

IN RE: PETITION FOR ZONING VARIANCE W/S Woodlives Drive, SW/Corner of Long Lake Drive (12212 Woodlives Drive) 4th Election District 3rd Councilmanic District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-500-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 20 feet in lieu of the required 40 feet and to amend the Final Development Plan of Lot #1 as shown on the 2nd Amended Final Development Plan of Hunters Glen, for a proposed two-car garage as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Christodoulides, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

RE: PETITION FOR VARIANCE N/S Beschwood Rd., 170' W of C/L Lynhurst Rd. (8246 Beachwood Rd.) 15th Election District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-501-A

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 proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman Deputy People's Counsel

Peter Max Zimmerman Deputy People's Counsel

I HEREBY CERTIFY that on this 31st day of May, 1988, a copy of the forgoing Entry of Appearance was mailed to James D. O'Connor, Esquire, O'Connor & Graham, 222 Bosley Ave., Suite C-3, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman Deputy People's Counsel

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of July, 1988 that the Petition for Zoning Variance to permit a side yard setback of 20 feet in lieu of the required 40 feet and to amend the Final Development Plan of Lot #1 as shown on the 2nd Amended Final Development Plan of Hunters Glen, for a proposed two-car garage as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2) The Petitioner shall not allow or cause the two-car garage addition to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

J. Robert Haines Zoning Commissioner for Baltimore County

JRH:bjs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 4th Variance Date of Posting: June 21, 88
Petitioner: John Christodoulides, et al.
Location of Property: W/S of Woodlives Drive, SW/Corner of Long Lake Drive (12212 Woodlives Drive)
Location of Sign: On front of 12212 Woodlives Drive
Remarks:
Posted by: J. Robert Haines Date of return: June 24, 88
Number of Signs: 1

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

NOTICE OF HEARING

(POSTPONED FROM JUNE 13, 1988)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 88-500-A 12212 Woodlives Drive, SW/Corner of Long Lake Drive (12212 Woodlives Drive) 4th Election District - 3rd Councilmanic

Variance to allow a side yard setback of 20 feet in lieu of the required 40 feet and to amend the Final Development Plan of Lot #1 as shown on the 2nd Amended Final Development Plan of Hunters Glen.

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 during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County cc: John & Olga Christodoulides File

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

July 15, 1988

Mr. & Mrs. John Christodoulides 12212 Woodlives Drive Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE W/S Woodlives Drive, SW/Corner of Long Lake Drive 4th Election District; 3rd Councilmanic District Case No. 88-500-A

Dear Mr. & Mrs. Christodoulides:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Haines Zoning Commissioner for Baltimore County

JRH:bja Enclosure cc: People's Counsel File

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

Date: 6-29-88

Mr. & Mrs. John Christodoulides 12212 Woodlives Drive Owings Mills, Maryland 21117

RE: Petition for Zoning Variance CASE NUMBER: 88-500-A 12212 Woodlives Drive, SW/Corner of Long Lake Drive (12212 Woodlives Drive) 4th Election District - 3rd Councilmanic

Please be advised that \$900.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND No. 52935 n and post set(s), there e for each set not

DATE: 6/29/88 ACCOUNT: C1-65 yours,

AMOUNT: \$ 900.00 Haines

RECEIVED FROM: J. Robert Haines JUNES Issuance of Junty

FOR: J. Robert Haines 88-500-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-500-A

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 307.2.B.1(B)(3), B.C.A. to allow a side yard setback of 20 feet in lieu of the required 40 feet and to amend the Final Development Plan of Lot #1 as shown on the 2nd Amended Final Development Plan of Hunters Glen.

Since the existing dwelling is located on a corner lot, a two car garage will extend to 21' from the side street curb. A variance from the existing zoning code is required. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to 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: John Christodoulides (Type or Print Name) Signature: Olga Christodoulides (Type or Print Name) Address: 12212 Woodlives Dr. City and State: Owings Mills, Maryland, 21117

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 1988, at 1 o'clock P.M.

ESTIMATED LENGTH OF HEARING: 1/2 HR. AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS

CERTIFICATE OF PUBLICATION TOWSON, MD. June 23, 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 23, 1988.

OWINGS MILLS TIMES, S. Zate Olin Publisher

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
494-3353

April 20, 1988

NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

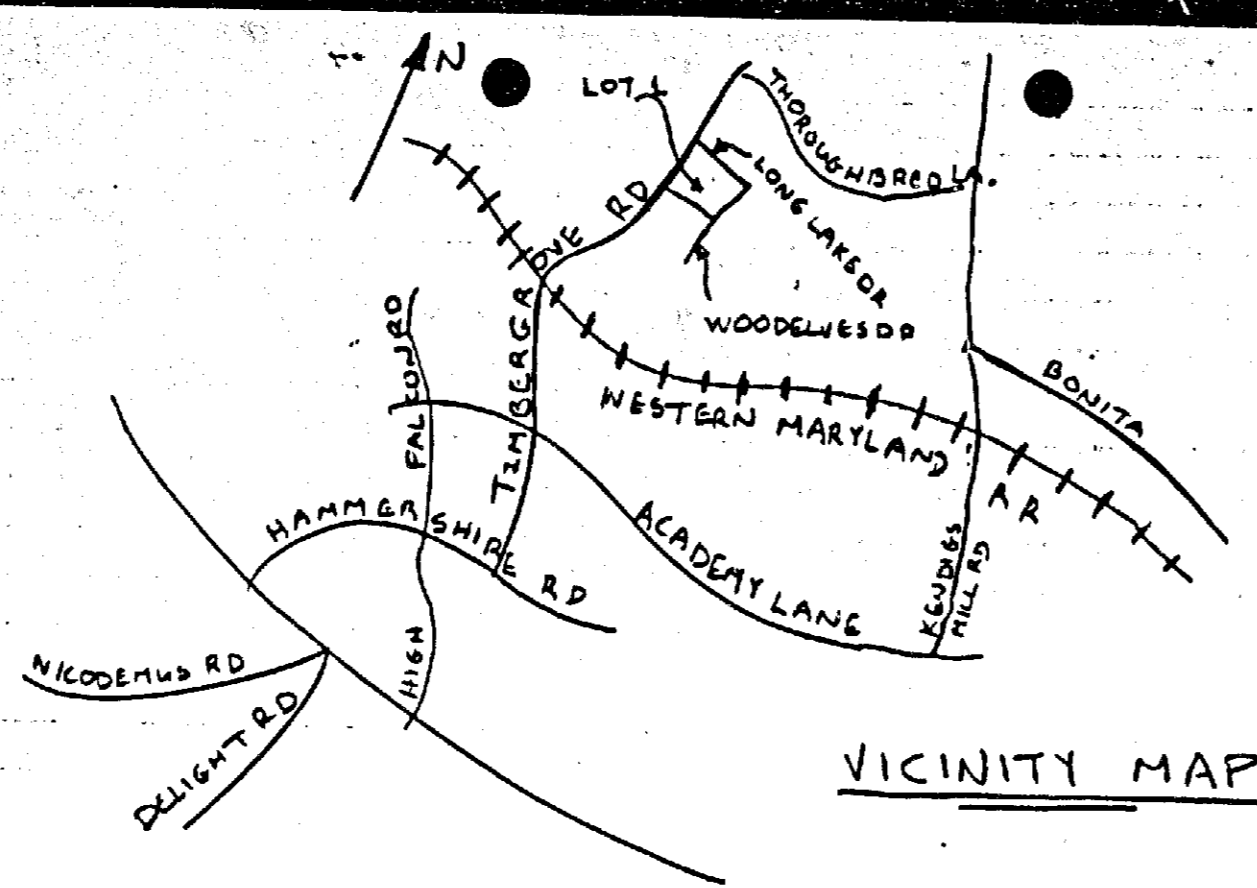
Petition for Zoning Variance  
CASE NUMBER: 88-500-A  
W5 Woodelves Drive, SW/C of Long Lake Drive  
(12212 Woodelves Drive)  
4th Election District - 3rd Councilmanic  
Petitioner(s): John Christodoulides, et ux  
HEARING SCHEDULED: MONDAY, JUNE 13, 1988 at 1:00 P.M.

Variance to allow a side yard setback of 20 feet in lieu of the required 40 feet and to amend the Final Development Plan of Lot #1 as shown on the 2nd Amended Final Development Plan of Hunters Glen.

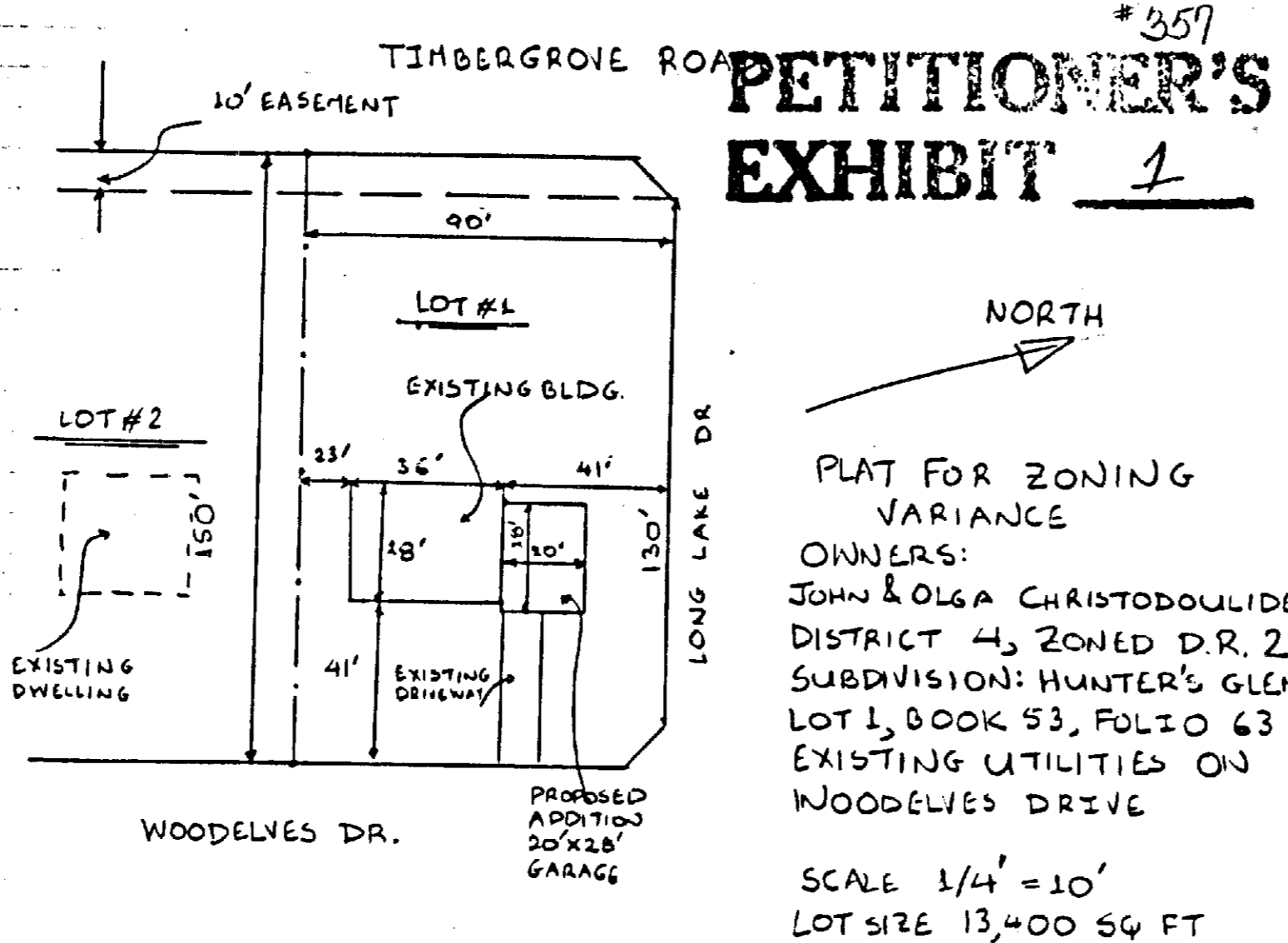
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received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

J. ROBERT HAINES  
Zoning Commissioner  
Baltimore County

cc: John Christodoulides, et ux  
File



VICINITY MAP

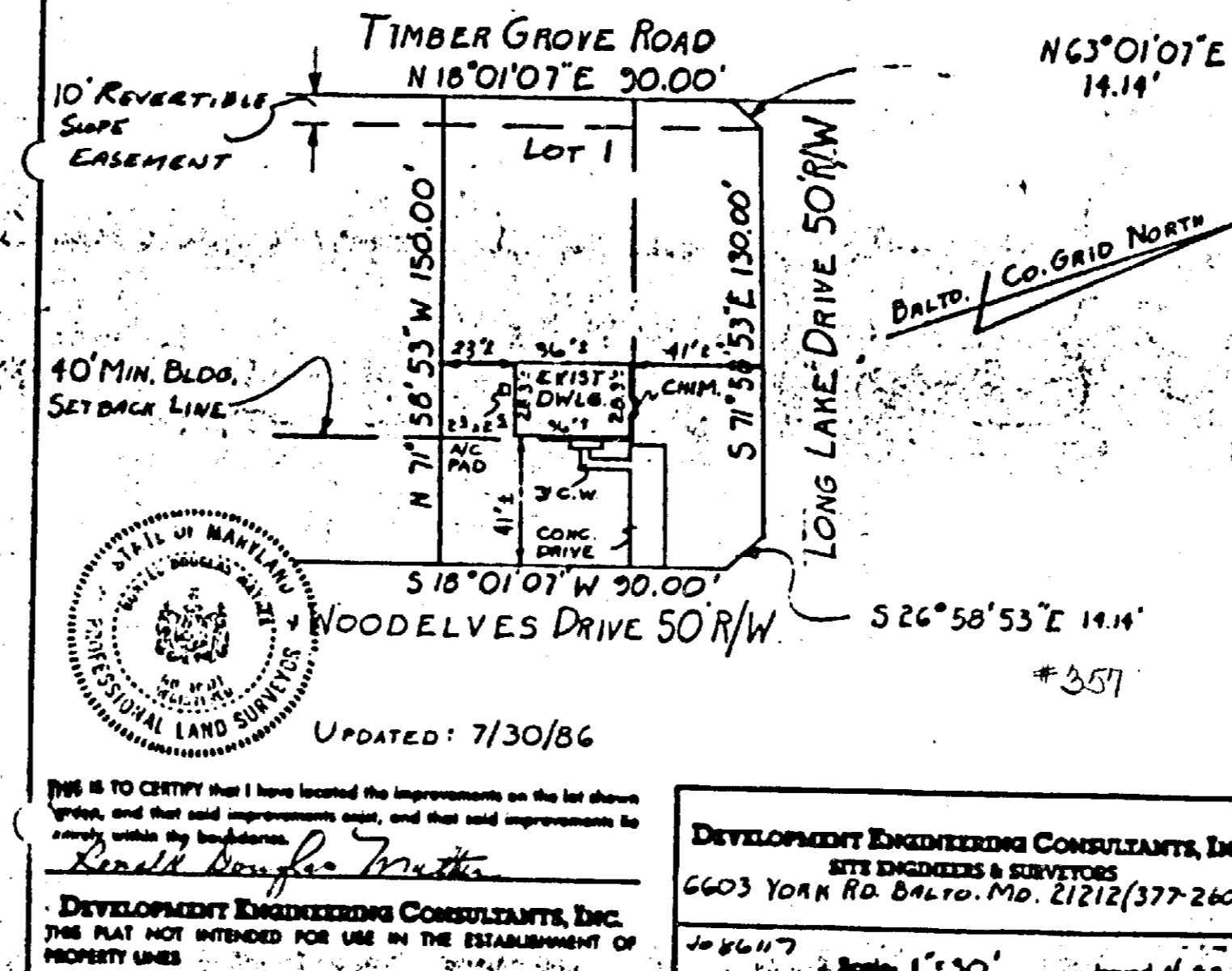


PETITIONER'S EXHIBIT 4

PLAT FOR ZONING VARIANCE  
OWNERS:  
JOHN & OLGA CHRISTODOULIDES  
DISTRICT 4, ZONED DR. 2  
SUBDIVISION: HUNTERS GLEN  
LOT 1, BOOK 53, FOLIO 63  
EXISTING UTILITIES ON WOODELVES DRIVE  
SCALE 1/4" = 10'  
LOT SIZE 13,400 SQ FT

Plat showing property known as 12212 WOODELVES DRIVE, Baltimore County, Maryland. Also known as Lot 1 as shown on Second Amended Plat Sheet 1 of 2 HUNTERS GLEN recorded among the land records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 53 folio 63.

PETITIONER'S EXHIBIT 2



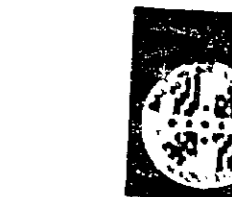
THIS IS TO CERTIFY that I have located the improvements on the lot shown herein, and that said improvements exist, and that said improvements do comply with the boundaries.  
Kenneth Douglas Smith  
DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
6603 YORK RD. BALTO. MD. 21212 (377-2600)  
Scale 1" = 50'

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
SITE ENGINEERS & SURVEYORS  
6603 YORK RD. BALTO. MD. 21212 (377-2600)  
Scale 1" = 50'

Baltimore County  
Fire Department  
Towson, Maryland 21284-2508  
494-4500

April 14, 1988

Paul H. Rowles  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building,  
Towson, MD 21284



Dennis F. Rasmussen  
County Executive

Re: Property Owner: John Christodoulides, et ux  
Location: W/S Woodelves Dr., SW/C of Long Lake Dr.  
Item No.: 357  
Zoning Agenda: Meeting of 4/5/88

- Gentlemen:
- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.
1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
  2. A second means of vehicle access is required for the site.
  3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
  4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
  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.
  6. Site plans are approved, as drawn.
  7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: May 10, 1988  
FROM: P. David Fields, Director, Office of Planning and Zoning  
SUBJECT: Zoning Petitions 88-480-A, 88-481-A, 88-482-A, 88-483-A, 88-484-A, 88-485-A, 88-486-A, 88-487-A, 88-488-A, 88-489-A, 88-490-A, 88-491-A, 88-492-A, 88-493-A, 88-494-A, 88-495-A, 88-496-A, 88-497-A, 88-498-A, 88-499-A, 88-500-A, 88-501-A, 88-502-A, 88-503-A, 88-504-A, 88-505-A

There are no comprehensive planning factors requiring comments on these petitions.

*P. David Fields per J. Maxwell*  
P. David Fields, Director  
Office of Planning and Zoning

PDF/jat

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21284  
494-3554

May 10, 1988



Dennis F. Rasmussen  
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 348, 349, 350, 351, 352, 353, 355, 356 and 357.

Very truly yours,  
*Stephen E. Weber*  
Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEW/RF/pml-b

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1988

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

Mr. Stephan George Simmers  
12116 Green Spring Avenue  
Owings Mills, Maryland 21117

RE: Item No. 355 - Case No. 88-499-A  
Petitioner: Stephan George Simmers  
Petition for Zoning Variance

Dear Mr. Simmers:  
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. 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 from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James F. Dyer*  
JAMES F. DYER  
Chairman  
Zoning Plans Advisory Committee

JFD:at  
Enclosures

88-500-A

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 6th day of April, 1988.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: John Christodoulides, et ux Received by: James F. Dyer  
Petitioner's Attorney: \_\_\_\_\_ Chairman, Zoning Plans Advisory Committee

cc: John Christodoulides, et ux  
5/18/88

RECEIVED  
MAY 17 1988  
ZONING OFFICE

RECEIVED  
MAY 18 1988  
ZONING OFFICE