

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Thornton Mill Road, 50' W of the c/l
Bonnie View Road
(14615 Thornton Mill Road)
8th Election District
3rd Council District

George Yannakakis, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 05-448-A**

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, George Yannakakis, and his wife, Zoena Yannakakis. The Petitioners request a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (four-car garage) with a height of 25.75 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

4/2/05
[Signature]

Based upon the evidence contained therein, I am persuaded to grant the requested relief. A review of the site plan shows that the Petitioners propose constructing a "carriage-house" style garage, 46' x 26' in dimension, with a height of 25.75.' It was indicated that the architectural design of the structure is more in keeping with the style of the existing home and will maintain the integrity of the surrounding Quaker area and farmland. Building elevation drawings of the proposed structure show that the additional height is caused by the pitch of the roof and design details incorporated therein, and that the second floor will be used for storage space only.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. It is also to be noted that all area setback requirements will be met. In this regard, the subject property is a large lot, containing more than 18 acres in area, and is bordered by existing trees and vegetation, which provide a significant buffer. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

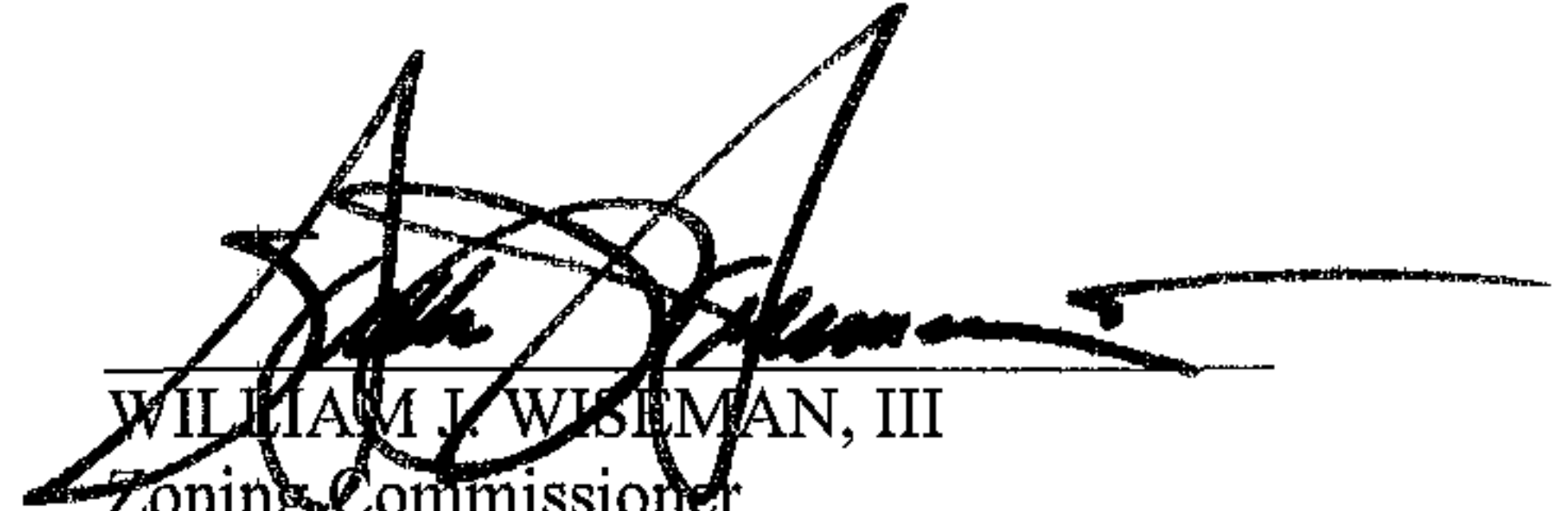
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of April 2005 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (four-car garage) with a height of 25.75 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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 garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes.

ORDER RECEIVED FOR FILING
Date 4/12/05
By [Signature]

Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date 4/27/15

By [Signature]

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

April 7, 2005

Drs. George & Zoena Yannakakis
14615 Thornton Mill Road
Sparks, Maryland 21152

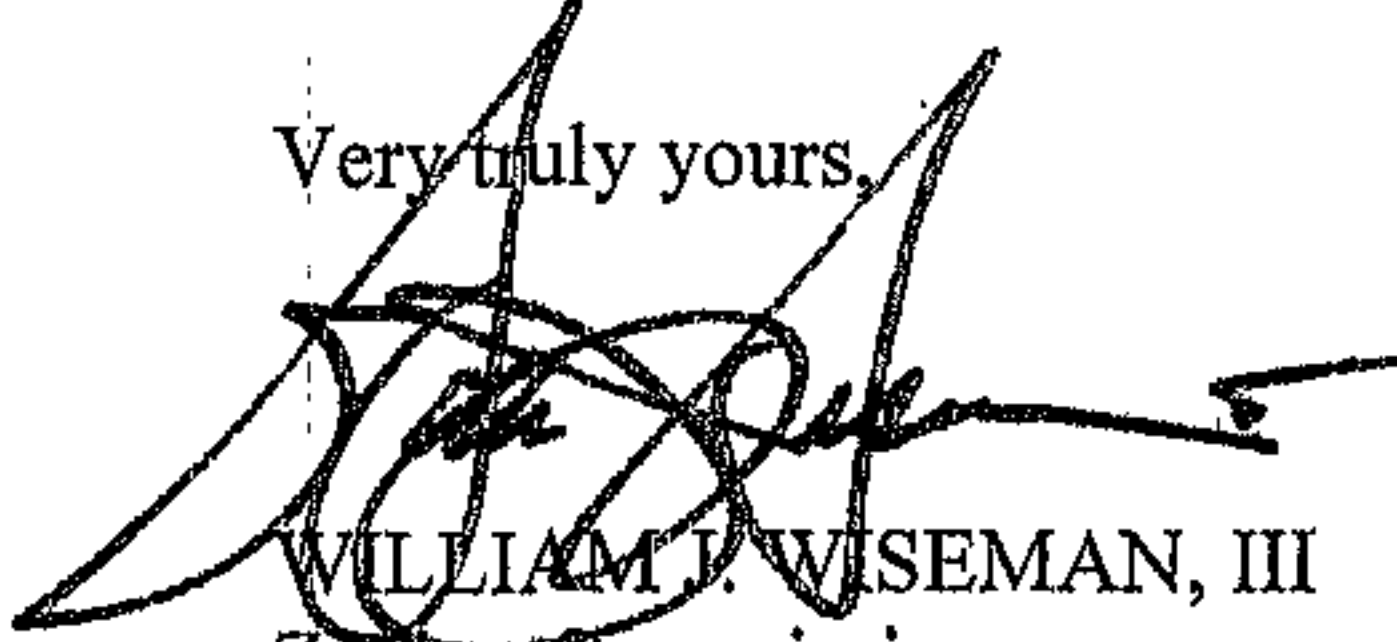
RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Thornton Mill Road, 50' W of the c/l Bonnie View Road
(14615 Thornton Mill Road)
8th Election District – 3rd Council District
George Yannakakis, et ux - Petitioners
Case No. 05-448-A

Dear Drs. Yannakakis:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Roger Mann, Trevor Builders, Inc.
4 Locksley Court, Phoenix, Md. 21131
Office of Planning; People's Counsel; Case File

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14615 THORNTON MILL ROAD
which is presently zoned RC 2

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)

structure (garage) with a height of 400.3 to permit an accessory
25.75 ft. in lieu of the
required 15 ft.

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):

DR GEORGE YANNAKAKIS

Name - Type or Print

Signature

DR ZOENA YANNAKAKIS

Name - Type or Print

Signature

14615 THORNTON MILL ROAD

Address

SPARKS

City

MD

State

410 472 0975

Telephone No

21152

Zip Code

Representative to be Contacted:

ROGERMANN, PRESIDENT TREVOR BUILDERS INC

Name

4 LOCKLEY COURT

Address

443 271 1396

Telephone No

PHOENIX

City

MD

State

21131

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BK

Date

3/9/05

Estimated Posting Date

3/20/05

ORDER RECEIVED FOR FILING

Date

By

05-448-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

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 14615 THORNTON MILL ROAD
Address
SPARKS MD 21152
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):

With over 18 acres it is architecturally prudent to maintain the aesthetic integrity of the present home and farm type conditions. The construction of a stable/barn-like garage structure would help maintain the quality of the existing Quaker area. (see attached plans)

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.

[Signature]
Signature

DR GEORGE YANNAKAKIS
Name - Type or Print

[Signature]
Signature

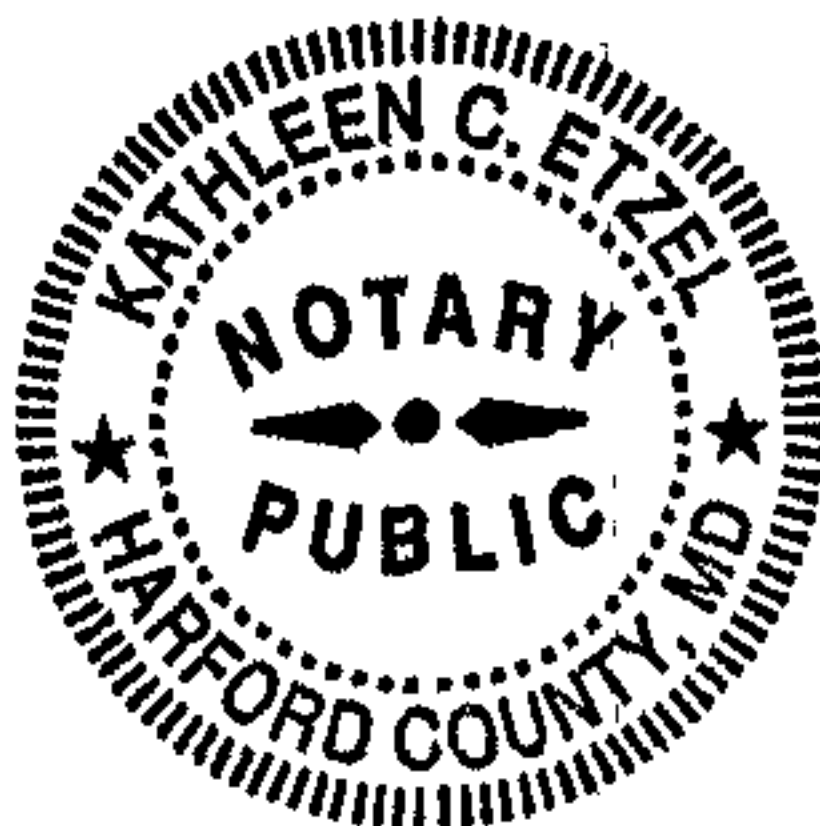
DR ZOENA YANNAKAKIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ HARFORD, to wit:

I HEREBY CERTIFY, this 8TH day of MARCH, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DR. GEORGE YANNAKAKIS AND DR. ZOENA YANNAKAKIS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires

KATHLEEN C. ETZEL
Notary Public, State of Maryland
My Commission Expires: June 1, 2005

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 14615 THORNTON MILL ROAD
Address
SPARKS MD 21152
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):

With over 18 acres it is architecturally prudent to maintain the aesthetic integrity of the present home and farm type conditions. The construction of a stable/barn-like garage structure would help maintain the quality of the existing Quaker area. (see attached plans)

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.

Signature

DR GEORGE YANNAKAKIS

Name - Type or Print

Signature

DR ZOENA YANNAKAKIS

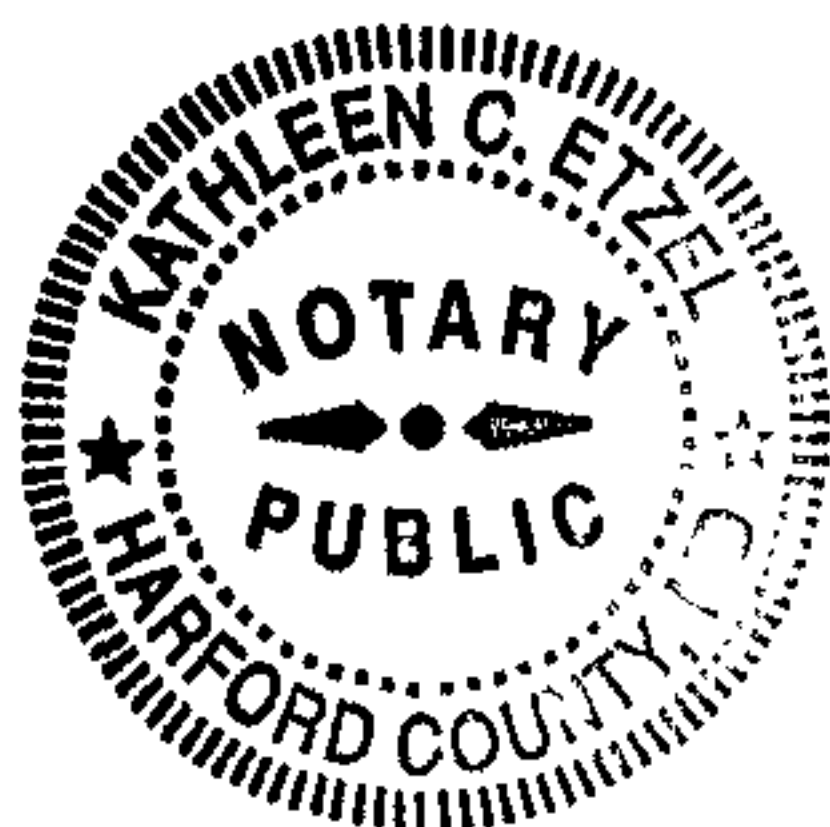
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 8TH day of MARCH, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DR. GEORGE YANNAKAKIS AND DR. ZOENA YANNAKAKIS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

KATHLEEN C. ETZEL

Notary Public, State of Maryland

My Commission Expires: June 1, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14615 THORNTON MILL ROAD
which is presently zoned RC 2

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)

460.3 to permit an accessory structure (garage) with a height of 25.75 ft. in lieu of the required 15 ft.

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 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:

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):

DR GEORGE YANNAKAKIS
Name - Type or Print _____
Signature _____
DR ZOENA YANNAKAKIS
Name - Type or Print _____
Signature _____
410 472 0975
14615 THORNTON MILL ROAD
Address _____ Telephone No. _____
SPARKS MD 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

ROGER MANN, PRESIDENT TREVOR BUILDERS INC
Name _____
4 LOCKLEY COURT 443 271 1396
Address _____ Telephone No. _____
PHOENIX MD 21131
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- 448-A

REV 10/25/01

Reviewed By BH Date 3/9/05
Estimated Posting Date 3/20/05

ZONING DESCRIPTION

Zoning Description For 14615 Thornton Mill Road

Being a parcel of land lying and situate in the eighth election district of Baltimore County, Maryland which is a part of a deed from Charles L. and Zita T. Huffard to George D. and Zoena Yannakakis dated September 11, 1979 and recorded among the land records for Baltimore County, Maryland in Liber 6075, folio 130 and which describes as follows:

Beginning for the same at a capped 3/8" iron pin now set on the north side of Thornton Mill Rd. (60' wide), said pin being at the end of the seventeenth or South 58°-30'-02" West 211.71 feet line of the aforementioned Huffard to Yannakakis deed; said pin also being on the southeast corner of Lot 1 as shown on a plat of Cumberland Hills dated July 22, 1976 and recorded among the land records for Baltimore County, Maryland in Plat Book E.H.K., JR. 40, folio 45; and having Baltimore County coordinates of North 81,222.70 feet and West 13,738.89 feet ; running thence leaving the North side of Thornton Mill Rd, and binding on the division line between Cumberland Hills and said Yannakakis property with bearings referred to the Baltimore County Metropolitan District Grid System, as now surveyed;

1) North 39°-20'-28" West a distance of 974.52 feet to intersect the first or North 57° East 2052.60 feet line of the second part of a deed from Charles L. and Zita T. Huffard to William L. and Helen M. Huffard dated June 30, 1976 and recorded among the land records for Baltimore County, Maryland in Liber 5659, folio 787 at a capped 3/8" iron pin now set; and pin being at the northeast corner of Lot 3 of the Cumberland Hills, and also at the end of the aforementioned seventeenth line of the Huffard to Yannakakis deed; running thence, leaving the Cumberland Hills plat binding on the division line between Huffard and Yannakakis;

2) North 50°-39'-32" East a distance of 1035.10 feet to a capped 3/8" iron pin now set; said pin being at the end of the first or South 53 3/4° West 54 perches line of a deed from Glen C. and Peggy V. Hart to Timothy J. and Carmen A. Buccini dated December 19, 1994 and recorded among the land records for Baltimore County, Maryland in Liber 10876, folio 200; said pin also being at the end of the first or North 50°-48'-34" East 1035.10 feet line of said Huffard to Yannakakis deed; running thence leaving the lands of William and Helen Huffard and binding on the division line between the Yannakakis and Buccini parcels;

- 3) South $20^{\circ}-03'-28''$ East a distance of 527.63 feet to a capped $3/8''$ iron pin now set; and
- 4) North $82^{\circ}-54'-39''$ East a distance of 351.44 feet to a railroad spike found on or near the centerline of Bonnie View Rd.; said spike being at the end of the thirteenth or North $10^{\circ}-20'-26''$ West 158.7 feet line of a deed from Charles L. and Zita T. Huffard to Paul F. and Mary V. Creel dated September 16, 1967 and recorded among the land records for Baltimore County, Maryland in Liber 4804, folio 327; running thence leaving the lands of Timothy and Carmen Buccini and running in or near the center of Bonnie View Rd., binding on the division line between Yannakakis and Creel;
- 5) South $10^{\circ}-56'-21''$ East a distance of 158.56 feet to a railroad spike found; continuing thence with Bonnie View and the division line between Yannakakis and Creel;
- 6) South $03^{\circ}-53'-01''$ West a distance of 84.01 feet to a railroad spike found; continuing thence with Bonnie View and the division line between Yannakakis and Creel;
- 7) South $21^{\circ}-18'-09''$ West a distance of 100.00 feet to a point; thence leaving the center of Bonnie View and Creel property;
- 8) North $86^{\circ}-15'-07''$ West a distance of 17.90 feet to a point on the west side of Bonnie View Rd. (60' wide); thence binding on said west side the following six courses and distances, viz;
- 9) South $27^{\circ}-34'-09''$ West a distance of 50.02 feet to a point; thence
- 10) South $27^{\circ}-23'-46''$ West a distance of 50.01 feet to a point; thence
- 11) South $31^{\circ}-09'-45''$ West a distance of 50.20 feet to a point; thence
- 12) South $30^{\circ}-42'-30''$ West a distance of 50.17 feet to a point; thence
- 13) South $27^{\circ}-30'-37''$ West a distance of 50.02 feet to a point; thence
- 14) South $23^{\circ}-50'-38''$ West a distance of 50.04 feet to the intersection of the west side of Bonnie View Rd., and the north side of Thornton Mill Rd. (60 feet wide); thence leaving Bonnie View Rd., and binding on said north side of Thornton Mill Rd. the following two courses and distances, viz:

15) South $54^{\circ}-55'-09''$ West a distance of 112.52 feet to a point; and

16) With a line curving to the left having a radius of 843.51 feet, and a long chord of South $62^{\circ}-34'-43''$ West 79.00 feet, an arc length of 79.02 feet to a $3/8''$ capped pin now set; said pin being on the fifteenth or South $58^{\circ}-07'-35''$ West 214.12 feet line of the aforementioned Huffard to Yannakakis deed; thence leaving the north side of Thornton Mill Rd. and running for four new lines of division, viz;

17) North $14^{\circ}-40'-46''$ West a distance of 384.75 feet to a $3/8''$ capped pin now set; thence

18) South $48^{\circ}-41'-01''$ West a distance of 444.11 feet to a $3/8''$ capped pin now set; thence

19) South $19^{\circ}-51'-49''$ West a distance of 175.79 feet to a $3/8''$ capped pin now set; said pin being on the east side of a 24 foot strip for the use of ingress, egress and utilities; thence parallel to and 24 feet east of the first line on this deed,

20) South $39^{\circ}-20'-28''$ East a distance of 211.21 feet to intersect the previously mentioned seventeenth line and the north side of Thornton Mill Rd., at a $3/8''$ capped pin now set; thence with said north side of Thornton Mill Rd., and with a part of said seventeenth line

21) with a line curving to the right having a radius of 793.51 feet and a chord of South $65^{\circ}-09'-43''$ West 24.78 feet, an arc length of 25.15 feet to the place of beginning. (Containing 19.016 acres of land more or less.)

Being also part of the same lot of ground which by Deed recorded among the Land Records of Baltimore County in Liber No. 6075, folio 130, was granted and conveyed unto GEORGE D. YANNAKAKIS and ZOENA YANNAKAKIS, husband and wife.

Said parcel being known as Lot 2 as shown on a minor subdivision of the Yannakakis Property.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 442788

DATE 3/19/05 ACCOUNT R-001-006-6130

AMOUNT \$ 65.00

RECEIVED FROM Therese Bailey, Ill.

FOR Administrative Expenses

DISTRIBUTION
WRITE CASHIER
PAID AGENCY
VOID CUSTOMER
Item # 408

PAID RECEIPT

BUSINESS ACTUAL TIME MON
3/10/2005 10:00:00 14:47:01 1

FOR MAIL MAILING MAIL JPR
SUBJECT 1 22327 2-07/2005 001

FOR 5 200 LIVING VERIFICATION
OF 10. 000000

PAID FOR 442.00
105.00 OF 1.00 IN

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-448-A

Petitioner/Developer: GEORGE L

ZOENA YANNAKAKIS

Date of Hearing/Closing: 4/4/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

14615 THORNTON MILL RD

The sign(s) were posted on

3/19/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

3/20/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

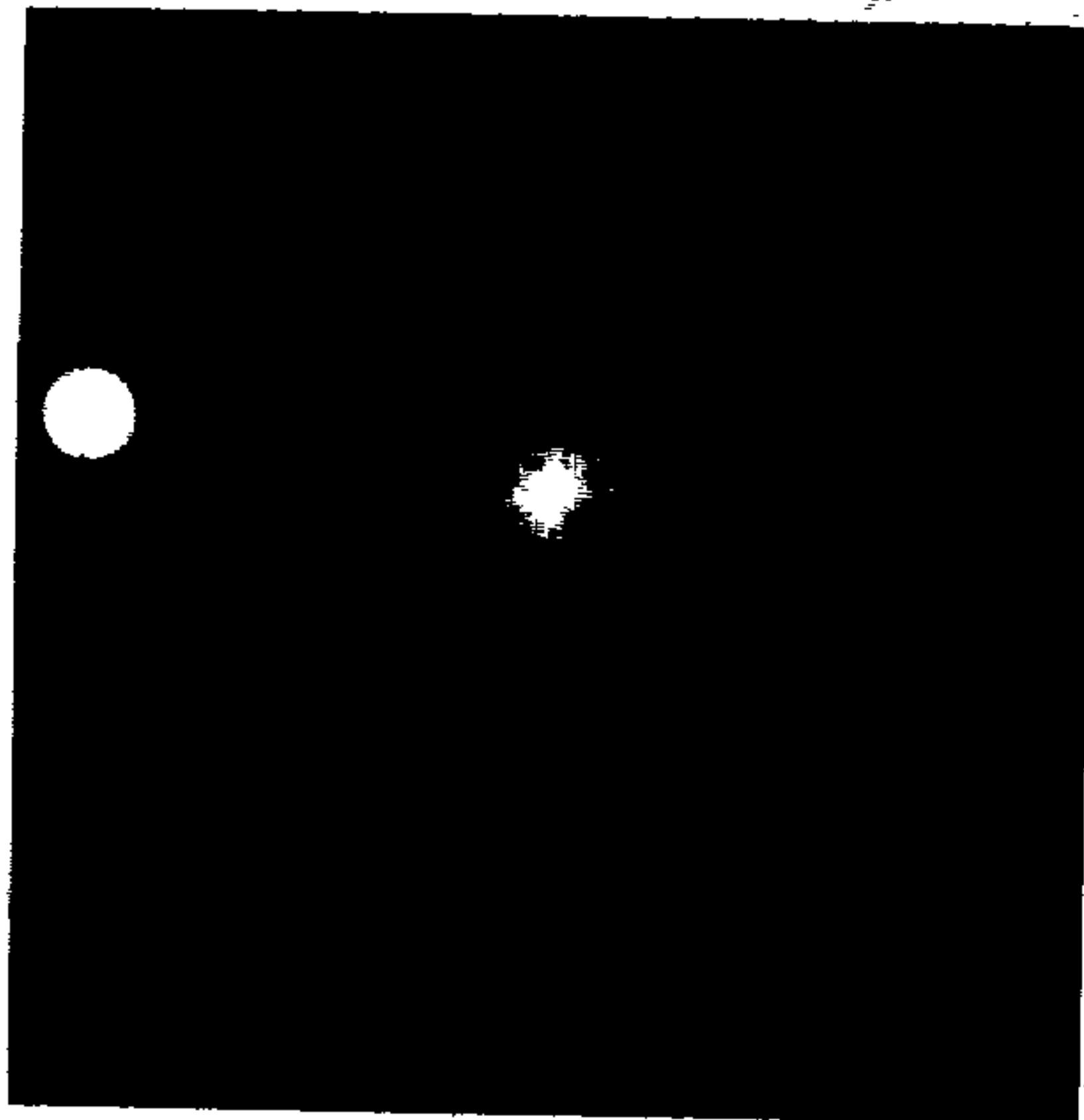
(Address)

Dundalk, Maryland 21222

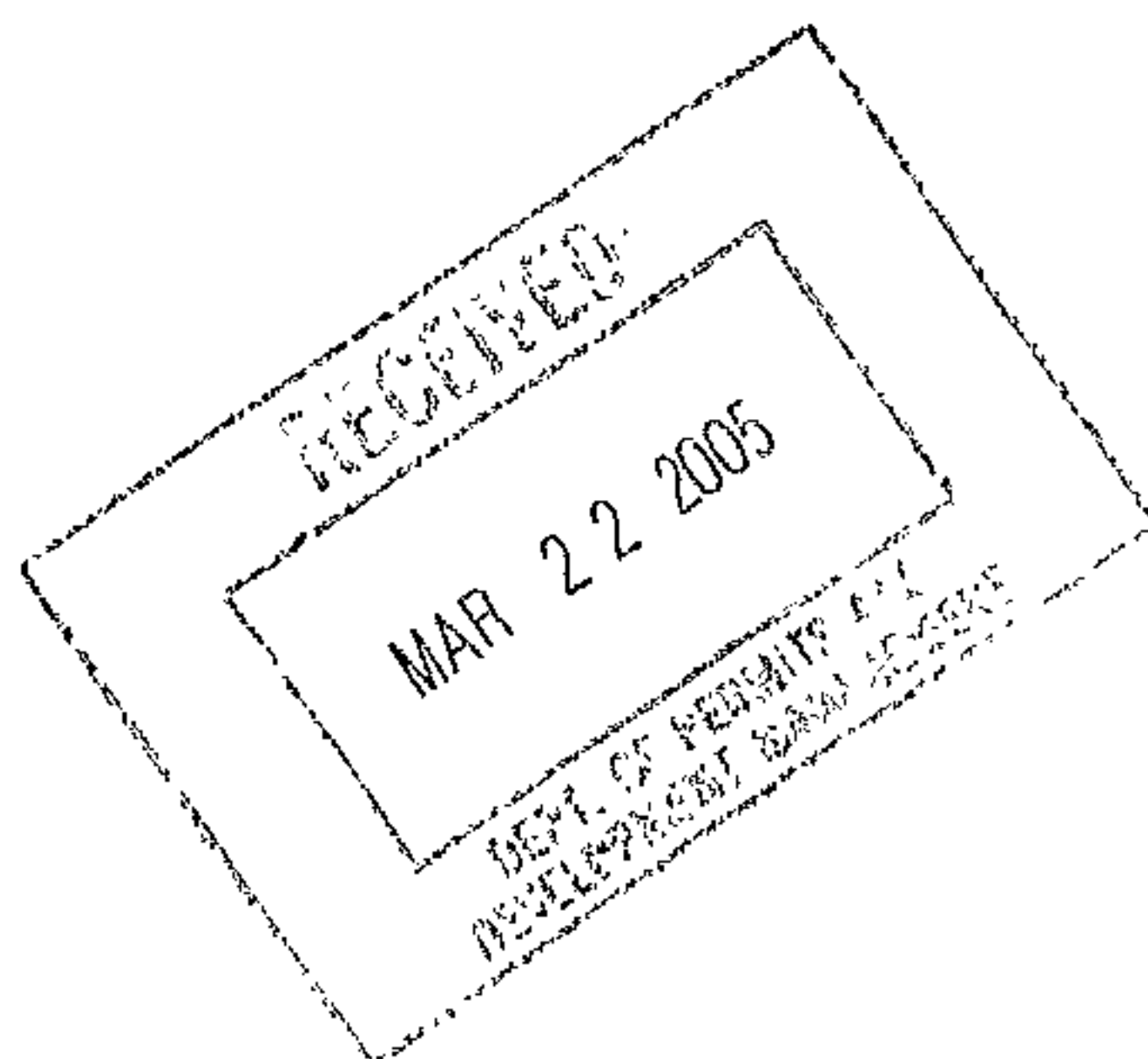
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



14615 THORNTON MILL RD



**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: 05-448-A
Petitioner: Dr's George & ZOENA YANNAKAKIS
Address or Location: 14615 THORNTON MILL Rd. SPARKS, MD. 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: TREVOR BUILDERS ATTN: R. MANW
Address: 4 LOCKSLEY Ct.
Phoenix, Md. 21131
Telephone Number: 410-628-7474

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 448 -A Address 14615 Thornton Mill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/9/05 Posting Date: 3/20/05 Closing Date: 4/4/05

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

1. **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.
2. **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.
3. **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.
4. **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- 448 -A Address 14615 Thornton Mill Rd.
Petitioner's Name George & Zoena Yannakakis Telephone 410-472-0875
Posting Date: 3/20/05 Closing Date: 4/4/05
Reasoning for Sign: To Permit an accessory structure (garage) with a height of 25 $\frac{3}{4}$ ' in lieu of the required 15 ft.

WCR - Revised 6/25/04

**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*

April 4, 2005

Dr. George Yannakakis
Dr. Zoena Yannakakis
14615 Thornton Mill Road
Sparks, Maryland 21152

Dear Drs. Yannakakis:

RE: Case Number:05-448-A , 14515 Thornton Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: cfb

Enclosures

c: People's Counsel
Roger Mann Trevor Builders, Inc. 4 Locksley Court Phoenix 21131



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

March 23, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 21, 2005

Item No.: 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 457, 461, 462.

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.

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
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

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



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

Maryland Department of Transportation

Date: 3.18.05

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

RE: Baltimore County
Item No. 448 BPR

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

*Granted
4/7/05
w/ resto*

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: April 19, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 21, 2005

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

05-444
05-448
05-449

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: April 8, 2005
RECEIVED

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

APR 12 2005

SUBJECT: 5-448 – Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 23 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 6, 2005

FROM: Dennis A. Kennedy, Acting Supervisor ^{DAK}
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 28, 2005
Item No. 444, 446, 447, 448, 449
450, 451, 452, 453, 454 and 455

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

DAK:CEN:clw
cc: file

CEN





EAST ELEVATION



VIEW LOOKING EAST



South Elevation



View Looking South



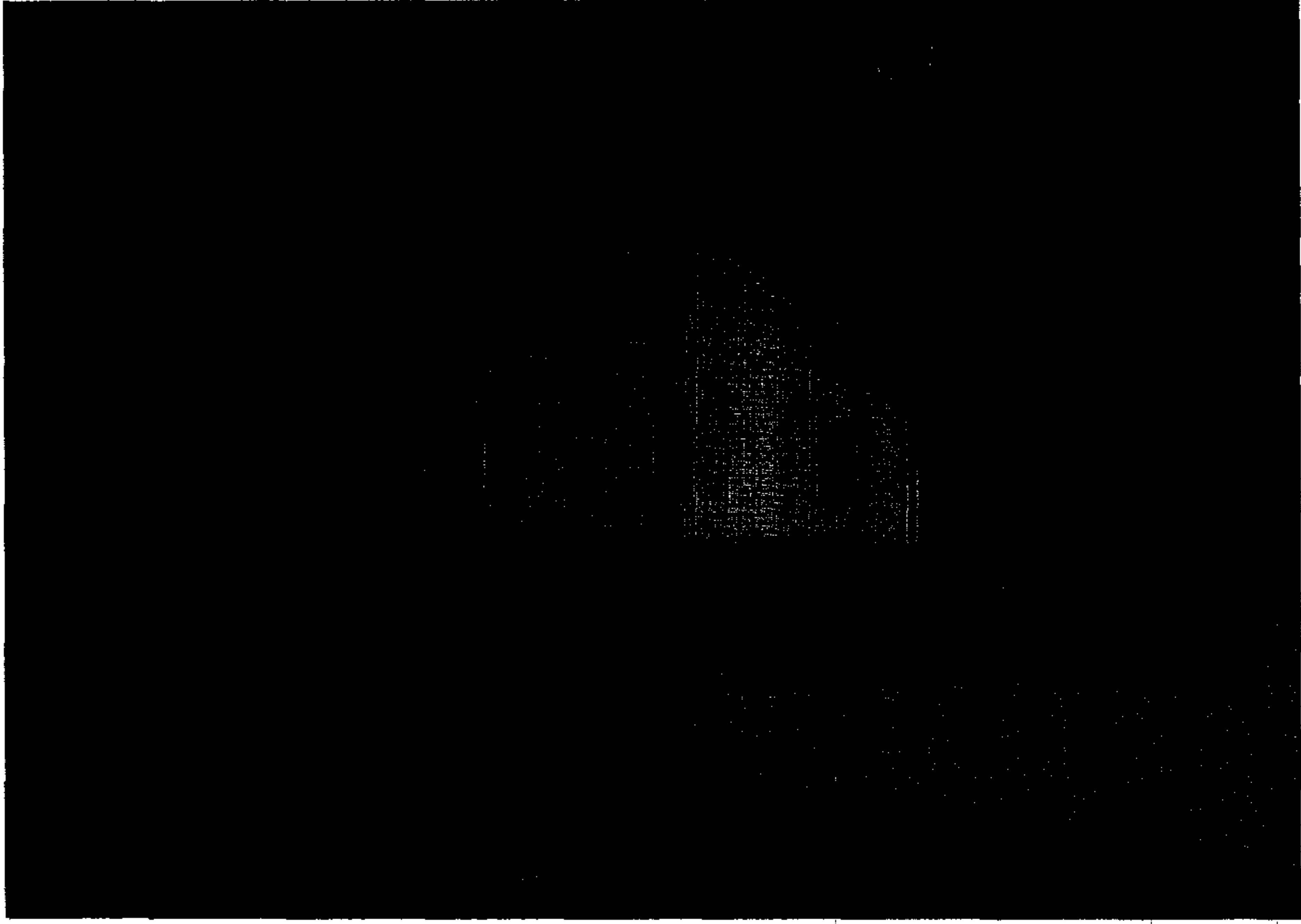
LOOKING SOUTH WEST FROM FRONT



LOOKING SOUTH EAST FROM FRONT



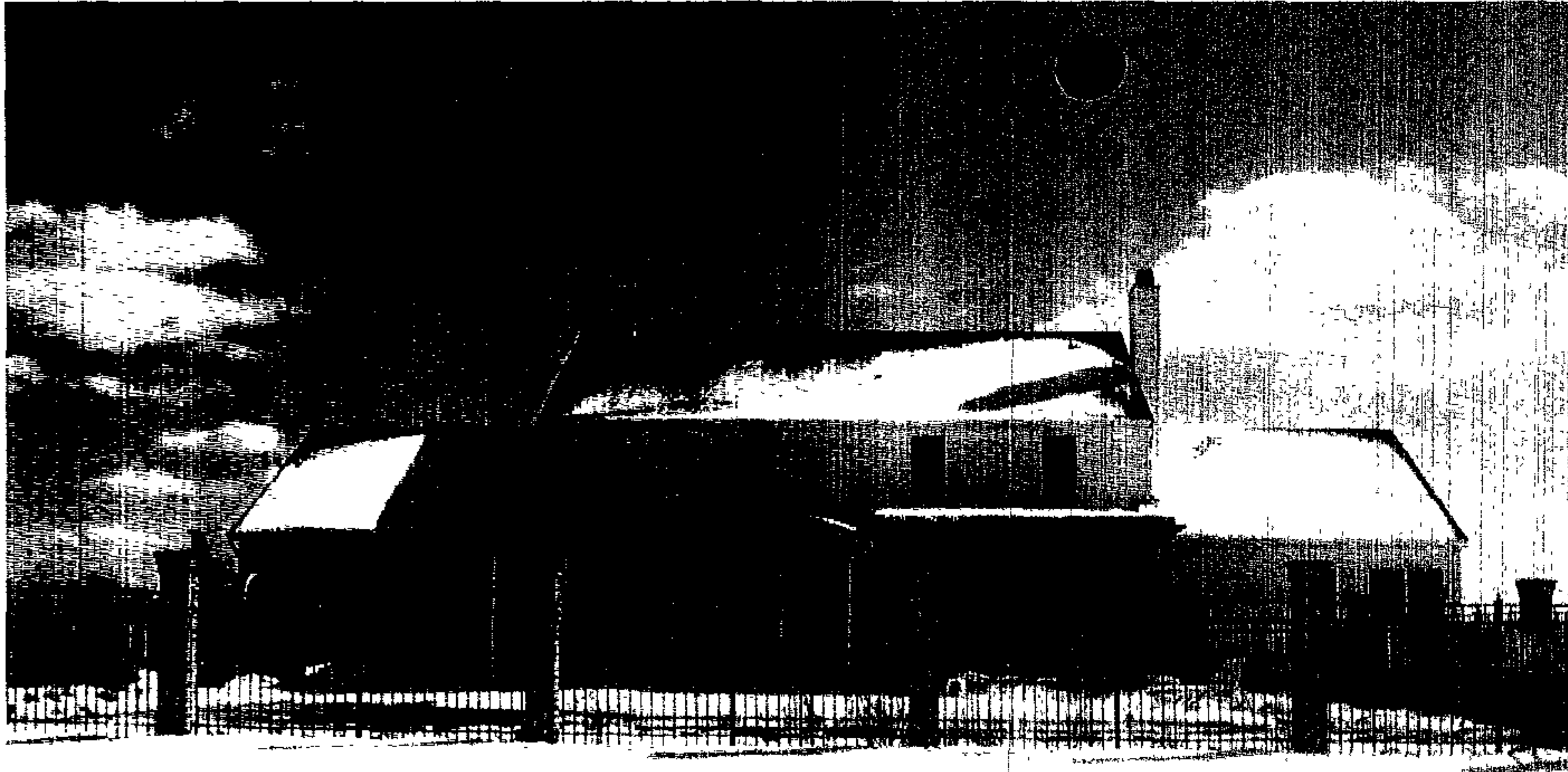
View Looking West



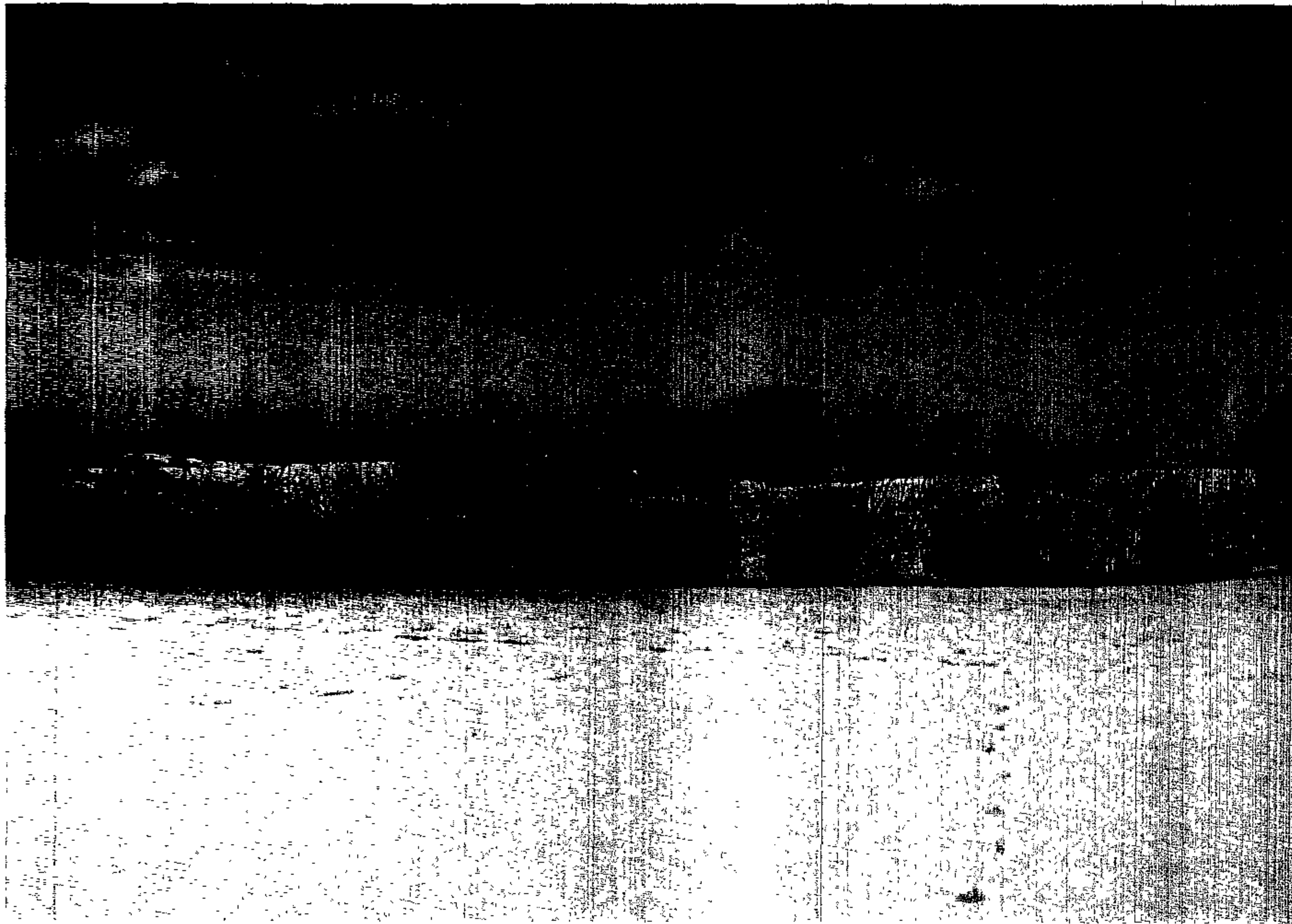
West Elevation



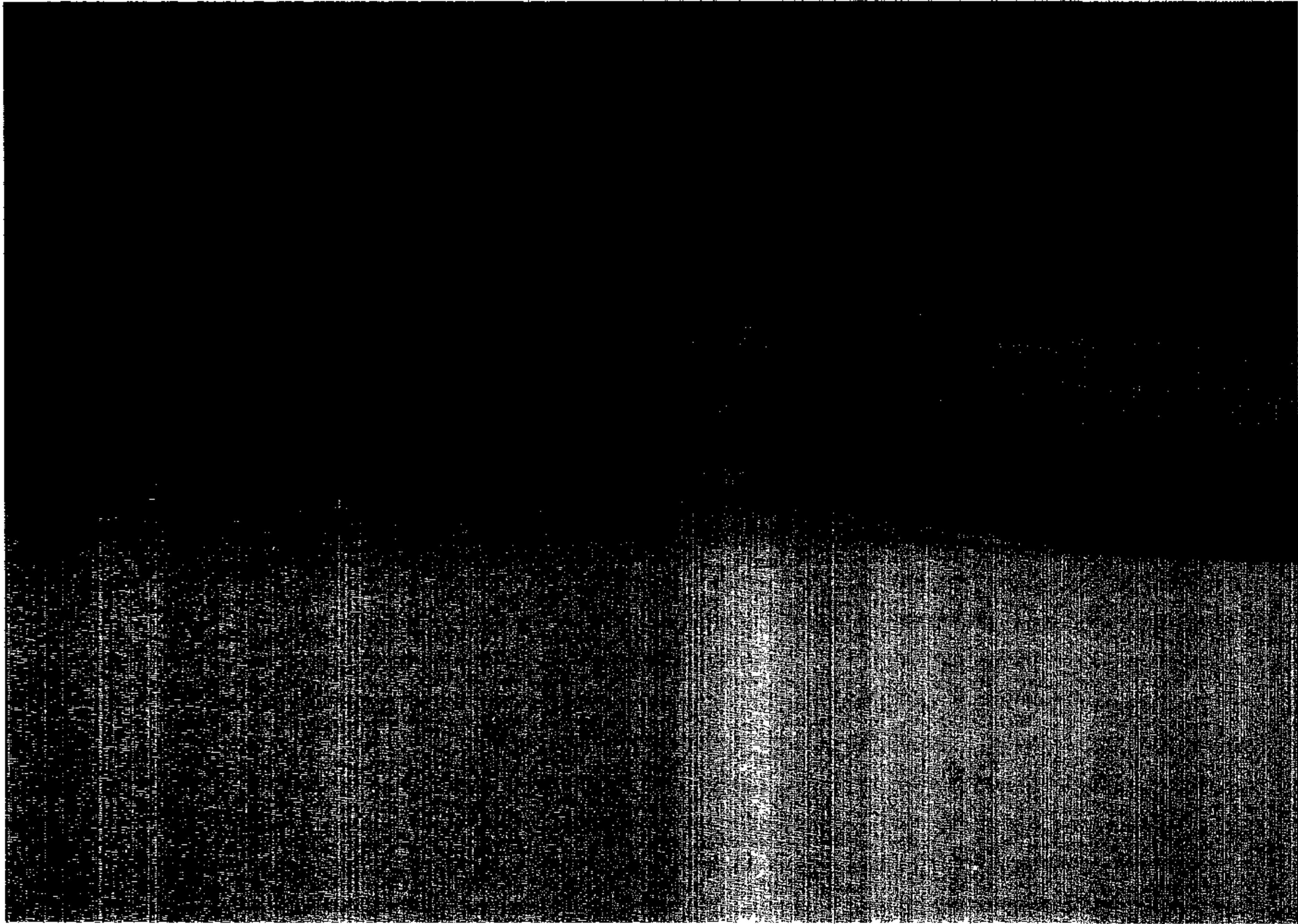
View North West



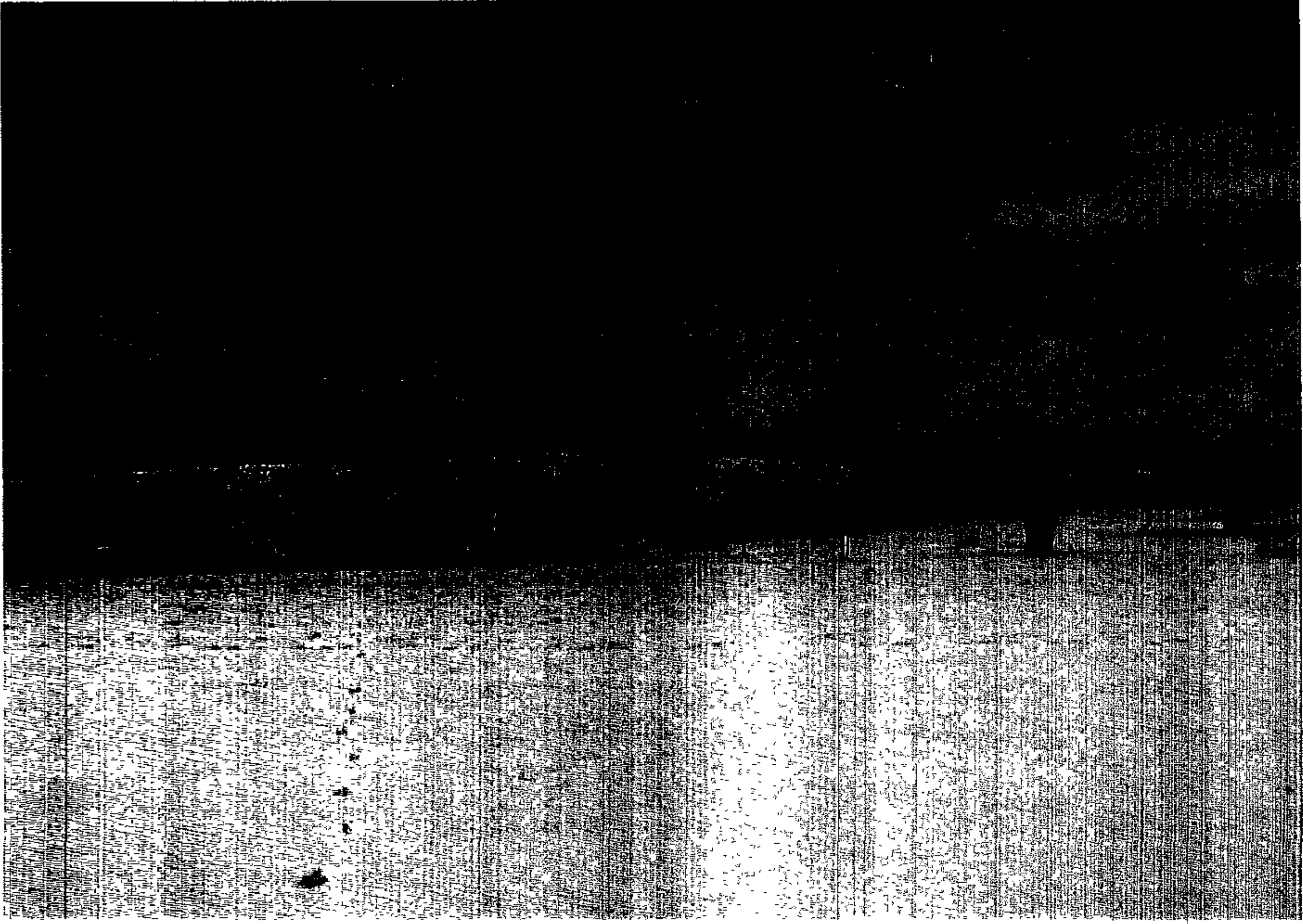
NORTH ELEVATION



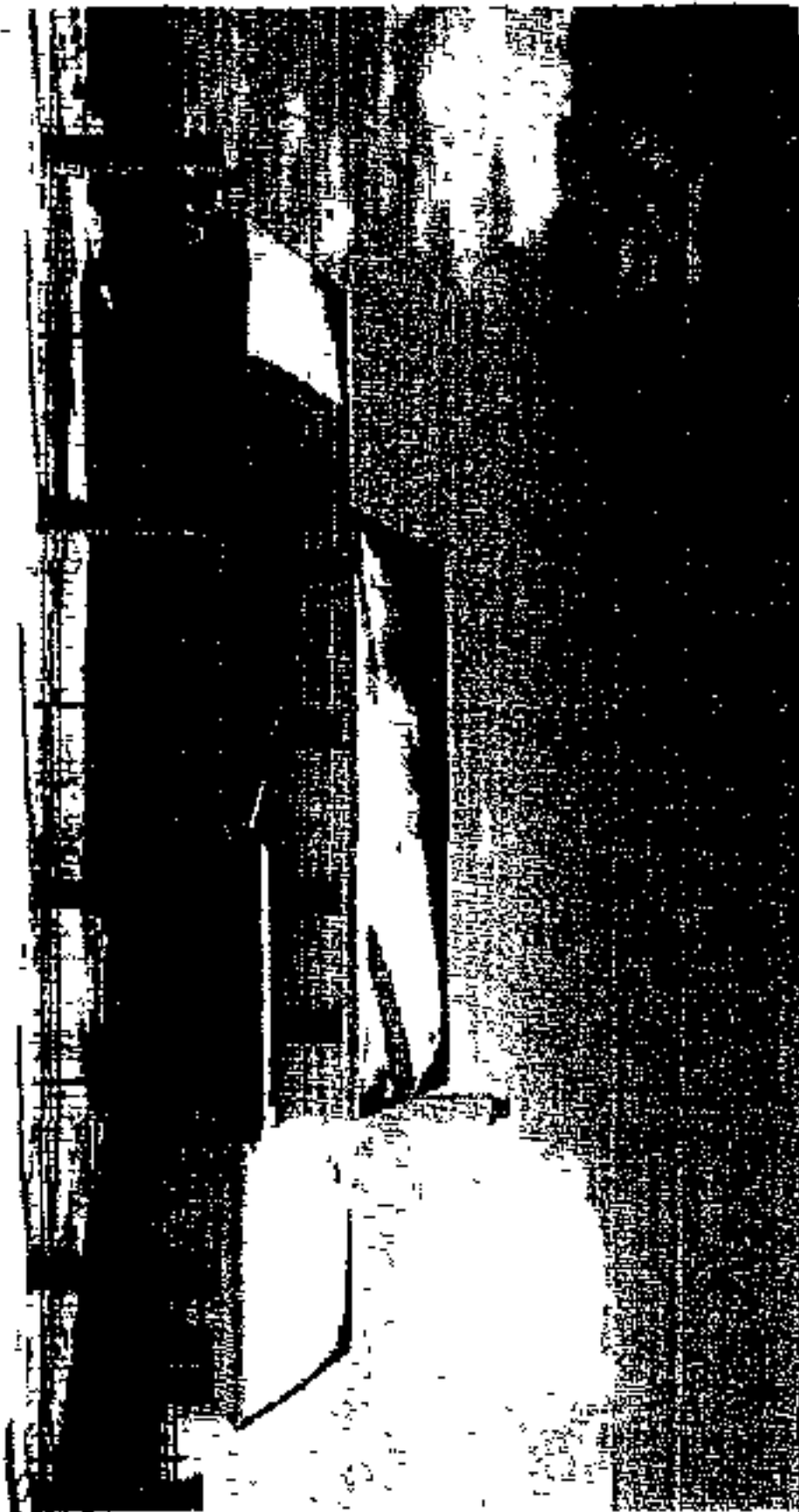
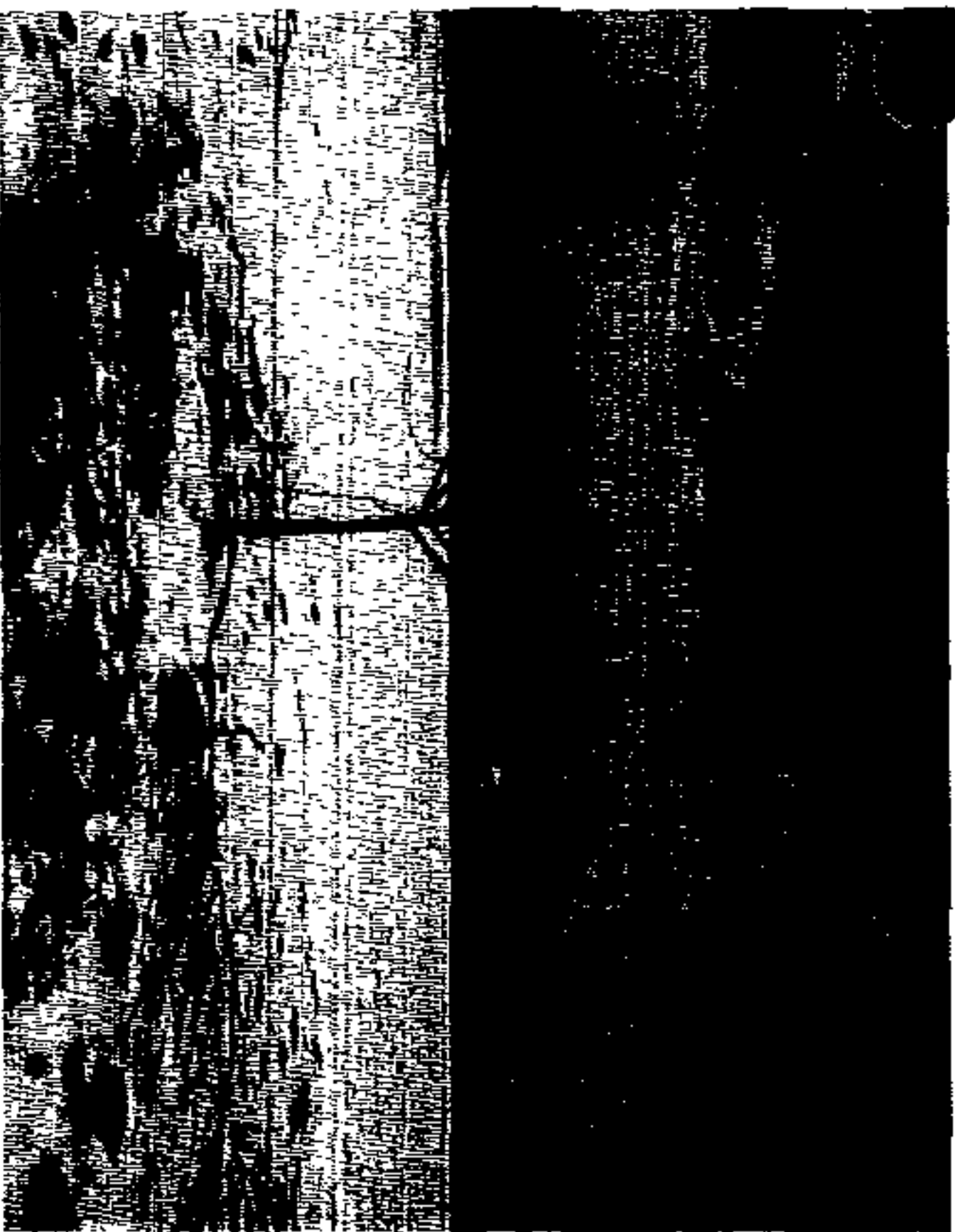
VIEW LOOKING NORTH

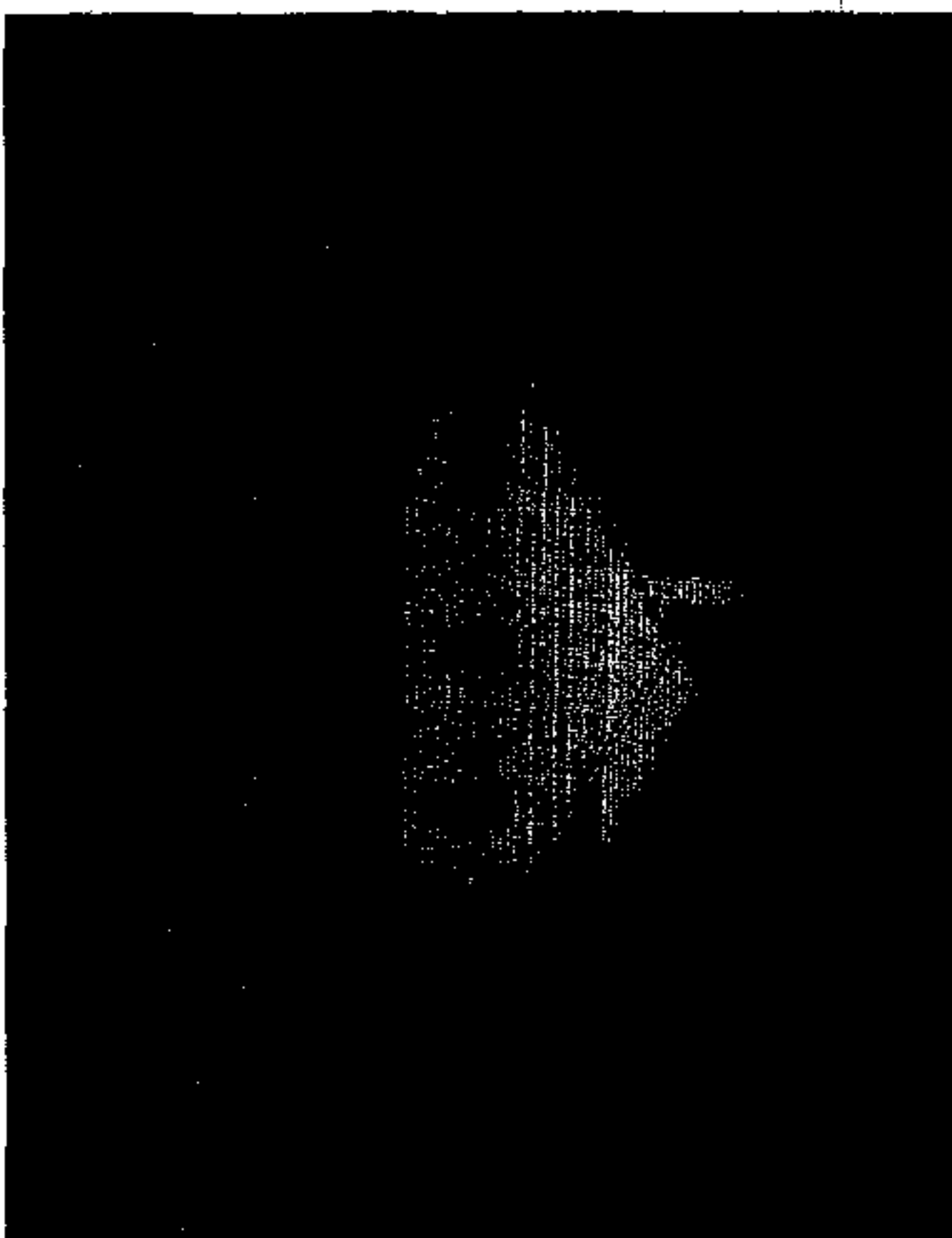
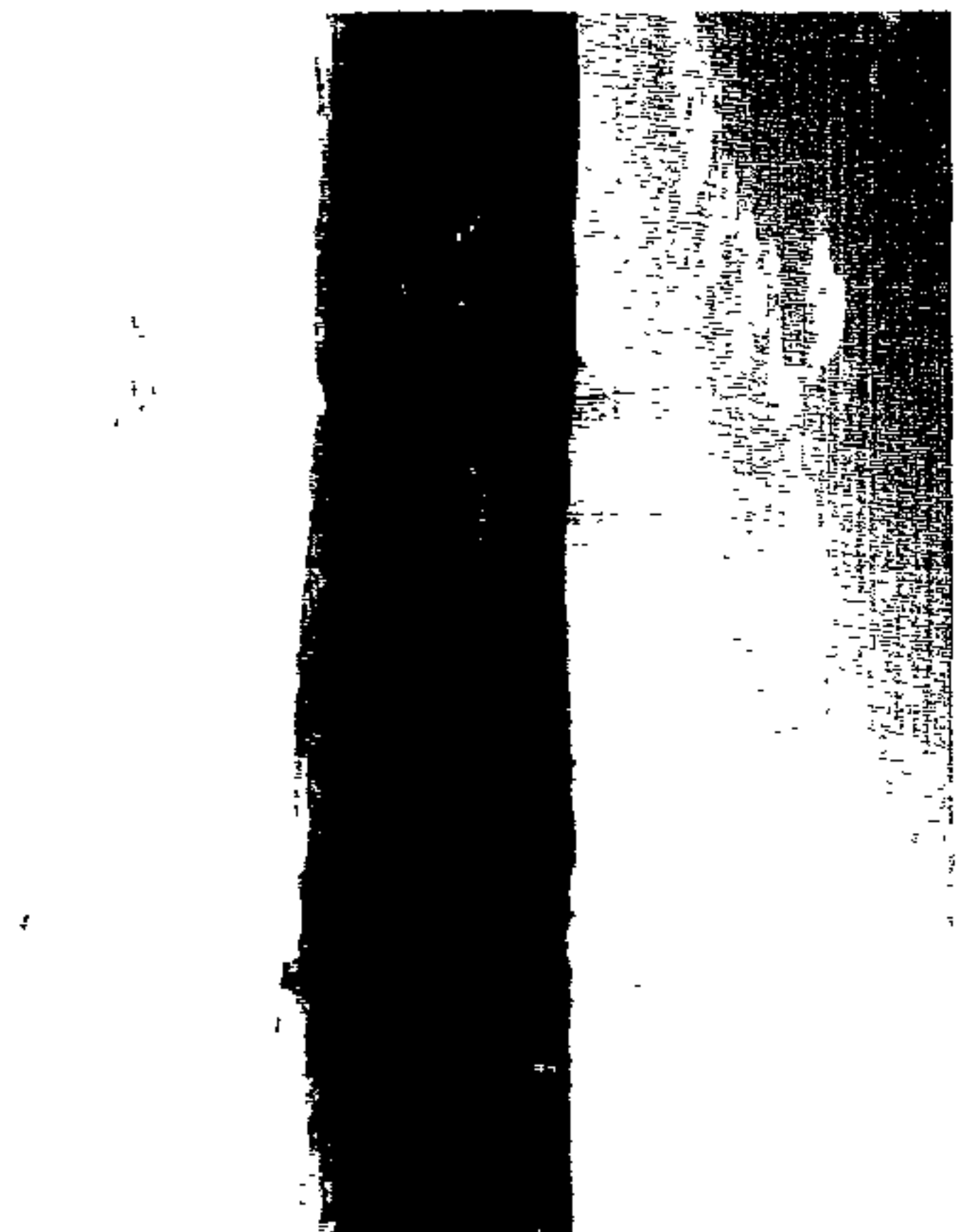
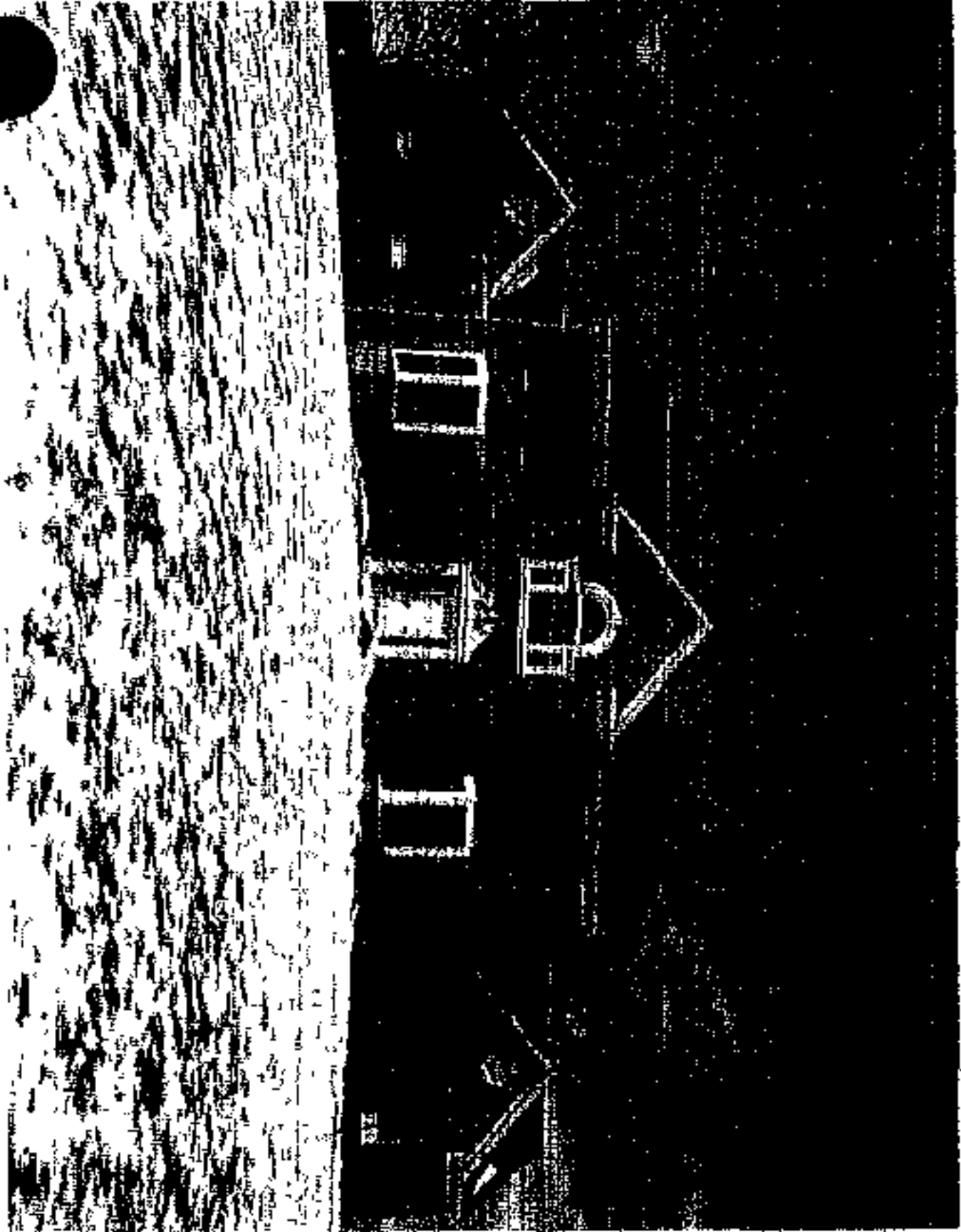


VIEW LOOKING NORTH EAST FROM REAR



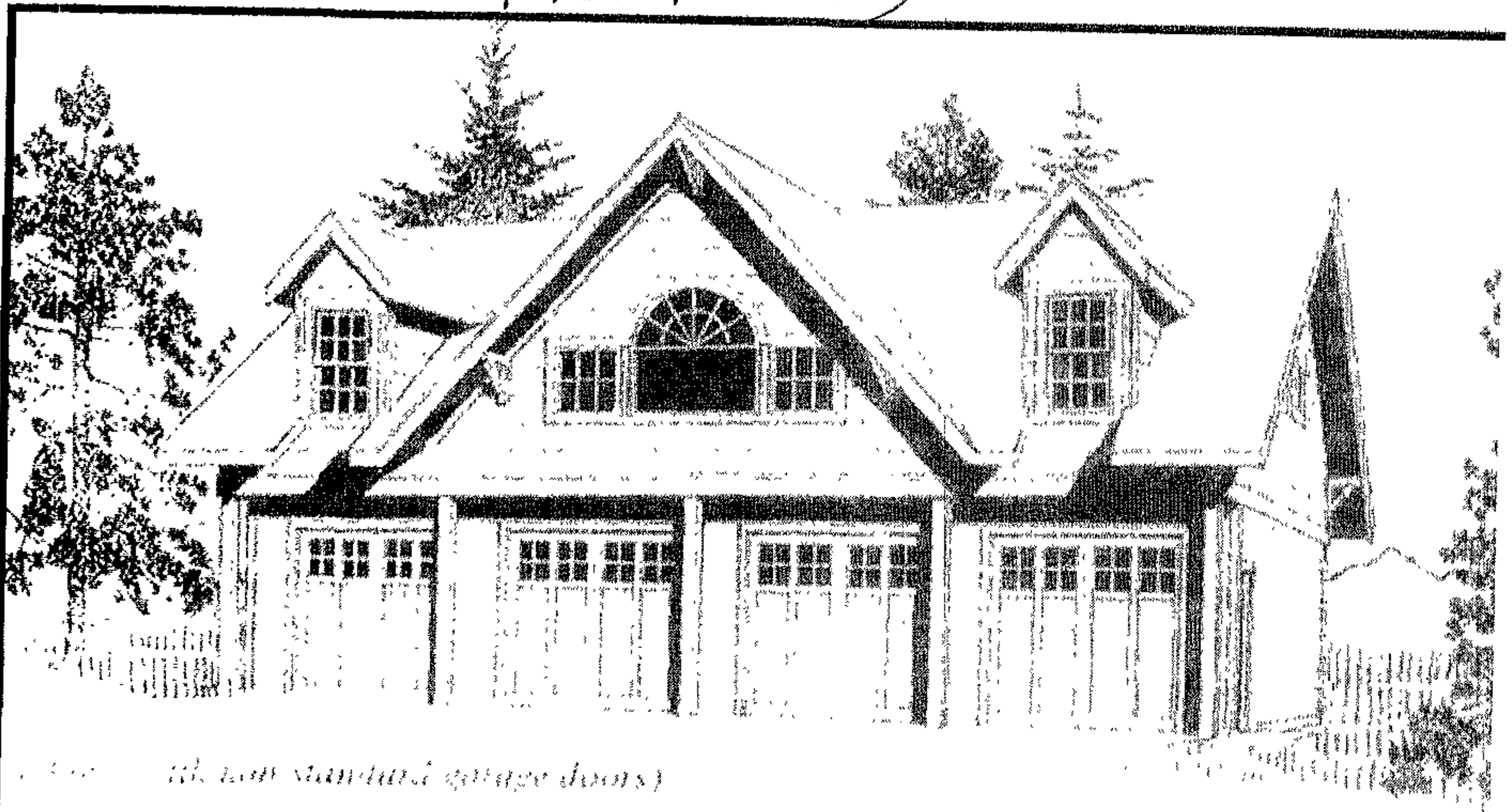
VIEW LOOKING NORTH WEST FROM REAR



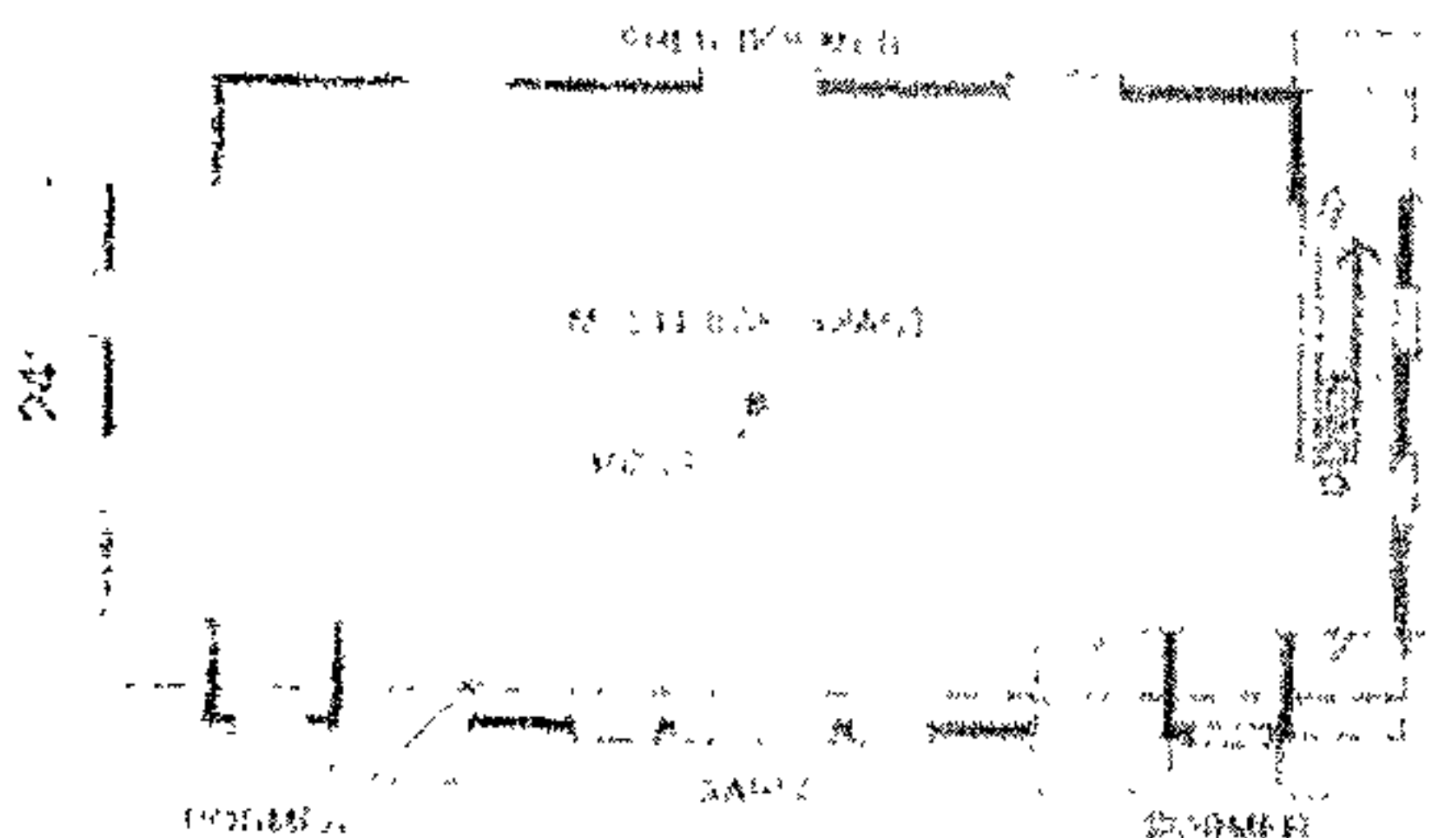


#448

PROPOSED

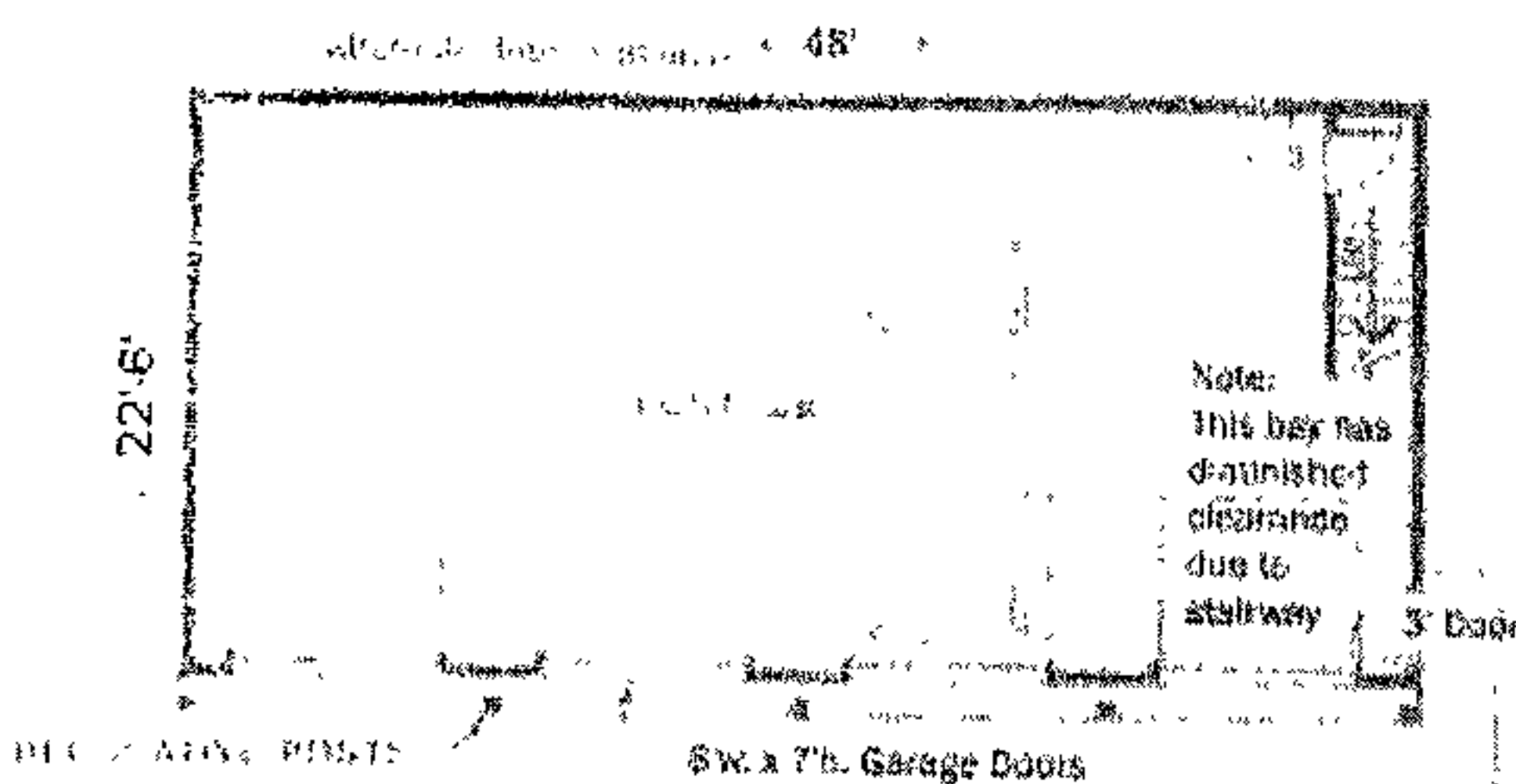


(All four standard garage doors)

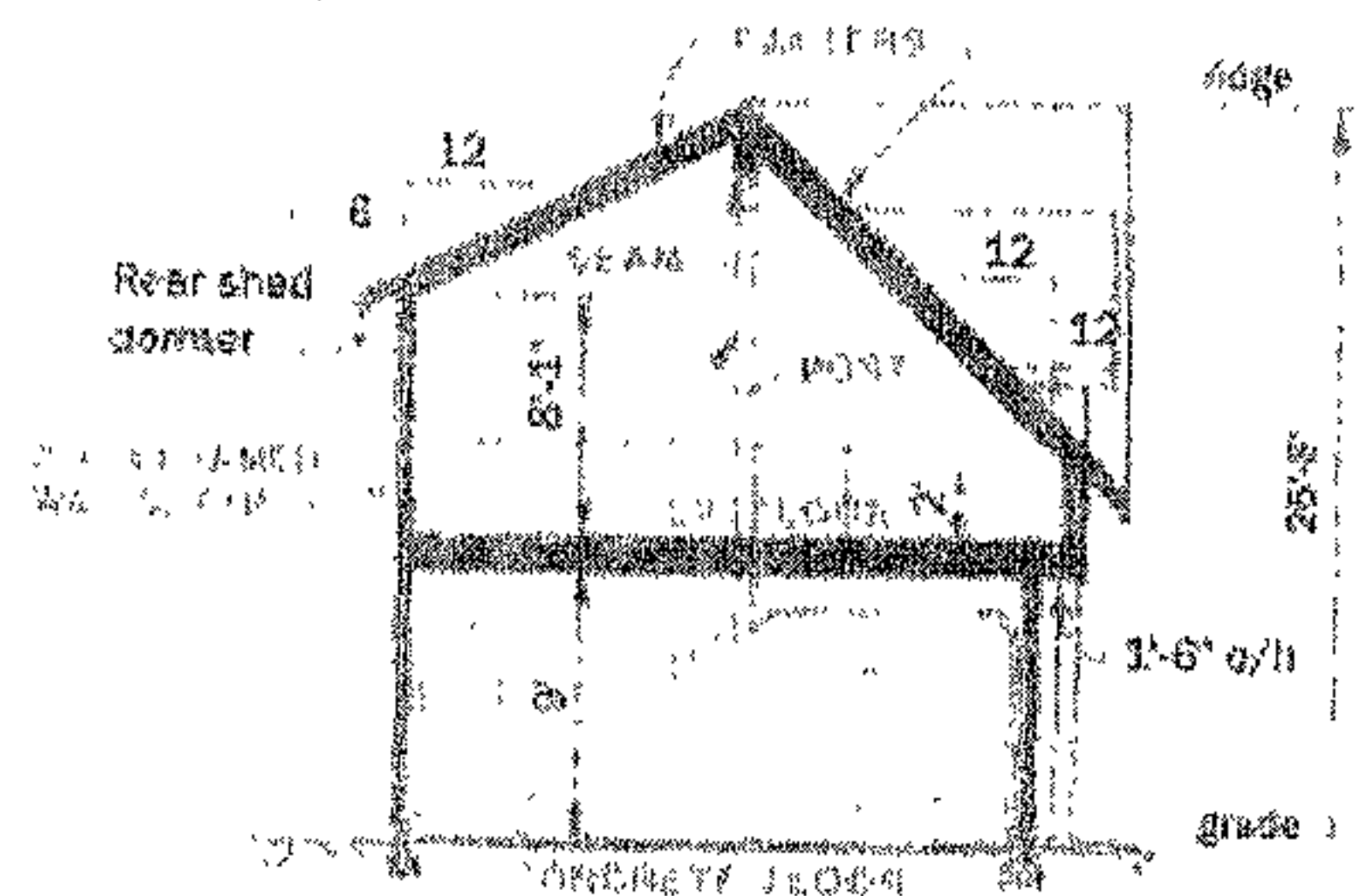


SECOND FLOOR PLAN - storage only

Blended Carriage House design. Features spacious garage with 8' ceiling. Second story has vaulted ceilings with gables and dormers for dynamic and versatile interior.



FIRST FLOOR PLAN

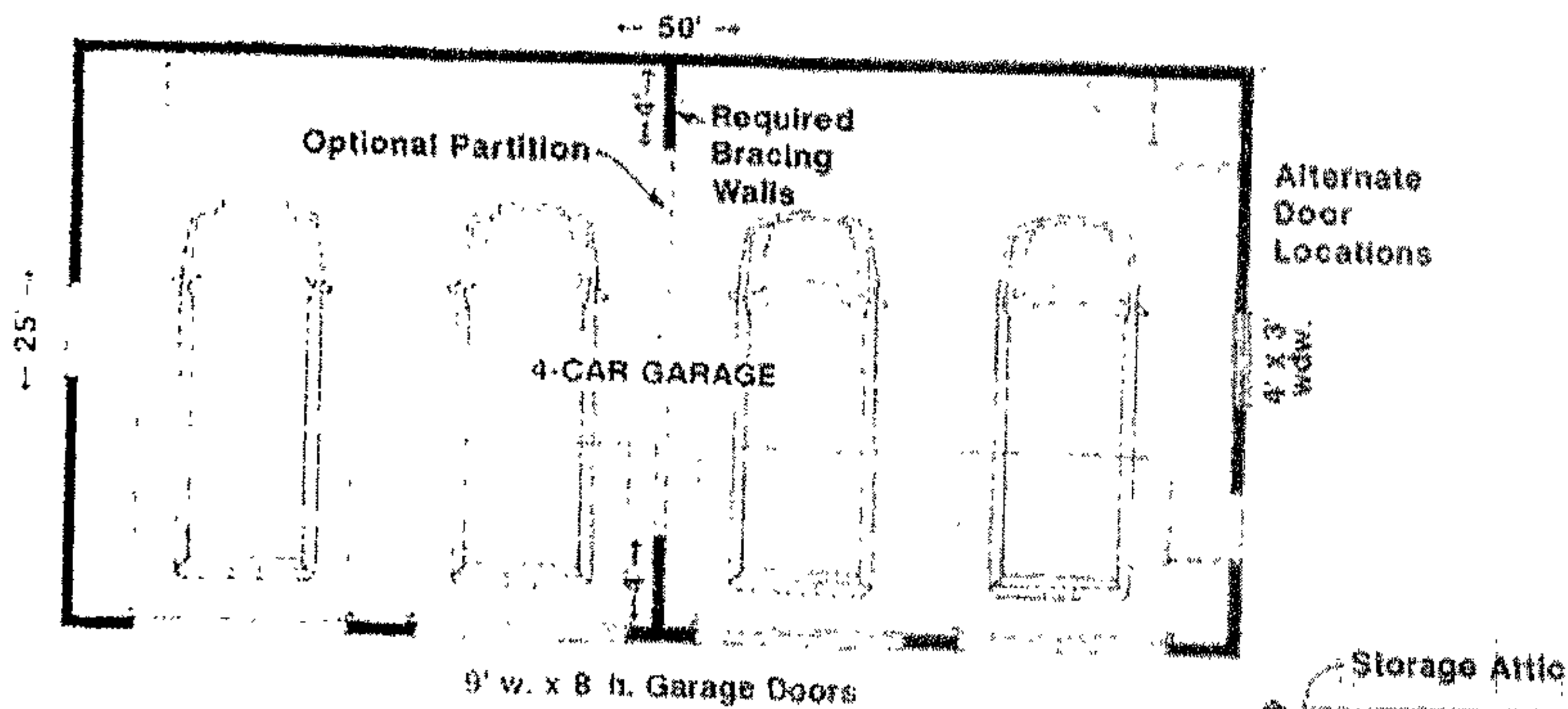
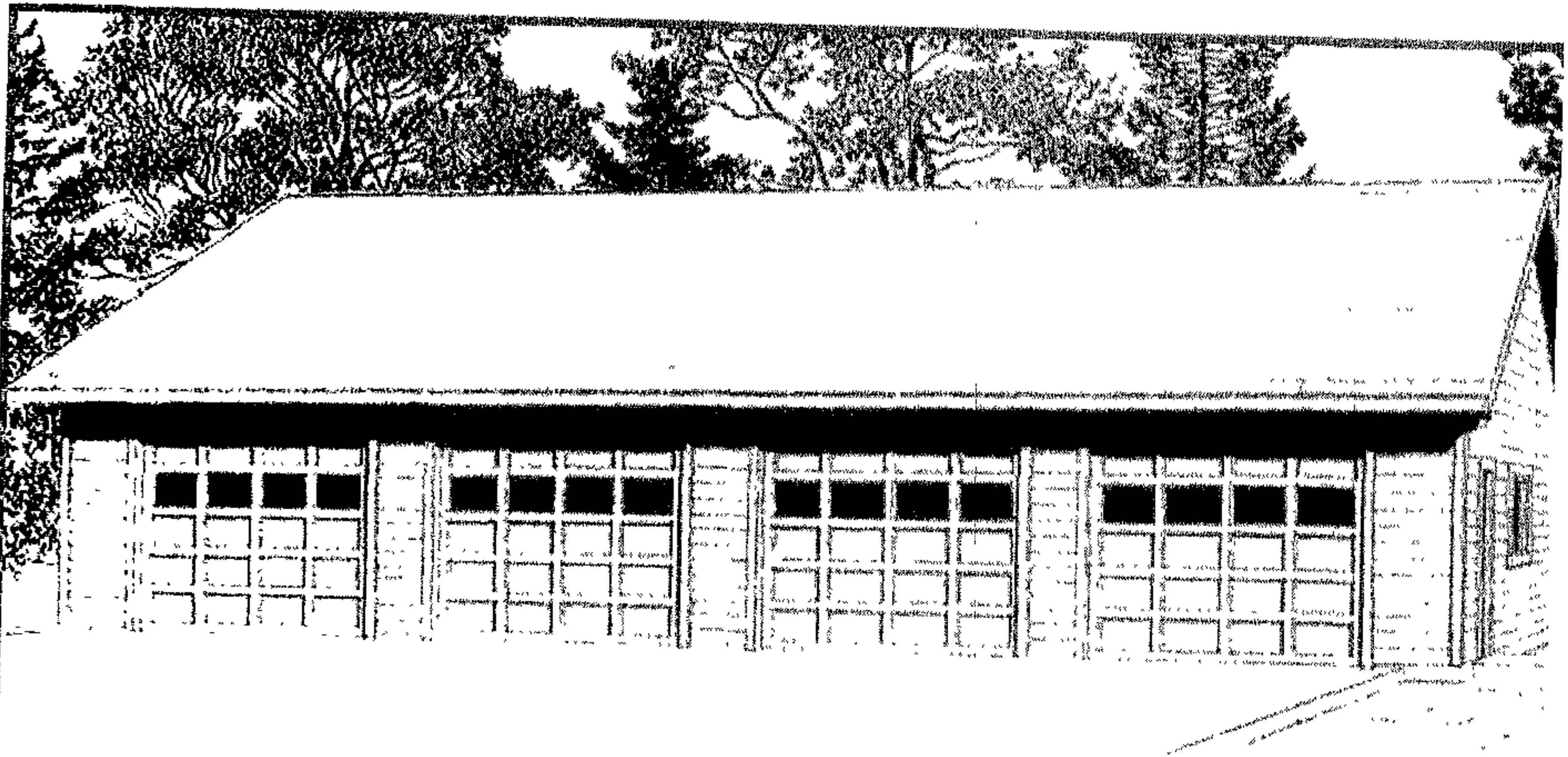


CROSS-SECTION



WIDTH: 48'
DEPTH: 24'

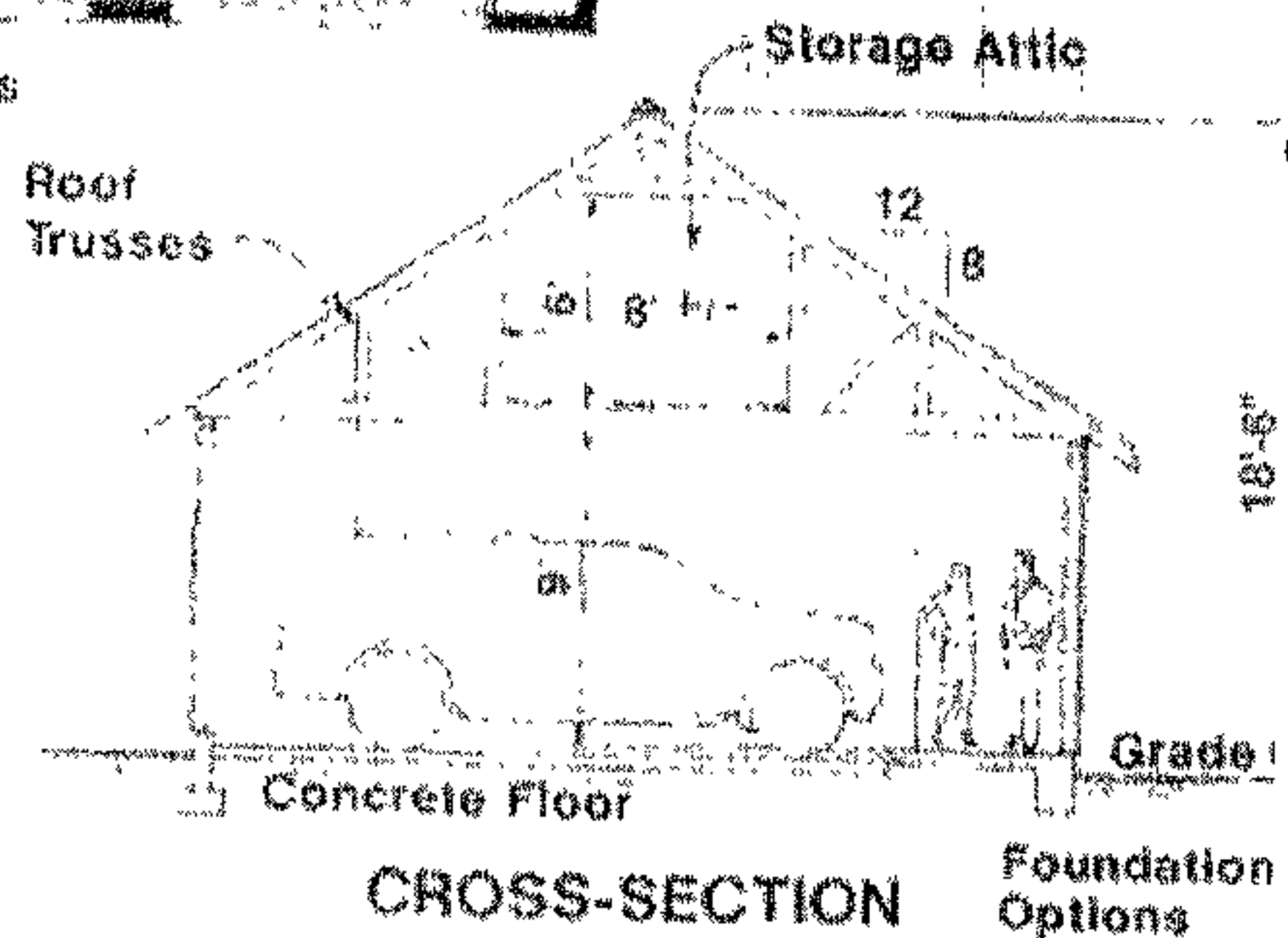
PLAN No.
2152



FLOOR PLAN

Generously sized 4-bay garage is spacious enough for 4 full-sized SUV vehicles, with extra shop/storage areas and has an attic for extra storage.

Simple gable-roof style blends with many styles of homes.



CROSS-SECTION



WIDTH: 50'
DEPTH: 25'
RIDGE HEIGHT: 18'-6"

PLAN No.
1250-2

Place lot line
or lot 2
(Scale 1=200)

R.C. 2

EX DWG
#14615

PROP. GARAGE

THORNTON

VIEW

ROAD

BALTIMORE-HARRISBURG

EXPRESSWAY

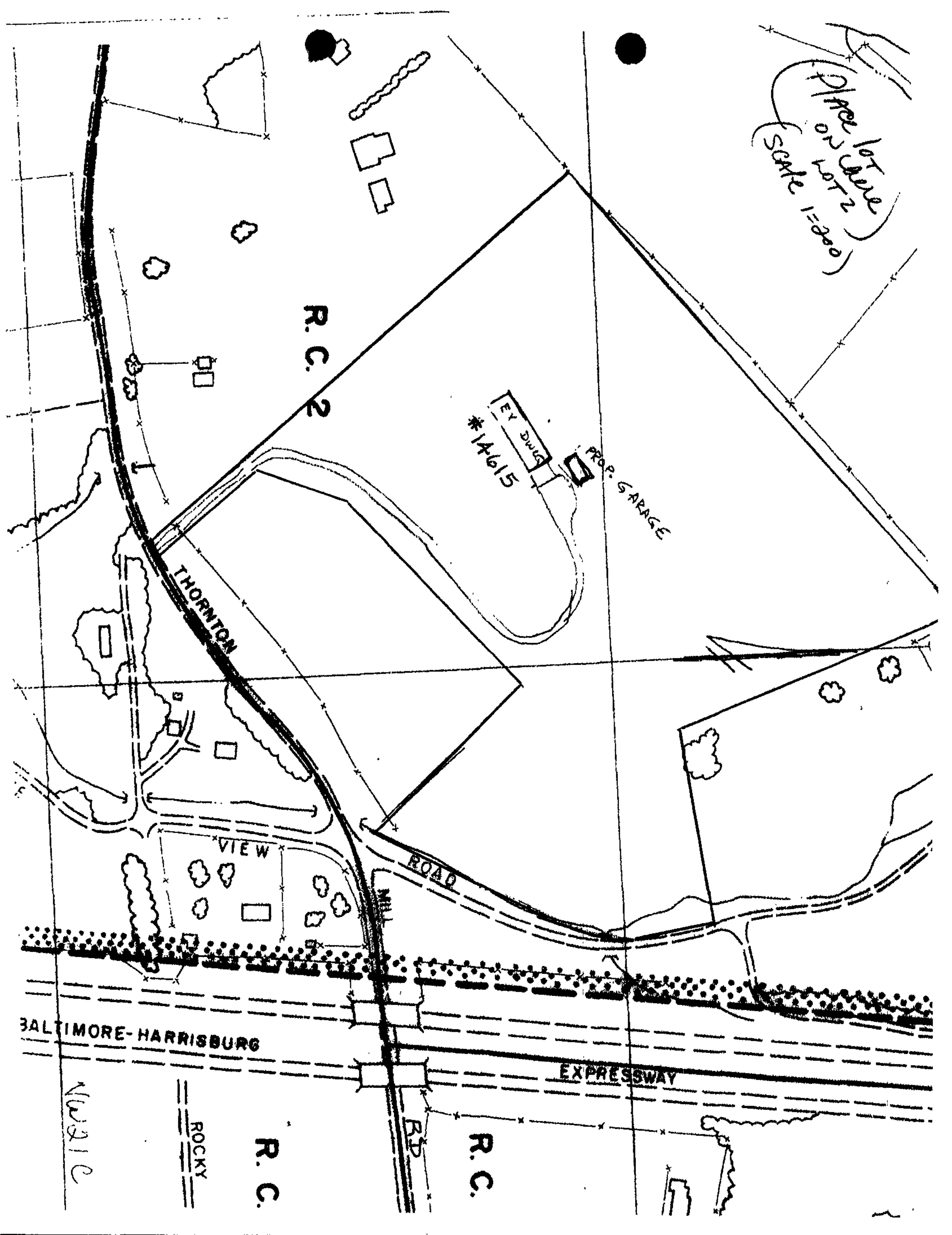
R.C.

R.C.

ROCKY

R.D.

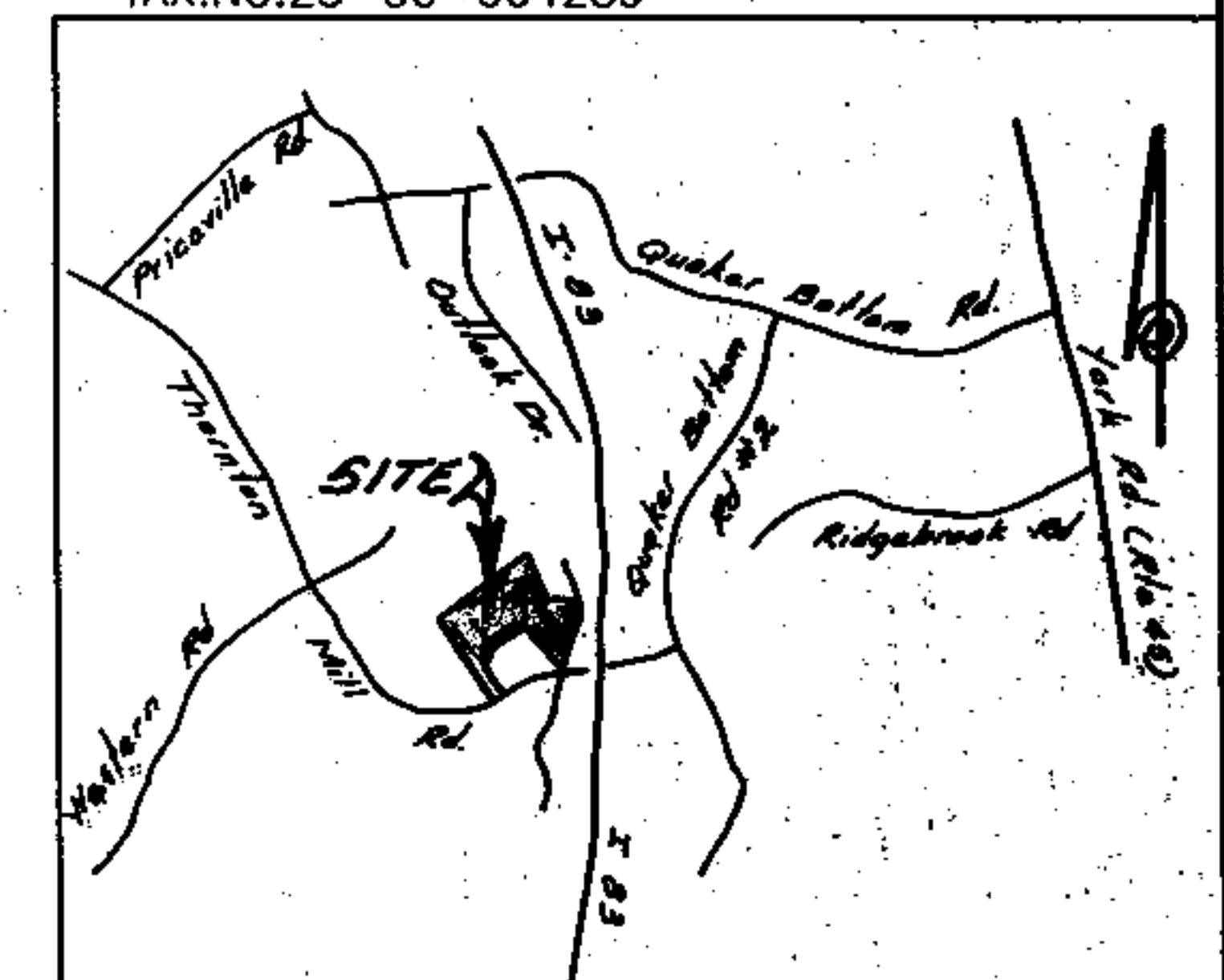
W21C



PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE, ☐ SPECIAL HEARING

PROPERTY ADDRESS 14615 THORNTON MILL RD.
 SUBDIVISION NAME MINOR-SUB, YANNAKAKIS PROP.
 PLAT BOOK# _____, FOLIO# _____, LOT# 2, SECTION# _____
 OWNER GEORGE & ZOENA YANNAKAKIS
 TAX NO. 23-00-004289



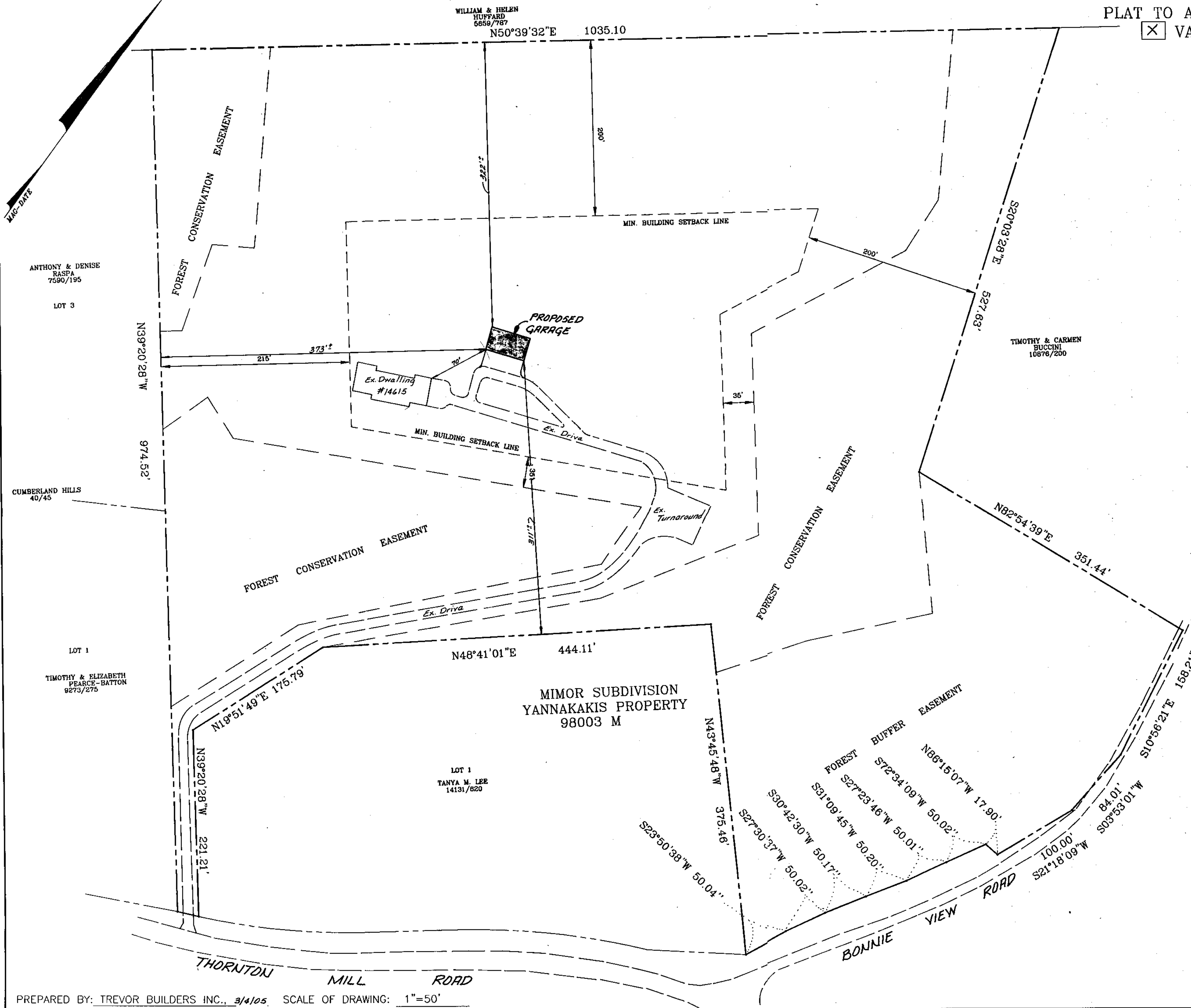
VICINITY MAP
 SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT 8TH
 COUNCILMANIC DISTRICT 3RD
 1"=200' SCALE MAP # NW 21C
 ZONING R.C.2
 LOT SIZE 18.196 ACRES 792,618 SQUARE FEET
 SEWER ☐ PUBLIC ☒ PRIVATE ☒
 WATER ☐ ☒
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE

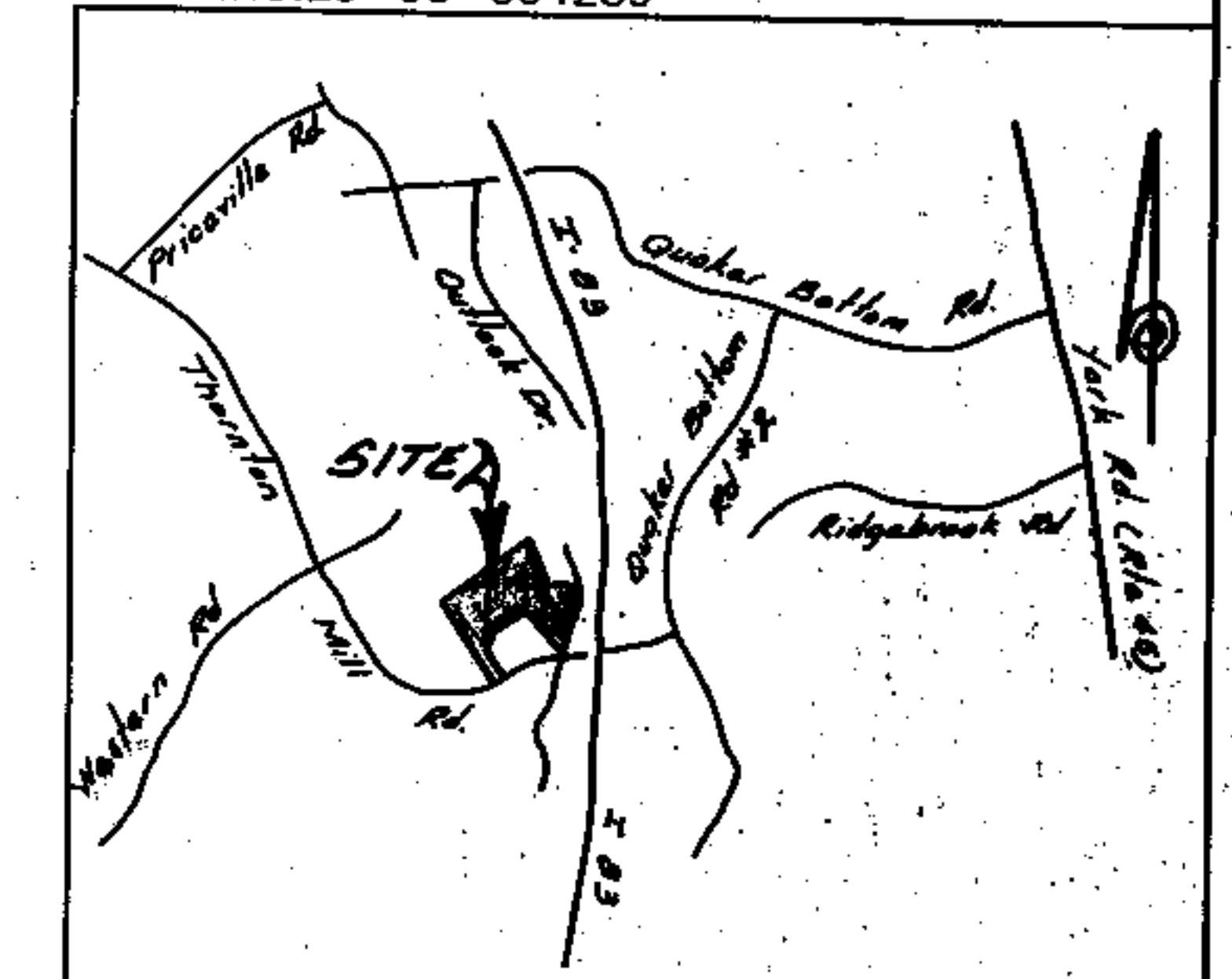
ZONING OFFICE USE ONLY

REVIEWED BY: *SN* ITEM# 448 CASE# 05-448-A



PLAT TO ACCOMPANY PETITION FOR ZONING
☒ VARIANCE, ☐ SPECIAL HEARING

PROPERTY ADDRESS 14615 THORNTON MILL RD.
 SUBDIVISION NAME MINOR-SUB, YANNAKAKIS PROP.
 PLAT BOOK# , FOLIO# , LOT# 2, SECTION#
 OWNER GEORGE & ZOENA YANNAKAKIS
 TAX NO. 23-00-004289



VICINITY MAP
 SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT	8TH
COUNCILMANIC DISTRICT	3RD
1"=200' SCALE MAP #	N/W 21 C
ZONING	R.C.2
LOT SIZE	18.195 ACRES
	792,518 SQUARE FEET
SEWER	☐ PUBLIC ☒ PRIVATE
WATER	☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING	☐ YES ☒ NO
PRIOR ZONING HEARING	☐ YES ☒ NO
	NONE

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM#	CASE#

