

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Portship Road, 202 ft. S
centerline of Fifth Avenue
12th Election District
7th Councilmanic District
(1809 Portship Road)

Kalliopi & Ioannis Lessis
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-371-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, Kalliopi and Ioannis Lessis. The administrative variance is requested for property located at 1809 Portship Road in the eastern area of Baltimore County. The administrative variance request is from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition and open projection to have a rear yard setback of 21 ft. in lieu of the required 30 ft. and 22.5 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 on February 5, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

ORDER RECEIVED FOR FILING

3/3/05

[Signature]

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 3 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C of the Baltimore

ORDER RECEIVED FOR FILING
3/3/05
Ray

County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition and open projection to have a rear yard setback of 21 ft. in lieu of the required 30 ft. and 22.5 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

DATE

3/3/05

BY

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
William J. Wiseman III, Zoning Commissioner

March 3, 2005

Mr. & Mrs. Ioannis Lessis
1809 Portship Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 05-371-A
Property: 1809 Portship Road

Dear Mr. & Mrs. Lessis:

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,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1809 Portship RD
which is presently zoned DR- S.S

This Petition shall be filed with the Department of Permits and 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) 1302.3C BC2R

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION AND OPEN PROJECTION TO HAVE A REAR YARD
SETBACK OF 21' IN LIEU OF THE REQUIRED 30' AND
22.5' RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

1809 Portship RD

410-296-6300 (W)

410-245-3735 (H)

Address

Telephone No

Name - Type or Print

BALTIMORE

MD

21222

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

If a public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-371-A

Reviewed By LTM Date 1/26/05

Estimated Posting Date 2/6/05

REV 10/25/01

ORDER RECEIVED FOR FILING

3/3/05
[Signature]

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.

That the Affiant(s) does/do presently reside at 1809 PORTSHIP ROAD
Address
BALTIMORE MD 21222
City State Zip Code

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. With the Addition of children IN the FAMILY there is A Need For A gathering Place For FAMILY. (Family Value)
2. BASEMENT IS very Low, has wires, Pipes & studs every Where. CANNOT FINISH. Cost to convert Pipes, wires, Etc. would greatly Exceed Proposed ADDITION & IT has mold from water Leaking when RAIN. (Health HAZARDS)
3. would provide A much more comfortable Living SPACE.
4. current home only has Living Room + Dining / Kitchen as MAJOR ROOMS.

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

Ioannis Lessis
Signature

IOANNIS LESSIS
Name - Type or Print

Kalliopi Lessis
Signature

KALLIOPi LESSIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of JANUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

IOANNIS LESSIS, KALLIOPi LESSIS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Michael W. Peramian
Notary Public

My Commission Expires November 1, 2006

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.

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City State Zip Code

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3. would Provide A much more comfortable Living SPACE.
4. Current home only has Living room + Dining / Kitchen as MAJOR ROOMS

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

Ioannis Lessis
Signature

IOANNIS LESSIS
Name - Type or Print

Kalliopi Lessis
Signature

KALLIOPI LESSIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

IOANNIS LESSIS, KALLIOPI LESSIS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Michael W. Paron
Notary Public

My Commission Expires November 1, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1809 Portship RD
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and 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) 1802.3.C BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION TO HAVE A REAR YARD SETBACK OF 21' IN LIEU OF THE REQUIRED 30' AND 22.5' RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

MR. IOANNIS LESSIS

Name - Type or Print

Signature

MRS. KALLIOTI LESSIS

Name - Type or Print

Signature

1809 PORTSHIP RD

Address

BALTIMORE MD

City

State

410-296-6300 (W)
410-245-3735 (H)

Telephone No.

21222

Zip Code

Representative to be Contacted:

Name

SAME AS ABOVE

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-371-A

Reviewed By LTm Date 1/26/05

REV 10/25/01

Estimated Posting Date 2/6/05

Zoning Description

ZONING DESCRIPTION FOR 1809 PORTSHIP ROAD

Beginning at a point on the east side of Portship Road at the distance of 202 feet south of the centerline of the nearest improved intersecting street Fifth Avenue which is 25 feet wide. Being Lot #20, Block None, Section #3 as shown on the Plat of Lorraine Park as recorded in Baltimore County Plat Book WPC #8, Folio 52 containing 5,000 square feet.

Also known as 1809 Portship Road and located in the 12 Election District.

C 7

#371

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441319

DATE 11/26/05 ACCOUNT 0001 006 6150

AMOUNT \$ 65.90

RECEIVED
FROM

I. L. CESSIS

FOR

65-371-A

DISTRIBUTION

DATE CASHIER

PMK AGENCY

WELDON CUSTOMER

PAID RECEIPT

RECEIVED BY 11/26/05 11/26/05 11/26/05

FOR 0001 006 6150 0001 006 6150 0001 006 6150

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DATE 11/26/05 11/26/05 11/26/05

BY 11/26/05 11/26/05 11/26/05

CERTIFICATE OF POSTING

RE: Case No. : 05-371-A

Petitioner/Developer: IOANNIS

KALLIOP1 LESSIS

Date of Hearing/Closing: 2/21/05

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1809 PORTSHIP RD

This sign(s) were posted on February 5, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 2/5/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

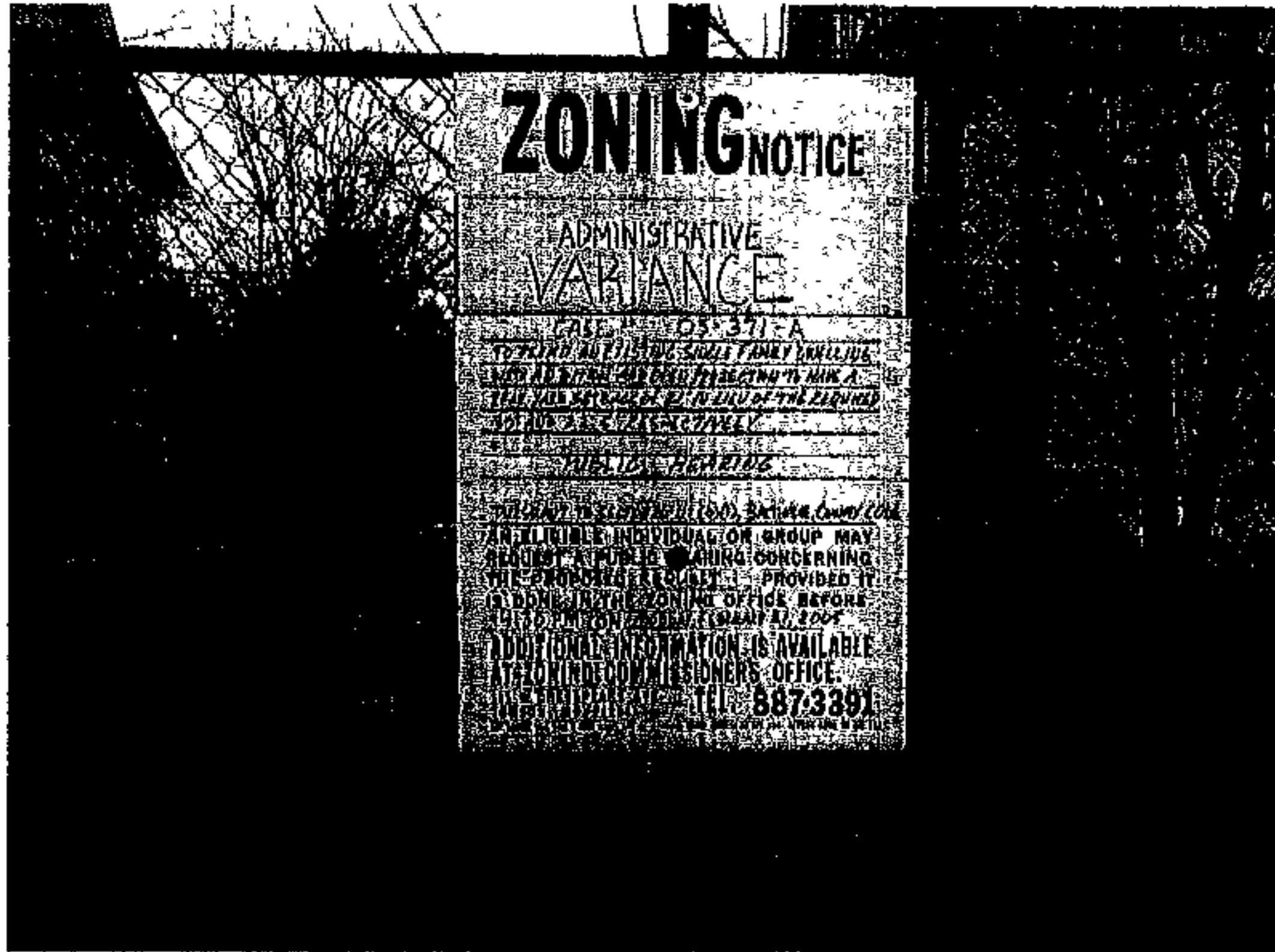
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000207 (1152x864x24b jpeg)



W. J. J. 2/5/05

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 371 -A Address 1809 PORTSHIP RD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/26/05 Posting Date: 2/6/05 Closing Date: 2/21/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 371 -A Address 1809 PORTSHIP RD

Petitioner's Name IOANNIS & KALLIOPI LESSIS Telephone _____

Posting Date: 2/6/05 Closing Date: 2/21/05

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION AND OPEN PROJECTION TO HAVE A REAR YARD
SETBACK OF 21' IN LIEU OF THE REQUIRED 30' AND
22.5' RESPECTIVELY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO 2/6/05

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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.

For Newspaper Advertising:

Item Number or Case Number: 05-371-A

Petitioner: IOANNIS LESSIS

Address or Location: 1809 Portship Rd Balto, MD 21282

PLEASE FORWARD ADVERTISING BILL TO:

Name: IOANNIS LESSIS

Address: 1809 Portship Rd

BALTO, MD 21282

Telephone Number: 410-245-3735

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

February 21, 2005

Ioannis Lessis
Kalliopi Lessis
1809 Portship Road
Baltimore, Maryland 21222

Dear Mr. and Mrs. Lessis:

RE: Case Number: 05-371-A, 1809 Portship Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 26, 2005.

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

February 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 7, 2005

Item No.: 368-378

(371)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant J. Mezick
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 2.3.05

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

RE: Baltimore County
Item No. 371 LTM

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: February 25, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 7, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-371

05-373

05-374

05-375

05-377

05-366

05-367

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 10, 2005

RECEIVED

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

FEB 15 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-371 – 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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

D. J. L. L. L.

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: February 23, 2005

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 14, 2005
Item Nos. 368, 369, 371, 372, 373,
374, 375, 376, 377 and 378

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

RWB:CEN:jrb

cc: File

Letter of intent

Our decision to expand our current living space has resulted mainly from the fact that our family has grown by two children in the past two years, creating the immediate need for additional living space. Our first thought as a solution to this problem was to try to renovate the existing unfinished basement. After discussing this with a contractor this option was found to be irrational due to the presence of excessive moisture and mold, as well as flooding during raining storms that exists in the basement. The absence of natural light and good airflow also presented a problem to this option.

Due to the inability to add additional living space to our home by utilizing the basement area, we signed a contract with Columbia Home Contractors to extend our home in the rear area by removing the existing deck and replacing a portion of that area with an additional room.

This construction job will not only provide our growing family with much needed extra living space, but it will also improve the appearance, quality, and the value of our home, as well as upgrading it to stand worthy next to the rest of the houses in our neighborhood. Currently the exterior of our home has very old asbestos siding on it. As part of our contract with Columbia Home Contractors, this asbestos will be legally removed and replaced by new and vinyl siding.

We discussed our building plans with both of our immediate next-door neighbors and no objections were offered by either one of them. Like it was stated above, the contract has already been signed and the contractors are just waiting for your approval to start working our much needed addition.

After much of hard work and savings we will be saying the least when we say that we are very excited that we are able to afford such a big improvement to our house. We cannot wait to improve our home and make it a more livable place that our family can enjoy coming to everyday.

Challie Josses
Tammie Josses
1809 Parkhill RD
Homeowners.

#371

David E & Erika Shaver
1807 Portship Road
Baltimore, MD 21222

January 04, 2004

Zoning Review
Dept. of Permits & Development Mgmt.
111 W. Chesapeake Avenue
Towson, MD 21204

RE: 1809 Portship Road Administrative Variance

Dear Zoning Commissioner:

We, David & Erika Shaver of 1807 Portship Road, fully support Ioannis and Kalliopi Lessis', of whom reside adjacent to us at 1809 Portship Road, request to change their set back for purposes of their remodeling plans. We believe that such change would improve the neighborhood's value as well as its appearance. If you need additional information please contact us at 410-288-4408.

Regards,

David E Shaver
Erika Shaver

David E Shaver
Erika Shaver

#371

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

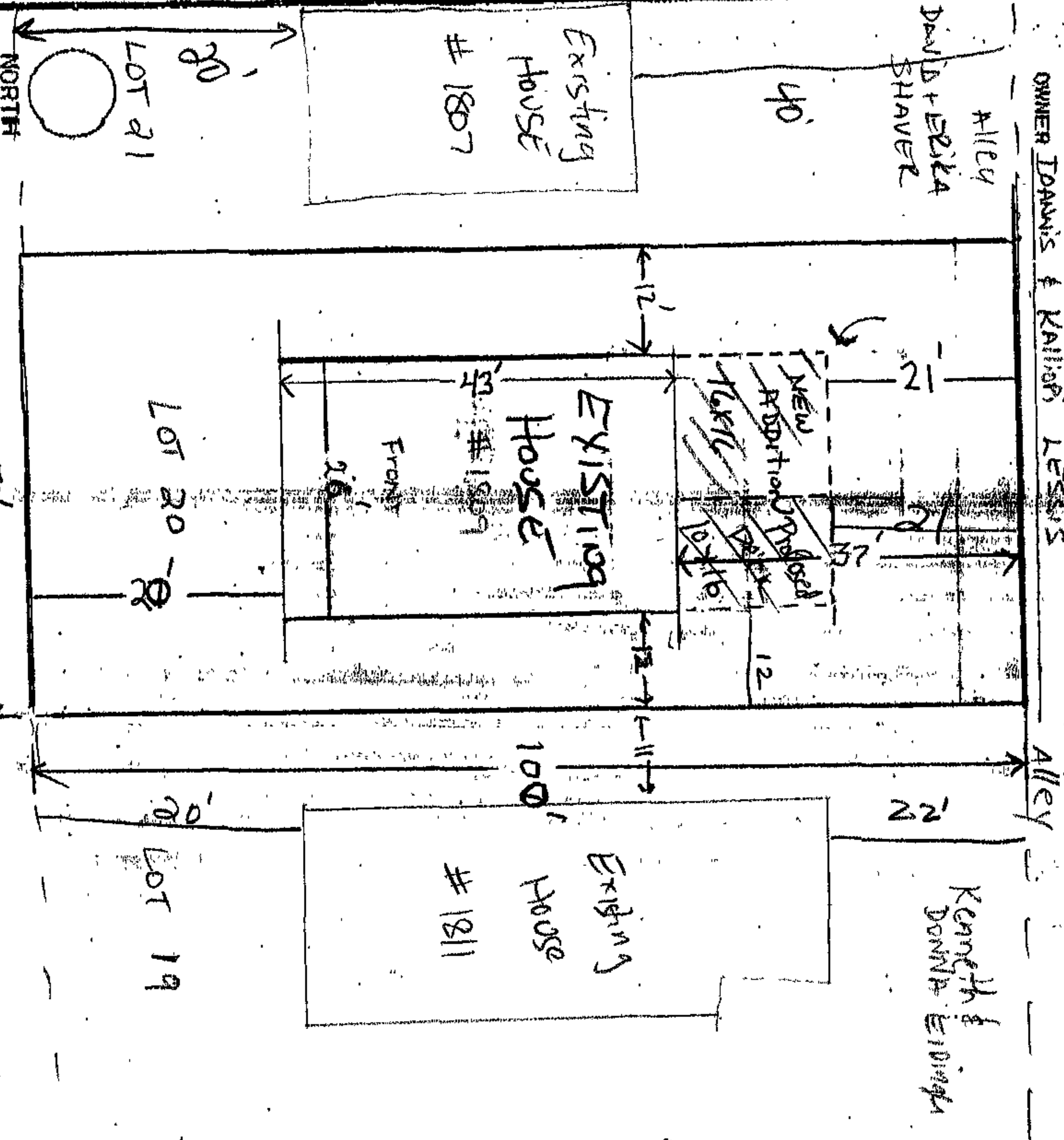
PROPERTY ADDRESS 1809 Portship RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE

PLAT BOOK # 8 FOLIO # 52 LOT # 20 SECTION # 3

OWNER IDAANIS & KATHAR LESSIS

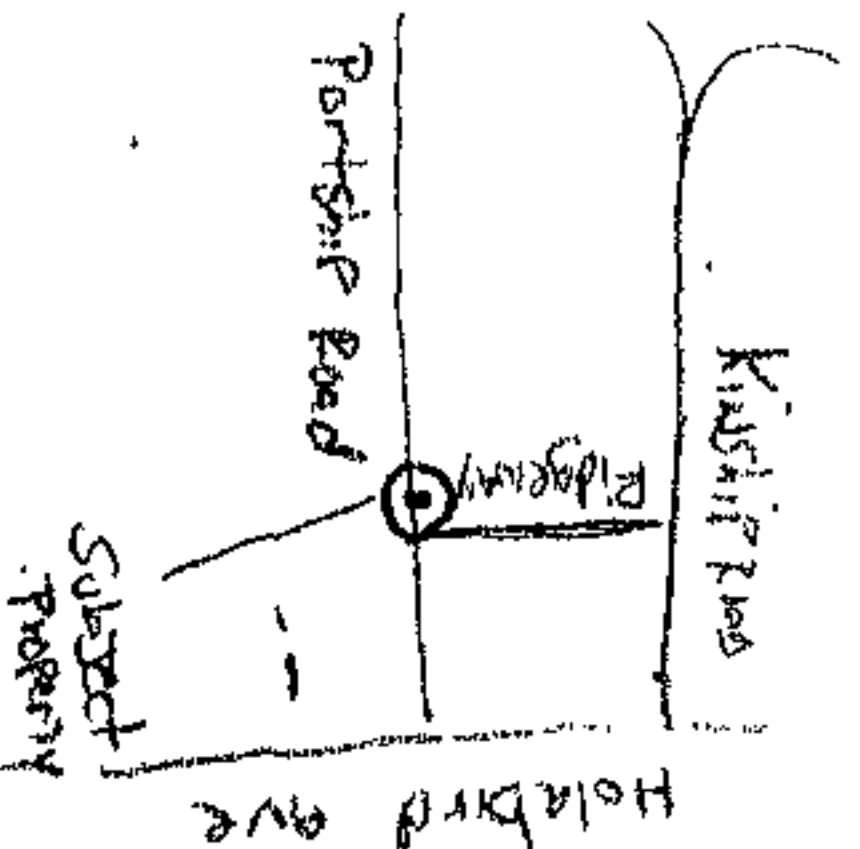


PREPARED BY

SCALE OF DRAWING: 1" = 20' ET



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 12
COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 0.10 ACREAGE 5000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

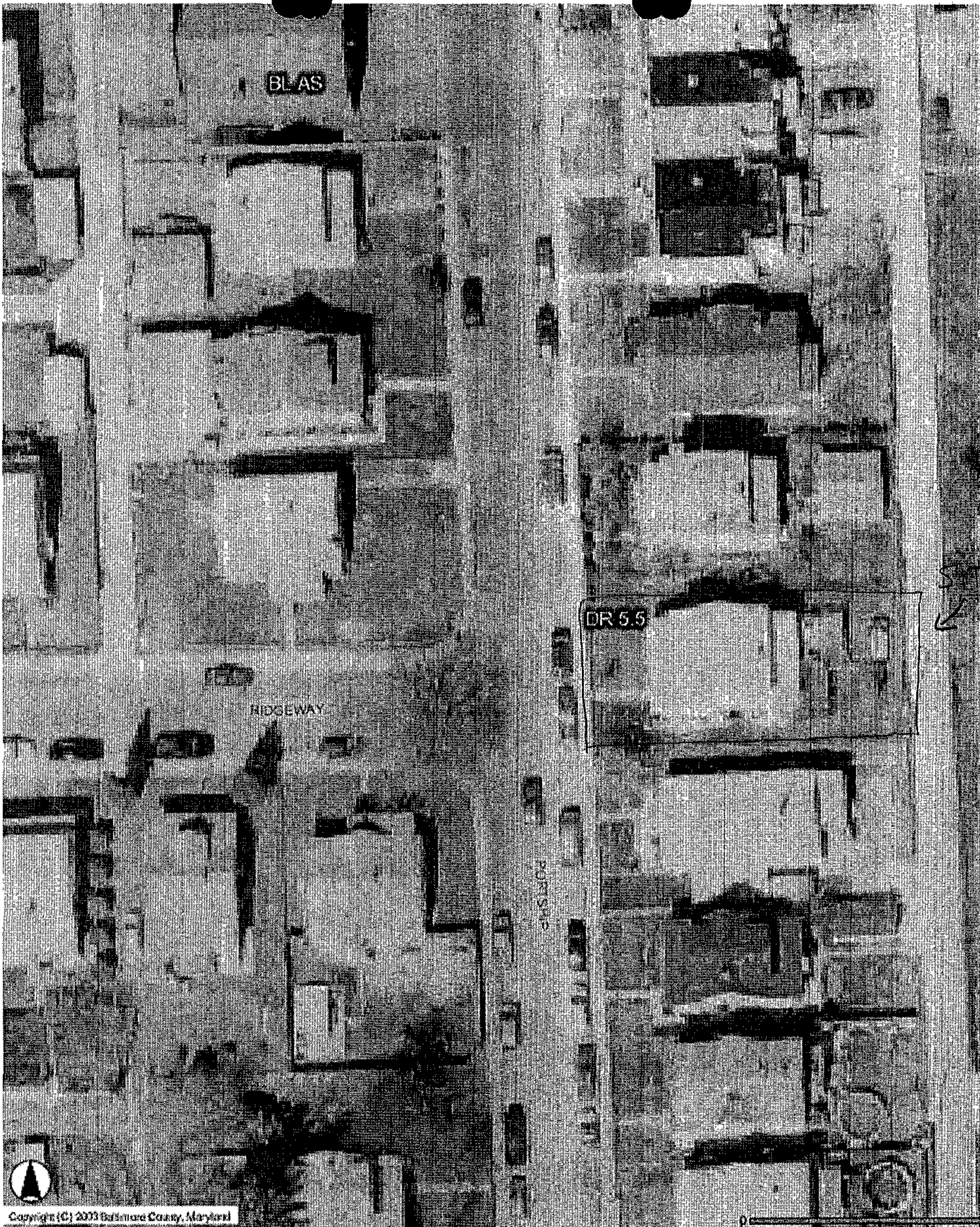
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY CTW ITEM # 371 CASE #

Plat 80 #1



#371



1811 PORTSHIP ROAD

REAR



1807 PORTSHIP ROAD

REAR



1809 PORTSHIP ROAD



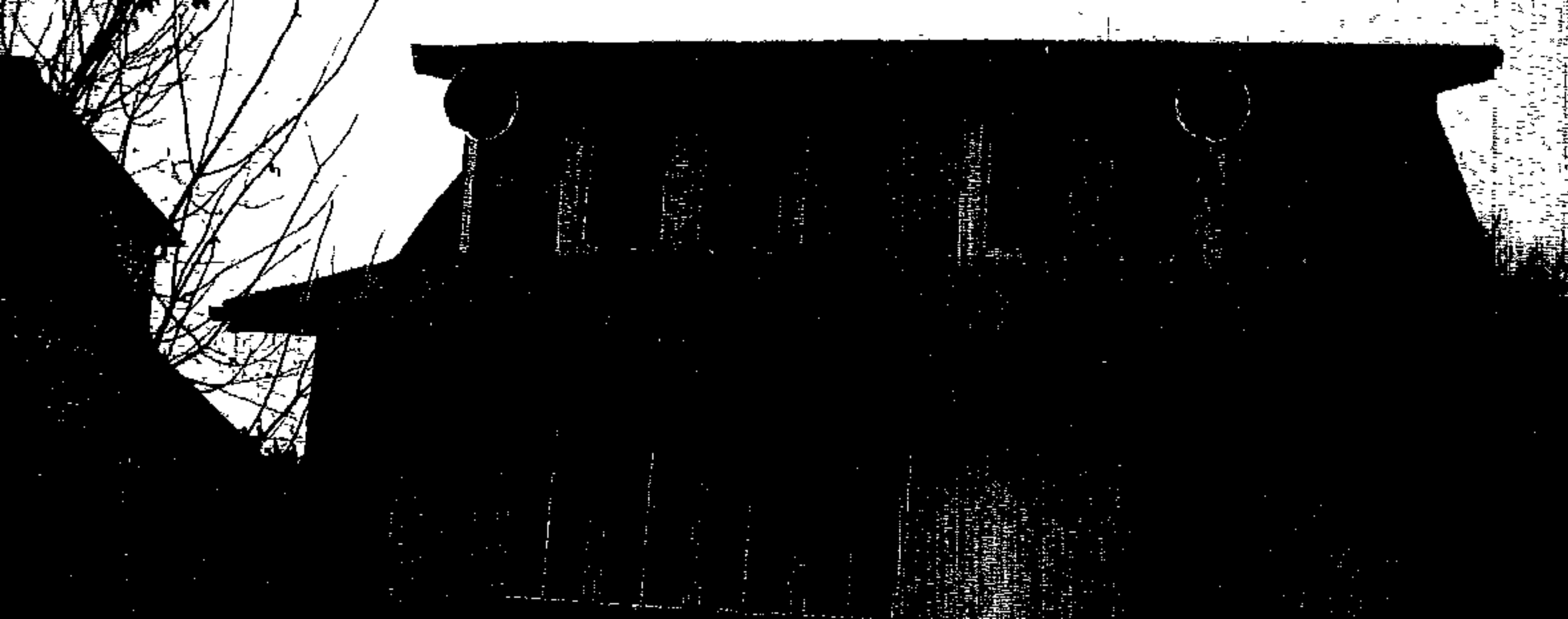
PROPOSED CHANGE AREA
(deck will be removed)



REAR

1809

PORTSHIP ROAD



1809 PORTSHIP ROAD ●

FRONT.



● 1809 Portship Road. ●

Alley and view from the rear of
the house in the South-East
direction.



1809 PORTSHIP ROAD

View of the alley and joining alley
(grass)



● 1800^a Portship Road ●

Alley and view from the rear of
the house in the South-West
direction.



1809 and 1807 front-side view,