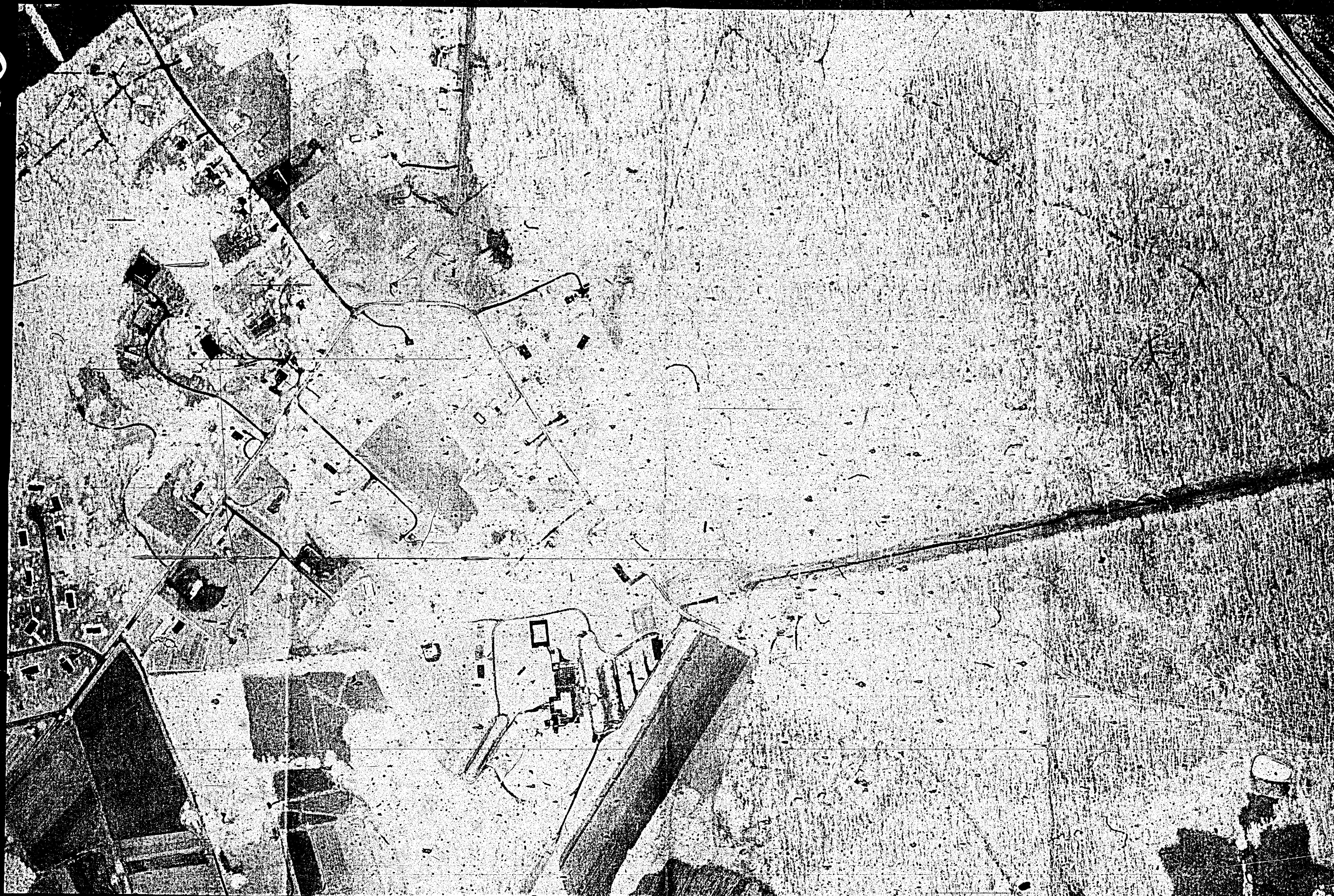


94-449-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION TEXAS	SHEET N.W. 15-C
DATE OF PHOTOGRAPHY JANUARY 1986		

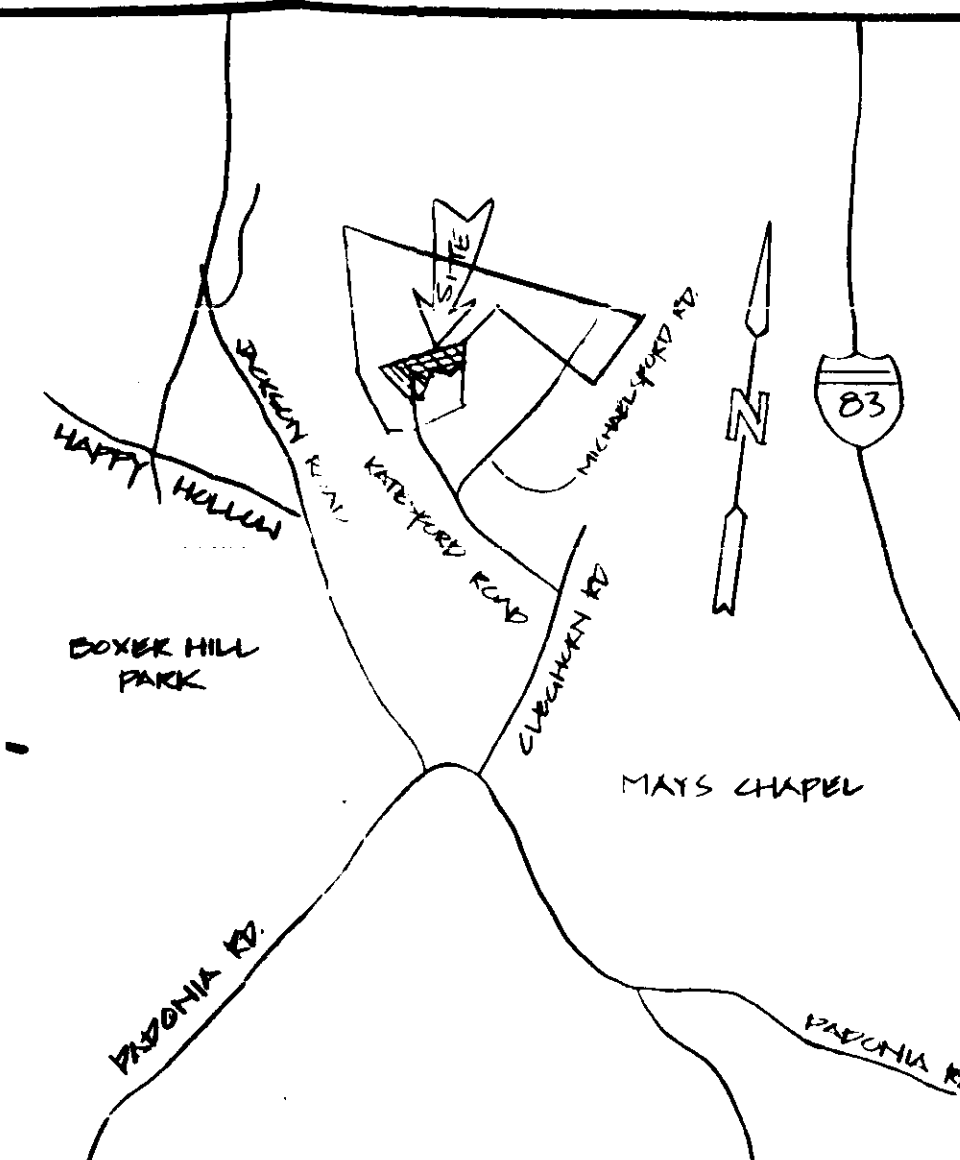
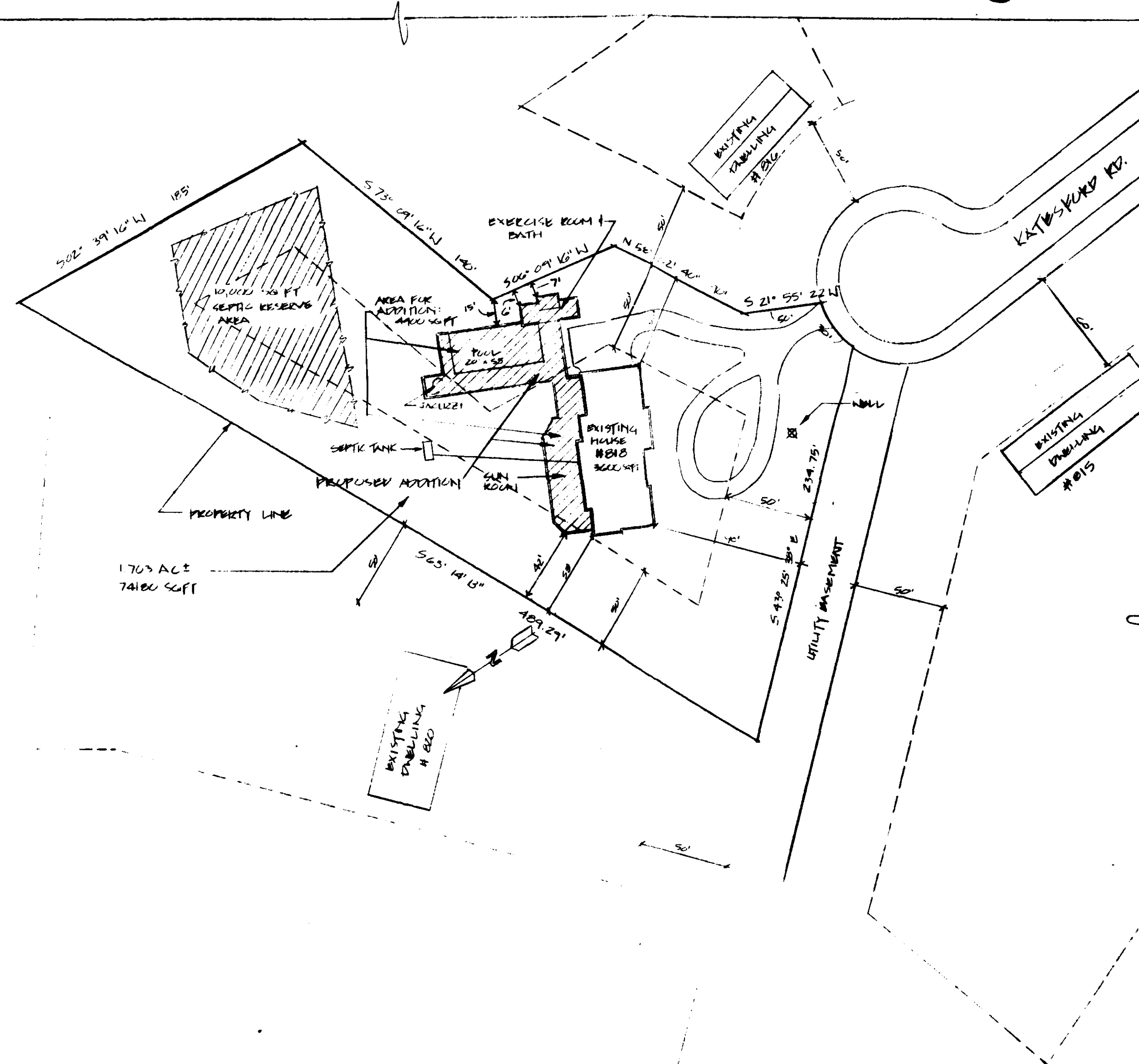
MICROFILMED

**PLAN TO ACCOMPANY PETITION FOR AN
ADMINISTRATIVE VARIANCE**

PROPERTY ADDRESS: 818 KATESFORD ROAD
HUNT VALLEY MD. 21030

SUBDIVISION NAME: LAURELFORD
PLAT BOOK #: 58, FOLIO # 111, LOT # 4, SECTION #
OWNER: JOHN AND EMILY PATERAKIS

94-449-A



VICINITY MAP
SCALE: 1" = 1000'

**LOCATION
INFORMATION**

Councilman District: #3
Election District: 8
1" = 200' Scale Map #: NW, 15-C
Zoning: RC-5
Lot Size: 9.703 Acres, 74180 sqft.
Sewer: Private
Water: Private
Chesapeake Bay Critical Area:
Prior Zoning Hearings: None

ZONING OFFICE USE ONLY

Reviewed By: Item #: Case #:

Item #: 443

PATERAKIS RESIDENCE

SUNROOM ADDITION AND POOL HOUSE
ARCHITECT: PETER A. FILAT III, STUDIO WANDA ARCHITECTS
OWNER: JOHN & EMILY PATERAKIS
818 KATESFORD RD.
HUNT VALLEY MD. 21030

PLAT PLAN

Proj. No.: 93076.00
Scale: As Noted
Date: May 11, 1994
Rev.:

S.1

PREPARED BY PAF, TAL.

PLAT PLAN

1" = 50'

94-449-A

May 26, 1994

Baltimore County Zoning Office -
Zoning Administration & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 94-449-A

Dear Sir or Madam:

In reference to the notice of application for a zoning variance posted at 818 Katesford Road, Cockeysville, Maryland, 21030, and referred to by the above case number, we, the residents noted below, being immediate neighbors of the above-noted property, formally request a hearing on the zoning variance applied for in case # 94-449-A.

Enclosed is a check in the amount of forty dollars, said amount being required to request such a zoning hearing.

Please notify us as soon as possible of your action regarding this request.

Thank you.

Sincerely,

Anthony O. Sclama, M.D.
Anthony O. Sclama, MD
Alexis P. Sclama
Alina P. Sclama

820 Katesford Road
Cockeysville, Maryland 21030

Yeong Oh, M.D.
YH Oh
Becky Oh
Beck H. Oh

816 Katesford Road
Cockeysville, Maryland 21030

Re: Case # 94-449-A (item 443)
818 Katesford Rd.
W/S, 1340' 1/2' W of Chelton Rd.
8th Election District

Dear Charlotte,

*Re: this time we will
withdraw the petition for an administrative
zoning variance for 818 Katesford Rd of
Lanawood, Section 2, lot 4. Please
cancel the public hearing set for July 1, 1994.*

Thank you for your cooperation.

John Pollock

RECEIVED
JUN 16 1994
ZONING COMMISSIONER

5/24/94 2651-94
50 63
give Pollock
this

LAW OFFICES
KAPLAN, HETMAN, GREENBERG, ENGELMAN & BELOHAD, P.A.
TENTH FLOOR-SUN LIFE BUILDING
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-0820
(410) 530-6967
FACSIMILE (410) 782-0885
94-449-A
May 23, 1994

CHARLES F. HETMAN
DANIEL F. GREENBERG
WILLIAM H. ENGELMAN
HERBERT J. BELOHAD
EDWARD F. BEKA, JR.
THEODORE S. WILDER
ABRAHAM L. ADLER
HARRY S. DOPKIN
STANLEY S. FINE
KEVIN E. WITKOWSKI
KENNETH P. KIMAN
SCOTT E. HEDMAN
HARRIET E. COOPERMAN
WILLIAM D. BRUNDMAN, JR.
DANIEL S. KATE
MICHAEL R. HEDMAN
THOMAS D. WOLFE
STEVEN M. FRIEDMAN
BARRY WEISSOFF

OF COUNSEL
MICHAEL L. FOREMAN
JERAL A. HILTON
ELIAS J. WITKOWSKI
LOUIS S. BARR
LARRY L. LEE
LEE S. BAUGH
*ALSO MEMBER OF PENNSYLVANIA BAR

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
Arnold Jablon, Esquire
Director of Office of Zoning
Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 94-449-A
John and Emily Paterakis
881 Katesford Road

Dear Mr. Jablon:

I am writing on behalf of Robert Pollock, an owner of a lot within the Laurelford subdivision to request a hearing on the above-referenced matter pursuant to Section 26-127(b)(1) of the Baltimore County Code.

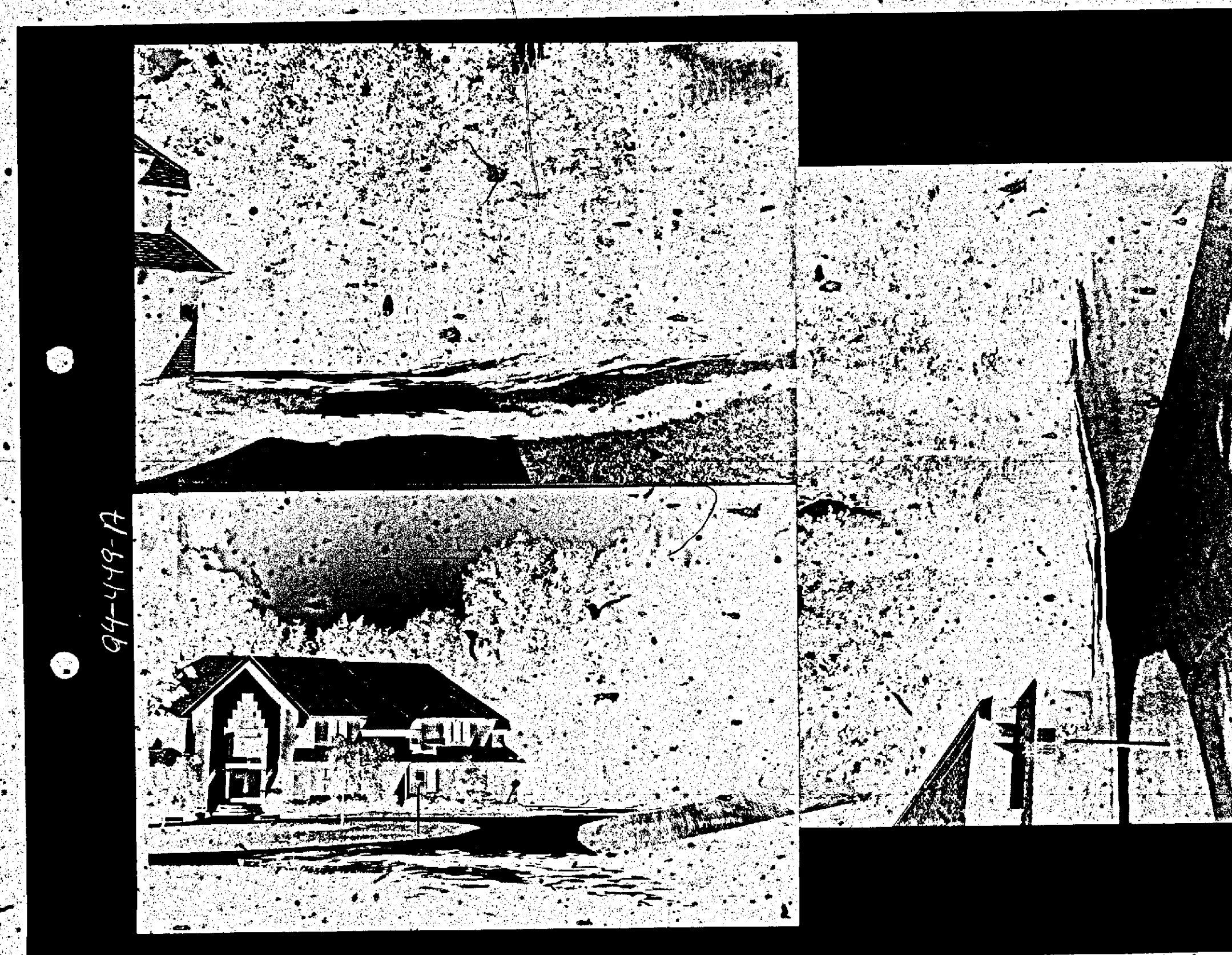
I am also writing on behalf of the Architectural Committee established pursuant to the Declaration of Easements and Restrictions dated June 26, 1987 and recorded among the Land Records of Baltimore County at Liber S.M. 7595, folio 582. The Architectural Committee opposes any modification to the development scheme.

Very truly yours,

MDJ:mgp
cc: Mr. Robert Pollock
Lawrence Schmidt, Esquire
Zoning Commissioner

Mark D. Dopkin

RECEIVED
MAY 24 1994
ZADM



TO: PUBLINT PUBLISHING COMPANY
July 9, 1994 Issue - Jeffersonian

Please forward billing to:

John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030
666-8320

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-449-A (Item 443)

818 Katesford Road
End of Katesford Road, W/S, 1340' +/- W of Cleghorn Road
8th Election District - 3rd Councilmanic
Legal Owner(s): John Paterakis and Emily Paterakis

HEARING: JULY 1, 1994 at 9:00 a.m. in Rm. 106 County Office Building

Variance to allow a sideyard setback of 6 feet (for an addition) in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot #4 for projection of same outside of the building envelope.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



JUN. 03 1994

(410) 887-3353

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-449-A (Item 443)

818 Katesford Road
End of Katesford Road, W/S, 1340' +/- W of Cleghorn Road
8th Election District - 3rd Councilmanic
Legal Owner(s): John Paterakis and Emily Paterakis

HEARING: JULY 1, 1994 at 9:00 a.m. in Rm. 106 County Office Building

Variance to allow a sideyard setback of 6 feet (for an addition) in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot #4 for projection of same outside of the building envelope.

Arnold Jablon
Arnold Jablon
Director

cc: John and Emily Paterakis
Peter Fillet
Mark Dopkin, Esq.
Alexis Schwan

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Sam L. Kims*

PK/JL:lw

ZAC.431/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 443 (JOS)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for *DAVID N. RAMSEY, ACTING CHIEF*
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4891, M5-1105F

cc: File

RECEIVED
MAY 20 1994
ZADM

RE: PETITION FOR VARIANCE * BEFORE THE
818 Katesford Road, End of * ZONING COMMISSIONER
Katesford Road, W/S, 1340' +/- W of *
Cleghorn Road, 8th Election Dist., * FOR BALTIMORE COUNTY
3rd Councilmanic *
John Paterakis and Emily Paterakis * CASE NO.: 94-449-A
Petitioners * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to John and Emily Paterakis, 818 Katesford Road, Hunt Valley, MD 21030, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030

Re: CASE NUMBER: 94-449-A Item 443
818 Katesford Road
End of Katesford Road, W/S, 1340' +/- W of Cleghorn Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Peter Fillet

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1994

John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030

Re: Case Number: 94-449-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

Arnold Jablon

ARNOLD JABLON, DIRECTOR

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
End of Katesford Road, 1340' W
of Cleghorn Road
(818 Katesford Road)
8th Election District
3rd Councilmanic District
John Paterakis, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-449-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before me as a Petition for Administrative Variance in which the owners of the property sought relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed addition to the existing dwelling to be located outside of the building envelope. Specifically, the Petitioners sought relief from Section 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 6 feet in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot 4 thereof, accordingly.

Subsequent to the requisite posting of the property, a request for hearing was received by letter dated May 23, 1994 from Mark D. Dopkin, Esquire on behalf of Robert Pollock, owner of another lot within the Laurelford subdivision. In addition, a letter dated May 26, 1994 was received in which the owners of the adjoining properties on both sides of the subject lot requested a public hearing on the matter. Thereafter, a public hearing was scheduled to be heard on July 1, 1994.

By letter received in this Office on June 16, 1994, the Petitioner withdrew his request for variance.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for Admin-

Post-it Fax Note	7671	Date	6/22/94
To	Mr. [unclear]	From	ZADW
Co/Dept		Co	
Phone #		Phone #	
Fax #	301-221-5431	Fax #	301-221-5431

istrative Variance in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. John Paterakis
818 Katesford Road, Hunt Valley, Md. 21030

Mark D. Dopkin, Esquire, Kaplan, Heyman, Greenberg, Engelman & Belgrad
Sun Life Bldg., 10th Fl., 20 S. Charles St, Baltimore, Md. 21201-3220

Mr. Peter Pillat
405 N. Charles Street, Baltimore, Md. 21201

People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 6/22/94
By [Signature]

- 2 -



Petition for Administrative Variance AND TO Amend the B.C.Z.R. Section 1A04.3.B.3 to the Zoning Commissioner of Baltimore County for the property located at 818 KATESFORD RD. which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s) 1A04.3.B.3 To allow a sideyard setback of 6 ft. (for an addition) in lieu of the required 50 ft. and to amend the latest final development plan of Laurelford, Section 2, Lot 4 for projection of same 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. IMPROVED SITE LOT LAYOUT.

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.

Contract Purchase/Lessee	Who do solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of the Petition
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City	City
State	State
Zipcode	Zipcode
Attorney for Petitioner	Attorney for Petitioner
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City	City
State	State
Zipcode	Zipcode

John & Emily Paterakis
Emily H. Paterakis
818 KATESFORD RD. 410.666.8320
HUNT VALLEY MD 21030
405 N. CHARLES ST. 376.4910
BALTIMORE MD 21201

ORDER RECEIVED FOR FILING

Date 6/22/94
By [Signature]

RECEIVED BY: [Signature] DATE: 5-13-94
ESTIMATED POSTING DATE: 5-22-94

RECEIVED BY: [Signature] DATE: 5-13-94
ESTIMATED POSTING DATE: 5-22-94

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 818 KATESFORD RD.

HUNTSVILLE MD. 21030

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. IMPROVED SITE CONFIGURATION.

LOT LAYOUT 214' FROM FRONT
TO REAR OF SITE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Paterakis, Jr.
John Paterakis, Jr.
Emily H. Paterakis
Emily H. Paterakis

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of MAY, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John & Emily H. Paterakis

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/13/94

My Commission Expires: 10/1/95

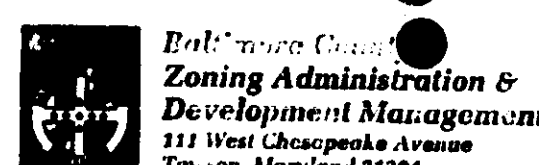
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 5/22/94
Posted for: Variance
Petitioner: John & Emily Paterakis
Location of property: 818 Katesford Rd., Vb. & Eas. Rd.
Location of Sign: Facing Roadway, 214' from Front of Property
Remarks: [unclear]
Posted by: [Signature] Date of return: 7/27/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 19 94
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 June 9, 19 94.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON



Date 5-13-94 Item Number 443
010 - Residential Variance Filing Fee - \$50.00
030 - Special Hearing to Amend Laurelford ZPD-50.00
080 - Sign & Posting 35.00
Total \$135.00
JOHN & EMILY PATERAKIS
818 KATESFORD RD.

03A0380098MCHRC \$135.00
88 C003148PMGS-13-94
Please Make Checks Payable To: Baltimore County

Cashier, Baltimore County

5/27/94 80016150
42.00
Alexis Selama
Challenger to Alexis Selama 21-444

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:
Re: Case Number: 94-449-A
Petitioner(s): Paterakis
Location: 818 Katesford Rd.

I/we, Alexis Selama
(Type or Print Name)
(Legal Owner(s) Resident(s), of
818 Katesford Rd.

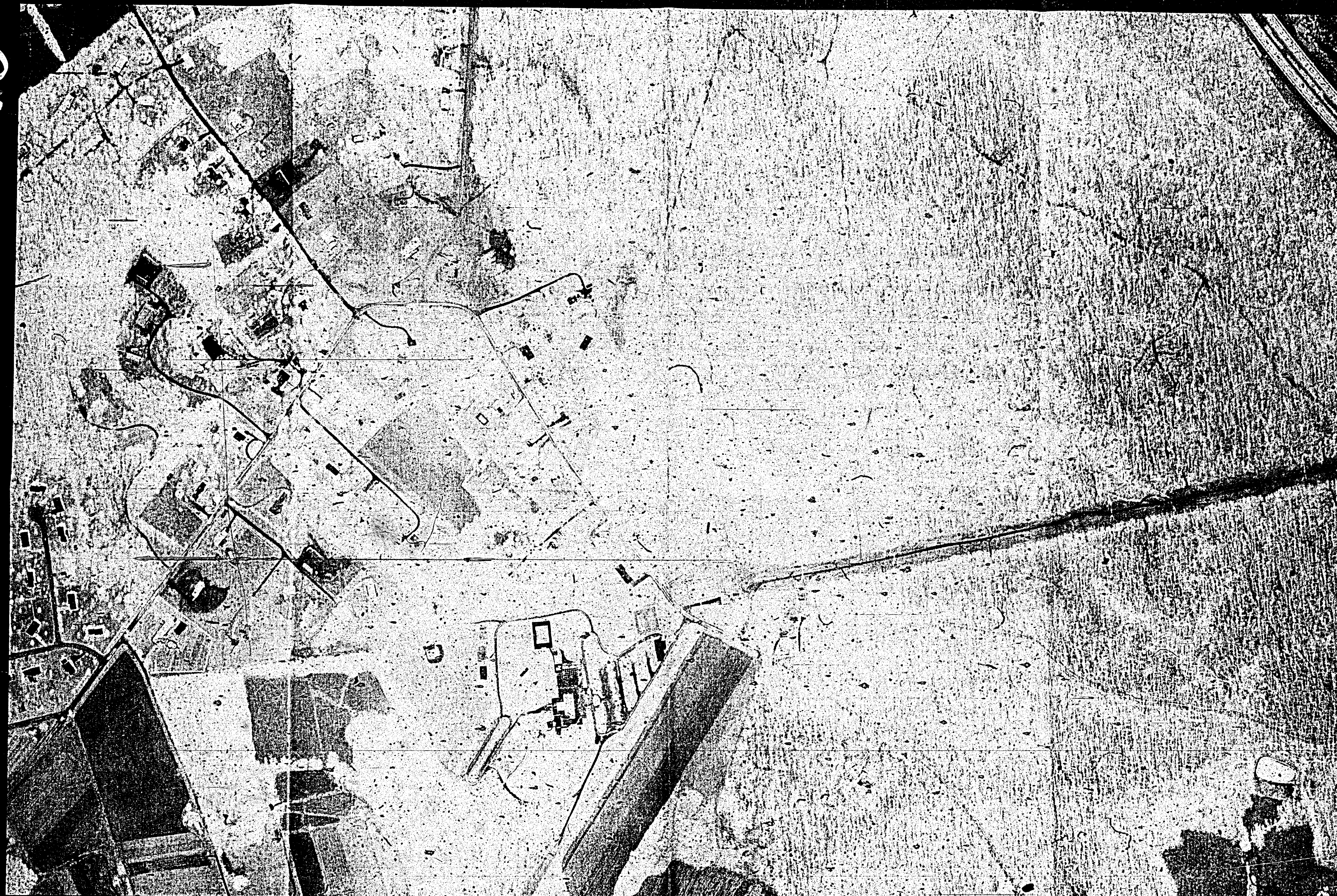
Cockeysville, Md 21030 501-283
City/State/Zip Code Phone

which is located approximately 50 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Alexis Selama 5/27/94
Signature Date

Signature Date

94-449-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

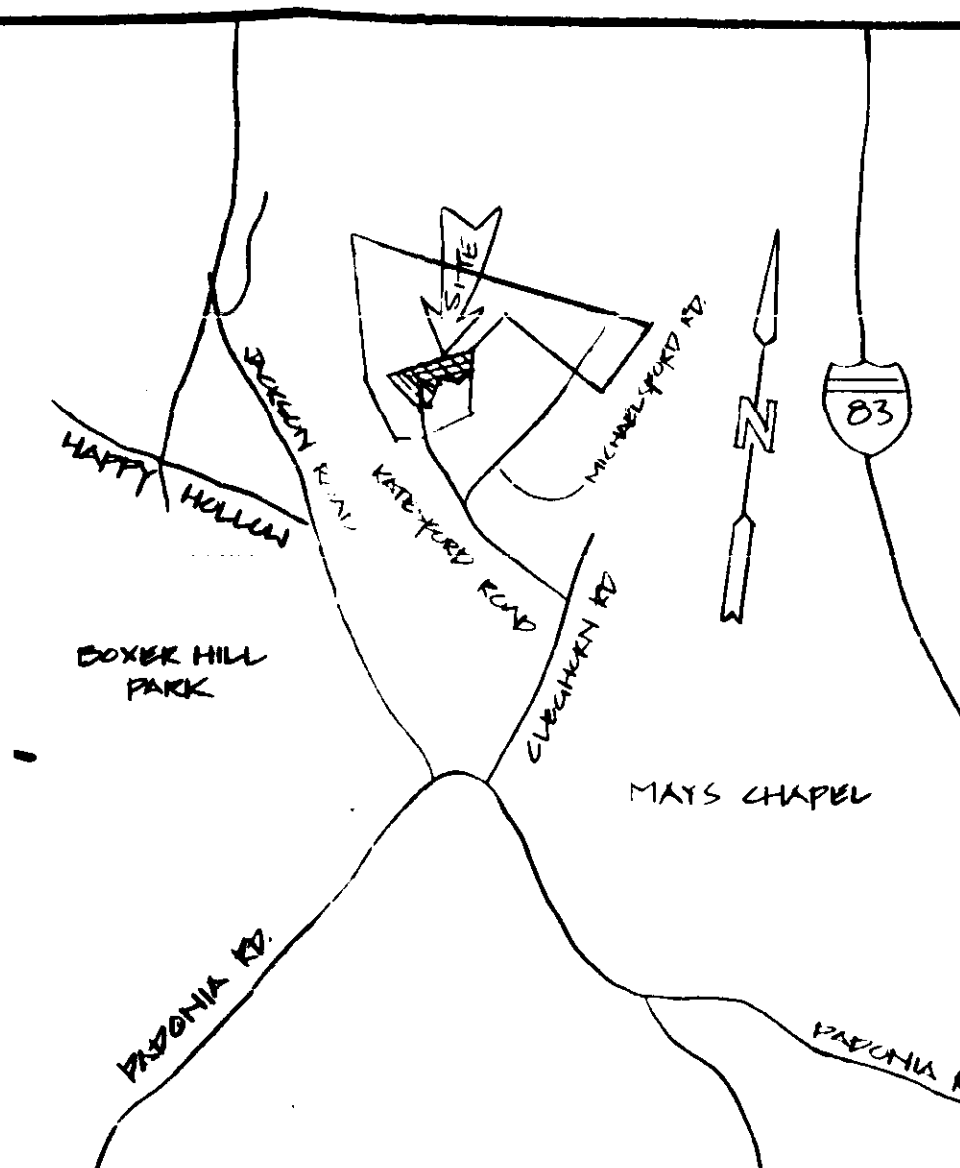
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION TEXAS	SHEET N.W. 15-C
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

PROPERTY ADDRESS: 818 KATESFORD ROAD
HUNT VALLEY MD. 21080

SUBDIVISION NAME: LAURELFORD
PLAT BOOK #: 58, **FOLIO #** 111, **LOT #** 4, **SECTION #**
OWNER: JOHN AND EMILY PATERAKIS



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

Councilman District: #3
 Election District: 8
 1" = 200' Scale Map #: N/W, 15-C
 Zoning: MC-5
 Lot Size: 9.703 Acres, 74180 sqft.
 Sewer: Private
 Water: Private
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: None

ZONING OFFICE USE ONLY!

Reviewed By: _____ Item #: _____ Case #: _____

22 443

PATERAKIS RESIDENCE

SUNROOM ADDITION AND POOL HOUSE
ARCHITECT: PETER A. FILLAT III STUDIO WANDA ARCHITECTS
OWNER: JOHN & EMILY PATERAKIS
818 KATESFORD RD.
HUNT VALLEY MD. 21030

PLAT PLAN

Proj. No.: 93076.00

Scale: As Noted

Date: May 11, 1994

Rev.:

S.1

PREPARED BY PAF, T.A.L

PLAT PLAN

 $1^\circ = 50'$

94-449-A

May 26, 1994

Baltimore County Zoning Office -
Zoning Administration & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 94-449-A

Dear Sir or Madam:

In reference to the notice of application for a zoning variance posted at 818 Katesford Road, Cockeysville, Maryland, 21030, and referred to by the above case number, we, the residents noted below, being immediate neighbors of the above-noted property, formally request a hearing on the zoning variance applied for in case # 94-449-A.

Enclosed is a check in the amount of forty dollars, said amount being required to request such a zoning hearing.

Please notify us as soon as possible of your action regarding this request.

Thank you.

Sincerely,

Anthony O. Scilama, M.D.
Anthony O. Scilama, MD
Alexis P. Scilama
Alexis P. Scilama

820 Katesford Road
Cockeysville, Maryland 21030

Yeong Oh, M.D.
Yeong Oh
Becky Oh
Becky Oh

816 Katesford Road
Cockeysville, Maryland 21030

Re: Case # 94-449-A (item 443)
818 Katesford Rd.
W/S, 1340' 1/2" W of Chelton Rd.
8th Election District

Dear Charlotte,

*Re: This time we will
withdraw the petition for an administrative
zoning variance for 818 Katesford Rd of
Lanawood, Section 2, lot 4. Please
cancel the public hearing set for July 1, 1994.*

Thank you for your cooperation.

John Pollock

RECEIVED
JUN 16 1994
ZONING COMMISSIONER

5/24/94 2651-94
30 63
blue folder
file

LAW OFFICES
KAPLAN, HETMAN, GREENBERG, ENGELMAN & BELOHAD, P.A.
TENTH FLOOR-SUN LIFE BUILDING
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-0820
(410) 530-6967
FACSIMILE (410) 782-0885
94-449-A
May 23, 1994

CHARLES F. HETMAN
DANIEL F. GREENBERG
WILLIAM H. ENGELMAN
HERBERT J. BELOHAD
EDWARD F. BEKA, JR.
THEODORE S. WILDER
ABRAHAM L. ADLER
DAVID S. DOPKIN
STANLEY S. FINE
KEVIN E. WITKOWSKI
KENNETH P. KIMAN
SCOTT E. HEDMAN
HARRIET E. COOPERMAN
WILLIAM D. BRUNDMAN, JR.
DANIEL S. KATE
MICHAEL S. HEDMAN
THOMAS D. WOLFE
STEVEN M. FRIEDMAN
BARRY WEISSOFF

SOLOMON KAPLAN
(410) 530-6967
OF COUNSEL
MICHAEL L. FOREMAN
JERAL A. HILTON
ELIAS J. WITKOWSKI
LOUIS S. BARR
LARRY L. LEE
LEE S. BAUCH
*ALSO MEMBER OF PENNSYLVANIA BAR

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
Arnold Jablon, Esquire
Director of Office of Zoning
Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 94-449-A
John and Emily Paterakis
881 Katesford Road

Dear Mr. Jablon:

I am writing on behalf of Robert Pollock, an owner of a lot within the Laurelford subdivision to request a hearing on the above-referenced matter pursuant to Section 26-127(b)(1) of the Baltimore County Code.

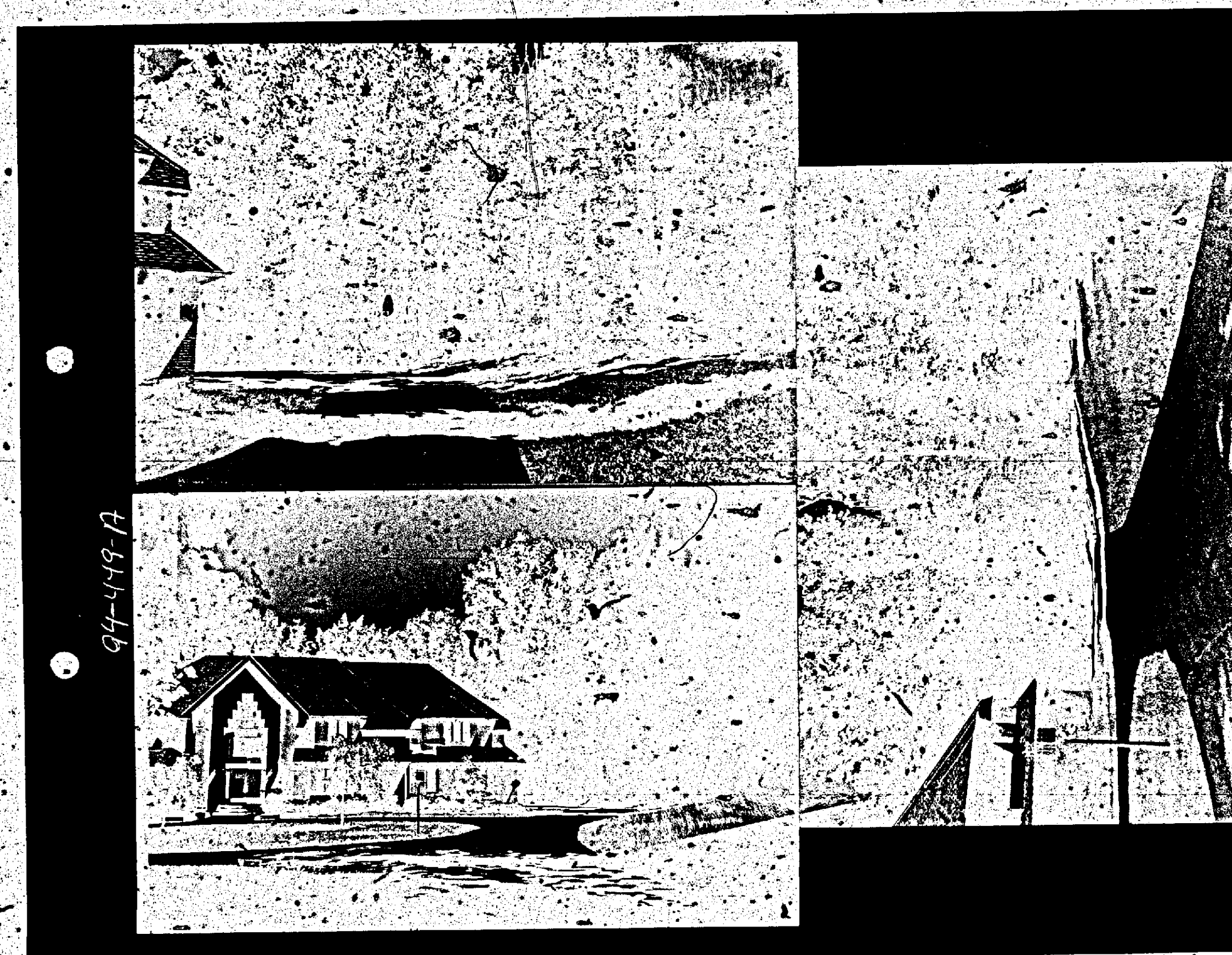
I am also writing on behalf of the Architectural Committee established pursuant to the Declaration of Easements and Restrictions dated June 26, 1987 and recorded among the Land Records of Baltimore County at Liber S.M. 7595, folio 582. The Architectural Committee opposes any modification to the development scheme.

Very truly yours,

Mark D. Dopkin

MDU:mgp
cc: Mr. Robert Pollock
Lawrence Schmidt, Esquire
Zoning Commissioner

RECEIVED
MAY 24 1994
ZADM



TO: PUBLISHER PUBLISHING COMPANY
July 9, 1994 Issue - Jeffersonian

Please forward billing to:

John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030
666-8320

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-449-A (Item 443)

818 Katesford Road
End of Katesford Road, W/S, 1340' +/- W of Cleghorn Road
8th Election District - 3rd Councilmanic
Legal Owner(s): John Paterakis and Emily Paterakis
HEARING: JULY 1, 1994 at 9:00 a.m. in Rm. 106 County Office Building

Variance to allow a sideyard setback of 6 feet (for an addition) in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot #4 for projection of same outside of the building envelope.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



JUN 03 1994

(410) 887-3353

NOTICE OF HEARING

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Variance to allow a sideyard setback of 6 feet (for an addition) in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot #4 for projection of same outside of the building envelope.

Arnold Jablon

Arnold Jablon
Director

cc: John and Emily Paterakis
Peter Fillet
Mark Dopkin, Esq.
Alexis Schwan

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Sam L. Kims*

PK/JL:lw

ZAC.431/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 443 (JOS)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for *DAVID N. RAMSEY, ACTING CHIEF*
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4891, M5-1105F

cc: File

RECEIVED
MAY 20 1994
ZADM

RE: PETITION FOR VARIANCE * BEFORE THE
818 Katesford Road, End of * ZONING COMMISSIONER
Katesford Road, W/S, 1340' +/- W of *
Cleghorn Road, 8th Election Dist., * FOR BALTIMORE COUNTY
3rd Councilmanic *
John Paterakis and Emily Paterakis * CASE NO.: 94-449-A
Petitioners * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel

Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to John and Emily Paterakis, 818 Katesford Road, Hunt Valley, MD 21030, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030

Re: CASE NUMBER: 94-449-A Item 443
818 Katesford Road
End of Katesford Road, W/S, 1340' +/- W of Cleghorn Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Peter Fillet

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1994

John and Emily Paterakis
818 Katesford Road
Hunt Valley, Maryland 21030

Re: Case Number: 94-449-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

Arnold Jablon

ARNOLD JABLON, DIRECTOR

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
End of Katesford Road, 1340' W
of Cleghorn Road
(818 Katesford Road)
8th Election District
3rd Councilmanic District
John Paterakis, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-449-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before me as a Petition for Administrative Variance in which the owners of the property sought relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed addition to the existing dwelling to be located outside of the building envelope. Specifically, the Petitioners sought relief from Section 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 6 feet in lieu of the required 50 feet and to amend the latest final development plan of Laurelford, Section 2, Lot 4 thereof, accordingly.

Subsequent to the requisite posting of the property, a request for hearing was received by letter dated May 23, 1994 from Mark D. Dopkin, Esquire on behalf of Robert Pollock, owner of another lot within the Laurelford subdivision. In addition, a letter dated May 26, 1994 was received in which the owners of the adjoining properties on both sides of the subject lot requested a public hearing on the matter. Thereafter, a public hearing was scheduled to be heard on July 1, 1994.

By letter received in this Office on June 16, 1994, the Petitioner withdrew his request for variance.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for Admin-

Post-it Fax Note	7671	Date	6/22/94
To	John Paterakis, Jr.	From	ZAD
Co/Dept		Co	
Phone #		Phone #	
Fax #	301-221-5431	Fax #	301-221-5431

istrative Variance in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.

John Paterakis
TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. John Paterakis
818 Katesford Road, Hunt Valley, Md. 21030

Mark D. Dopkin, Esquire, Kaplan, Heyman, Greenberg, Engelman & Belgrad
Sun Life Bldg., 10th Fl., 20 S. Charles St, Baltimore, Md. 21201-3220

Mr. Peter Pillat
405 N. Charles Street, Baltimore, Md. 21201

People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date By

- 2 -



Petition for Administrative Variance AND TO Amend the B.C.Z.R. Section 1A04.3.B.3 to the Zoning Commissioner of Baltimore County for the property located at 818 KATESFORD RD. which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 1A04.3.B.3 To allow a sideyard setback of 6 ft. (for an addition) in lieu of the required 50 ft. and to amend the latest final development plan of Laurelford, Section 2, Lot 4 for projection of same 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. IMPROVED SITE LOT LAYOUT.

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.

Contract Purchase/Lessee	John Paterakis
(Type or Print Name)	(Type or Print Name)
Signature	<i>John Paterakis</i>
Address	818 KATESFORD RD.
City	HUNT VALLEY MD.
State	MD.
Zipcode	21030
Phone No.	410-666-8320
Attorney for Petitioner	EMILY H. PATERAKIS
(Type or Print Name)	(Type or Print Name)
Signature	<i>Emily H. Paterakis</i>
Address	405 N. CHARLES ST.
City	BALTIMORE MD.
State	MD.
Zipcode	21201
Phone No.	410-666-8320

ORDER RECEIVED FOR FILING

Date By

RECEIVED BY: *John Paterakis* DATE: 5-13-94
ESTIMATED POSTING DATE: 5-22-94

ITEM #: 443

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 818 KATESFORD RD.
HUNTSVILLE MD. 21030

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. IMPROVED SITE CONFIGURATION.
LOT LAYOUT 214 204 FROM FRONT
TO REAR OF SITE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Paterakis, Jr.
John Paterakis, Jr.
Emily H. Paterakis
Emily H. Paterakis

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 13 day of MAY, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John & Emily H. Paterakis.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
5/13/94
My Commission Expires: 10/1/95

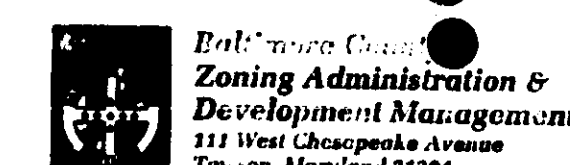
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8A Date of Posting: 5/24/94
Posted for: Variance
Petitioner: John & Emily Paterakis
Location of property: 818 Katesford Rd., V.B. & E.C.P.R.
Location of Sign: Paterakis, 818 Katesford Rd., Paterakis, 818 Katesford Rd.
Remarks:
Posted by: *Matthew* Date of return: 7/27/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 1994
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 June 9, 1994.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON



receipt

Account: R-001-6180
Item Number: 443
Date: 5-13-94
010 - Residential Variance Filing Fee - \$50.00
030 - Special Hearing, to amend Laurelford FDP-50.00
080 - Sign & Posting 35.00
Total: \$135.00
JOHN & EMILY PATERAKIS
818 KATESFORD RD.

03A0380098MCHRC
88 C003148PMGS-13-94 \$135.00
Please Make Checks Payable To: Baltimore County

Cashier, Baltimore County

5/27/94 R0016150
42.00
Alexis Selama
Challenges the Above Variance
COMMISSIONER'S OFFICE

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:
Re: Case Number: 94-449-A
Petitioner(s): Paterakis
Location: 818 Katesford Rd.

I/we, Alexis Selama
(Legal Owners (Residents, of
818 Katesford Rd.
Cockeysville, Md 21030 5601283
City/State/Zip Code

which is located approximately 50 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Alexis Selama 5/27/94
Signature Date
Signature Date