IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Greenspring Avenue, 960 +/- ft.
from centerline of Ridgeway Avenue
8th Election District
3rd Councilmanic District
(11426 Greenspring Avenue)

Michele & Nicholas P. Argyros

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 04-097-A

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Michele and Nicholas P. Argyros. The variance request is for property located at 11426 Greenspring Avenue in the Lutherville area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition in the front and side of the existing house with a minimum setback of 13 ft. 6 in. in lieu of the required 50 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, 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 22 day of September, 2003, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition in the front and side of the existing house with a minimum setback of 13 ft. 6 in. in lieu of the required 50 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

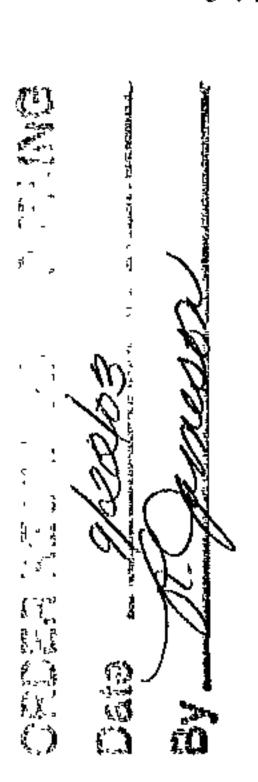
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

QUIN V. MURPHY

DĚPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 18, 2003

Mr. & Mrs. Nicholas P. Argyros 11426 Greenspring Avenue Lutherville, Maryland 21093

Re: Petition for Administrative Variance

Case No. 04-097-A

Property: 11426 Greenspring Avenue

Dear Mr. & Mrs. Argyros:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



Visit the County's Website at www.baltimorecountyonline.info



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Reviewed By JRE

Estimated Posting Date

fo	r the property lo	cated at 11426	Greensprine	Ave.
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To permit an addi	Hons in the	front and	side of H	he existing
house with a min	imum selba	de of 13'6"	in lieu of	2 the
reguired 50', re	espectively	•	· · ·	
of the zoning regulations of Baltimore Confidence of this petition form.	county, to the zoning la	aw of Baltimore County,	for the reasons indi	cated on the back
Property is to be posted and advertised , or we, agree to pay expenses of above Va egulations and restrictions of Baltimore Cor	ariance, advertising, pos	sting, etc. and further agree	e to and are to be bou ore County.	inded by the zoning
	-	I/We do solemnly dec perjury, that I/we are t is the subject of this P	he legal owner(s) of th	the penalties of ne property which
Contract Purchaser/Lessee:		Legal Owner(s):	. 0 /	
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ddress	Telephone No.	Name - Tyre or Phint	Mouse	<u></u>
State	Zip Code	Signature	7/100	the state of the s
Attorney For Petitioner:		Address 6	VEENSPINA	J Telephone No.
arne - Type or Print	 	City City	State	21097 Zip Code
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ity	Zip Code	City	State	Zip Code
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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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

competent to testify thereto in the event that	a public nearing is scrieduled in the future with regard the	31 O.U.
That the Affiant(s) does/do presently reside a	Address	AVE.
	City State	Zip Code
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That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide	formal demand is filed, Affiant(s) will be required to le additional information.	•
Signature Cooks P. Angura	Muhele argy Signature	200
	Signature— MICHEUE MCH Name - Type or Print	100.5
Name - Type or Print	Name - Type or Print	
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STATE OF MARYLAND, COUNTY OF BALT	A	.
of Maryland, in and for the Courty aforesaid,	Hugust 100, before me, a Nota personally appeared Michaele A	
the Affiant(s) herein, personally known or sat	stactorily identified to me as such Affiant(s).	00
AS WITNESS my hand and Notarial Seal		
i I	Notary Public	*
	My Commission Expires Ob OI d	7004

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at	11426 GREENSPRING AVE.
	Address LUTALIVEUE Mb City State Zip Code
	wing are the facts upon which I/we base the request for an Administrative or practical difficulty):
REQUEST RELEIF FR	or practical difficulty): OM SECTION 1AO4.3.B.3 BUILDING
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Nielen D. Aremon	Mikelo argunas
Signature	Signature
Name - Type or Print	Name - Type or Print
	,
STATE OF MARYLAND, COUNTY OF BALTIM	ORE, to wit:
Λ Λ	
	os & Miche Argyos
the Affiant(s) herein, personally known or satisfac	ctorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
	My commission Expires 06 01 200
	and a market and a second and the contract of



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

This Petition shall be filed with the Department of Permiowner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Variance from Section To permit on additions in the	which is presently zoned
made a part hereof, hereby petition for a Variance from Section of the permit on additions in the	ch is described in the description and high attached hereto and
To permit an additions in the	ION(S) / AOH . 3. B. 2 BCZR
	back of 13'6" in lieu of the
required 50"; respectively.	
of the zoning regulations of Baltimore County, to the zoning a of this petition form.	aw of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the all, or we, agree to pay expenses of above Variance, advertising, por regulations and restrictions of Baltimore County adopted pursuant to	sting, etc. and further agree to and are to be bounded by the zoning.
	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):
Name - Type or Print	Name - Type or Print
Signature	Signature ARGYROS
Address Telephone No.	Name-Type of Print Oscaros
City State Zip Code	Signature 1/20-5
Attorney For Petitioner:	Address / MENSDYING AVE Telephone No.
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Name
Address Telephone No.	Address Telephone No.
City State Zip Code	City State Zip Code

CASE NO. Q4-092-A. Reviewed By TRP Date \$\frac{\sqrt{20\lambda}}{\sqrt{20\lambda}}\)

REV 10/25/01 04-097. Estimated Posting Date \frac{\sqrt{31\lambda}}{\sqrt{31\lambda}}

EXAMPLE 3 -- 20ning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - <u>DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"</u>. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION	FOR 11426 G	(EENSP(1nd	AVE. LUT ess)	HERVILLE, MD. Z
Beginning at a point on th	e(north, south, ea	s T ast or west)	side of	
Gv เรองเพื่อ A (name of street on which	υ <u>ε</u> whic	h is	50 FOOT	
(name of street on which				
wide at the distance of	(number of feet)	(north, sou	ith, east or west	ን ^{የር ጥ ዘ} of the t)
centerline of the nearest i	,	•		•
which is 5° 60° (number of fee	ਾ t of right-of-way width	wide.	*Being Lot #	······································
Block, Section :	# in the subdivi	ision of	(name of subdi	vision)
as recorded in Baltimore	County Plat Book #		, Folio#	
containing (square feet		nown as \\\	(property add	spring Aue, Iress)
and located in the	_ Election District, _	2_ Cour	ncilmanic Distric	rt.
description as Liber, Folio directions (metocorrect location	y is not recorded by Fattempt to use the Loshown, instead state _" and include the ness and bounds only) and hounds: N.87 12	"As recorded neasurements here and on th	in Deed and e plat in the	#0800 #091

27 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15'

22" W. 80 ft. to the place of beginning.

OFFICE OF BUDGET MISCELLANEOUS RECEIPT

CERTAIE OF PUSTING

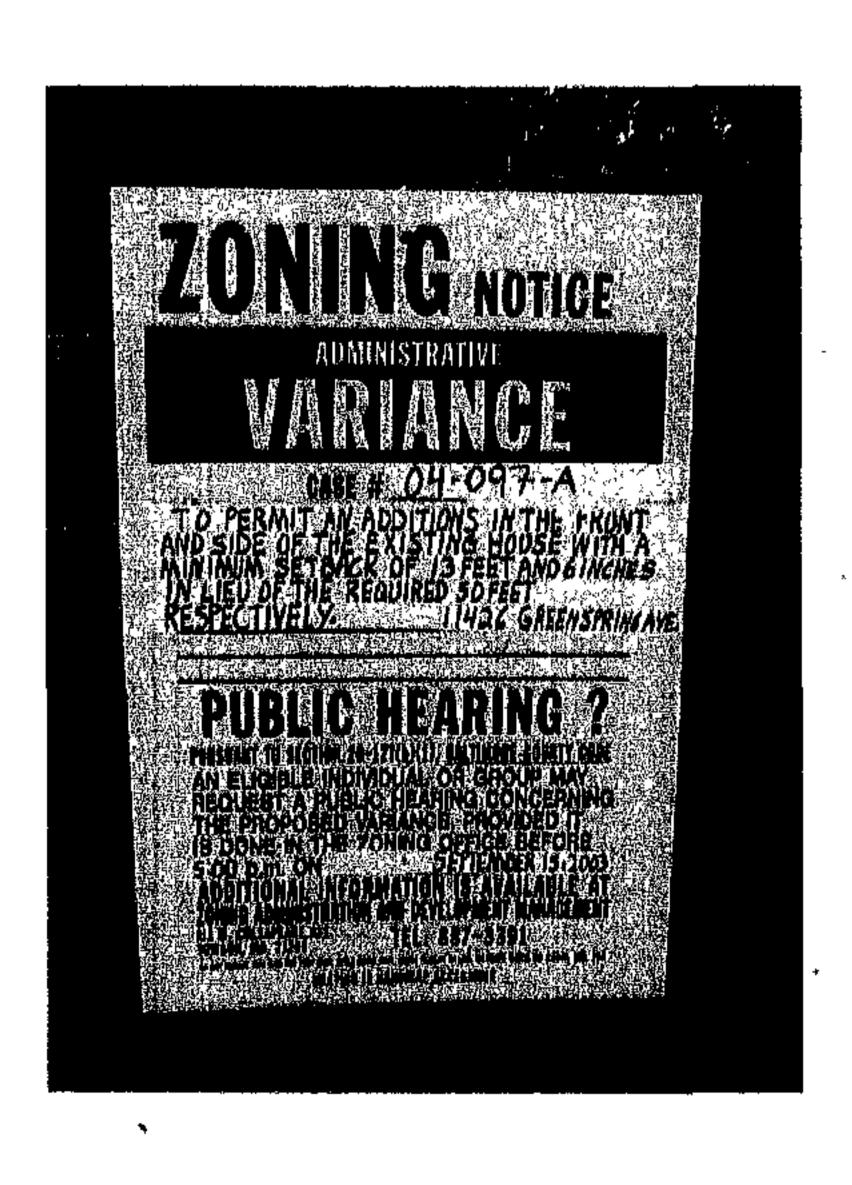
	Date: September 9, 2003
	ADMINISTRATIVE
RE:	Case Number 04-097-A
	music man and and an analysis of the second and a second

Petitioner/Developer: NICIX Y MICHELLE ARG Y KOS

Date of Hearing/Closing: SEPTEMBER 15, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11426 GREENSPRING AVE,

The sign(s) were posted on AUGUST 29, 2003 (Month, Day, Year)



Signature of Sign Poster)

LINDA O'KEFFF
(Printed Name of Sign Poster)

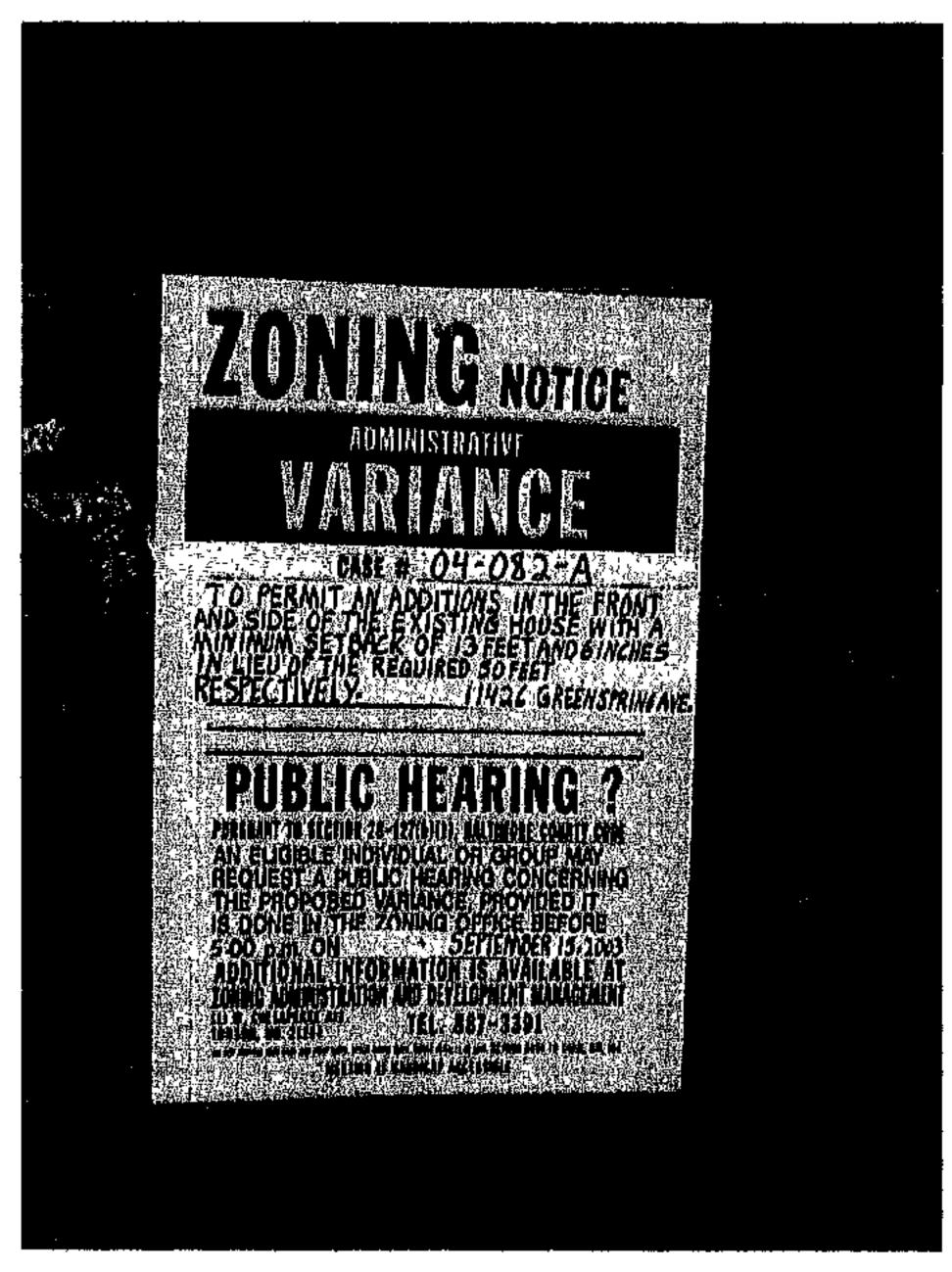
523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

CERPIFICATE OF POSTING

A	PMINISTRATIVE	Date:	9/2/03	
RE:	Case Number <u>04-082</u> Petitioner/Developer: <u>MICK 4 V</u> Date of Hearing Closing: <u>SEPT</u>	-AWNO MICHELLE EMBER 15,	ng M. Will re AR GRYROS 2003	-do
were	This is to certify under the penalties of posted conspicuously on the property k		· · · · · · · · · · · · · · · · · · ·	
	The sign(s) were posted on	Augu (Month, D	ST 29, 2003 ay, Year)	
			1	, I



City, State, Zip Code of Sign Poster)

LINDA O KEFFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

ase Number 🐯

Address 11426 Greenspring

ontact Person	TUN D	FERNAUDO			
onacti 6:3011.	Planner P	lease Print Your Name	P	hone Number: 410)-887-3391
ling Date: 8	-20-03	Posting Date:	9-31-03	Closing Date:	9-15-
ny contact made rough the contact	with this office person (planne	e regarding the status er) using the case numb	of the admir	nistrative variance	should be
reposting mu is again resp	st be done onlong all	tioner must use one of and the petitioner is restricted by one of the sign possible associated costs. The sting date noted above	sponsible for a sters on the appropriate	Il printing/posting of proved list and the	osts Any petitioner
a roman roqu	ασοι τοι α μυξ	ate is the deadline for a blic hearing. Please u the process is not com	inderstand tha	1 nunn if thorn in	feet to file no formal
order that the (typically with	e matter be s in 7 to 10 days	date, the file will be a) grant the requested et in for a public hear of the closing date) as earing. The order will be	relier: (b) den ring You wil	y the requested re I receive written r	lief; or (c) notification
commissioner changed givin	r), notification ig notice of the	NG AND REPOSTING or's formal request or will be forwarded to hearing date, time and hange and a photograph	by order of the you. The signal As	ne zoning or depu non the property	ity zoning must be
	•	Details Along Demonit			
titioner: This Pai	rt of the Form	is for the Sign Poster	Only		
	USE THE AD	MINISTRATIVE VARIA	NCE SIGN FO	RMAT	
se Number 343-	082 .A	Address	6 Greens	oring Ave.	
moner's Name N	IICK & MI	chelle Argyro.	ع Telep	hone 410-561	-3390
sting Date:8	9-31-03	Clos	ing Date:	9-15-03	
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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

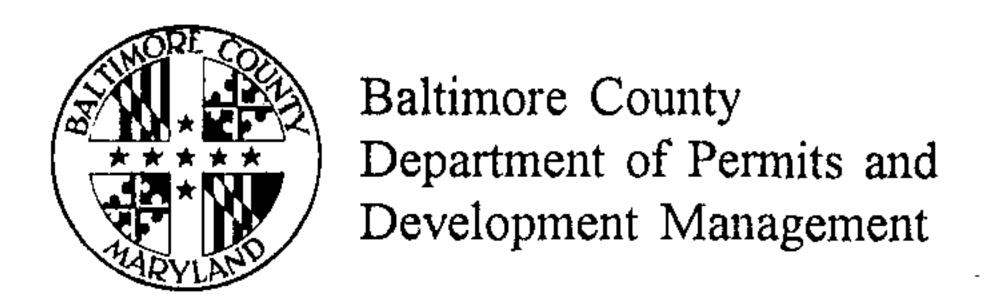
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Number or C	ase Number:	04-684	- A
Petitioner:	NICHOLAS	ARGYROS	
Address or Location	n: 11426	BYECHSPYING	AVE.
•	-		· · · ·
PLEASE FORWA	RD ADVERTISING B	BILL TO:	
Name: \(\lambda_i	CHOLAS ARG	47205	
	126 GIEENSPY	_	
	JTHERVILE, 1	•	
			
Telephone Number	r: <u>410-</u> 561-	3390 ~ 443	-629-4823 CELL



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

September 15, 2003

Nicholas Argyros Michelle Argyros 11426 Greenspring Avenue Lutherville, MD 21093

Dear Mr. and Mrs. Argyros:

RE: Case Number: 04-097-A, 11426 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 September 2, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 2, 2003

Item No.:

088 (097)

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8. 29. 0

Ms. Rebecca Hart Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204 RE: Baltimore County

Item No. 097

1 RF

Dear. Ms. Hart:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

of

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

J. J. Gredl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley RBS /TGT

DATE:

October 9, 2003

SUBJECT:

Zoning Item 04-97

Address

114 Greenspring Avenue

Zoning Advisory Committee Meeting of: September 2, 2003

The additions must be a minimum of 20 feet from the septic system and 30 feet from the well. An inspection of the well and septic system may be required prior to building permit approval.

Reviewer: Sue Farinetti

Date: October 9, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning

Zoning Advisory Petition(s): Case 04-097 - Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC

AECE/VED)

DATE: September 5, 2003

SEP - 9 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 26, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor
Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 8, 2003

Item Nos. 088, 089, 090, 091, 092, 093, 094, 096, and 097

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

September 3, 2003

Allene Clark 11417 Greenspring Avenue Lutherville, Maryland 21093 410-252-7468

E-mail: clarkinc@comcast.net

04-097-A

To the Baltimore County Building Committee:

I am a neighbor of Mr. And Mrs. Nicholas Argyros. He resides at 11426 Greenspring Avenue which is across the street from me (across from the house next to mine on the north side).

The County is currently seeking any feedback or objections to a project the Argyros's are hoping to get done on their residence. The project is an addition to the their house.

I am writing to the County to provide my written feedback as a neighbor of the Argyros's.

I have no objection to the Argyros's proposed project. I do not think it will have any affect on the neighborhood. The Argyro's house is surrounded by woods. Plus, my neighbor's house (again on the north side and directly across the street from the Argyros's) is twice as large as both my house and the Argyros's.

Thank you for your time,

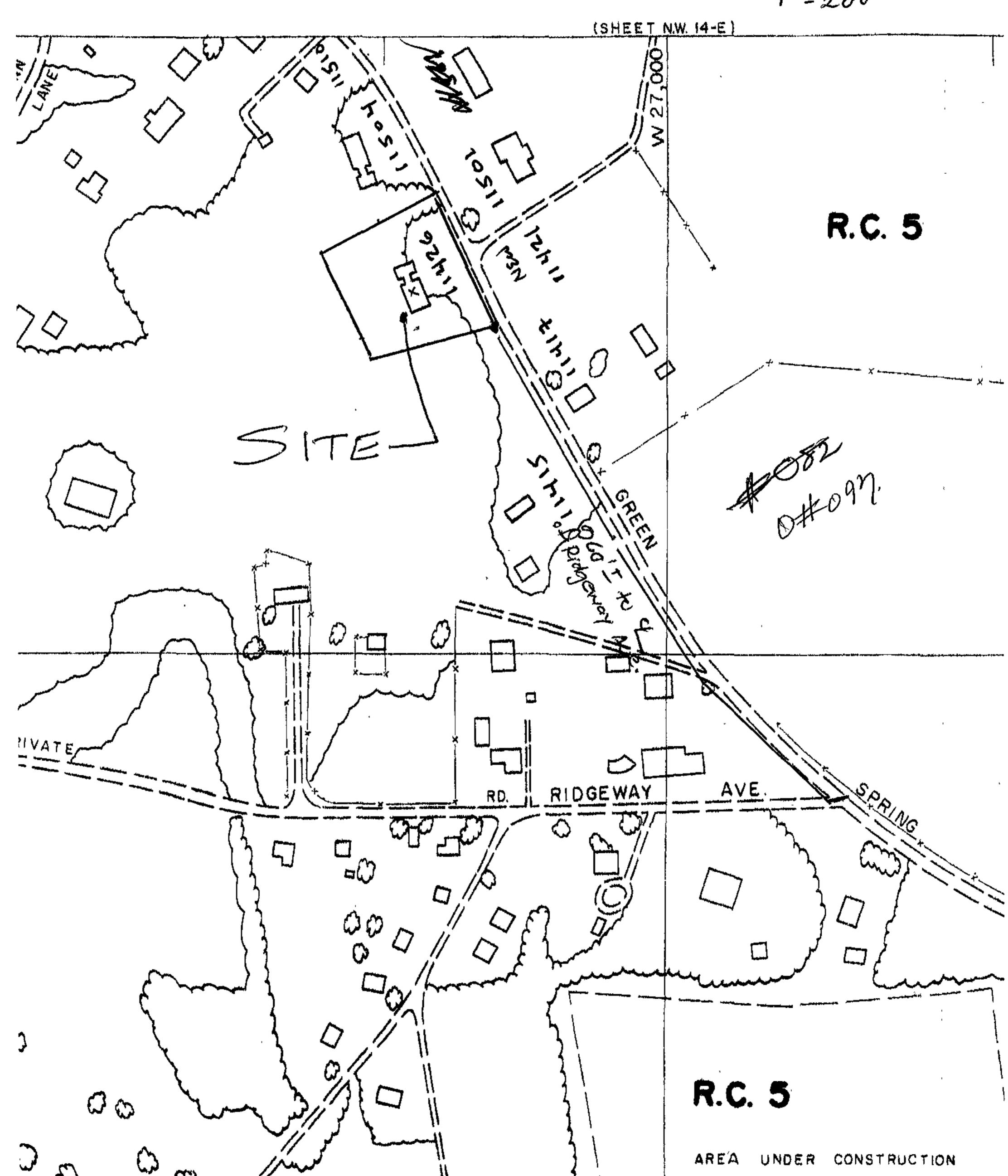
Allene Clark

Signed and dated,

Letter from my neighbor. New Arsmor

DW. (36.

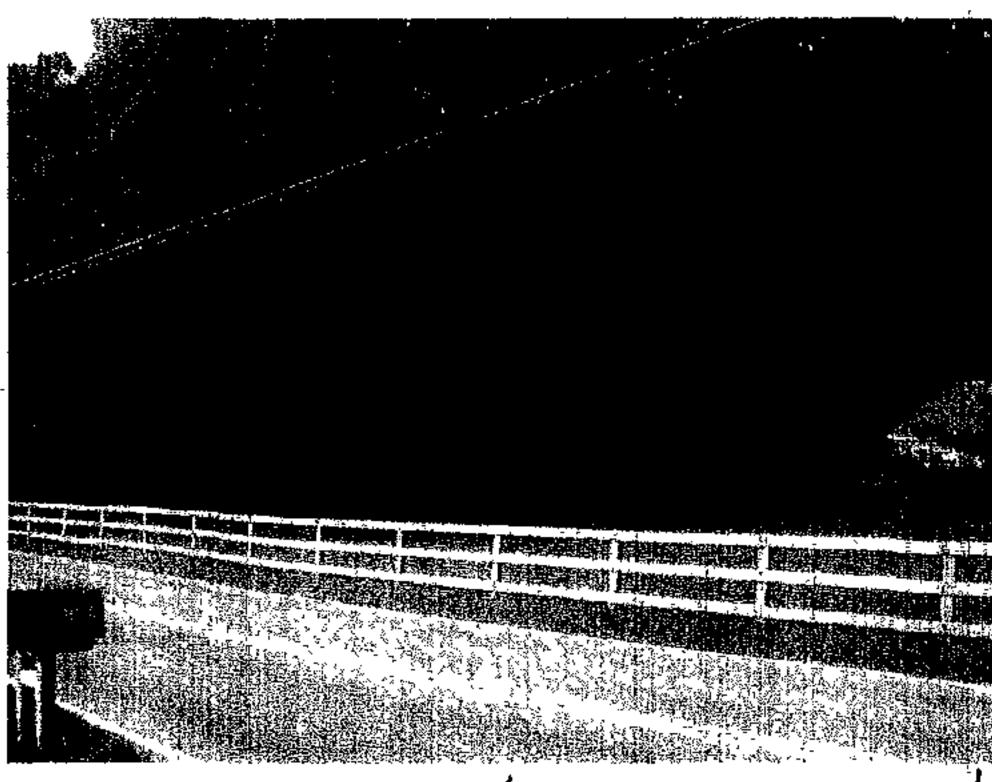
1"=200'





Right OF HOUSE

house_argyros1.1.jpg

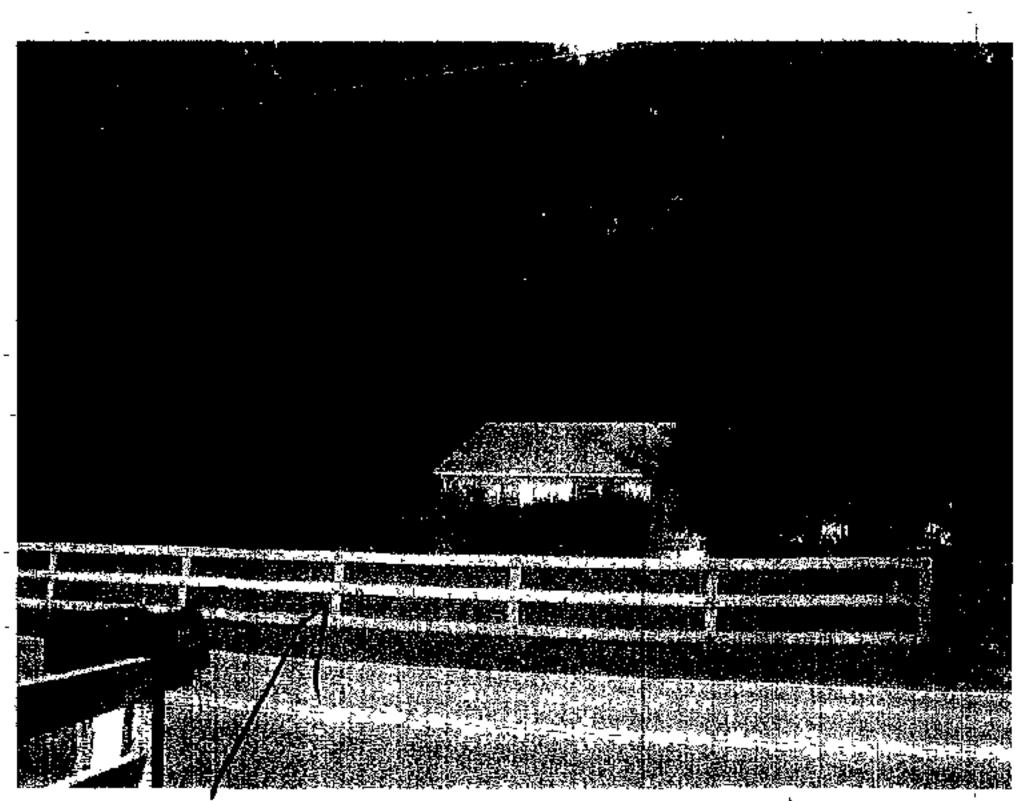


woods BEtween neiborand my property

house_argyros2.1.jpg



closest neishbor (SEE ANOW) Next to proposed addition



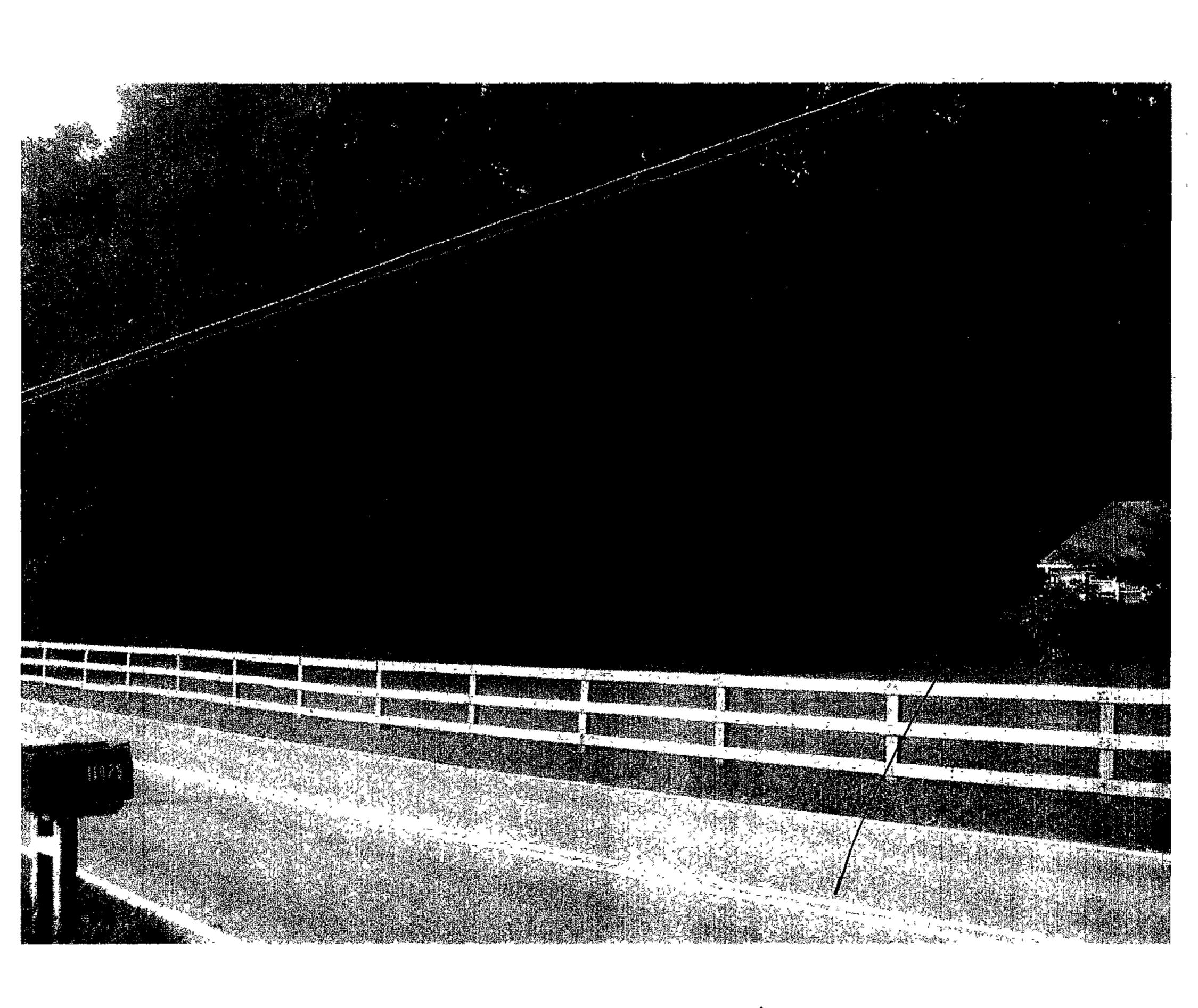
Another shot of my house

house_argyros3.1.jpg

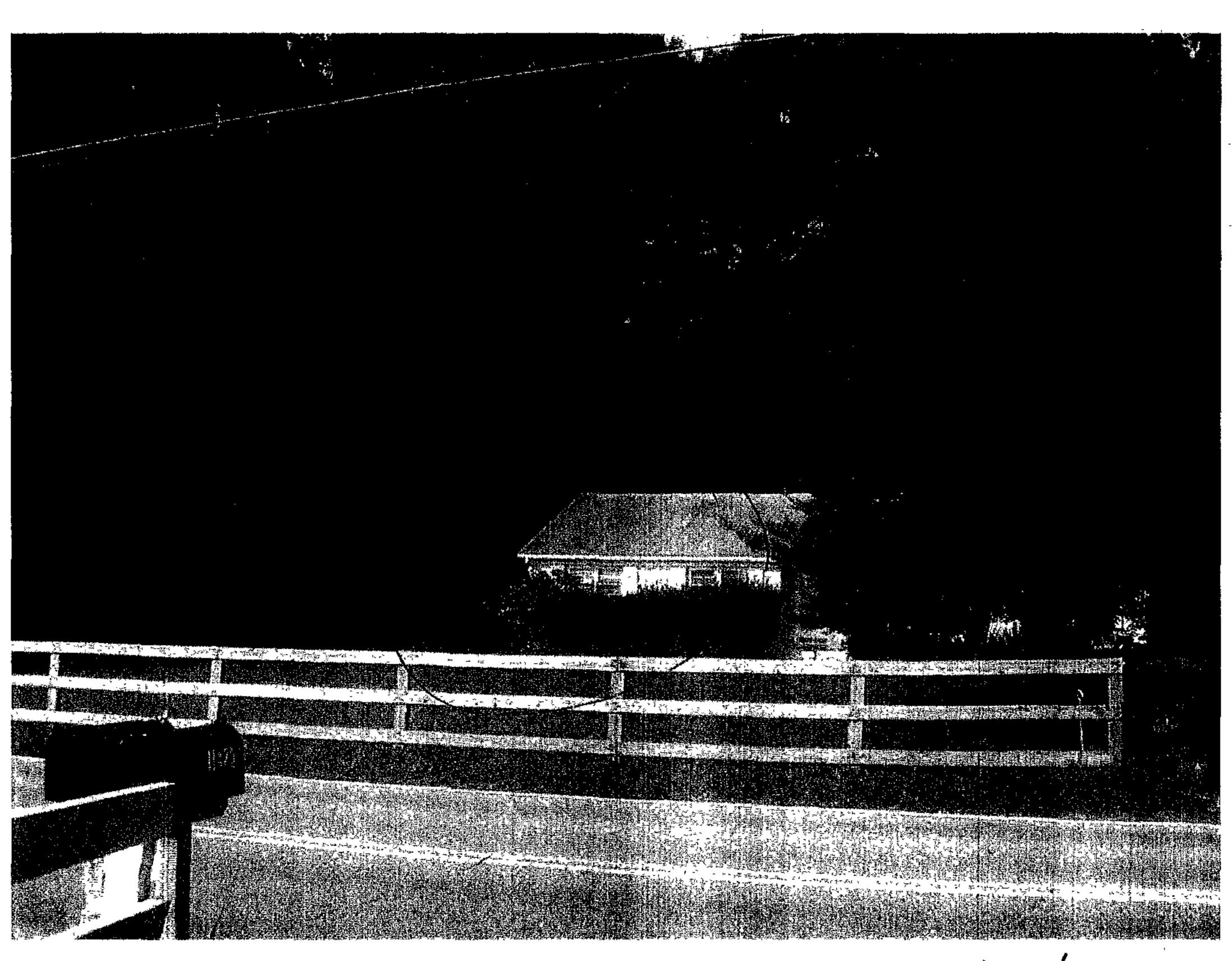
house_argyros4.1.jpg



Naighbor 24 korres between ny proposed bathroom addition and neishbor



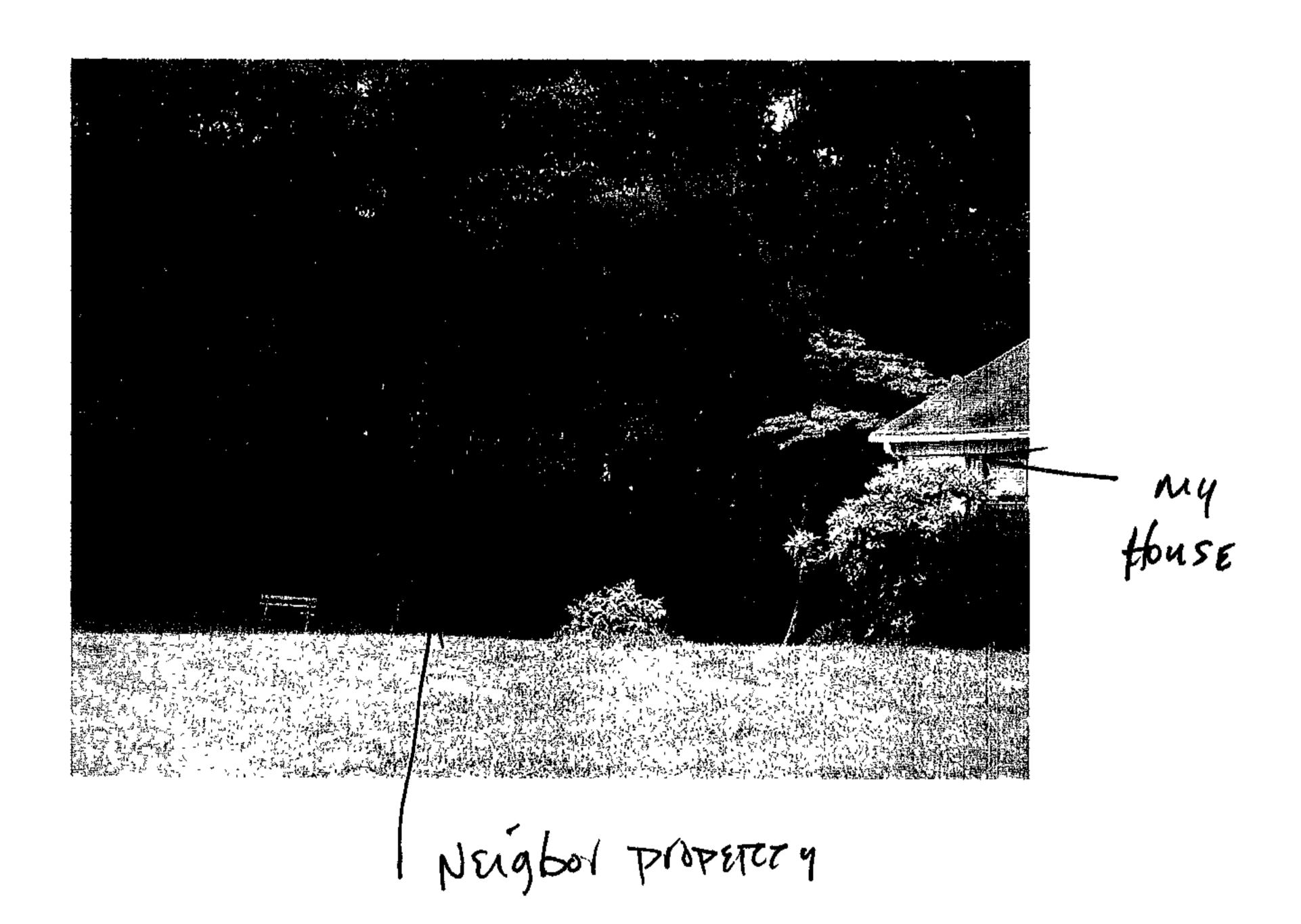
Another shot of my house and woops.



pieture from across of street.



opposite (NORTH) SIDE OF LUVISE





NEIGHBON PROPERTY
24 ACRES

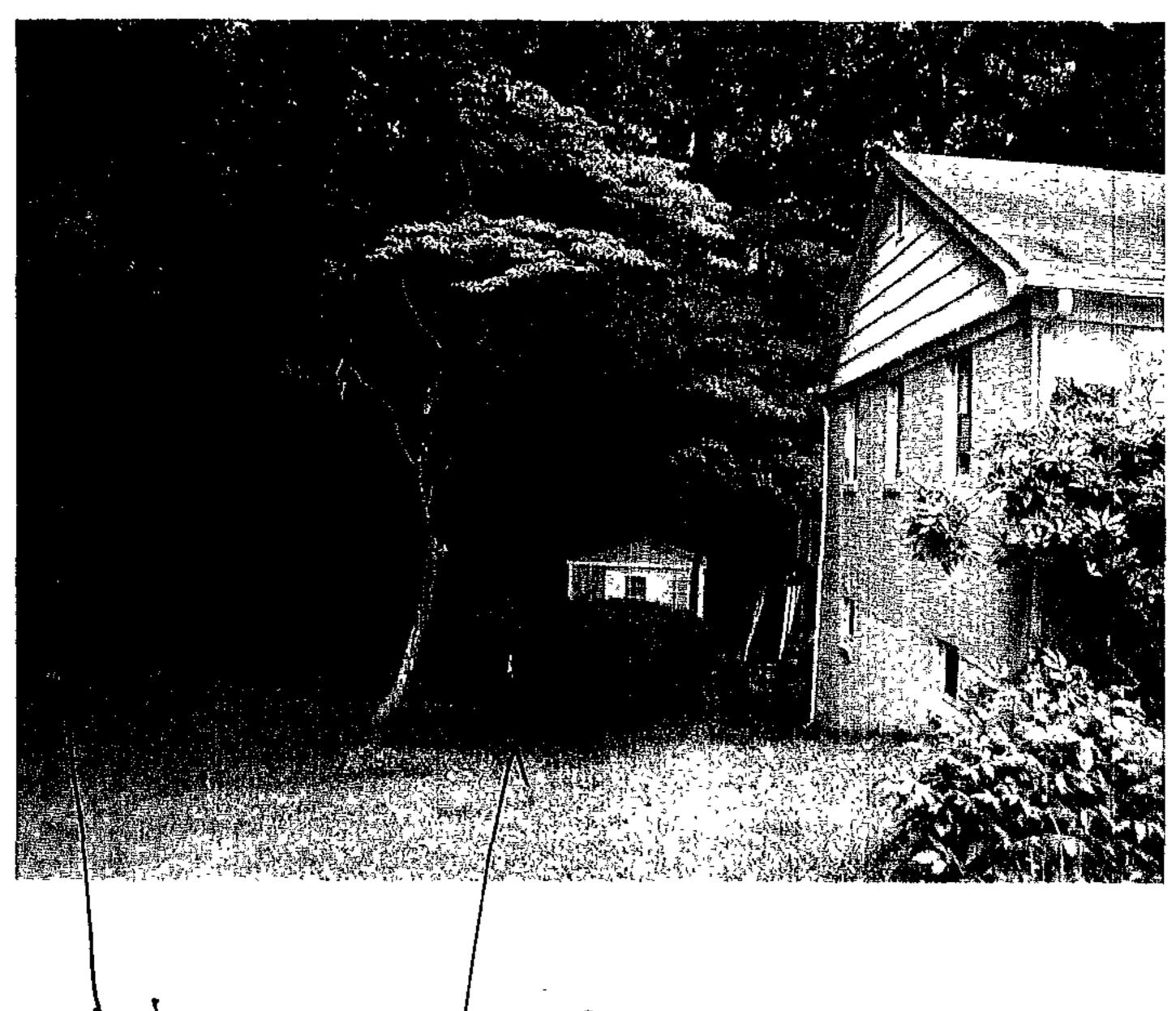
#2000



SIDE OF YHOD

RED STICK IS WHEVE STRUCTURE ENDS

#099n



Weigh Bois Property SIDE OF HOUSE

#082 #04.097



SIDE OF HOUSE

097

