

IN RE: PETITION FOR VARIANCE
SE side of Leslie Avenue, 72 feet NE
of Alberta Avenue
14th Election District
6th Councilmanic District
(103 Leslie Avenue)

John and Lisa Tsigounis
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0175-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by the legal owners of the subject property, John and Lisa Tsigounis. Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling with a side yard setback of 7.5 feet in lieu of the minimum required 10 feet. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner John Tsigounis. Mr. Tsigounis indicated that he worked for many years as a Baltimore County Code Inspector, but was now retired.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioners on October 4, 2010 for not obtaining a permit for stairs on the side of the house and failure to obtain the required inspections. Hence, Petitioner filed the instant request for a variance to rectify some – but not all – of the deficiencies listed on the Correction Notice.

¹ Case No: CO-85057

ORDER RECEIVED FOR FILING

Date

2-2-11

By

PJ

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 7,250 square feet and is improved with the Petitioner's existing 1½ story dwelling containing 1,314 square feet.

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. In addition, no letters of opposition were received by this Office, and no Protestants or opponents appeared at the public hearing.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner. Specifically, Petitioner Mr. Tsigounis testified that his home was constructed in the 1940s, and that the interior stairs providing access to the second level of the home has a 90 degree bend in them which makes it nearly impossible for furniture or other large objects to be moved to the second story of the home. Petitioner explained that he had recently constructed a new second story canopy on the home, and constructed what is in essence a well appointed master bedroom suite on that floor. The Petitioner testified that without the recently constructed stairs to the second floor, he would be unable to move furniture or other belongings into the recently expanded second story living space. Finally, the Petitioner presented evidence that at 48 years of age he is medically disabled, and that it is very difficult for him to access the second story of his home by way of the tight and narrow interior stairs.

ORDER RECEIVED FOR FILING

Date 2-2-11

By [Signature] 2

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED this 2nd day of February, 2011 by this Administrative Law Judge that Petitioners' Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling with a side yard setback of 7.5 feet in lieu of the minimum required 10 feet be and is hereby GRANTED, subject to the following:

1. Petitioners may apply for permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. This grant of variance relief has resolved some, but not all, of the deficiencies noted on the Correction Notice in Case #CO-85057. Petitioner was informed that he needed to resolve to the Department of Permits, Inspections and Applications' satisfaction the remaining items noted on the Correction Notice.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 2-2-11

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 1, 2011

JOHN AND LISA TSIGOUNIS
103 LESLIE AVENUE
BALTIMORE MD 21236

Re: Petition for Variance
Case No. 2011-0175-A
Property: 103 Leslie Avenue

Dear Mr. Mr. and Mrs. Tsigounis:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

THB:pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 103 LESLIE AVENUE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3C.1 B.C.Z.R. To permit an existing dwelling with a sideyard setback of 7.5' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

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

Case No. 2011-0125-A

Legal Owner(s):

LISA M. ISIGOUNIS

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 11/10/2010

ORDER RECEIVED FOR FILING
2-2-11

Zoning Description For 103 Leslie Avenue

Beginning at a point on the Southeast side of Leslie Avenue which is 40 feet wide at the distance of 72 feet Northeast of the centerline of the nearest improved intersecting street Alberta Avenue which is 40 feet wide. Being Lot # 402 and 403 in the subdivision of Linhigh as recorded in Baltimore County Plat Book # 7, Folio 81 containing 7250 square feet. Also known as 103 Leslie Avenue and located in the 14th Election District, 6th Councilmanic District.

2011-0175-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 61046

Date: 11/10/2010

PAID RECEIPT

BUSINESS ACTION TIME TRN
11/12/2010 11/10/2010 10:43:00

REG NS03 WALKIN R009 L00

>>RECEIPT # 409867 11/10/2010 OPLD

Rev. Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Dept 5 528 ZONING VERIFICATION

CR NO. 061046

Recpt Tot 465.00
465.00 CK 4.00 CA
Baltimore County, Maryland

Total: 65.00

BC
From: John Tsigounis

For: Variance - 103 Leslie Avenue
2011-0175-A (TSIGOUNIS)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 13, 2011 Issue - Jeffersonian

Please forward billing to:
John Tsigounis
103 Leslie Avenue
Baltimore, MD 21236

410-456-1227

NOTICE OF ZONING HEARING

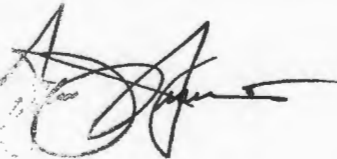
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0175-A

103 Leslie Avenue
SE/S of Leslie Avenue, 72 feet NE of Alberta Avenue
14th Election District – 6th Councilmanic District
Legal Owners: John & Lisa Tsigounis

Variance to permit an existing dwelling with a sideyard setback of 7.5 feet in lieu of the required 10 feet.

Hearing: Friday, January 28, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



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 3, 2011

NOTICE OF ZONING HEARING

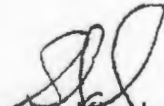
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SE/S of Leslie Avenue, 72 feet NE of Alberta Avenue
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Hearing: Friday, January 28, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


George Klunk
Acting Director

GK:kl

C: Mr. & Mrs. Tsigounis, 103 Leslie Avenue, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 13, 2011.**
- (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.

**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: 2011-0175-A

Petitioner: Tsigounis

Address or Location: 103 Leslie Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Tsigounis

Address: 103 LESLIE AVE BALT MD 21236

Telephone Number: 410 -456-1227

Revised 7/11/05 - SCJ

**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: # 2011-0175-A

103 Leslie Avenue
SE/S of Leslie Avenue, 72
feet NE of Alberta Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): John &
Lisa Tsigounis

Variance: to permit an existing dwelling, with a sideyard setback of 7.5 feet in lieu of the required 10 feet.

Hearing: Friday, January 28, 2011 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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.

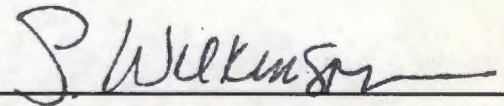
1/068 Jan. 13 264659

CERTIFICATE OF PUBLICATION

1/13/, 2011

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 1/13/, 2011.

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



LEGAL ADVERTISING

**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: # 2011-0179-A

1433 & 1435 Bellona Avenue
S/east side of Bellona Avenue, 290 feet s/west of Seminary Avenue

9th Election District
3rd Councilmanic District
Legal Owner(s): Estate of Leroy Halle, Jr.

Variance: for 1433 Bellona to allow a front yard setback of 20 feet in lieu of the required 25 feet for two existing dwellings. To allow a side yard setback of 6 feet in lieu of the required 10 feet for an existing dwelling (future subdivision pending).

Hearing: Monday, January 24, 2011 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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/1/634 Jan. 11 264594

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1/13/ 2011

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 1/11/ 2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2011-0175-A

Petitioner/Developer JOHN
ELSA TSIGOUNIS

Date Of Hearing/Closing: 1/28/11

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 103 LESLIE AVE

This sign(s) were posted on January 11, 2011
Month, Day, Year

Sincerely,

Martin Ogle 1/28/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 2011-0175-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104 JEFFERSON BUILDING 105 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY JANUARY 28, 2011
AT 10:00 A.M.

REQUEST:

VARIANCE TO REBUILT AN EXISTING DWELLING
WITH A SIDE YARD SETBACK OF 7.5 FEET IN
VIEW OF THE REQUIRED 10 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

01/11/2011

Jefferson & Co.

RE: PETITION FOR VARIANCE * BEFORE THE
103 Leslie Avenue; SE/S Leslie Avenue, * ZONING COMMISSIONER
72' NE of Alberta Avenue *
14th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): John & Lisa Tsigounis *
Petitioner(s) * BALTIMORE COUNTY
* 2011-175-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

DEC 08 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to Lisa & John Tsigounis, 103 Leslie Avenue, Baltimore, MD 21236, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 19, 2011

John Tsigounis
Lisa Tsigounis
103 Leslie Avenue
Baltimore, Maryland 21236

Dear John & Lisa:

RE: Case Number 2011-0175-A Address 103 Leslie Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 10, 2010. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 24, 2010

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

RE: Baltimore County
Item No 2011-0175-A
103 LESLIE AVE.
TSIGOUNIS PROPERTY
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. 2011-0175-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
Access Management 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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

DATE: November 29, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11292010 -NO COMMENTS.doc

JB 1/28 10AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 22, 2010
SUBJECT: Zoning Item # 11-175-A
Address 103 Leslie Avenue
(Tsigounis Property)

Zoning Advisory Committee Meeting of November 15, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 12/22/10

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

November 24, 2010

Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,

A handwritten signature in black ink, appearing to read "Steven Judlick".

Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

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



Printed on Recycled Paper

Patricia Zook - Hearings on Friday, January 28 - need comments

From: Patricia Zook
To: Murray, Curtis
Date: 1/24/2011 10:49 AM
Subject: Hearings on Friday, January 28 - need comments
CC: Beverungen, John

Good morning Curtis -

The following two cases are scheduled for hearings on Friday, January 28 and we need Planning comments:

2011-0182-A
2011-0175-A

Thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 23, 2010

RECEIVED

JAN 24 2011

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

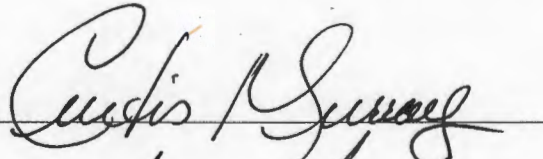
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s)-11-175- Variance**

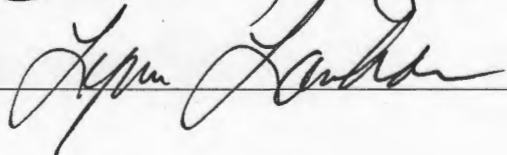
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



CASE NAME _____
CASE NUMBER 2011-0175-A
DATE 1/28/11

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1)
BALTIMORE COUNTY

Account Identifier:

District - 14 Account Number - 1419008575

Owner Information

Owner Name: TSIGOUNIS LISA
TSIGOUNIS JOHN
Use: RESIDE
Principal Residence: YES
Mailing Address: 103 LESLIE AVE
BALTIMORE MD 21236-4310
Deed Reference: 1) /2586
2)

Location & Structure Information

Premises Address 103 LESLIE AVE
Legal Description LTS 402,403
103 LESLIE AVE
LINHIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
81	16	680					402	3	Plat

Special Tax Areas
Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1940	1,314 SF	7,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	67,250	79,250		
Improvements:	123,550	110,590		
Total:	190,800	189,840	189,840	189,840
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
EBLING JAMES ERIC	06/27/2007	\$18:
Type: IMPROVED ARMS-LENGTH	Deed1: /25861/ 585	Deed2:
Seller: SCHLUTER CHARLES F	Date: 01/23/2004	Price: \$12
Type: IMPROVED ARMS-LENGTH	Deed1: /19494/ 707	Deed2:
Seller: EDWARDS LEONA A	Date: 10/23/2002	Price: \$59
Type: NOT ARMS-LENGTH	Deed1: /16984/ 314	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

INSPECTION
BALTIMORE COUNTY

DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT

Date _____ Inspector _____

DISAPPROVED

- ☐ Incomplete Installation
☒ Violation
☐ See Attached Correction Notice

WHEN READY FOR REINSPECTION CALL:

- ☒ BUILDING 410-887-4638
☐ PLUMBING 410-887-4638
☐ ELECTRICAL 410-887-4638

REV 5/07

Code Inspection
County Office B
111 West Chesap
Towson, MD 212

Plumbing Inspect
Electrical Inspecti

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CO 85057 Property No. 1419008575 Zoning FA0066332

Name(s): LISA TSIGOUNIS
JOHN TSIGOUNIS

Address: 103 Leslie Ave. BALT. MD 21236

Violation Location: 103 Leslie Ave 21236

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTY COUNTY CODE 35-2-301, 304 IRC 105.1

COUNCIL BILL 47-10 PART 15.1; IRC 311.7.4 311.7.7

FAILURE TO OBTAIN BUILDING PERMIT

FOR STAIRS OUTSIDE OF HOUSE

FAILURE TO OBTAIN REQUIRED INSPECTION

FAILURE TO PROVIDE GRASPABLE HANDRAIL

RISER OPENINGS GREATER THAN 4"

- OBTAIN BUILDING PERMIT AND ALL
REQUIRED INSPECTIONS

- PROVIDE CODE COMPLIANT GUARDS AND
GRASPABLE HANDRAIL

2011-0175-A

WHEN READY FOR REINSPECTION CALL:
☒ BUILDING.....410-887-4638
☐ PLUMBING.....410-887-4638
☐ ELECTRICAL.....410-887-4638

COURS 7:30 am - 3:30 pm
Building Inspection 410-887-3953

Code Inspection
County Office B
111 West Chesap
Towson, MD 212

Plumbing Inspecti
Electrical Inspecti

REV 5/07

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CO 85057 Property No. 1419008575 Zoning FA0066232

Name(s): LISA TSIGOUNIS
JOHN TSIGOUNIS

Address: 103 Leslie Ave. Balt. MD 21236

Violation Location: 103 Leslie Ave 21236

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BALTY COUNTY CODE 35-2-301, 304 IRC 105.1
COUNCIL BILL 47-10 PART 15.1; IRC 311.7.4 311.7.7

FAILURE TO OBTAIN BUILDING PERMIT
FOR STAIRS OUTSIDE OF HOUSE
FAILURE TO OBTAIN REQUIRED INSPECTION
FAILURE TO PROVIDE GRASPABLE HANDRAIL
RISER OPENINGS GREATER THAN 4"
- OBTAIN BUILDING PERMIT AND ALL
REQUIRED INSPECTIONS
- PROVIDE CODE COMPLIANT GUARDS AND
GRASPABLE HANDRAIL

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 10/18/10 DATE ISSUED: 10/14/10

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name Lew Mayer

INSPECTOR: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: DATE ISSUED:

INSPECTOR:

Rev. 7/09

VIOLATION SITE

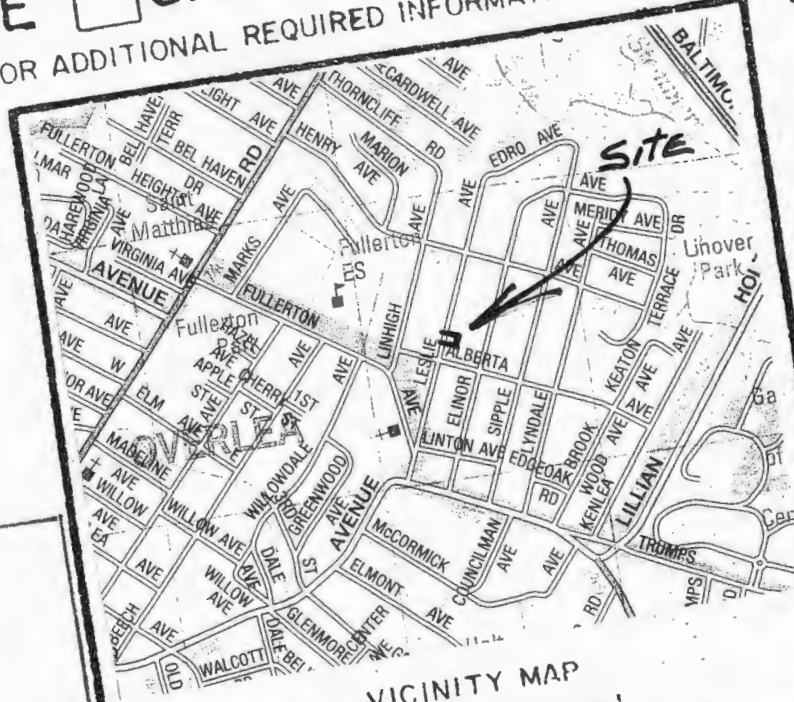
2011-0175-A



2011-0175-A

VARIANCE ☐ SPECIAL HEARING

CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE

ACREAGE

SQUARE FEET

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING
VIOLATION CASE #

ZONING OFFICE USE ONLY
REVIEWED BY

ITEM #

CASE #

JNP

0175

0175-A

Petitioner's
Ex. 1

-15-

22'
Permit
B563452
2 1/2' ±

14th
6th
081B2

D.R. 5.5

.1664

7250

PUBLIC ☒

PRIVATE ☐

YES ☐

NO ☒

☐

☒

☐

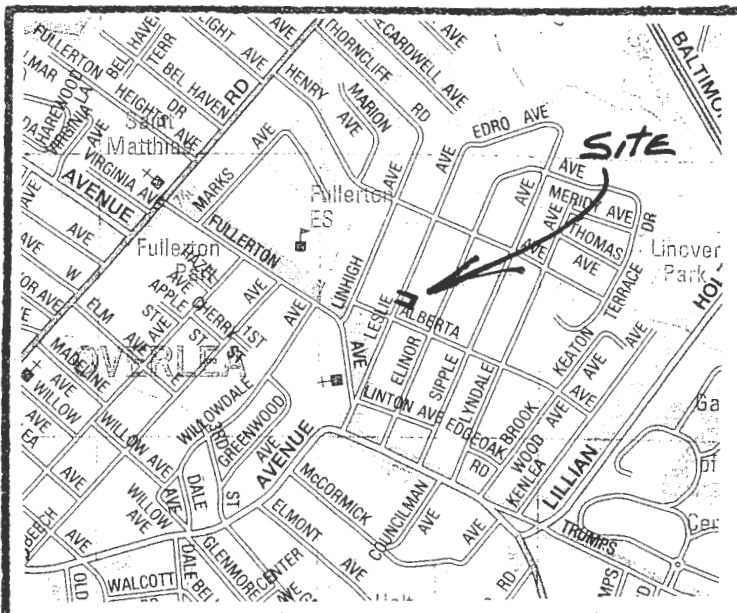
☒

NONE
CO-85057 (FAA0066232)

VARIANCE ☐ SPECIAL HEARING

THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

-15-



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 14th
COUNCILMANIC DISTRICT 6th
1"=200' SCALE MAP # 081B2
ZONING D.R. 5.5
LOT SIZE .1664 7250
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING VIOLATION CASE #	<u>NONE</u>	
	<u>CO-85057 (PA0066232)</u>	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>JNP</u>	<u>0175</u>	<u>2011-0175-A</u>

22'
Permit
563452
9' 25'

20'

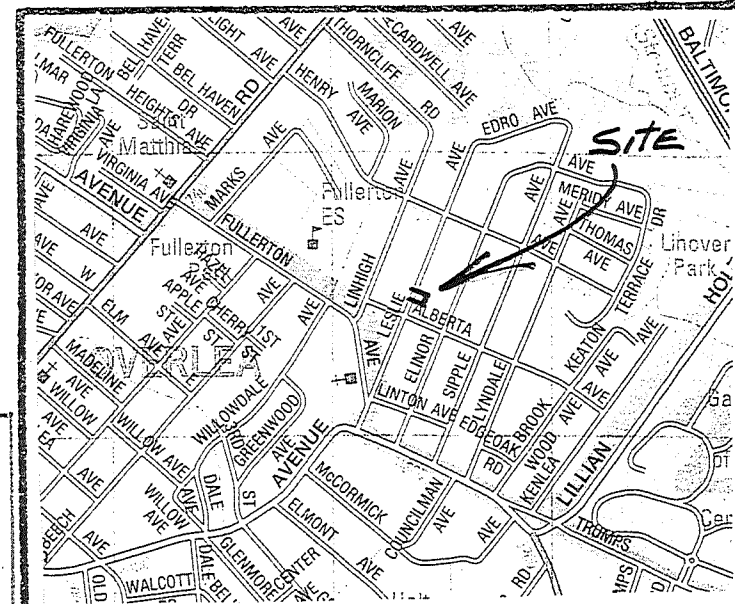
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 103 LESLIE AVE. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Linhigh

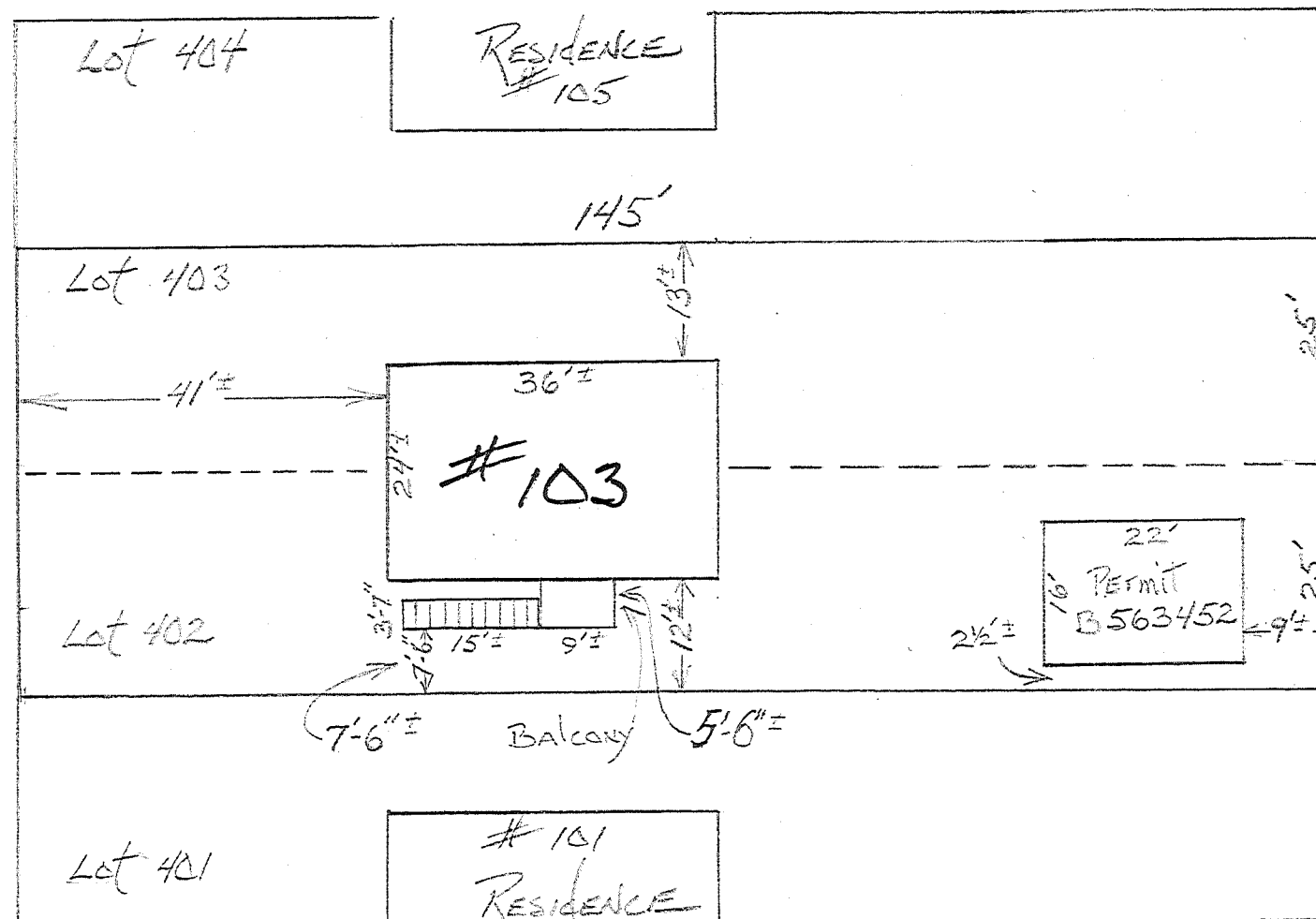
PLAT BOOK # 7 FOLIO # 81 LOT # 402/403 SECTION #

OWNER John & Lisa Tsiganis



VICINITY MAP

SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 081B2

ZONING D.R. 5.5

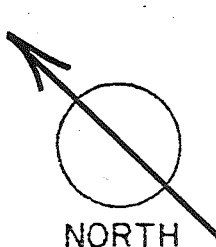
LOT SIZE .1664 7250
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE
VIOLATION CASE # CO-85057 (PA0066232)

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 0175 CASE # 2011-0175-A



PREPARED BY J. H. THOMPSON

SCALE OF DRAWING: 1" = 20'

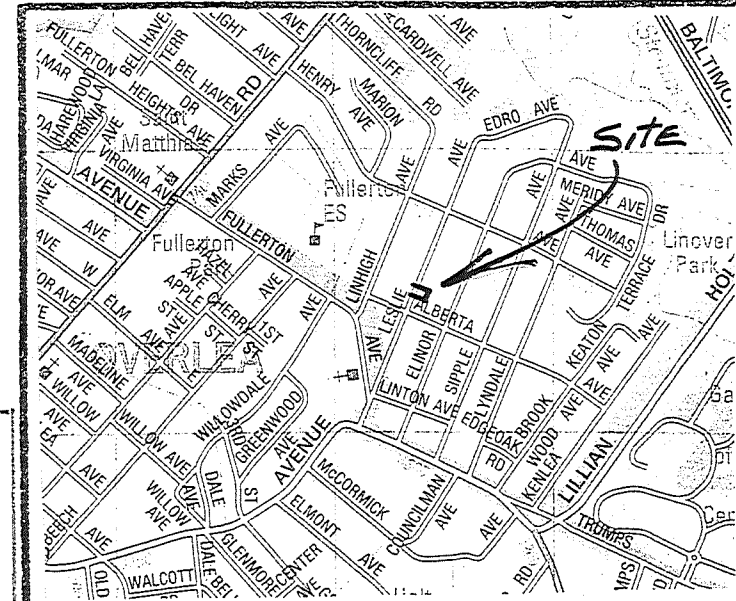
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 103 LESLIE AVE. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

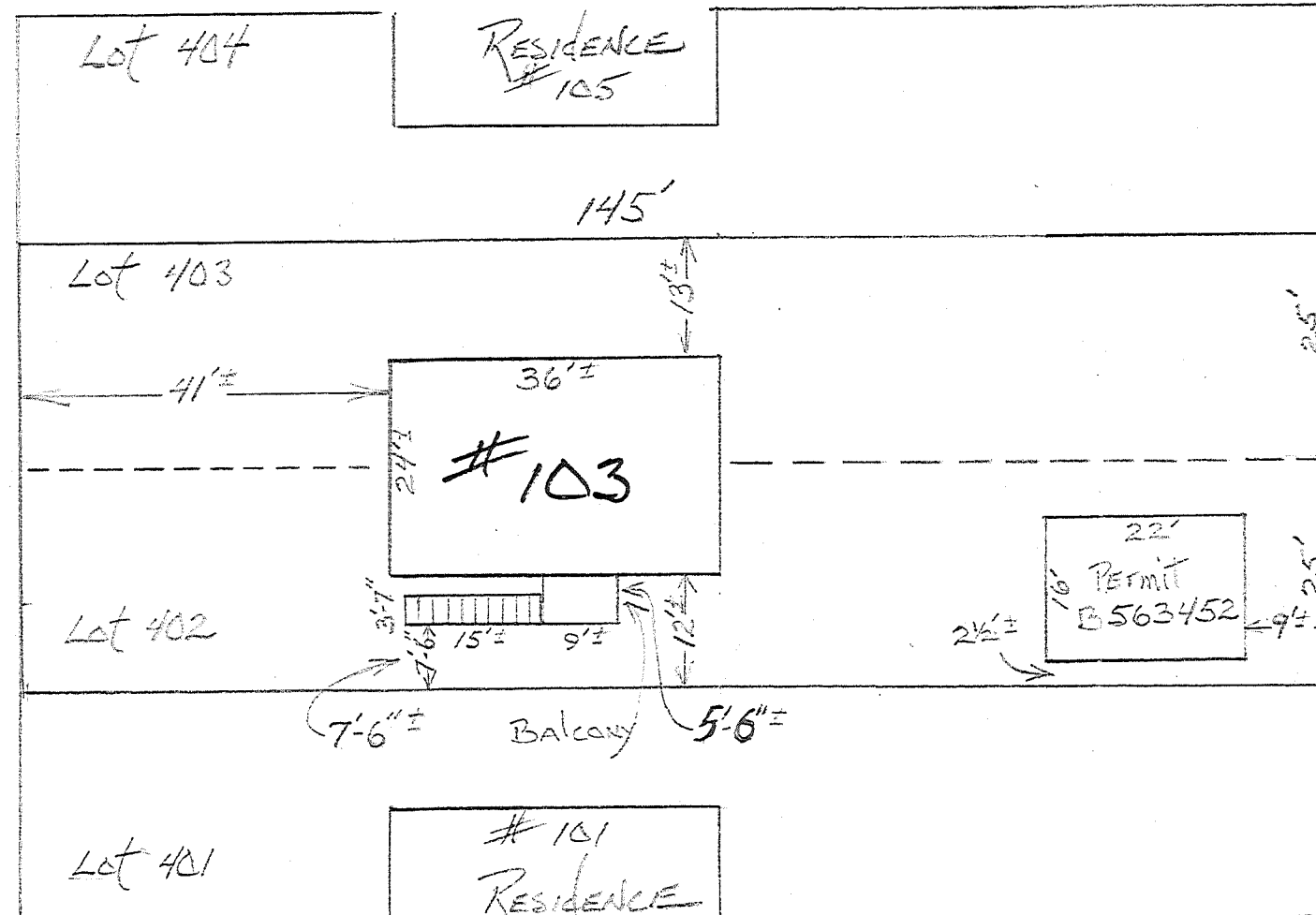
SUBDIVISION NAME Linhigh

PLAT BOOK # 7 FOLIO # 81 LOT # 402/403 SECTION #

OWNER John & Lisa Tsigaounis



VICINITY MAP
SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # 081B2

ZONING D.R. 5.5

LOT SIZE .1664 ACRES 7250 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

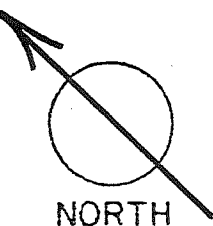
PRIOR ZONING HEARING NONE

VIOLATION CASE # CO-85057 (FAA0066232)

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>JNP</u>	<u>0175</u>	<u>2011-0175-A</u>

Leslie Ave 40' R-D-W



PREPARED BY J. H. THOMPSON

SCALE OF DRAWING: 1" = 20'

-15-

Petitioner's
Ex. 1