

IN RE: PETITION FOR ADMIN. VARIANCE

E side Londonderry Road, 25 feet N of
c/l Spring Lake Drive
8th Election District
3rd Councilmanic District
(2501 Londonderry Road)

A. Paul and Kerry Agathoklis
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-276-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, A. Paul and Kerry Agathoklis for property located at 2501 Londonderry Road. The variance request is from Sections 1B02.3.A.1 and 208.4 (B.C.Z.R. 1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 18 foot rear setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition measuring 28 feet x 46 feet in size. The addition is necessary in order to make the home accessible for a wheelchair and a walker. The subject property is a corner lot containing 11,484 square feet. While the size of the addition appears large, the subject property is more than 900 square feet larger than adjacent properties on Londonderry Road.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

FILED
1-28-08
PB

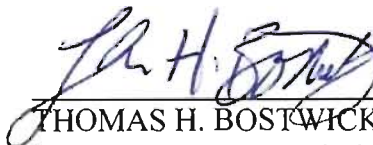
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 28th day of January, 2008 that a variance from Sections 1B02.3.A.1 and 208.4 (B.C.Z.R. 1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 18 foot rear setback in lieu of the required 30 feet is hereby GRANTED, subject to the following:

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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED
1-28-08
m



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2501 Londonderry ROAD
which is presently zoned D.R. 3.5
(R.10)

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) 1302.3A.1. (BCEP)
208.4 (BCEP - 1955)

TO PERMIT AN ADDITION WITH AN 18-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FEET.

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.

PLEASE SIGN & NOTORIZE ON
BACK

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):

A. PAUL / KERRY AGATHOKLIS
Name - Type or Print _____
* A. Paul + Kerry Agathoklis
Signature _____
A. PAUL / KERRY AGATHOKLIS
Name - Type or Print _____
* A. Paul / Kerry Agathoklis
Signature _____

2501 Londonderry ROAD - 410561-149
Address _____ Telephone No. _____
TIMONIUM MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

JERRY SMITH
Name _____
18 FOREST DRIVE 410-309-1269
Address _____ Telephone No. _____
WORTH EAST MD 21901
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. 08-276-A

Reviewed By D.T. Date 12/21/07

REV 10/25/01

Estimated Posting Date 12/30/07

1-2808

P3

Affidavit in Support of Administrative Variance

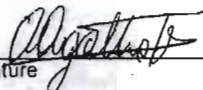
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

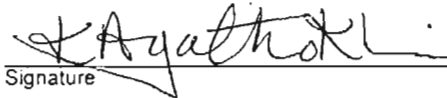
That the Affiant(s) does/do presently reside at 2501 Lonsberry Road,
Address
TIMONIUM MD 21093
City State Zip Code

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): FOR THE USE OF EXPANDING

Kitchen + Dining Room To make accessible for Walker + Wheel Chair
DOE TO OPERATION ON LEGS

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
A. "PAUL" AGATHOKLIS
Name - Type or Print

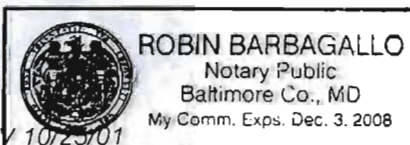

Signature
KERRY AGATHOKLIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kerry Agathoklis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/2/01


Notary Public
My Commission Expires 12-3-08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2501 Londonderry ROAD
which is presently zoned D.R. 3.5
(R.10)

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) 1302.3A.1. (BCZR)
208.4 (BCZR-1955)

TO PERMIT AN ADDITION WITH AN 18-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FEET.

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.

PLEASE SIGN & NOTORIZE ON
BACK

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):

A. PAUL / KERRY AGATHOKLIS
Name - Type or Print

* A. Paul + Kerry Agathoklis
Signature

A. PAUL / KERRY AGATHOKLIS
Name - Type or Print

* A. Paul / Kerry Agathoklis
Signature

2501 Londonderry ROAD - 410561-1492
Address Telephone No.

TIMONIUM md 21093
City State Zip Code

Representative to be Contacted:

JERRY SMITH
Name

18 FOREST DRIVE 443-309-1269
Address Telephone No.

NORTH EAST md 21901
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. 08-276-A

Reviewed By D.T. Date 12/21/07

REV 10/25/01

Estimated Posting Date 12/30/07

FOUR RECEIVED FOR FILE

1.28.08

PS

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.

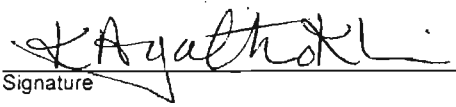
That the Affiant(s) does/do presently reside at 2501 Londerrey Road,
Address
TIMONIUM MD 21093
City State Zip Code

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): FOR the USE OF EXPANDING

Kitchen + Dining Room To make accessible for Walker + Wheel Chair
DUE TO OPERATION ON LEGS

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
A. "PAUL" AGATHOKLIS
Name - Type or Print

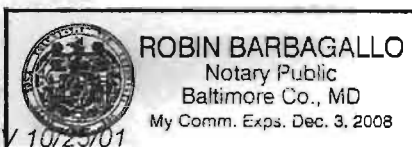

Signature
KERRY AGATHOKLIS
Name - Type or Print

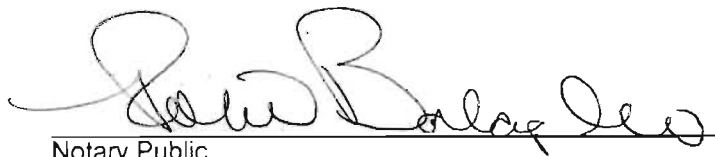
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kerry Agathoklis
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 12.3.08.

Zoning Description for **2501 LONDONDERRY ROAD**

Beginning at a point on the east side of Londonderry Road which is 50-feet wide at a distance of 25-feet north of the centerline of Spring Lake Drive which is 50-feet wide.

Being the same property and recorded among land records of Baltimore County in Plat Book 27, Folio 145, Block R, Section 2 and being in the subdivision known as "Spring Lake" containing 11,484 square feet. Also known as 2501 Londonderry Road located in the 8th Election District and 3rd Councilmanic District.

08-276-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07305**

Date: **12/21/07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec

From: **JERRY SMITH**

For:

ITEM # 276 08-276-A
3501 LONDONDERRY RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

12/21/2007 12/21/2007 10:14:51
 1001 JANUARY 2008 000
 RECEIPT # 00117 12/21/2007 1014
 5.0000000000000000
 RECEIPT
 Receipt Tot 65.00
 1.00 CR 5100.00 CR
 625.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-276-1

Petitioner/Developer: SMITH
AGATHOKLIS

Date Of Hearing/Closing: 1/14/08

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 2501 LONDONDERRY RD

This sign(s) were posted on December 30, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 12/30/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # DB-476-A

TO PERMIT AN ADULT DAYCARE BY
A 1001 YEAR CONTRACT IN LOT OF THE
LOT 10 OF 2007

PUBLIC HEARING ?

PURSUANT TO SECTION 15.02(1)(a) OF THE ZONING ORDINANCE, ANY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON THURSDAY, JANUARY 11, 2007.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT.

FOR MORE INFORMATION, CALL
781-327-3381

OFFICE OF ZONING ADMINISTRATION
1000 W. 10TH STREET, SUITE 100
DORSET, MA 01922

martin 12/30/07

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 276 -A Address 2501 LONDONDERRY RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/07 Posting Date: 12/30/07 Closing Date: 1/14/08

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 08- 276 -A Address 2501 LONDONDERRY RD.

Petitioner's Name AGATHOKLIS Telephone 410-561-1492

Posting Date: 12/30/07 Closing Date: 1/14/08

Wording for Sign: To Permit AN ADDITION WITH AN 18-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FEET.

WCR - Revised 6/25/04

**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: 08-276-A

Petitioner: AGATHOKLIS

Address or Location: 2501 LONDONDERRY RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JERRY SMITH

Address: 18 FORREST DR.

NORTH EAST, MD 21901

Telephone Number: 443-309-1269

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 11, 2008

Mrs. Kerry Agathoklis
2501 Londonderry Road
Timonium, Maryland 21093

RE: Spirit & Intent for 08-276-A, 2501 Londonderry Road
8th Election District

Dear Mrs. Agathoklis

Your recent letter sent to Timothy Kotroco, Director of Permits and Development Management has been given to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined.

Based on your letter dated March 7, 2008 and the redlined site plan attached, you have requested to enlarge the size of the proposed addition. Provided that you do not extend the garage beyond the existing front foundation and stay within the same side setback our office considers that this request is within the spirit and intent of zoning case 08-276-A. Please submit a copy of this letter with your application for building permit.

A copy of your letter, the redlined site plan and this response will become part of the permanent record for this zoning case file.

If you have any questions, please do not hesitate calling me at 410-887-3391.

Sincerely,

Donna Thompson
Planner II
Zoning Review

DT

Please call after reviewed
for Pick up 443-309-1269

Att: Mr. Timothy Kotroco
Director - PDM

Room 111

111 W. Chesapeake Ave.
Towson, MD 21204

To: DT
STI
3/12/08 u

Sprit and Intent

3-7-08

I am requesting to extend my
garage further (11'x18') in the front
do to the fact of not considering
entrance way from garage into
New addition & existing house with
steps, which was not on previous
permit.

The request for this matter still
meets the zoning requirements

Permit # B 687787

Kerry Agathos



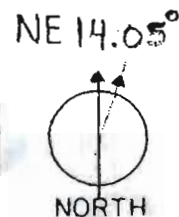
☐ SPECIAL HEARING

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

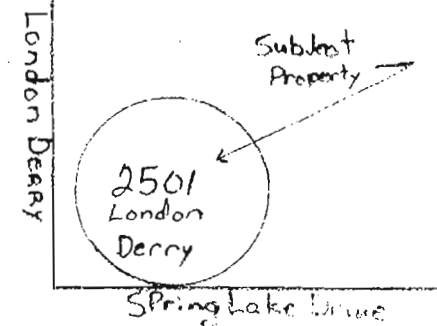
Spring Lake

27 FOLIO # 145 LOT # 14 SECTION # 2

A. Agathoklis



SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 052A3

ZONING R D.R. 3.5

LOT SIZE _____ 11,484
ACREAGE _____ SQUARE FEET

SEWER PUBLIC PRIVATE
[X] []

WATER ☒ ()

CHESAPEAKE BAY ☐ YES ☒ NO
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *11-2-2*

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T. | 276 | 08-276-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12039**

PAID RECEIPT

Date: **3-11-07** BUSINESS ACTUAL TIME DRN
 3/11/2008 3/11/2008 10:32:49 1

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				\$10.00

REG #01 WALKIN JRIC JHR
 >>RECEIPT # 366791 3/11/2008 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NL 012039

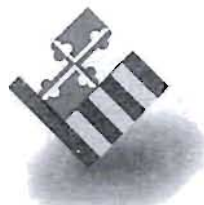
Recpt Tot \$10.00
 \$10.00 CK \$6.00 CA
 Baltimore County, Maryland

Rec From: *Ch. J. Jerry Smith* Total: *\$10.00*
109 W. Schoner NE MD 21401

For: *1 Perry G. Athakia Permit #*
25011 L. D. D. R. B 687787

DISTRIBUTION DT. 08-140
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 14, 2008

Paul Agathoklis
Kerry Agathoklis
2501 Londonderry Road
Timonium, MD 21093

Dear Mr. and Mrs. Agathoklis:

RE: Case Number: 08-276-A, 2501 Londonderry Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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:amf

Enclosures

c: People's Counsel
Jerry Smith 18 Forrest Drive North East 21901

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278,
279, 280, 281, and 283

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-01082008.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JANUARY 7, 2008

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

RE: Baltimore County
Item No. 8-276-A
2301 LONDONDERRY RD
PAUL/AGATHOKLIS PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-276-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

^{For} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2008

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

RECEIVED
JAN 28 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-276- 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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

Serry this is the OK from the Association

SPRINGLAKE COMMUNITY ASSOCIATION

Home Improvement Proposal

Owner's Name: A. PAUL & KERRY AGATHOKLIS Phone: 410-561-1492

Address: 2501 LONDONDERRY ROAD 21093

TYPE OF IMPROVEMENT (CHECK ITEM):

- | | | |
|--|---|---------------------------------------|
| ☒ ADDITION | ☐ FENCE | ☐ ROOF |
| ☐ ALTERATION | ☒ GARAGE | ☐ SIDING |
| ☐ DECK | ☐ PATIO OR PATIO ENCLOSURE | ☐ UTILITY SHED |
| ☐ OTHER: _____ | | |

DESCRIBE WORK TO BE DONE: (Please attach a sketch of the project)

Extend Kitchen & Dining Room, Add garage. All to match
existing structure. Also see attached sketches.
County permits applied for.

TYPE OF MATERIALS TO BE USED AND COLOR SCHEME:

(NOT NECESSARY IF USING ORIGINAL MATERIALS)

2503 Flucke neighbors on left. OK with Project Nov 13, 07
It is suggested that neighbors on either side of homeowner be notified of said project.
Done. No objections

Approved: Chel E. Ball Date: Nov 15, 07

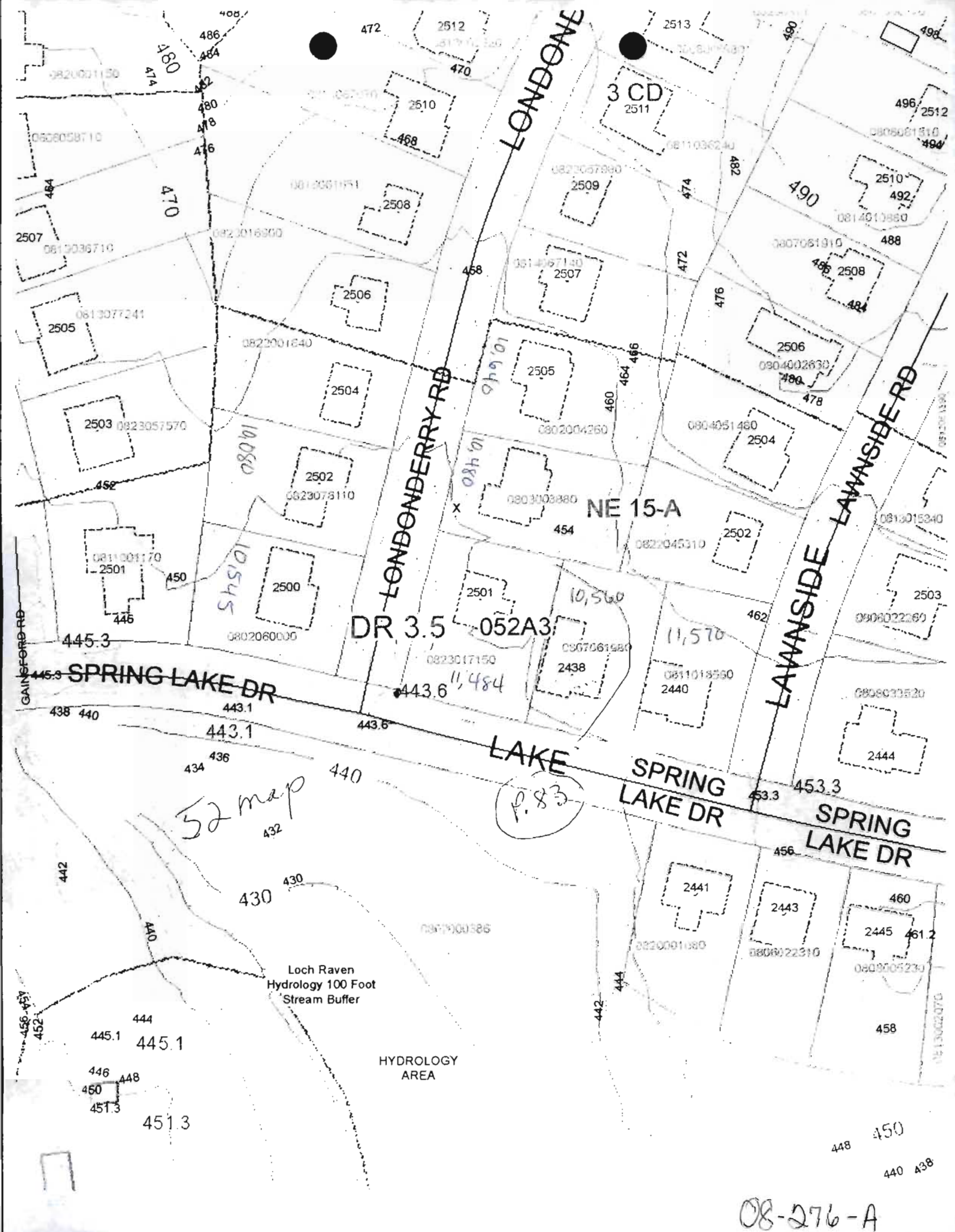
Disapproved: _____ Date: _____

Reason: _____

TO WHOM IT MAY CONCERN:

I GIVES JERRY SMITH OR JOANN SMITH
AUTHORIZATION TO PICK UP PERMITS ASK ANY QUESTIONS FOR ME IN
MY BEHALF AT SAID PROPERTY 2501 London Dairy IF YOU HAVE ANY
QUESTIONS PLEASE CONTACT ME AT

Kerry Agalloki
DATE: 10/16/07



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

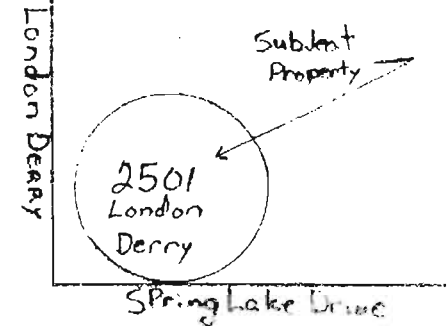
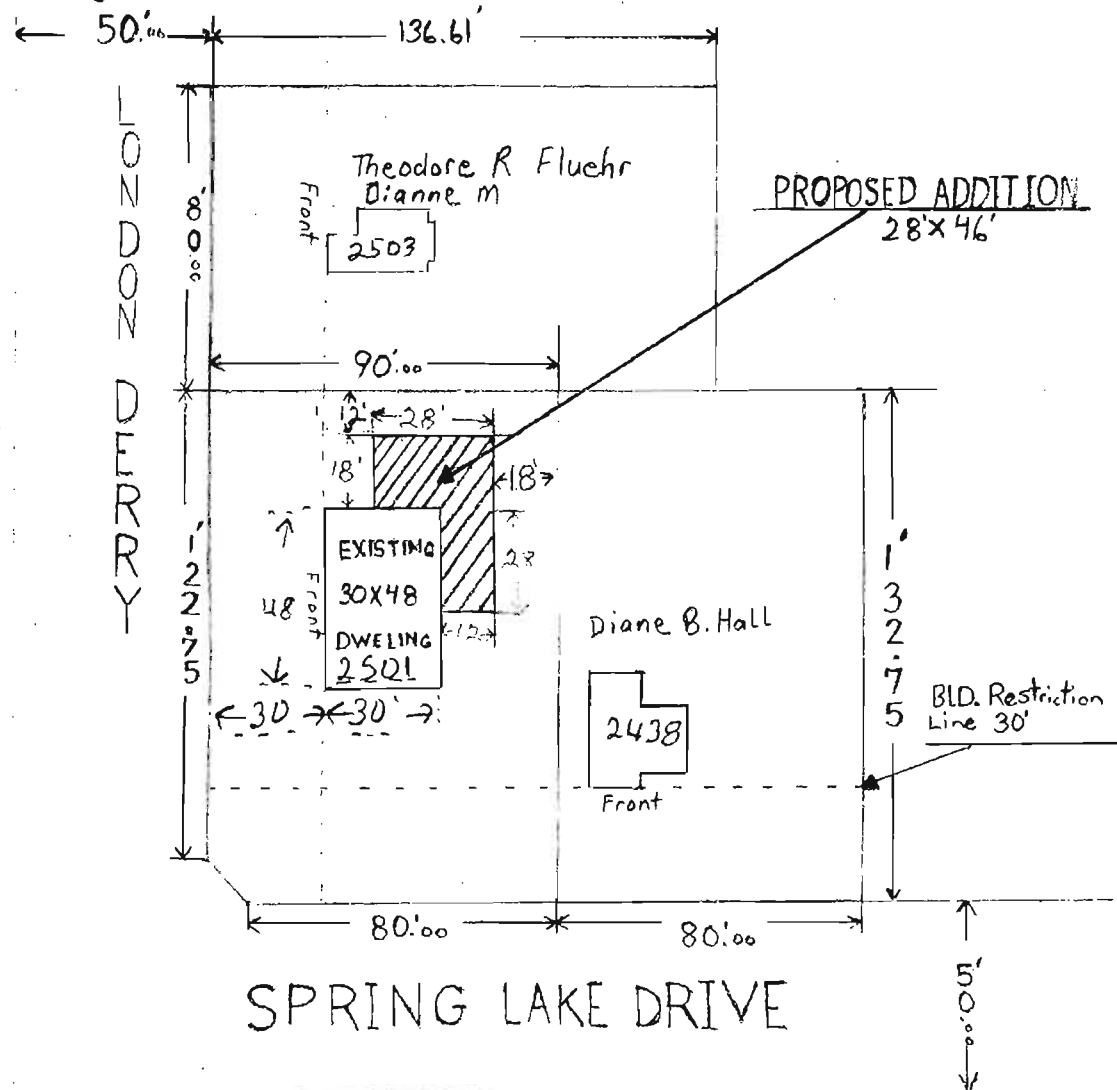
PROPERTY ADDRESS 2501 Londonderry Rd

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

SUBDIVISION NAME Springlake

PLAT BOOK # 21 FOLIO # 145 LOT # 14 SECTION # 2

OWNER A. Agathoklis



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 052A3

ZONING R D.R. 3.5

LOT SIZE 11,484
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. | 276 | 08-276-A

PREPARED BY _____

SCALE OF DRAWING: 1" = 50'





