

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.28 (211.4) to permit a rear yard setback of 10 feet in lieu of the required thirty feet.

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

Hardship

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

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

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

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Demetris Demetrakis
Signature Signature
Address Address
City and State City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of August, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of October, 1981 at 9:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Margo Rd., 101'
SE of Manchester Rd., 12th District : OF BALTIMORE COUNTY
DEMETRIS DEMETRAKIS, et ux, : Case No. 82-95-A
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 therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of September, 1981, a copy of the foregoing

Order was mailed to Mr. and Mrs. Demetris Demetrakis, 703 Margo Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Demetris Demetrakis
703 Margo Road
Baltimore, Maryland 21222

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

Your Petition has been received and accepted for filing this 31st day of August, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Demetris Demetrakis

Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

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

Mr. & Mrs. Demetris Demetrakis
703 Margo Road
Baltimore, Maryland 21222

RE: Item No. 23
Petitioner - Demetris Demetrakis
Variance Petition

Dear Mr. & Mrs. Demetrakis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 1, 1981

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

Re: Item #23 (1981-1982)
Property Owner: Demetris Demetrakis
E/S Margo Rd. 101' S/E of Manchester Rd.
7 res: 60.54/68.34 x 96.33/89.27
District: 12th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 12604, executed in conjunction with the development of Manchester Gardens, of which this property comprises Lot 2, Block B, Plat of Manchester Gardens, recorded O.T.G. 31, Folio 60.

There is 8-inch public sanitary sewerage centered within a 10-foot utility easement across the rear of this property and within a 10-foot utility easement centered upon the southernmost property line between this Lot 2 and Lot 3, not as indicated on the submitted plan.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for this public sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

F-NE Key Sheet
5 SE 29 Rec. Sheet
SB 2 E Topo
96 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN F. GERBER
DIRECTOR

September 15, 1981

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

Dear Mr. Hammond:

Comments on Item #23, Zoning Advisory Committee Meeting, August 4, 1981, are as follows:

Property Owner: Demetris Demetrakis
Location: E/S Margo Road 101' S/E of Manchester Road
Acres: 60.54/68 34 X 96.33/89 27
District: 12th

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

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 10, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

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

- Item #239 - Chulan Sarwar
- Item #247 - Betty Lee Dulany, et al
- Item #10 - Fung Kun Lun, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - East Bay Development Corp.
- Item #21 - Karen Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Daub
- Item #23 - Demetris Demetrakis
- Item #24 - Bertha Linnen
- Item #26 - Robert H. and Pearl A. Bouse, Jr.
- Item #27 - Randallstown Associates
- Item #28 - Arundel Lumber Company, Inc.
- Item #29 - Pulaski Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Fischer, Jr.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JTF/rth

ORDER RECEIVED FOR FILING
DATE 11/24/81
BY [Signature]

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, 24th day of November, 1981, that the herein Petition for Variance(s) to permit a rear yard setback of 10 feet in lieu of the required 30 feet, for the expressed purpose of constructing an addition, in accordance with the site plan filed herein, should be the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
877-7310

PAUL H. RIEWCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Demetris Demetrakis

Location: E/S Margo Road 101' S/E of Manchester Road

Item No.: 23 Zoning Agenda: Meeting of August 4, 1981

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *George M. Kogonoff* Noted and Approved: *George M. Kogonoff*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 19, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee Meeting of August 4, 1981

ITEM NO. 17 See comments
ITEM NO. 18 See Comments
ITEM NO. 19 Standard Comments
ITEM NO. 20 See Comments
ITEM NO. 21 See Comments
ITEM NO. 22 See Comments
ITEM NO. 23 Standard Comments

Charles E. Burnham

Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

Demetrakis

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 3, 1981

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

Z.A.C. Meeting of: August 4, 1981

RE: Item No: 17, 18, 19, 20, 21, 22, 23
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

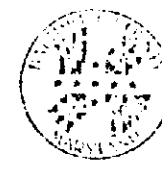
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

WILLIAM F. HAMMOND
ZONING COMMISSIONER

November 24, 1981

Mr. & Mrs. Demetris Demetrakis
703 Margo Road
Baltimore, Maryland 21222

RE: Petition for Variance
E/S of Margo Rd., 101' SE of Manchester
Rd. - 12th Election District
Demetris Demetrakis, et ux - Petitioners
NO. 82-95-A (Item No. 23)

Dear Mr. & Mrs. Demetrakis:

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

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. and Mrs. Demetris Demetrakis
703 Margo Road
Baltimore, Maryland 21222

September 10, 1981

NOTICE OF HEARING

RE: Petition for Variance
E/S Margo Rd., 101' SE of Manchester Rd.
Case #82-95-A

TIME: 9:45 A.M.

DATE: Thursday, October 8, 1981

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

TOWSON, MARYLAND

William F. Hammond
WILLIAM F. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

September 18, 1981

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items numbers 17 through 23.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/elj

8/19/81
Baltimore County Office of Planning & Zoning
COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE
TOWSON, MD 21204

ATTN: MR. WM. F. HAMMOND, ZONING COMMISSIONER

RE: OUR REQUEST FOR VARIANCE DATED 7/26/81, ITEM #23

SIR:

WITH RESPECT TO THE ABOVE MENTIONED VARIANCE PETITION, WE RESPECTFULLY REQUEST AN EARLY HEARING, AT THE CONVENIENCE OF THE COMMISSION, SHOULD THE PETITION BE ACCEPTED.

THE ADDITION BEING REQUESTED IS ROOM FOR ONE OF OUR PARENTS, WHO IS ILL AND IS NO LONGER ABLE TO CARE FOR HERSELF. SHE HAS BEEN LIVING WITH US FOR THE LAST 5 MONTHS AND WE HAVE FOUND WE DO NOT HAVE ENOUGH SPACE TO ACCOMMODATE ALL IN OUR FAMILY. OUR ONLY OTHER ALTERNATIVE IS A NURSING HOME.

YOUR CONSIDERATION FOR THE ABOVE REQUEST WILL BE APPRECIATED.

SINCERELY

Demetris Demetrakis
DEMETRIS DEMETRAKIS
703 MARGO RD
BALTIMORE, MD 21222

PETITION FOR VARIANCE

12th DISTRICT

ZONING: Petition for Variance
 LOCATION: East side of Margo Road, 101 ft. Southeast of Manchester Road
 DATE & TIME: Thursday, October 8, 1981 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a rear yard setback of 10 ft. in lieu of the required 30 ft.

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.4) - Minimum rear yard setback in a D, R, S, 5 Zone

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

Being the property of Demetris Demetrakis, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 8, 1981 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

PETITION FOR ZONING VARIANCE

Demetris and Evangeline Demetrakis
 703 Margo Rd.
 Dundalk, Md. 21222

DESCRIPTION

For one story block addition for bedroom.

Located on east side of Margo Rd., 101' southeast of Manchester Rd and known as Lot # 2 as shown on Plat of Manchester Gardens which is recorded in land records of Baltimore County in Liber 31, Folio 60.
 Also known as 703 Margo Rd.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 Zoning Commissioner
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Petition No. 82-95-A Item 23
 Date: September 22, 1981

Petition for Variance
 East side of Margo Road, 101 ft. southeast of Manchester Road
 Petitioner- Demetris Demetrakis, et ux

Twelfth District

HEARING: Thursday, October 8, 1981 (9:45 A.M.)

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

Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:ab



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3333

October 1, 1981

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

Mr. and Mrs. Demetris Demetrakis
 703 Margo Road
 Baltimore, Maryland 21222

RE: Petition for Variance
 E/s Margo Road, 101' SE of Manchester Rd.
 Case #82-95-A

Dear Mr. and Mrs. Demetrakis:

This is to advise you that \$48.40 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 101655
 DATE 10/8/81 ACCOUNT 01-662
 AMOUNT \$48.40
 RECEIVED FROM Demetris Demetrakis
 FOR Posting & Advertising of Case #82-95-A
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 24 day of July, 1981.

Filing Fee \$ 25.00 Received: Check
 Cash
 Other

No. 100495

by [Signature]
 red by [Signature]
 the Petition for assignment of a

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12 Date of Posting: 9/22/81
 Posted for: Petition for Variance
 Petitioner: Demetris Demetrakis, et ux
 Location of property: E/s Margo Rd., 101' SE of Manchester Rd.
 Location of Signs: front of property (# 703 Margo Rd.)
 Remarks: [Signature]
 Posted by: [Signature] Date of return: 9/25/81
 Number of Signs: 1

PETITION FOR VARIANCE 12th DISTRICT

ZONING: Petition for Variance
 LOCATION: East side of Margo Road, 101 ft. Southeast of Manchester Road
 DATE & TIME: Thursday, October 8, 1981 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a rear yard setback of 10 ft. in lieu of the required 30 ft.

The Zoning Regulation to be excepted as follows:
 Section 1B02.3B (211.4) - Minimum rear yard setback in a D, R, S, 5 Zone

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

For one story block addition for bedroom.

Located on east side of Margo Rd., 101' southeast of Manchester Rd and known as Lot # 2 as shown on Plat of Manchester Gardens which is recorded in land records of Baltimore County in Liber 31, Folio 60.

Also known as 703 Margo Rd.
 Being the property of Demetris Demetrakis, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 8, 1981 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of
 WILLIAM E. HAMMOND,
 Zoning Commissioner
 of Baltimore County
 Sept. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 17, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on September 19, 1981, the first publication appearing on the 17th day of September, 1981.

THE JEFFERSONIAN
 S. Frank [Signature]
 Manager.

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF
 Dundalk Eagle

38 N. Dundalk Ave.
 Dundalk, Md. 21222 Sept. 30, 1981

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning comm. for Balto County, in matter of petition of Demetris Demetrakis was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once

for successive weeks before the

18th day of September, 1981; that is to say, the same was inserted in the issue of

September 17, 1981

Kimbel Publication, Inc.

Publisher.

By [Signature]



