

IN RE: PETITION FOR ZONING VARIANCE
SE/S Denrob Court, 99' NW of
the c/l of Goldenrod Road
(9719 Denrob Court)
11th Election District
6th Councilmanic District
Kosmas Koukoulis, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-106-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a distance between elevations 20 feet or less in height of 14 feet in lieu of the required 16 feet, and to amend the 1st Amended Final Development Plan of Cloverfield Manor, Block E, Lot 2, to permit construction of an addition outside the building envelope, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Kosmas Koukoulis, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 9719 Denrob Court, is zoned D.R. 5.5 and is improved with a single family dwelling. Petitioners purchased the subject property in August 1987 and now propose enlarging the existing dining room, which presently only seats three people with a 6' x 11'6" addition. Following construction of the proposed addition, there will only be a distance of 14 feet between their dwelling and their neighbor's dwelling. Petitioner testified that the adjoining neighbors have no objection to his proposal. Mr. Koukoulis further contended the granting of this request will not result in any detriment to the health, safety and general welfare of the community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Com-

missioner 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.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of October, 1988 that the Petition for Variance to permit a distance between elevations 20 feet or less in height of 14 feet in lieu of the required 16 feet, and to amend the 1st Amended Final Development Plan of Cloverfield Manor, Block E, Lot 2, to permit construction of an addition outside the building envelope, in accordance with 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 30-day 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.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21284
494-3333

J. Robert Haines
Zoning Commissioner

October 4, 1988



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Kosmas Koukoulis
9719 Denrob Court
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
SE/S Denrob Court, 99' NW of the c/l of Goldenrod Road
(9719 Denrob Court)
Kosmas Koukoulis, et ux - Petitioners
Case No. 89-106-A

Dear Mr. & Mrs. Koukoulis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

ZONING DESCRIPTION

Beginning on the South side of Goldenrod Road 40 feet wide, at the distance of 105 feet East of the centerline of Goldenrod Road. Being Lot 2, Block E, in the subdivision of Cloverfield Manor, Book No. E H J & S Folio 9. Also known as 9719 Denrob Court in the 11th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 11th Date of Posting: 9/9/88
Posted for: Variance
Petitioner: Kosmas Koukoulis, et ux
Location of property: 9719 Denrob Ct., SE/S Denrob Ct., 99' NW of Goldenrod Rd.
Location of Signs: 11th Election District - 6th Councilmanic District
Remarks: on property of Petitioner
Posted by: [Signature] Date of ret. at: 9/11/88
Number of Signs: Signs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21284
494-3333

J. Robert Haines
Zoning Commissioner

Date: 9/5/88

Mr. & Mrs. Kosmas Koukoulis
9719 Denrob Court
Baltimore, Maryland 21234

Re: Petition for Zoning Variance
CASE NUMBER: 89-106-A
SE/S Denrob Court, 99' NW of Goldenrod Road
(9719 Denrob Court)
11th Election District - 6th Councilmanic District
Petitioner(s): Kosmas Koukoulis, et ux
HEARING SCHEDULED: THURSDAY, SEPTEMBER 29, 1988 at 2:00 p.m.

Dear Mr. & Mrs. Koukoulis:

Please be advised that \$49.63 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(s) to the Zoning Office, County Office Building, Room 111, Townson, Maryland 21204 fifteen (15) minutes before

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

No. 039087

DATE: 9/29/88 ACCOUNT: P-111-15-000

AMOUNT: \$ 95.63

RECEIVED FROM: Kosmas Koukoulis, et ux

FOR: 9719 Denrob Ct., Baltimore, Md.

B B 054*****95631* 89-106-A

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 22, 1988
THIS IS TO CERTIFY that the annexed advertisement was published in NORTHEAST TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 7, 1988.

northeast
OWINGS MILLS TIMES,
Publisher

PO# 404131
R# M18940
41.25
S. Zate Olson

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 1988
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 1 successive weeks, the first publication appearing on Sept 8, 1988.

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commission 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:

Case number: 89-106-A
SE/S Denrob Court, 99' NW of Goldenrod Road
11th Election District
6th Councilmanic District
Kosmas Koukoulis, et ux
Hearing Date: Thursday, Sept. 29, 1988 at 2:00 p.m.

Variance to allow a distance between elevations 20 ft. or less in height of 14 ft. in lieu of the required 16 ft. and to amend the 1st Amended Final Development Plan of Cloverfield Manor, Block E, Lot 2, to allow construction of an addition outside of the building envelope.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. If, however, an appeal is filed, the building permit may not be issued until the appeal is resolved. Such request must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9120 Sept. 8

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 1101.2.5.1 to allow a distance between elevations 20 ft. or less in height of 14 ft. in lieu of the required 16 ft. and to amend the 1st Amended Final Development Plan of Cloverfield Manor, Block E, Lot 2 to allow construction of an addition outside of the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. We bought the house a year ago. The dining area is not big enough for our family to sit down and eat. Their is only enough room for 3 people to sit at the table. We have 2 children and my Grandfather living with us.

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
Kosmas Koukoulis
(Type or Print Name)
Signature: Kosmas Koukoulis
Tina Marie Koukoulis
(Type or Print Name)
Signature: Tina Marie Koukoulis
9719 Denrob Court, 668-6839
Address Phone No.
Baltimore, Md. 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1988, 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 29th day of September, 1988, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

NOTICE OF HEARING

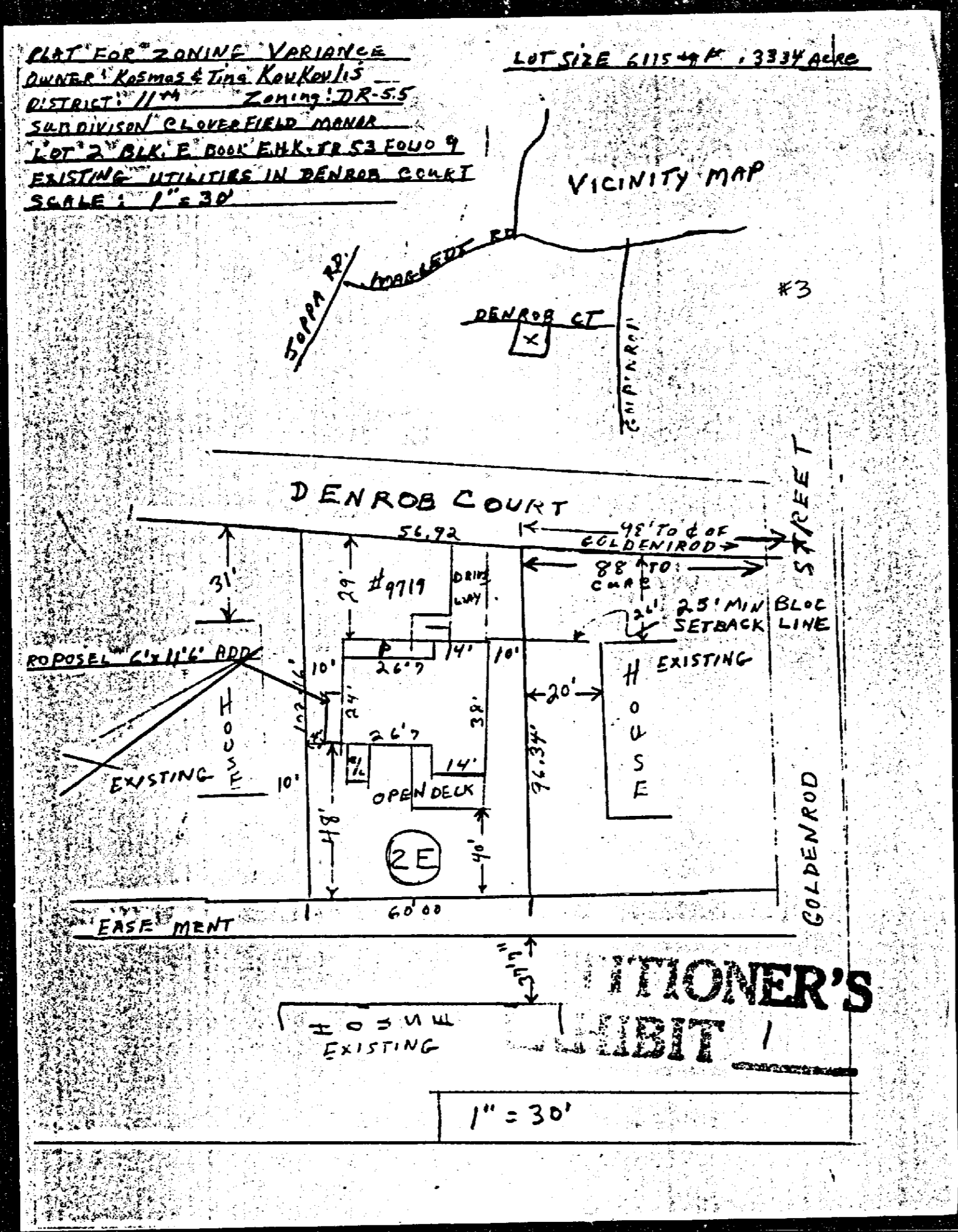
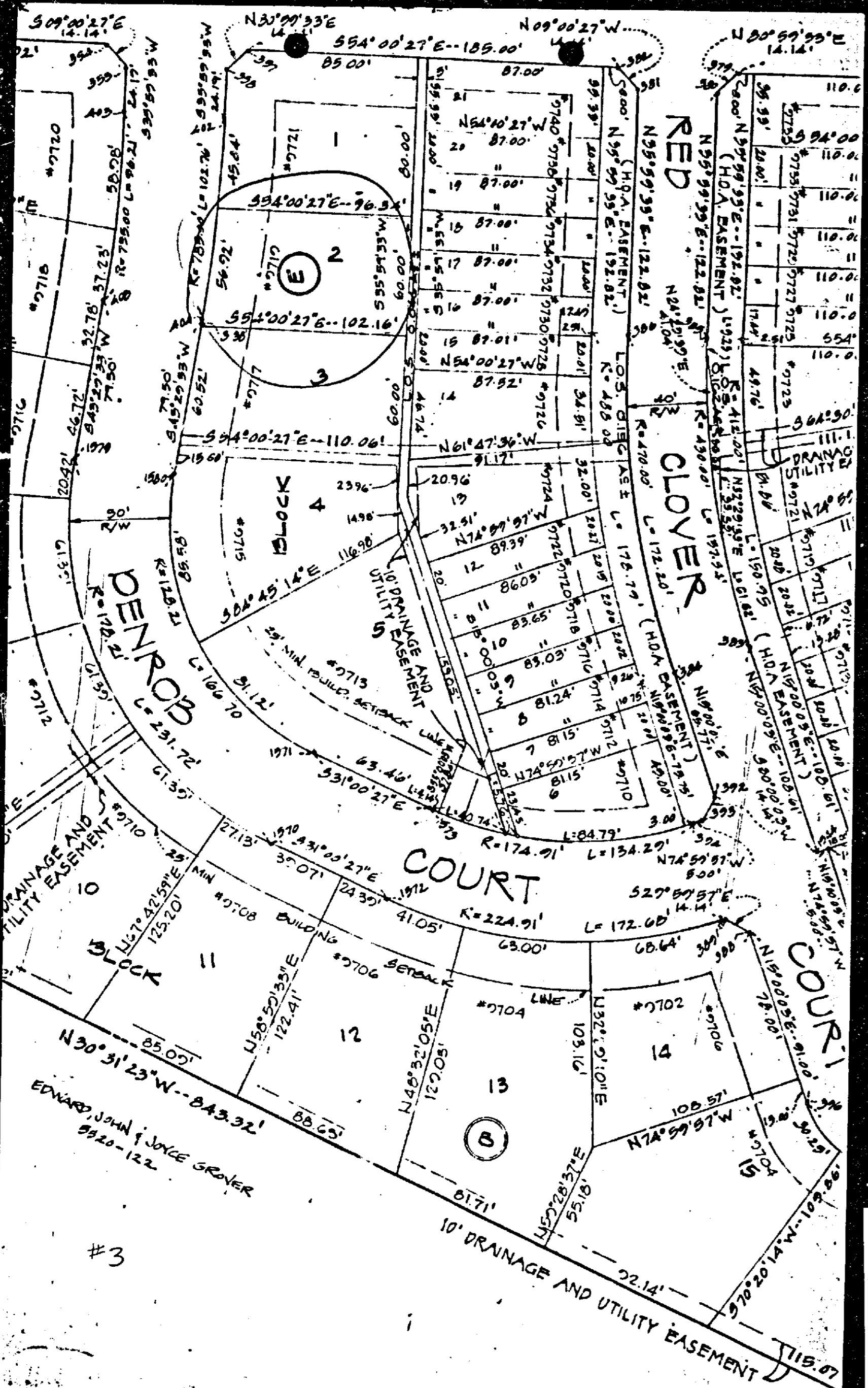
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-106-A
SE/S Denrob Court, 99' NW of Goldenrod Road
(9719 Denrob Court)
11th Election District - 6th Councilmanic District
Petitioner(s): Kosmas Koukoulis, et ux
HEARING SCHEDULED: THURSDAY, SEPTEMBER 29, 1988 at 2:00 p.m.

Variance to allow a distance between elevations 20 ft. or less in height of 14 ft. in lieu of the required 16 ft. and to amend the 1st Amended Final Development Plan of Cloverfield Manor, Block E, Lot 2 to allow construction of an addition outside of the building envelope.

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: Kosmas Koukoulis, et ux
File



89-106-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
20th day of July, 1988.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

Petitioner: *Kosmas Koukoulis, et ux*
Attorney: _____

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reinecke
Chief July 26, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Kosmas Koukoulis, et ux
Location: SE/S Denrob Ct., 98' NW of c/l of Goldenrod Road
9719 Denrob Court
Item No.: 3 Zoning Agenda: Meeting of 7/19/88

Dennis F. Rasmussen
County Executive

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.
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: *Carl J. Kelly 7-15-88* Noted and Approved: *John F. O'Neill*
Handling Group Fire Prevention Bureau
Special Inspection Division

/s/

We the owners of 9719 Denrob Court, Baltimore County would like to know if you object to or approve of our adding 6' to our Dining room wall. Which would require a variance to change our side line requirement.

Thank You,
Aina Koukoulis
Kosmas Koukoulis

Approve *Mr. Andrew Simantel* 3501 GOLDENROD LANE
Approve *Daniel King* 3503 Brillwood Lane
Approve *Carol Muffetto* 9718 Denrob Ct.
Approve *Arthur M. Smith* 9717 DENROB CT.
Approve *Mr. & Mrs. David Rimuller* 9716 Denrob Ct.
Approve *Karen B. Smith* 9715 DENROB CT.
Approve *Debbie Jackson* 9714 Denrob Ct.
Approve *William E. Hennis* 9713 DENROB CT. 21234
Approve *Clare R. Savelle* 9712 Denrob Ct. 21239
Approve *B. Auland* 9710 Denrob Ct. 21237
Approve *E. Mullin* 9724 Denrob Ct. 21234
Approve *D. Downing* 9730 Red Clover Ct. 21238
Approve *Barbara M. Miller* PETITIONER'S EXHIBIT
Approve *Johnnie Field* 9719 DENROB CT.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

August 5, 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 475, 476, 482, 487, 1, 2, 3, 4, 7, 8, 9 and 10.

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

SEM/RF/lab

RECEIVED
AUG 15 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
September 20, 1988

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

Mr. & Mrs. Kosmas Koukoulis
9719 Denrob Court
Baltimore, Maryland 21234

RE: Item No. 3 - Case No. 89-106-A
Petitioner: Kosmas Koukoulis, et ux
Petition for Zoning Variance

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

Dear Mr. & Mrs. Koukoulis:

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 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 E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt