

IN RE: PETITION FOR SPECIAL HEARING
NW/S Aldworth Road, 84.42' W of
Edsworth Road
(708 Aldworth Road)
12th Election District
7th Councilmanic District

Theodoros Fotiou
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-89-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Theodoros Fotiou, through his attorney, John B. Gontrum, Esquire. The Petitioner seeks approval of an enclosed car port attached to an end-of-group townhouse as legal and nonconforming. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Theodoros Fotiou, property owner, and John B. Gontrum, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Leola Shrum, adjoining property owner, and Gilbert Reynolds.

Testimony and evidence offered revealed that the subject property consists of a gross area of .061 acres, more or less, zoned D.R.10.5, and is improved with a two-story, end-of-group, single family townhouse dwelling, with several additions, including a 6'6" x 9'6" metal shed, an enclosed carport with an attached open porch, a one-story 8' x 8' block building, and an open front porch, 8' x 15'6" in dimension. This property was the subject of prior Case No. 96-236-A in which the Petitioner came before this Deputy Zoning Commissioner seeking variance relief for the

ORDER RECEIVED FOR FILING
Date 11/3/98
By [Signature]

enclosed carport and attached open porch. At that hearing, several area residents, including his immediately adjoining neighbor, Ms. Leola Shrum, appeared in opposition to the request. Based on the testimony and evidence presented in that case, I concluded that the Petitioner had converted his home to a multi-family dwelling and that the additions to his property were made to provide additional living space for his tenants. By Order issued April 4, 1996, I denied the relief requested and required that the Petitioner remove the enclosed carport and porch additions to maintain the required 10-foot setback. The Petitioner subsequently filed an appeal of my decision to the County Board of Appeals which, by their Order dated March 26, 1997, upheld my decision and, again required the removal of the subject additions. Thereafter, according to photographs submitted at the hearing in the instant case, the Petitioner enclosed the porch that was attached to the enclosed carport which prompted Ms. Shrum to register a complaint with the Department of Permits and Development Management (DPDM). The Petitioner now comes before me again, seeking special hearing relief to approve the additions on his property as nonconforming, or, in essence, not subject to the zoning regulations.

It should be noted that since filing the instant Petition, the Petitioner has apparently removed the walls from the enclosed carport and porch attached thereto. Mr. Fotiou admitted that the carport area had previously been enclosed to provide additional living space; however, the Petitioner has eliminated the sides of this carport area and now wishes to keep the structure as an open carport. Moreover, the Petitioner agreed that there would be no separate apartments contained within the dwelling or other structures on his property and that the property would be used as a single family dwelling.

Prior to the hearing before me, the Petitioner had an opportunity to speak with Ms. Shrum, who filed the initial complaint. Ms. Shrum is agreeable to allowing the carport area to remain as an open structure, so long as appropriate conditions and restrictions are imposed upon the Petitioner to insure that the property is utilized in an appropriate fashion. Ms. Shrum voiced her concern that there may still be multiple family units located within the subject dwelling and wanted assurance that the property would be used as a single family dwelling, only.

Section 101 of the B.C.Z.R. defines a nonconforming use as a legal use that does not conform to a use regulation for the zone in which it is located or to a specific regulation applicable to such a use. In essence, a legal nonconforming use designation can operate to "grandfather" an otherwise prohibited use in a specific location. However, the Petitioner must adduce testimony and evidence that any such use existed prior to the effective date of the prohibiting legislation. Moreover, it must be shown that the use has not changed, been abandoned or discontinued for a period of one year or more since the use began. Furthermore, regulations are provided regarding the alteration and/or enlargement of such use.

After due consideration of the testimony and evidence presented, it is clear that the open, covered carport area, as it currently exists, has existed on the property for many years and enjoys a legal nonconforming use. Therefore, the carport shall be permitted to remain as it presently exists, so long as the conditions and restrictions imposed hereinafter are adhered to by Mr. Fotiou.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of January, 1998 that the open, covered carport area and attached open porch, are approved as nonconforming, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following terms and restrictions:

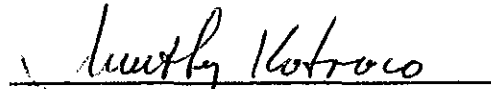
1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall not allow or cause the accessory structures on his property or the existing dwelling to be converted to a multi-family use. Furthermore, none of the outbuildings on the property shall be utilized for living purposes, including their use as a laundry room. The property shall be used as a single family dwelling, only.

3) There shall be no additional structures located on the subject property. All existing improvements shall be maintained in a neat and orderly fashion. Moreover, all gutters and downspouts shall be regularly maintained to insure that any storm water runoff is directed away from adjoining properties.

4) The Petitioner shall permit a representative of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) to make an inspection of the subject property, should the use of the property as a multi-family dwelling become an issue.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 1/13/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 13, 1998

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NW/S Aldworth Road, 84.42' W of Edsworth Road
(708 Aldworth Road)
12th Election District - 7th Councilmanic District
Theodoros Fotiou - Petitioner
Case No. 98-89-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Theodoros Fotiou
708 Aldworth Road, Baltimore, Md. 21222

Ms. Leola Shrum
710 Aldworth Road, Baltimore, Md. 21222

Mr. Gilbert Reynolds
4204 Shannon Drive, Baltimore, Md. 21213

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

708 Aldworth Road

D.R.

which is presently zoned

10.5

98-89-SPH

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a non-conforming use for an enclosed car port area attached to a row house

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

I, or we, agree to pay expenses of above Special Hearing 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/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

708 Aldworth Road 410716-6684

Address

Phone No.

Attorney for Petitioner:

John B. Gontrum

Baltimore, Maryland 21222

(Type or Print Name)

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Name

814 Eastern Boulevard 410-686-8274

Address

Phone No.

Baltimore, Md.

21221

City

State

Zipcode

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MTL

9/8/92

ORDER RECEIVED FOR FILING

Date

By



ZONING DESCRIPTION

ZONING DESCRIPTION FOR 708 ALDWORTH ROAD

98-89-SPA1

Beginning at a point on the west side of Aldworth Road, which is 60 feet wide at the distance of 110' feet south of the centerline of nearest improved intersecting street Edsworth, which is 60 feet wide. Being Lot No. 19 in the subdivision of Plat No. 5, Beverly Hills as recorded in Baltimore County Plat Book No. 19, folio 40, containing 2,642 square feet. Also known as 708 Aldworth Road and located in the 12th Election District, 7th Councilmanic District.

84



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 89

Petitioner: Theodoros Fotiou

Location: 708 Aldworth Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John B. Gontrom

ADDRESS: 814 Eastern Blvd.

Balt. MD. 21221

PHONE NUMBER: (410) 686-8274

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

042783

DATE 9-8-97

ACCOUNT 01-615

Item: 89

By: mk

AMOUNT \$ 50.00

RECEIVED FROM: (Fotiau) Romalka, Gostrom, + McLaughlin - 708 Aldworth Ave

FOR: 030 - Soccinl Hcay - \$ 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/08/1997 9/08/1997 11:52:50

REG 4605 CASHIER BTRY BAT DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 026885

CR NO. 042783

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1997

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 Oct. 2, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case #98-89-SPH
708 Aldworth Road
W/S Aldworth Road, 110'
of Edsworth Road
12th Election District
7th Councilmanic

Legal Owner(s):

Theodoros Fotou

Special Hearing: to approve a non-conforming use for an enclosed carport area attached to a row house.

Hearing: Monday, October 20, 1997 at 10:00 a.m., in room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3394.

10/035 Oct. 2 C177985

CERTIFICATE OF POSTING

RE: Case No.: 98-89-SPH
Petitioner/Developer:
(Theodoros Fotiou)
Date of Hearing/~~Closing~~:
(Dec. 16, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

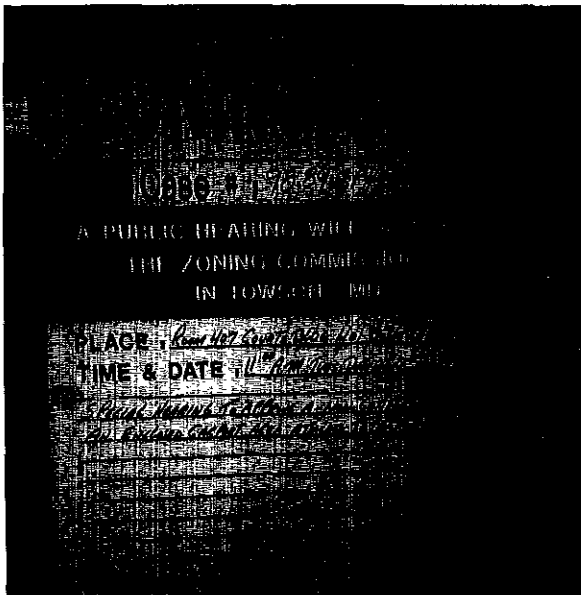
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

____ 708 Aldworth Road Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Dec 1, 1997 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 12/1/97
(Signature of Sign-Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8465 _____
(Telephone Number)

98-89-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than * _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-89-SH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: * _____

DATE AND TIME: * _____

REQUEST: Special hearing to approve a nonconforming
use for an enclosed carport area attached to
a row house

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
October 2, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
814 Eastern Boulevard
Baltimore, MD 21221
410-686-8274

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-89-SPH
708 Aldworth Road
W/S Aldworth Road, 110' S of Edsworth Road
12th Election District - 7th Councilmanic
Legal Owner(s): Theodoros Foitou

Special Hearing to approve a non-conforming use for an enclosed carport area attached to a row house.

HEARING: MONDAY, OCTOBER 20, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1997

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 in Towson, Maryland on the property identified herein as follows:

RESCHEDULED FROM 10/20/97

CASE NUMBER: 98-89-SPH

708 Aldworth Road

W/S Aldworth Road, 110' S of Edsworth Road

12th Election District - 7th Councilmanic District

Legal Owner(s): Theodoros Fotiou

Special Hearing to approve a non-conforming use for an enclosed carport area attached to a row house.

HEARING: TUESDAY, DECEMBER 16, 1997 at 9:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John B. Gontrum, Esquire
Mr. Theodoros Fotiou
Michael J. Franchetti
Ms. Leola Shrum
Mr. Charles Kemp

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1997 (REVISED)

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 in Towson, Maryland on the property identified herein as follows:

RESCHEDULED FROM 10/20/97
CASE NUMBER: 98-89-SPH
708 Aldworth Road
W/S Aldworth Road, 110' S of Edsworth Road
12th Election District - 7th Councilmanic District
Legal Owner(s): Theodoros Fotiou

Special Hearing to approve a non-conforming use for an enclosed carport area attached to a row house.

HEARING: TUESDAY, DECEMBER 16, 1997 at 11:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue.



Arnold Jablon
Director

cc: John B. Gontrum, Esquire
Mr. Theodoros Fotiou
Michael J. Franchetti
Ms. Leola Shrum
Mr. Charles Kemp

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 2, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 89
Case No.: 98-89-SPH
Petitioner: Theodoros Fotiou

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 8, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/25/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 22, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

88
(89)
90
91
92
95
96
98

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

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.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

087, 088, 089, 090, 091, 092, 094, 095, AND 097

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: September 26, 1997

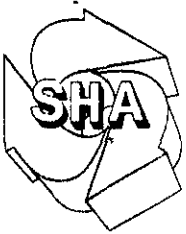
FROM: *RWB* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 29, 1997
 Item Nos. 087, 088, 089, 091, 092,
 095, 096, 097, and 098

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 9.23.97
Item No. 089 MK

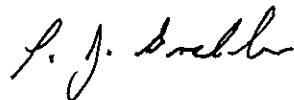
Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,


/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

10/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: September 23, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 88, 89, 91, 92, and 97

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Keins

AFK/JL

RE: PETITION FOR SPECIAL HEARING
708 Aldworth Road, W/S Aldworth Road,
110' S of Edsworth Road, 12th Election
District, 7th Councilmanic

Theodoros Fotiou
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-89-SPH

* * * * *

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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

TED FOTION

ADDRESS

708 ALDWORTH Rd.



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Leola Shrum

710 Aldereth Rd. 21222

Gilbert Reynolds

4204 Shannon Drive 21213





photographs
98-89 SPH









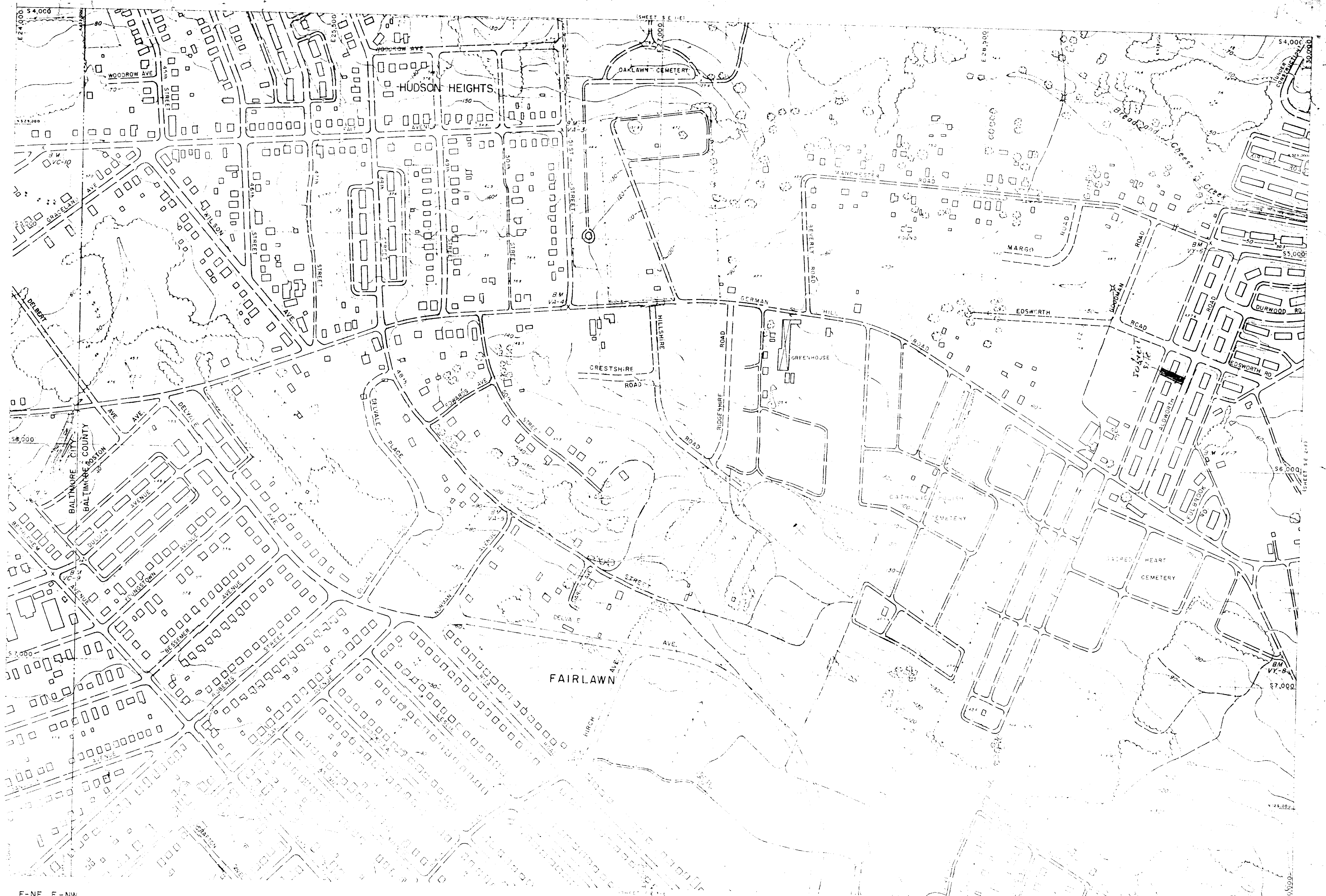
98-89-SPH

89

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION NORTH POINT	SHEET S E 2-E
DATE OF PHOTOGRAPHY JANUARY 1986		

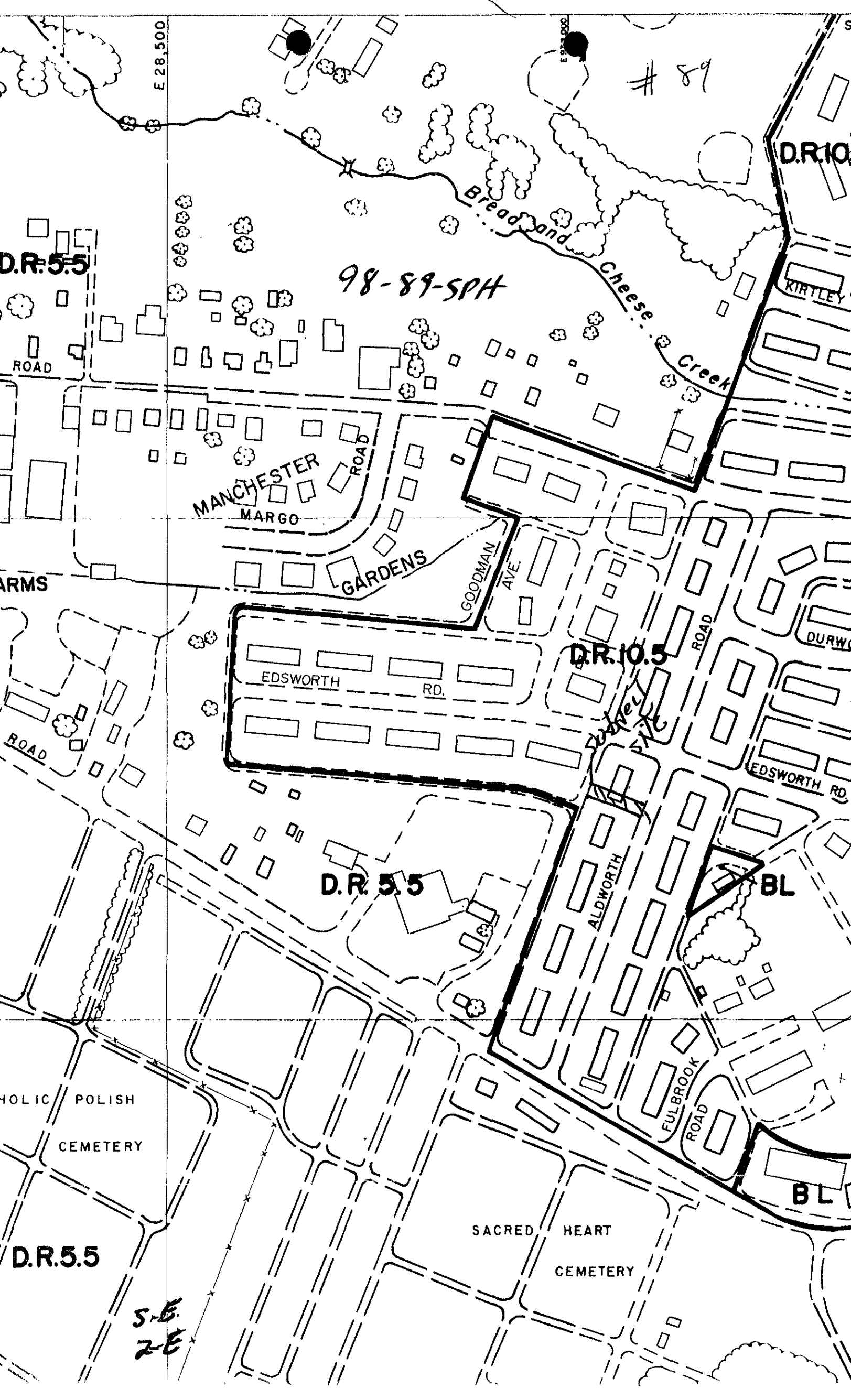


PHOTOCGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

SCALE
1" = 200'
LOCATION
NORTH POINT
SHEET
S.E.
2-E

89

98-89-SPH



D.R. 5.5

D.R. 10.5

98-89-SPH

ROAD

MANCHESTER
MARGO

GARDENS

GOODMAN
AVE.

ARMS

ROAD

EDSWORTH RD.

D.R. 10.5

EDSWORTH RD.

D.R. 5.5

BL

HOLIC POLISH
CEMETERY

D.R. 5.5

S.E.
2-E

SACRED HEART
CEMETERY

BL

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 708 Aldworth Road

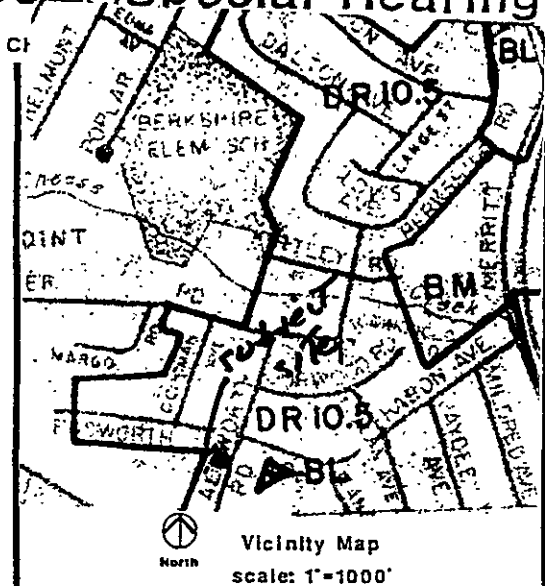
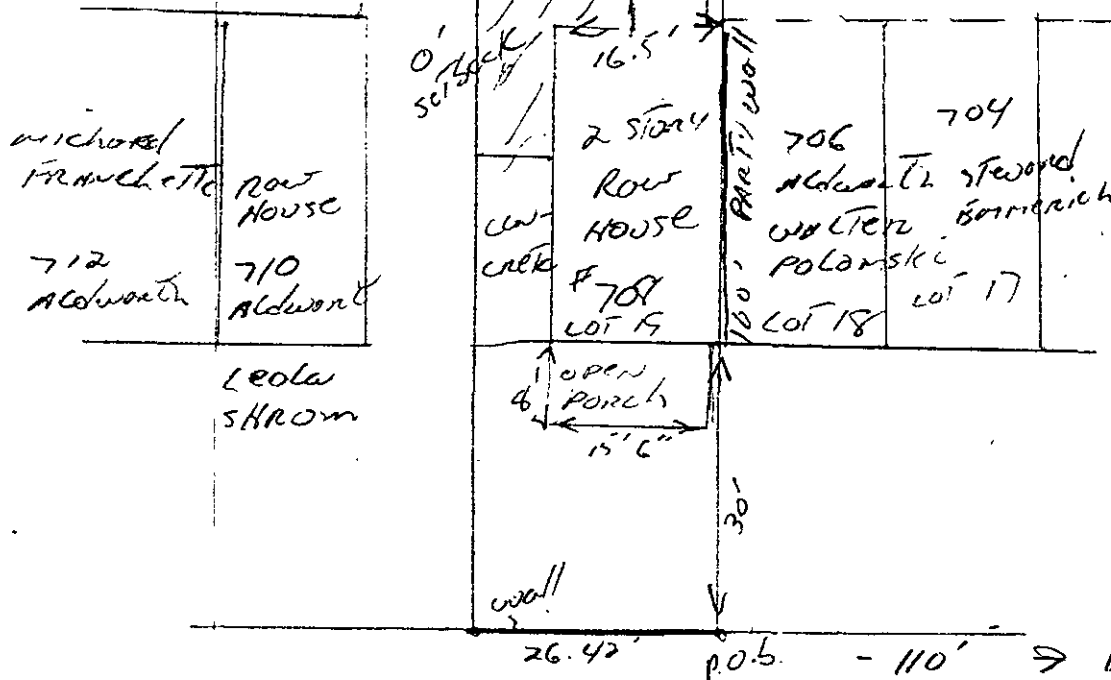
Subdivision name: Plat No. 5, Beverly Hills

plat book# 19, folio# 40, lot# , section#

OWNER: THEODOROS FOTIOU

see pages 5 & 6 of the C

98-89-SPH



LOCATION INFORMATION

Election District: 12 th

Councillmanic District: 7th

1"=200' scale map#: SE 2-E

Zoning: D.R. 10.5

Lot size: .061 acreage 2,642 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: 96-236-A variance denied; pending zoning violation 97-7223

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

M/L 89



North

date: 9/2/97

prepared by: T. Fotiou

Scale of Drawing: 1"= 20'