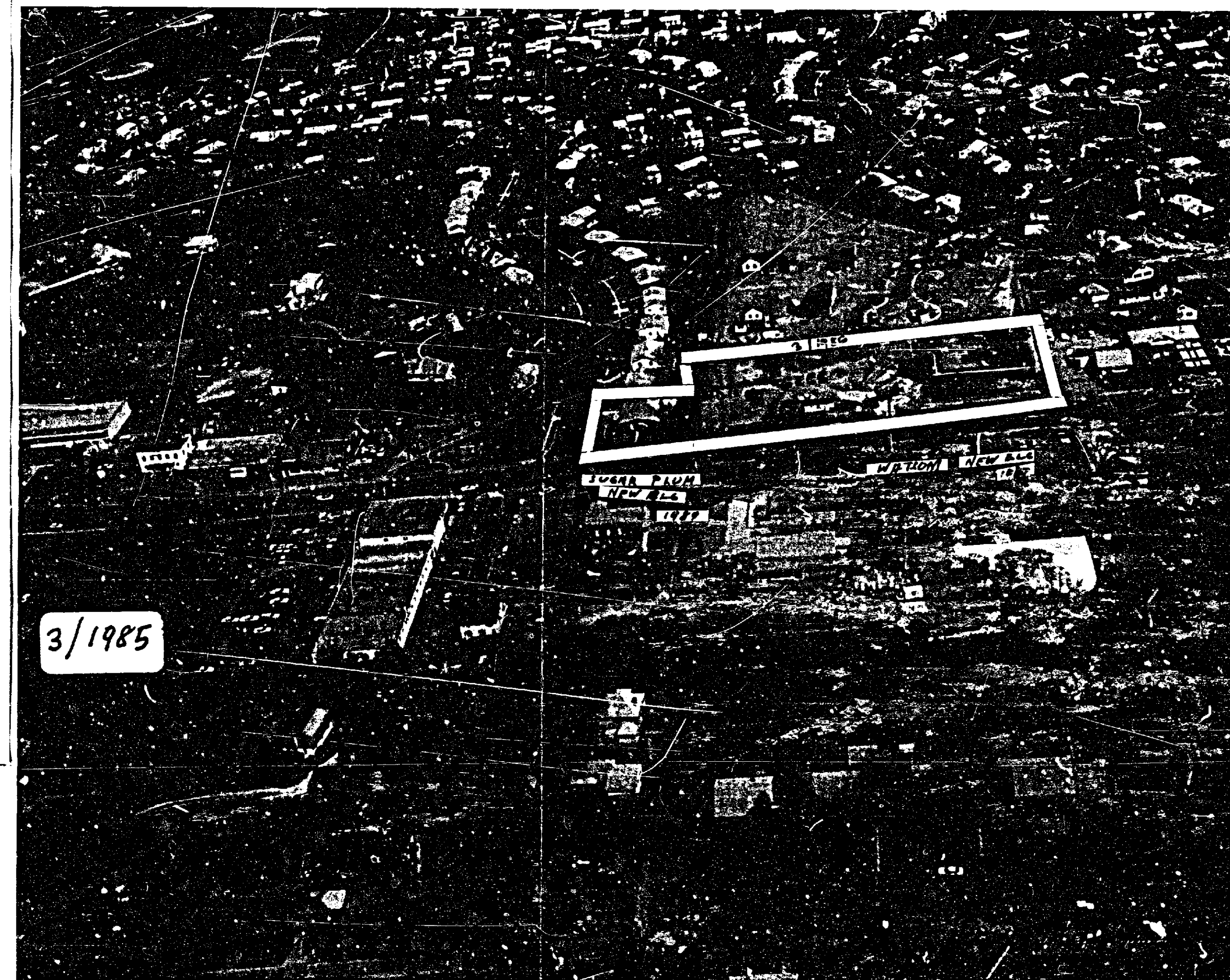


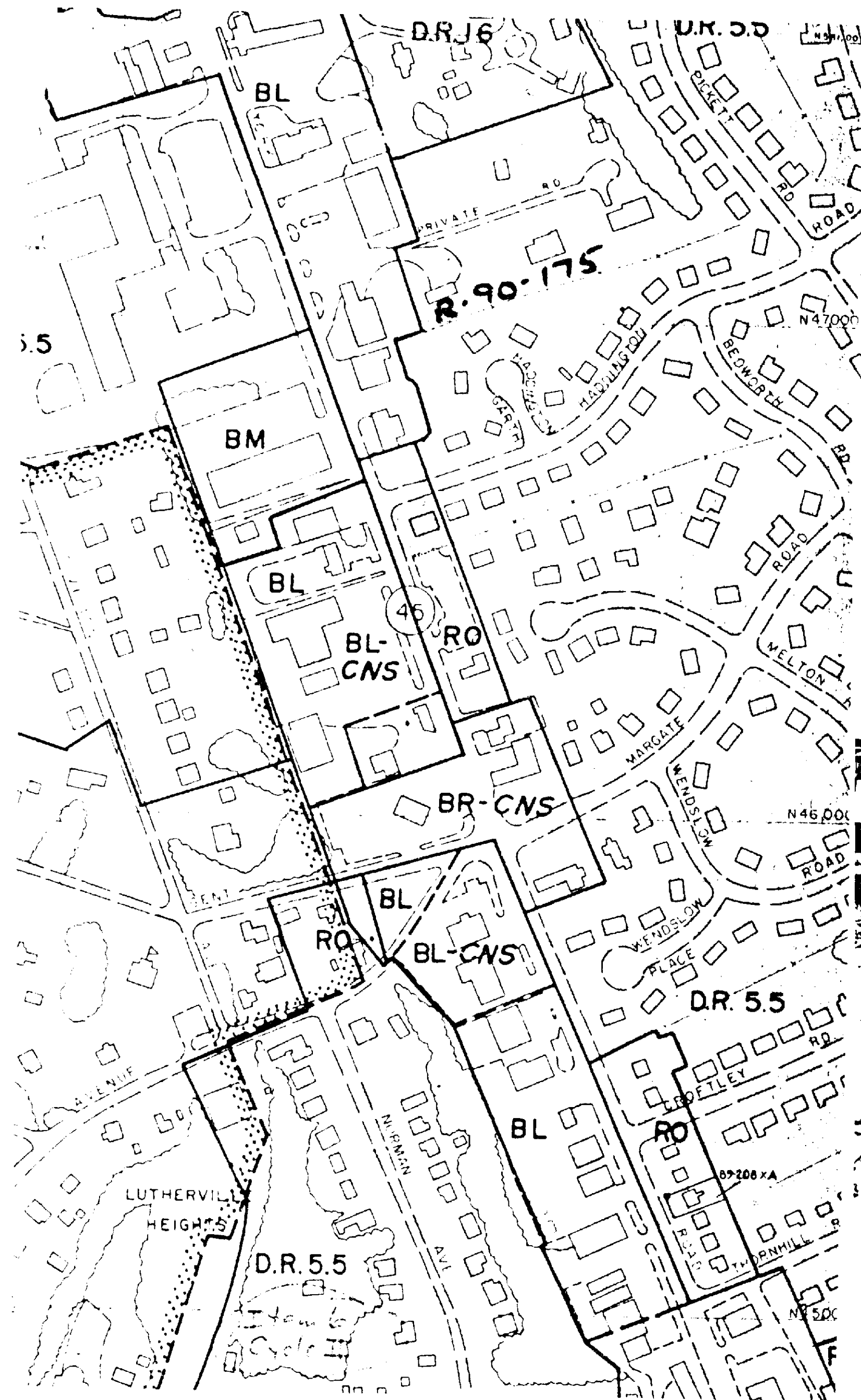
1988 COMPREHENSIVE ZONING MAPS

Baltimore County, Maryland
Preliminary Staff Recommendations
FOURTH COUNCILMANIC DISTRICT

February 1988

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING





THIS LEASE, made this 13th day of December, in the year nineteen hundred and fifty-seven, between THE EASTERN BUILDING COMPANY, a corporation of the State of Maryland, Lessor, of the first part, and SARATOGA HOLDING COMPANY, a corporation of the State of Maryland, Lessee, of the second part; WITNESSETH, that the said Lessor, in consideration of the rents hereinafter expressed to be paid, does demise and lease unto the said Lessee, its successors and assigns, all those 118 lots of ground situate in the Eighth and Ninth Election Districts of Baltimore County, State of Maryland, and described as follows:

FIRST: All those nine (9) lots of ground shown on the plat entitled "Second Resubdivision, Part of Blocks A and B, Section One, York Manor" recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 24, folio 15, as described in the following tabulation, in which (and in each of the tabulations hereinafter set forth) each entry shows: (a) under the column headed "Order of Description", the numerical position in the sequence of descriptions in this lease of the lot listed on the same line as such entry; (b) under the column headed, respectively, "Lot No." and "Block", the lot number and block on the plat mentioned in the introduction to said tabulation; and (c) under the column headed "Designation of Improvements", the house number by which are known the improvements on the lot listed on the same line with said house number:

Order of Description	Lot No.	Block	Designation of Improvements
1	7	B	2 Wendslow Place
2	8	B	4 Wendslow Place
3	9	B	6 Wendslow Place
4	10	B	8 Wendslow Place
5	22	A	1 Wendslow Place
6	23	A	3 Wendslow Place
7	24	A	5 Wendslow Place
8	25	A	7 Wendslow Place
9	26	A	9 Wendslow Place

LEASE 8 RC F 42.00
SH CLERN 42.00
RETCO 1004 801 1004 07/05/78

SECOND: All those one hundred nine (109) lots of ground shown on the plat entitled "Section One, York Manor" recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23, folio 5, as described in the following tabulation:

Order of Description	Lot No.	Block	Designation of Improvements
10	6	A	9 Wendslow Road
11	7	A	11 Wendslow Road
12	8	A	13 Wendslow Road
13	9	A	15 Wendslow Road
14	10	A	17 Wendslow Road
15	11	A	19 Wendslow Road
16	12	A	21 Wendslow Road
17	13	A	23 Wendslow Road
18	14	A	25 Wendslow Road
19	15	A	27 Wendslow Road
20	16	A	29 Wendslow Road

L. CEBALLOS, M.D., F.H.D.

ENDOCRINOLOGY
AMERICAN BOARD DIPLOMATE IN INTERNAL MEDICINE

OFFICE: 337-3570
24 HR. ANS. SER. 337-1134

March 16, 1989

THE PROFESSIONAL CENTER
120 SISTER PIERRE DRIVE
SUITE 504
TOWSON, MD 21204

TO WHOM IT MAY CONCERN:

Please be advised that Mr. George Karageorgos is a patient of mine with the following conditions:

Acute Allergic Bronchitis

Asthma

Arteriosclerotic Cardiovascular Disease

Osteoarthritis.

He has to move, humid living quarters or any sort of humid environment. If his medical condition does not improve, he must move to the South.

Yours very truly,

Ceballos, MD
L. Ceballos, M. D.

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

July 21, 1989

Mr. George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Re: George P. Karageorgos
W-89-164

Dear Mr. Karageorgos:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRG Plan and CRG Meeting would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have any questions, please contact Frank Fisher, Chief, Current Planning and Development at 887-3335 or Pat Keller, Deputy Director of Planning at 887-3211.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,

P.D. Fields
P. David Fields, Director
Office of Planning and Zoning

DF:rh

cc: Robert Bowling, Developers Engineering Division M.S. 1208
David Thomas, Assistant Bureau Chief M.S. 1301
File

Plat Exp #13



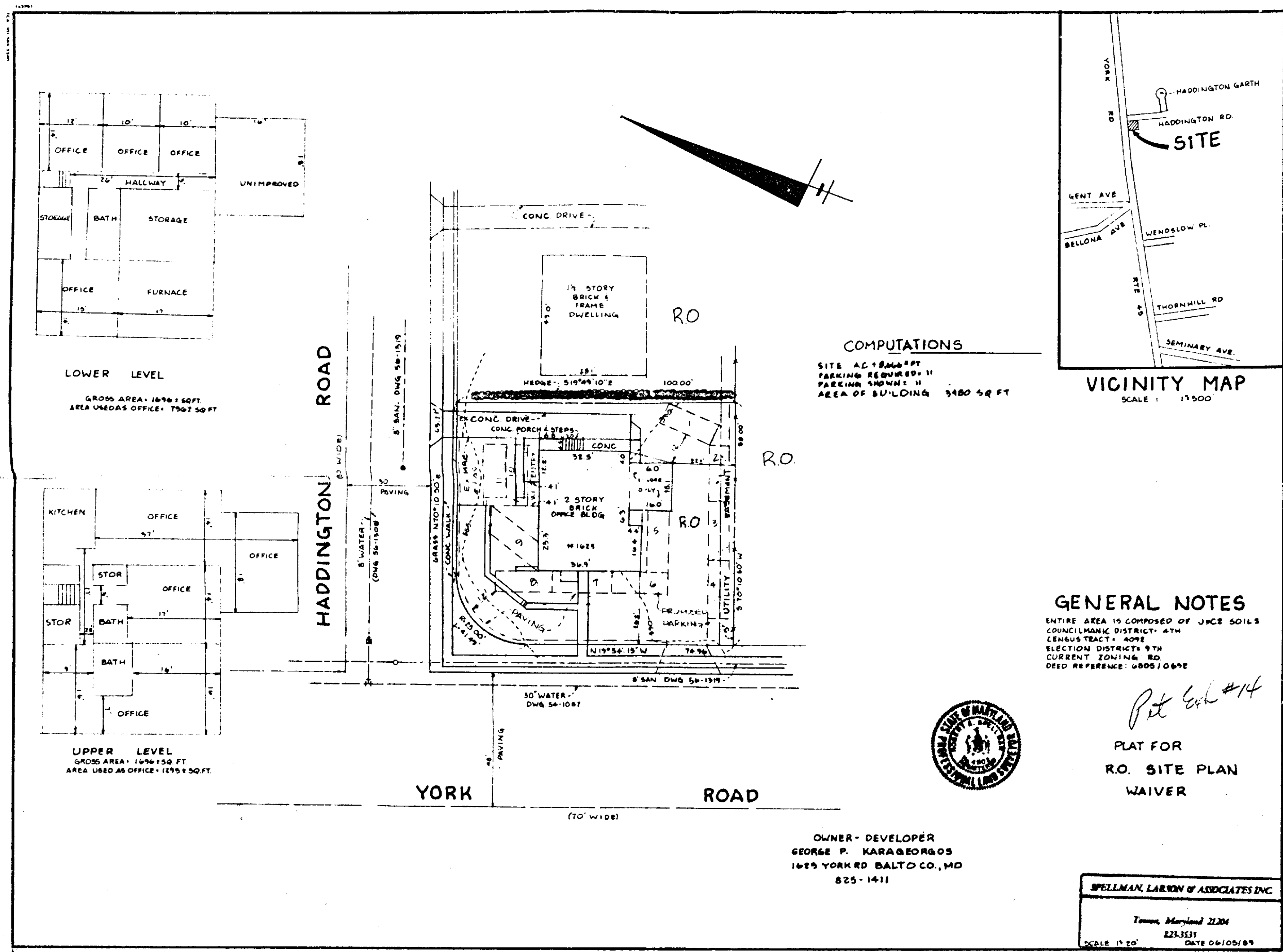
Dennis F. Rasmussen
County Executive



ORANGE LOTS = NO OBJECTION = 78
PINK LOTS = OBJECTED = 10
WHITE LOTS = NOT AVAILABLE = 30

Plat Exp #15

Plat Exp #10



IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM D.R. 5.3 TO B.L. ZONE : BEFORE THE COUNTY BOARD OF APPEALS
SE Corner of York Road and Haddington Road : OF BALTIMORE COUNTY
8th Election District : Zoning Case No. R-90-175
4th Councilmanic District : (Item 6, Cycle II)

GEORGE P. KARAGEORGOS, Petitioner :

PEOPLE'S COUNSEL'S LIST OF EXHIBITS

Exhibit	Page
The Recommended Baltimore County Comprehensive Zoning Map Log of Issues, June 28, 1988, A report by the Baltimore County Planning Board for Public Hearings by the Baltimore County Council	1
Baltimore County Council Minutes Legislative Session 1988 Legislative Day No. 19, October 13, 1988	4
Report by the Director of Planning and Zoning to the Baltimore County Planning Board, Zoning Reclassification Petitions, Cycle II, 1989, Baltimore County Office of Planning and Zoning, November 30, 1989	6
Report by the Baltimore County Planning Board to the Baltimore County Board of Appeals, Zoning Reclassification Petitions, Cycle II, 1989-1990, adopted January 18, 1990, Baltimore County Office of Planning and Zoning, January 31, 1990	13

