

IN RE: PETITION FOR ADMIN. VARIANCE *

W/S Oak Croft Drive, 305' N c/line of *

Charmuth Road *

(1206 Oak Croft Drive)

9th Election District *

3rd Council District *

Stamatoula Mavrophilipos

Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-432-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 owner of the subject property, Stamatoula Mavrophilipos. The Petitioner requests a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the side yard with a height of 21 feet in lieu of the required rear yard and permitted 15 foot height. 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.

This case was originally filed as an administrative variance, 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 a formal hearing, provided certain conditions are met. First, the property is duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question can request a public hearing within 15 days of the sign posting, if that person objects to the relief requested. If no hearing is requested, the matter can be considered and an Order issued by the Zoning Commissioner/Deputy Zoning Commissioner, based on the documentation contained in the file.

In the instant case, the property was duly posted and within the requisite time period the Dulaney Valley Improvement Association, Inc., by and through its President Larry Townsend, filed a formal demand on April 3, 2008. Thus, in view of the community's concern, this matter

By _____
Date 6-6-08
ORDER RECEIVED FOR FILING

was scheduled for a public hearing, which was held on May 27, 2008.

Appearing at the hearing in support of the request were Stamatoula Mavrophilipos, and her husband, Konstantinos Mavrophilipos, property owners. Appearing as a Protestant/interested party was Larry Townsend, President, Dulaney Valley Improvement Association.

Testimony and evidence offered disclosed that the subject property is a rectangular lot (193' deep x 89' wide) located just north of Charmuth Road near Dulaney Valley Road in Lutherville. The property is also referred to as Lot 4 of the residential subdivision known as Dulaney Manor and contains a gross area of 14,520 square feet, or 0.39 acres, more or less, zoned D.R.3.5. The property is improved with a 2-story split-level, single-family dwelling with a carport and storage shed attached to the north side of the home. It is this side of the site that is the subject of the instant request. Access to the property is by way of an existing 12' wide x 80' macadam driveway that ends at the rear building line of the original home. Since purchasing the property in 2004, an 18' x 15' addition has been added to the rear of the house along with a 30-foot rear porch.

Subsequently, in the fall of 2007, the Petitioner and her husband decided to construct a garage. In this regard, Mr. Mavrophilipos stated that he wanted to build a garage of sufficient size to accommodate his car with an increased height to allow full access to a second floor above for storage of collectibles and other personal property as their home has no basement. Section 400.3 of the B.C.Z.R. limits the height of accessory buildings to 15 feet¹. Petitioner believes that the garage would be aesthetically pleasing and in keeping with the characteristics of the neighborhood. Mr. Mavrophilipos opines that this location is the most practical given its proximity to the existing driveway and the existing mature tree in the rear yard which would have to be removed to set the garage farther into the back yard (See Petitioner's Exhibit 3). He points out that no County reviewing agency, including the Office of Planning, submitted an adverse Zoning Advisory Committee (ZAC) comment. Both he and his wife state that the placement of a new garage in the rear yard in accordance with B.C.Z.R. Section 400.1 would cause a hardship for the Petitioner.

¹ There is insufficient side yard width to allow for an attached garage as depicted on Petitioner's photographic Exhibit 2. B.C.Z.R. Section 1B02.3C.1 requires a 10-foot side yard width and a minimum sum of side yards of 25 feet.

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DATE 4-4-08
BY [signature]

The tall "garage" would provide Petitioner with missing storage space and provide for easy access as well as providing consistency in materials and giving the property a more uniform and pleasing look.

As indicated above, the community association considered the proposal and is opposed to the location and the height request as filed. Mr. Townsend believes a single car garage at that height (21 feet) would become a dominant structure and if approved would result in an undesirable precedent to the detriment of the community. After ongoing discussions, Mr. Townsend was satisfied that the front of the proposed garage would be in line with the rear building line of the original home when built in 1957. Additionally, Mr. and Mrs. Mavrophilipos agreed to withdraw their height request under B.C.Z.R. Section 400.3 and amended the site plan to illustrate a 15-foot high accessory garage with a "normal" garage door height in accordance with the regulations.

Consideration of variance request from the zoning regulations is governed by Section 307 of the B.C.Z.R. That section has been construed by the Court of Special Appeals in *Cromwell v. Ward*, 102 Md. App. 691 (1995). Therein, the Court noted a two-part test to be applied in considering any variance. First, the Zoning Commissioner must find that the property is unique and unusual in a manner different from the nature of the surrounding properties and that such uniqueness drives the need for the variance. If this finding is not made, the process stops and the variance must be denied. However, if the first step results in a finding of uniqueness, then the second step of the process is taken. The second step is to determine whether an unreasonable hardship or practical difficulty resulting from the ordinance would be caused if strict adherence to the regulations were required. Moreover, the Court indicated that self-inflicted or self-created hardship is never considered proper grounds for a variance. A variance cannot be granted merely for the convenience of the property owner.

Based upon the testimony and evidence presented, I am persuaded to grant the request to allow the accessory structure to be positioned in the rear side yard at the end of the existing driveway. There is adequate evidence that the subject property is peculiar, unusual and unique. Moreover, I am appreciative of the Petitioner's concerns that the removal of mature trees in this

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Date 6-6-08
By [Signature]

case is not warranted. The preservation of trees is an appropriate justification for zoning relief. *See McLean v. Soley*, 270 Md. 208 (1973). I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The proposed garage location and the significant driveway length from Oak Croft Drive are appropriate to provide an adequate appearance that the garage is in the rear yard. Furthermore, I find that, without the grant of a variance, the Petitioner would suffer a "practical difficulty" given these facts and site constraints if strict adherence to the regulations were required.

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 6th day of June 2008 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the side yard in lieu of the required rear yard only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject to the following restrictions:

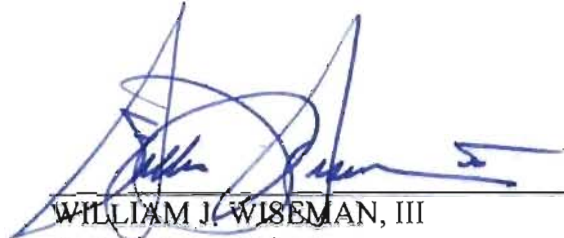
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the thirty (30) day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed garage shall be built in terms of "normal overall garage proportions" in massing. That is to say that the garage will be built with a door height not to exceed 8 feet and of materials and colors that match the front of the principal structure to assure consistency.
3. The decision in this case is not a legal precedent that may be cited as such in any other zoning/development case involving the location of accessory structures within the jurisdictional boundary of the Dulaney Valley Improvement Association, Inc.

IT IS FURTHER ORDERED that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached accessory structure (garage) with a height of 21 feet in lieu of the maximum allowed 15

ORDER RECEIVED FOR FILING
Date 6-6-08
By [Signature]

feet, in accordance with Petitioner's Amended Exhibit 1, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision shall be taken in accordance with Baltimore County Code Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 6-6-08
By [signature]



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1206 Oak Croft Drive
which is presently zoned DR3.5

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) 400.1 & 400.3; BC2R, TO

PERMIT A GARAGE TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 21ft. IN LIEU OF THE REQUIRED REAR YARD AND PERMITTED 15ft. Height.

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):

Stamatoula Mavrophilipos

Name - Type or Print

Stamatoula Mavrophilipos

Signature

Name - Type or Print

Signature

1206 Oak Croft Drive (410) 409-9711

Address

Telephone No.

Lutherville, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Same

Name

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. 08-432-A

Reviewed By [Signature]

Date 3-13-08

REV 10/25/01

ORDER RECORDED FOR FILING

Date 6-6-08

By [Signature]

Estimated Posting Date 3/23/08

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

1206 Oak Croft Drive
Address
Lutherville, Maryland 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):

SEE ATTACHED

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.

Stamatoula Maurophilipos
Signature

Signature

Stamatoula Maurophilipos
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of March 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Helen J Polster
Notary Public

My Commission Expires 6-2010



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to the Zoning Commissioner of Baltimore County

for the property located at 1206 Oak Croft Drive
which is presently zoned DR3.5

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PERMIT A GARAGE TO BE LOCATED IN THE SIDE
YARD WITH A HEIGHT OF 21 FT. IN LIEU OF
THE REQUIRED REARYARD AND PERMITTED 15 FT.
HEIGHT.

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):

Stamatoula Mavrophilipos

Name - Type or Print

Stamatoula Mavrophilipos

Signature

Name - Type or Print

Signature

1206 Oak Croft Drive (410) 409-9711

Address

Telephone No.

Lutherville, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Same

Name

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. 08-432-A

Reviewed By [Signature] Date 3.13.08

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 6-1-08

By [Signature]

Estimated Posting Date 3.23.08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1206 Oak Croft Drive
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Property is to be posted and advertised as prescribed by the zoning regulations.

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Contract Purchaser/Lessee:

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Signature

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Telephone No.

City

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Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Stamatoula Mavrophilipos

Name - Type or Print

Signature

Name - Type or Print

Signature

1206 Oak Croft Drive (410) 409-9711

Address

Telephone No.

Lutherville, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Same

Name

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. 08-432-A

Reviewed By [Signature] Date 3.13.08

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 6-1-08

By [Signature]

Estimated Posting Date 3.23.08

Reasons for variance change request:

We gratefully request a variance change for our proposed structure for the following reasons.

1. We request that the height of the garage be increased from 15 feet to 21 feet, in order to allow us full access to the second floor of the garage for proper storage. We prefer not to crawl in order to store items. It would be a physical hardship not to be able to stand up while placing and retrieving stored items.
2. We also request that the starting point of the proposed structure begin at the end of the driveway where the original house stops, and the existing carport and storage shed are at the present time. Our driveway is already 80 feet long. It would be a financial burden if we had to pave the extra 16 feet back. Also, there is a large tree in the back area, which would have to be removed and stumped out in order for the proposed structure to be built 16 feet further back; adding additional financial hardship. That tree also provides needed shade in the summer months; we would prefer to allow it to remain standing.
3. As you can see from the photos, there are existing odd structures already there. Our intention is to make the new structure in line with the original house, giving the property a more uniform and pleasing look.

Sincerely,

Mr. & Mrs. Mavrophilipos
1206 Oak Croft Drive
Lutherville, Maryland 21093

Zoning Description

Zoning Description for 1206 Oak Croft Drive, Lutherville, Maryland.

Beginning at a point on the west side of Oak Croft Drive which is 32 feet wide at the distance of 305 feet north of the centerline of the nearest improved intersecting street Charmuth Road which is 37 feet wide. *Being Lot #4, Block A, Section # in the subdivision of Dulaney Manor as recorded in Baltimore County Liber # 22, Folio # 85, containing .39 acres. Also known as 1206 Oak Croft Drive and located in the 9th Election District, 3rd Councilmanic District.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-432-A

1206 Oak Croft Drive

W/side of Oak Croft Drive, 305 feet +/- north of centerline of Charmuth Road

9th Election District — 3rd Councilmanic District

Legal Owner(s): Stamatoula Mavrophilipos

Variance: to permit a garage to be located in the side yard with a height of 21 feet in lieu of the required rear yard and permitted 15-foot height.

Hearing: Tuesday, May 27, 2008 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/658 May 13

172973

CERTIFICATE OF PUBLICATION

5/15/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/13/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-432-A

Petitioner/Developer: S. MARVOPHILIPOS

Date of Hearing/Closing: 4-7-08

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:

1206 OAKCROFT DR

The sign(s) were posted on 3-23-08
(Month, Day, Year)

Sincerely,

Robert Black 3-31-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 432 -A Address 1206 OAKCROFT DRIVEContact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/13/08 Posting Date: 3/23 Closing Date: 4/7

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- 432 -A Address 1206 OAKCROFT DRPetitioner's Name S. MAVROPHILIPOS Telephone 410-409-9711Posting Date: 3/23/08 Closing Date: 4/7/08Wording for Sign: A VARIANCE
To Permit A GARAGE IN THE SIDEYARD WITH
A HEIGHT OF 21ft. IN LIEU OF THE REQUIRED
REAR YARD AND THE PERMITTED 15ft IN Height.

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: 432

Petitioner: Stamatoula Mavrophilipos

Address or Location: 1206 Oak Craft Drive, Lutherville, MD 21093

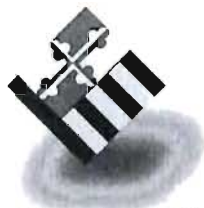
PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: (410) 409-9711

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 7, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-432-A

1206 Oak Croft Drive

W/side of Oak Croft Drive, 305 feet +/- north of centerline of Charmuth Road

9th Election District – 3rd Councilmanic District

Legal Owners: Stamatoula Mavrophilipos

Variance to permit a garage to be located in the side yard with a height of 21 feet in lieu of the required rear yard and permitted 15-foot height.

Hearing: Tuesday, May 27, 2008 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. Mavrophilipos, 1206 Oak Croft Drive, Lutherville 21093
Larry Townsend, 1111 Longbrook Road, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 12, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 13, 2008 Issue - Jeffersonian

Please forward billing to:

Stamatoula Mavrophilipos
1206 Oak Croft Drive
Lutherville, MD 21093

410-409-9711

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1206 Oak Croft Drive

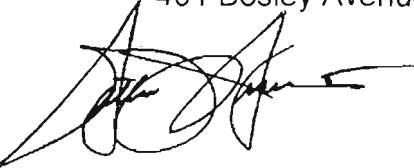
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Hearing: Tuesday, May 27, 2008 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Stamatoula Mavrophilipos
1206 Oak Croft Dr.
Lutherville, MD 21093

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
May 22, 2008

Dear Stamatoula Mavrophilipos

RE: Case Number:2008-0432-A , Address: 1206 Oak Croft Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 13, 2008 . 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

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-03282008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 1, 2008

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

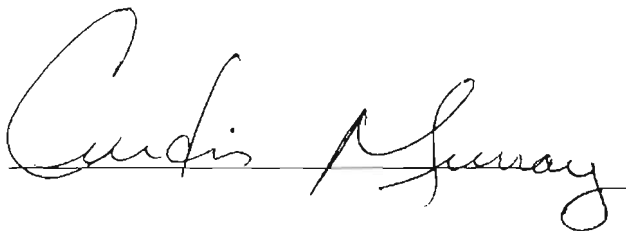
SUBJECT: 8-432 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard 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 Jessie Bialek at 410-887-3480.

Prepared by:



AFK/LL: CM



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

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

Maryland Department of Transportation

Date: MARCH 24, 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. 8-432-A
1206 OAK CROFT DRIVE
MAUROPHILIPPO 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. 8-432-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,


Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418, 419, 420, 421, 422, 423, 424, 426, 427, 428, 429, 430, 431, 432, 433, 434
and 435

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 09 **Account Number -** 0918472680

Owner Information

Owner Name:	MAVROPHILOS STAMATOULA	Use:	RESIDENTIAL
Mailing Address:	1206 OAKCROFT DR LUTHERVILLE MD 21093-6410	Principal Residence:	YES
		Deed Reference:	1) /20457/ 232 2)

Location & Structure Information

Premises Address

1206 OAK CROFT DR

Legal Description

1206 OAK CROFT DR WS
DULANEY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
61	20	327				A	4	2	Plat Ref: 22/ 85

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	2,196 SF	14,520.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	WOOD SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	81,630	123,630		
Improvements:	174,510	229,920		
Total:	256,140	353,550	256,140	288,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHATEL PETER J	Date: 07/28/2004	Price: \$290,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20457/ 232	Deed2:
Seller: GIORDANO UMBERTO	Date: 04/29/1994	Price: \$157,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10497/ 95	Deed2:
Seller: GIORDANO UMBERTO	Date: 06/15/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9224/ 256	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

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View Map
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[illegible]

Order the **TAX
MAP** [click here...](#)

CASE NAME 08-432-A
CASE NUMBER _____
DATE 5-27-08

[illegible]

CASE NAME STAMATOULA MAVROPHILIPOS
CASE NUMBER 08-432A
DATE 5/27/08

NAME _____

CITY, STATE, ZIP

[illegible]

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VALLEY COURT RD

NE 12-A

318 321 401

082620031

1800005009

DR 1

VALLEY COURT RD

0919391080

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0916150080

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DR 2

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Case No.: 08-432-A 1206 OAK CROFT DRIVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Photo's of Highgate	
No. 3	Existing Conditions	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



1302 Felton G

PETITIONER'S

EXHIBIT NO. 2



①

PETITIONER'S

EXHIBIT NO. 3

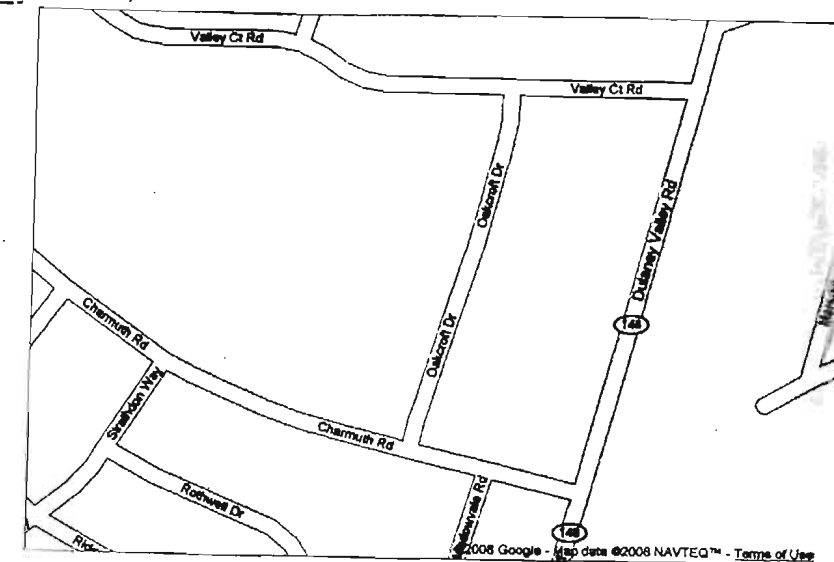
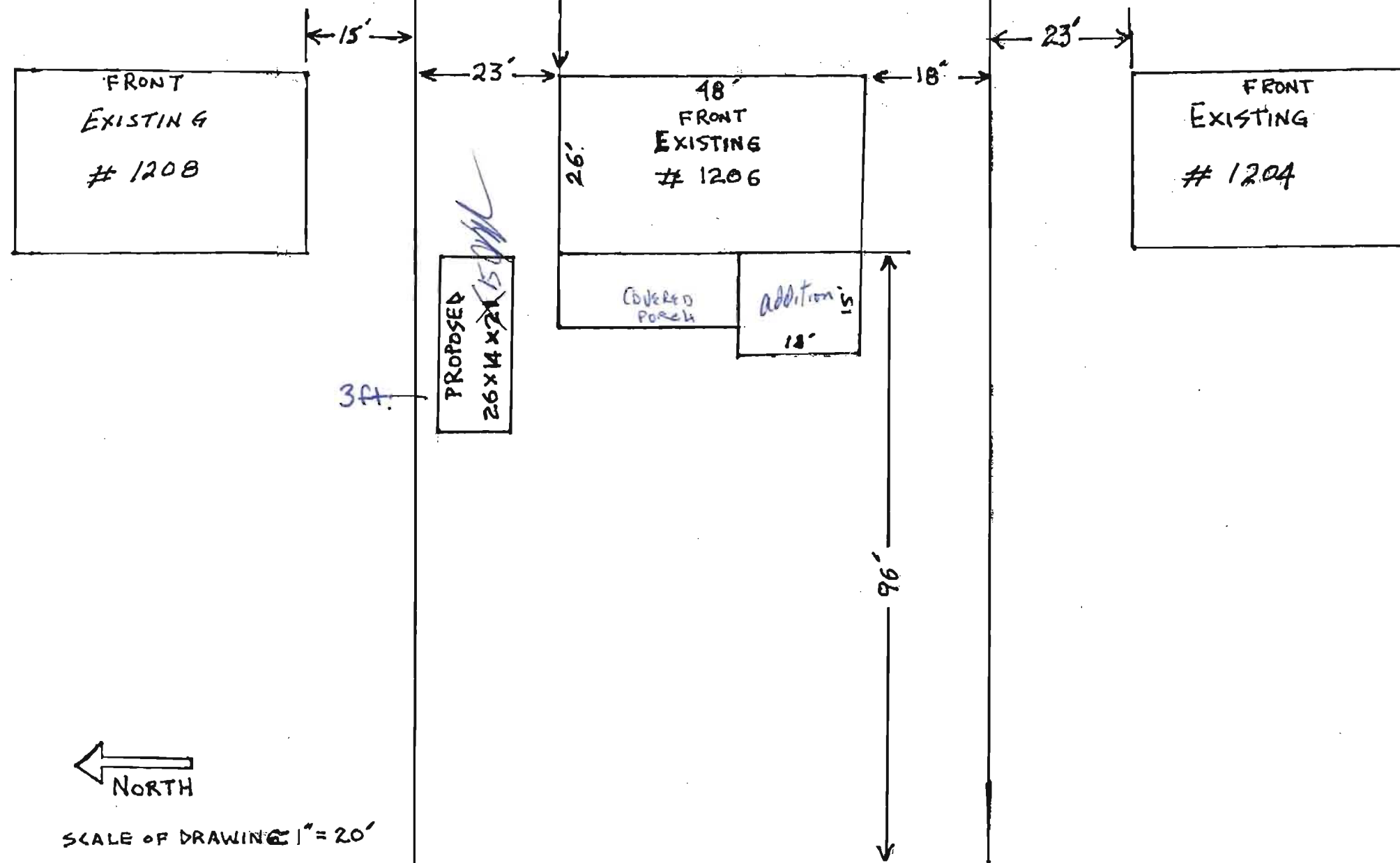


2



3

ADDRESS: 1206 OAKCROFT DRIVE
SUBDIVISION: DULANEY MANOR
PLAT BOOK # FOLIO # 85 Lot # 4 Section #
Liber # 22
OWNER: STAMATOULA MAVROPHILIPOS



PETITIONER'S

EXHIBIT NO. 1