

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Bridgewood Drive; 50 feet SW
of the c/l of Westham Way
12th Election District
7th Councilmanic District
(7208 Bridgewood Drive)

Nickolaos Diakantonis
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0309-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject property, Nickolaos Diakantonis. The variance request is as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached garage in the rear yard with a 1 foot side setback on both sides in lieu of the required 2.5 feet, and to occupy 54% in lieu of the maximum allowed 40% of rear yard area;
- From Section 400.2 of the B.C.Z.R. to permit the proposed garage 14 feet to the centerline of an alley-way in lieu of the required 15 feet.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage measuring 16 feet x 20 feet. The photographs and site plan submitted with the Petition demonstrate that neighbors in the immediate area have garages similar to that of the proposed garage.

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.

ORDER RECEIVED FOR FILING

Date 2-11-12

By PJ

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 17, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Administrative Law Judge, 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 Petitioner.

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 Administrative Law Judge for Baltimore County, this 11 day of July, 2012 that a Variance as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached garage in the rear yard with a 1 foot side setback on both sides in lieu of the required 2.5 feet, and to occupy 54% in lieu of the maximum allowed 40% of rear yard area;
- From Section 400.2 of the B.C.Z.R. to permit the proposed garage 14 feet to the centerline of an alley-way in lieu of the required 15 feet,

be and are hereby GRANTED, subject to the following:

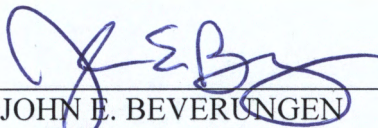
ORDER RECEIVED FOR FILING

Date 7-11-12

By PM

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 2-11-12

By pm



KEVIN KAMENETZ
County Executive

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

July 11, 2012

NICKOLAOS DIAKANTONIS
7208 BRIDGEWOOD DRIVE
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 2012-0309-A
Property: 7208 Bridgewood Drive

Dear Mr. Diakantonis:

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, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

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

JEB:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7208 Bridgewood dr Balty MD which is presently zoned DR10.5

Deed Reference 23489/00345 10 Digit Tax Account # 1205088750

Property Owner(s) Printed Name(s) Nickolaos Diakantonis

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) § 400.1 of BCZR to permit a proposed detached garage in the rear yard with 1 foot side setback on both sides in lieu of the required 2-1/2 feet and to occupy 54% in lieu of the maximum allowed 40% of rear yard area, and, from § 400.2 of BCZR to permit the proposed garage 14 feet to the centerline of alleyway in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2); (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Nickolaos Diakantonis,

Name #1 - Type or Print

Name #2 - Type or Print

Nickolaos

Signature #1

Signature #2

7208 Bridgewood dr Baltimore MD

Mailing Address City State

21224, 443 848 9698 Nickolaos@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 6 day of June, 2012 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0309 A

Filing Date 6, 6, 12

Estimated Posting Date 6, 17, 12

Reviewer JS/AT

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE OR LEGAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 7208 Bridgewood Drive Baltimore MD 21224
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The reason why I am asking for this variance is to eliminate my rat/rodent problem in my backyard, which will also help clear the neighborhood alley of this problem. Presently the small shed in my backyard is serving as a home for these rodents and I see it clearly eating through the shed's wood slowly destroying it. I am also trying to secure my vehicles by parking them inside my proposed enclosed carport. Another reason I am proposing this carport is to fit in with my next door neighbors who all have existing garages to secure their vehicles.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Nickolaos Diakantonis
Signature of Affiant

Signature of Affiant

Nickolaos Diakantonis
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of JUNE, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Nickolaos Diakantonis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Mary L. Jewell
Notary Public

March 14, 2015
My Commission Expires

**ZONING PROPERTY DESCRIPTION FOR 7208 BRIDGEWOOD DR
BALTIMORE, MD 21224**

Beginning at the point of the northwest side of bridgewood drive
which is ^{ND 60}100 feet of right away width at the distance of 50 feet
southwest of the centerline of the nearest improved intersecting street
which is Westham way and is ^{ND 60}100 feet wide.

Being Lot number 50, Block A, Section 4, in the subdivision of
Eastwood as recorded in Baltimore County Plat Book # 21, Folio # 36
containing 1926 square feet which is located in the 12th Election District
and 7th Council District.

2012-0309-A

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

No. 83486
 Date: 6/6/12

PAID RECEIPT

BUSINESS ACTUAL
 6/06/2012 6/06/2012 1911

REC USD2 MAIL JETA REC

RECEIPT N 791943 6/06/2012

Dept 5 120 JETTING VERIFIED

CR NO. 083496

Recpt Tot

\$1.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75-

Total: \$ 75-

Rec From:

NICKOLAOS DIAKANTONIS

For:

7208 BRIDGEWOOD DR.

2012-0309-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 12 Account Number - 1205088750

Owner Information

Owner Name: DIAKANTONIS KALLIOPI
DIAKANTONIS NICHOLAS
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7208 BRIDGEWOOD DR
BALTIMORE MD 21224-
Deed Reference: 1) /23489/ 00345
2)

Location & Structure Information

Premises Address 7208 BRIDGEWOOD DR
0-0000
Legal Description 7208 BRIDGEWOOD DR
EASTWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0096	0015	0186		0000	4	A	50	3	Plat Ref: 0021/0036

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,080 SF	1,926 SF	04

Stories	Basement	Type	Exterior
2.000000		CENTER UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	36,000	36,000		
Improvements:	106,800	81,300		
Total:	142,800	117,300	142,800	117,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SCHWARZKOPF ROBERT	03/07/2006	\$155,000
Type: ARMS LENGTH IMPROVED	Deed1: /23489/ 00345	Deed2:
Seller: EVANS DANIEL P,3RD	Date: 01/18/1977	Price: \$31,000
Type: ARMS LENGTH IMPROVED	Deed1: /05717/ 00548	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: Approved 05/08/2012

2012-0309-A



2012-0309-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0309 -A Address 7208 BRIDGEWOOD DR.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/6/12 Posting Date: 6/17/12 Closing Date: 7/2/12

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2012- 0309 -A Address 7208 BRIDGEWOOD DRIVE

Petitioner's Name NICKOLAOS DIAKANTONIS Telephone 443.848.9698

Posting Date: 6/17/12 Closing Date: 7/2/12

Wording for Sign: To Permit

_____ To construct a detached garage in the rear yard to allow 1 foot side setback on both sides _____
_____ in lieu of the required 2-1/2 feet, to allow 54% rear yard coverage in lieu of maximum _____
_____ 40%, and 14 feet to the centerline of alleyway in lieu of the required 15 feet _____

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0309-A

Petitioner/Developer NICKOLAOS
DIAKANTIDIS

Date Of Hearing/Closing: 7/2/12

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 7208 BRIDGEWOOD DRIVE

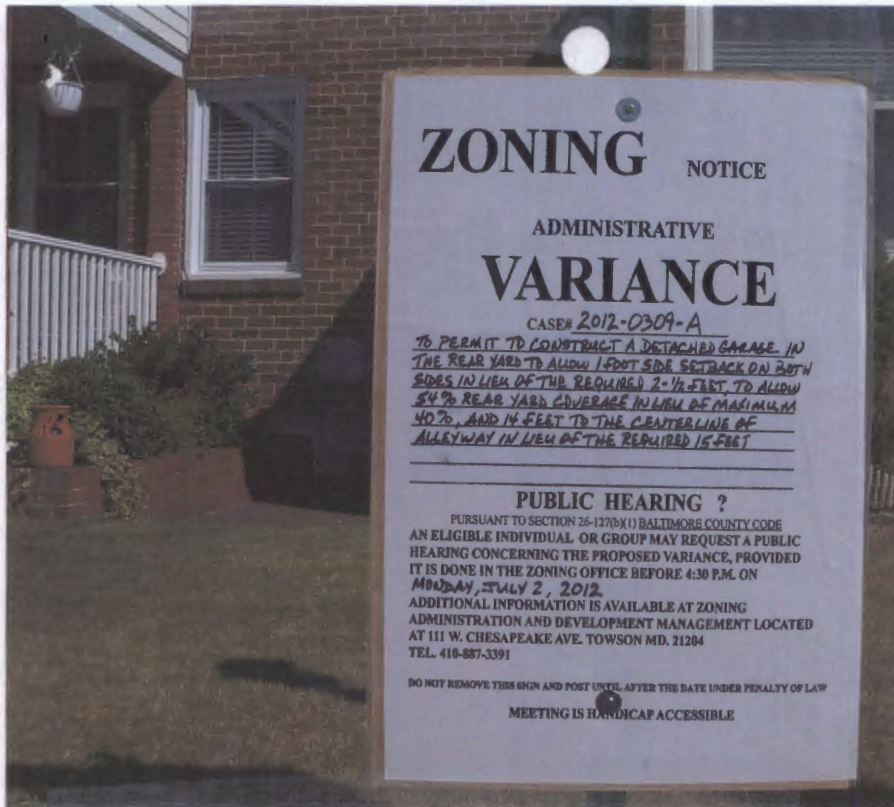
This sign(s) were posted on June 17, 2012

Month, Day, Year

Sincerely,

Martin Ogle 6/17/12
Signature of Sign Poster and Date

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



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0309-A

TO PERMIT TO CONSTRUCT A DETACHED GARAGE IN THE REAR YARD TO ALLOW 1-FOOT SIDE SETBACK ON BOTH SIDES IN LIEU OF THE REQUIRED 2-1/2 FEET, TO ALLOW 54% REAR YARD COVERAGE IN LIEU OF MAXIMUM 40%, AND 14 FEET TO THE CENTERLINE OF ALLEYWAY IN LIEU OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE 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 **MONDAY, JULY 2, 2012**. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204 TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

myakuloglu 6/17/12



M E M O R A N D U M

DATE: August 14, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0309-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 10, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Case No.: 2012-0309-A

Exhibit Sheet

8/14/12 AW
7/16/12 JZ

Petitioner/Developer

Protestant

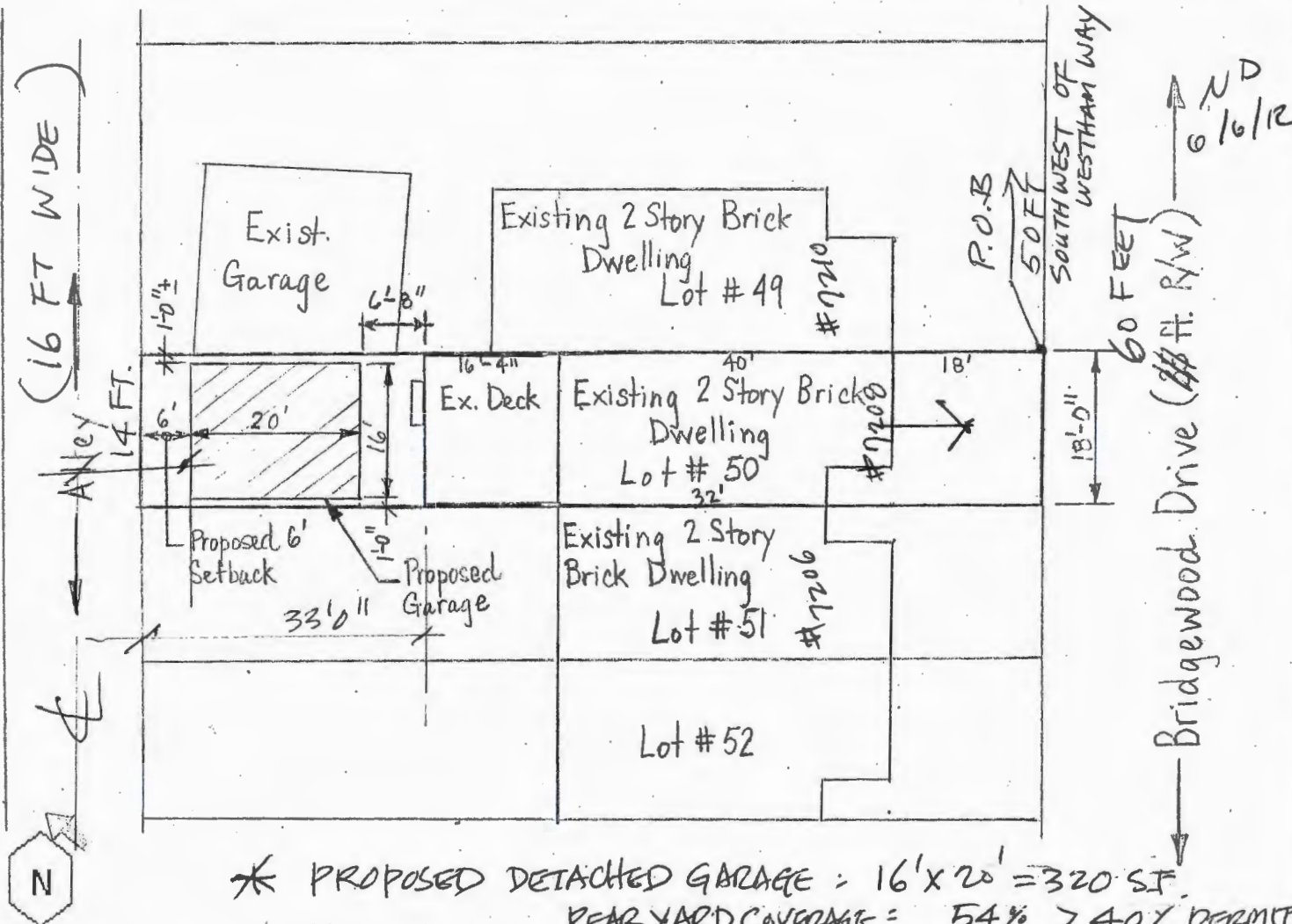
No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7208 Bridgewood Dr. OWNER(S) NAME(S) Kalliopi & Nicholas Diakantonis
 SUBDIVISION NAME EASTWOOD LOT# 50 BLOCK# A SECTION# 4
 PLAT BOOK # 21 FOLIO # 36 10 DIGIT TAX # 1205088750 DEED REF. # 23489100345

SITE VICINITY MAP



ZONING MAP# 0096 B3
 SITE ZONED DR 10.8
 ELECTION DISTRICT 12th
 COUNCIL DISTRICT 7th
 LOT AREA ACREAGE 0.214
 OR SQUARE FEET 1926
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



* PROPOSED DETACHED GARAGE : 16' x 20' = 320 SF.
 REAR YARD COVERAGE = 54% > 40% PERMITTED

PLAN DRAWN BY Nicholas Diakantonis DATE 5/29/12 SCALE: 1 INCH = 20 FEET

ND
6/16/12

VIOLATION CASE INFO:
NO

2012-0309-A

Exhibit 1

CASE NO. 2012- 0309-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6-14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

nc

7-10

DEPS
(if not received, date e-mail sent _____)

nc

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

6-12

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 6-17 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: need photos 7-10-12 - rec'd 7-10
7-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0309-A
Address 7208 Bridgewood Drive
(Diakantonis Property)

Zoning Advisory Committee Meeting of June 4, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

JUL 11 2012

OFFICE OF ADMINISTRATIVE HEARINGS

012L

to be removed



012L

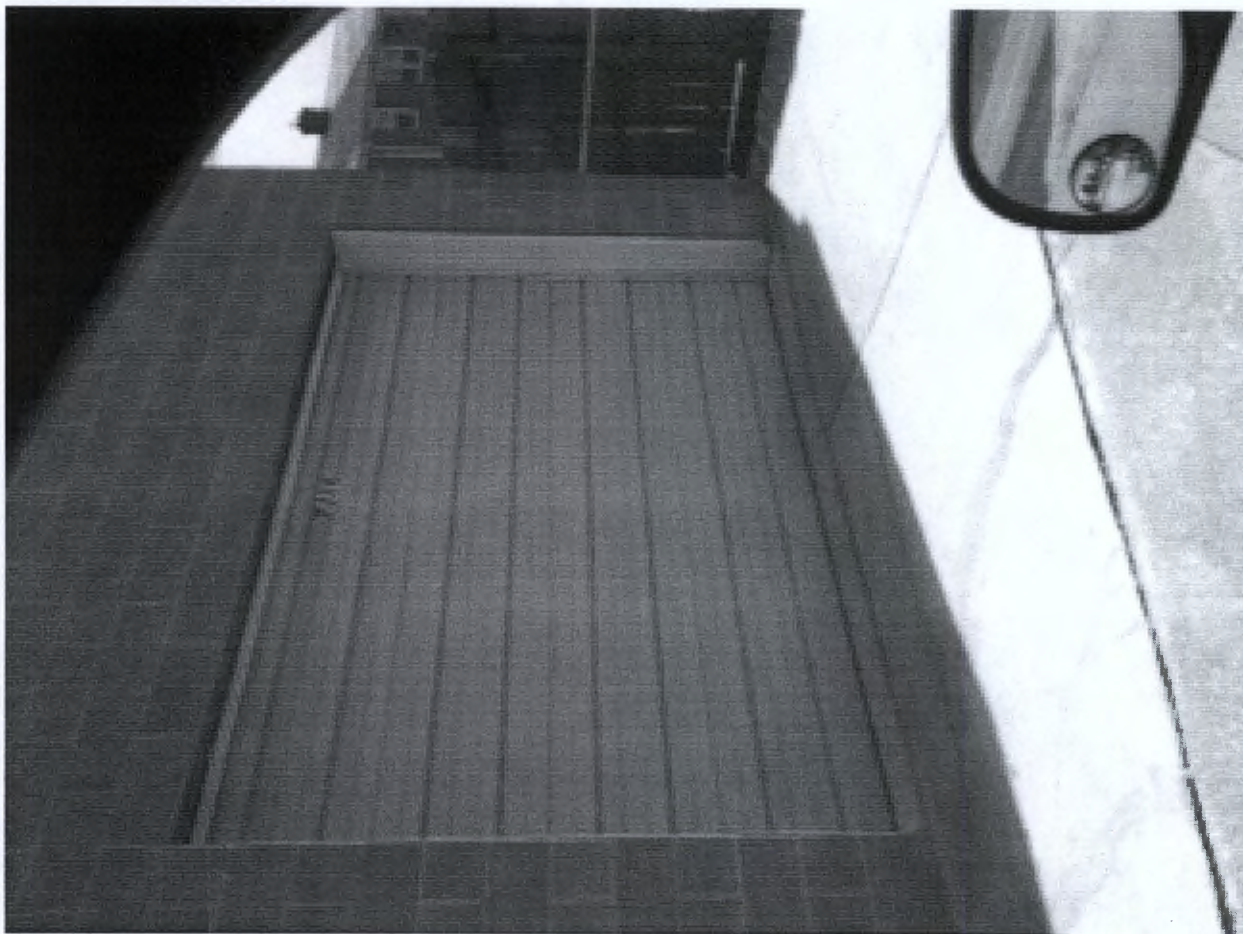
Site



neighbor



neighbor



neighbor

From: Nick <nickolaos@verizon.net>
To: <pzook@baltimorecountymd.gov>
Date: 7/10/2012 10:57 AM
Subject: Pictures for 7208 bridgewood dr
Attachments: photo.JPG; Part.002

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

2012-0309-A

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 12 Account Number - 1205088750

Owner Information

Owner Name: DIAKANTONIS KALLIOPI
DIAKANTONIS NICHOLAS
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7208 BRIDGEWOOD DR
BALTIMORE MD 21224-
Deed Reference: 1) /23489/ 00345
2)

Location & Structure Information**Premises Address**

7208 BRIDGEWOOD DR
0-0000

Legal Description

7208 BRIDGEWOOD DR
EASTWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0096	0015	0186		0000	4	A	50	3		0021/ 0036

Town

NONE

Special Tax Areas**Ad Valorem****Tax Class****Primary Structure Built**

1956

Enclosed Area

1,080 SF

Property Land Area

1,926 SF

County Use

04

Stories

2.000000

Basement**Type****Exterior**

CENTER UNIT BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	36,000	36,000		
Improvements:	106,800	81,300		
Total:	142,800	117,300	142,800	117,300
Preferential Land:	0			0

Transfer Information

Seller:	SCHWARZKOPF ROBERT	Date:	03/07/2006	Price:	\$155,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/23489/ 00345	Deed2:	
Seller:	EVANS DANIEL P,3RD	Date:	01/18/1977	Price:	\$31,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/05717/ 00548	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Exempt Class:****Special Tax Recapture:**

NONE

Homestead Application Information

Homestead Application Status: Approved 05/08/2012

Debra Wiley - ZAC Comments - Distribution Meeting of June 4th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/11/2012 1:52 PM
Subject: ZAC Comments - Distribution Meeting of June 4th

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0301-SPHA- 411 Lorraine Avenue
No hearing date per data base as of 6/11/12

2012-0302-A - 4017 Klausmier Road
Administrative Variance - Closing Date: 6/25/12

2012-0303-SPHA - 950 York Road
No hearing date in data base as of 6/11/12

2012-0304-A - 4020 Old Court Road
No hearing date in data base as of 6/11/12

2012-0305-A - 16 Betlou James Place
No hearing date in data base as of 6/11/12

2012-0306-SPHA - 6732 Fox Meadow Place
Administrative Variance - Closing Date: 5/7/12

2012-0307-SPH - 8044 Bradshaw Road
No hearing date in data base as of 6/11/12

2012-0308-A - 7801 Doe Ridge Drive
Administrative Variance - Closing Date: 7/2/12

2012-0309-A - 7208 Bridgewood Drive
Administrative Variance - Closing Date: 7/2/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

July 5, 2012

Nickolaus Diakantonis
7208 Bridgewood Drive
Baltimore MD 21224

RE: Case Number: 2012-0309 A, Address: 7208 Bridge wood Drive, 21224

Dear Mr. Diakantonis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 6, 2012. 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-12-12

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

RE: Baltimore County
Item No 2012-0309-A
Administrative Variance
Nickolaos Diakantonis
7208 Bridgewood Drive

Dear Ms. Lewis:

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. 2012-0309-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: June 14, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2012
Item Nos. 2012-0301, 0302, 0303, 0305, 0306, 0307, 0308, and 0309

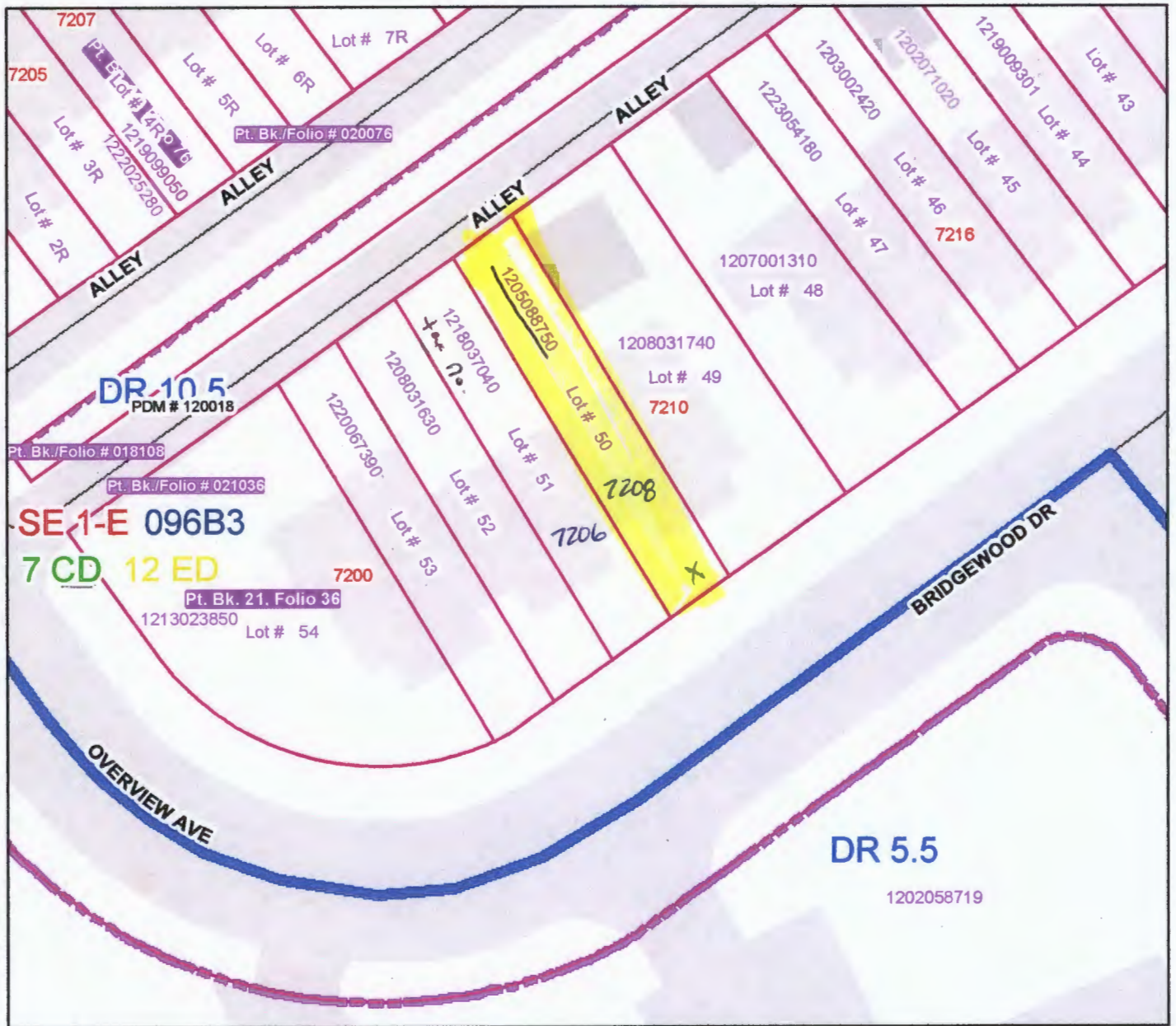
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

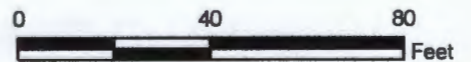
cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06182012-NO COMMENTS.doc

7208 Bridgewood Drive



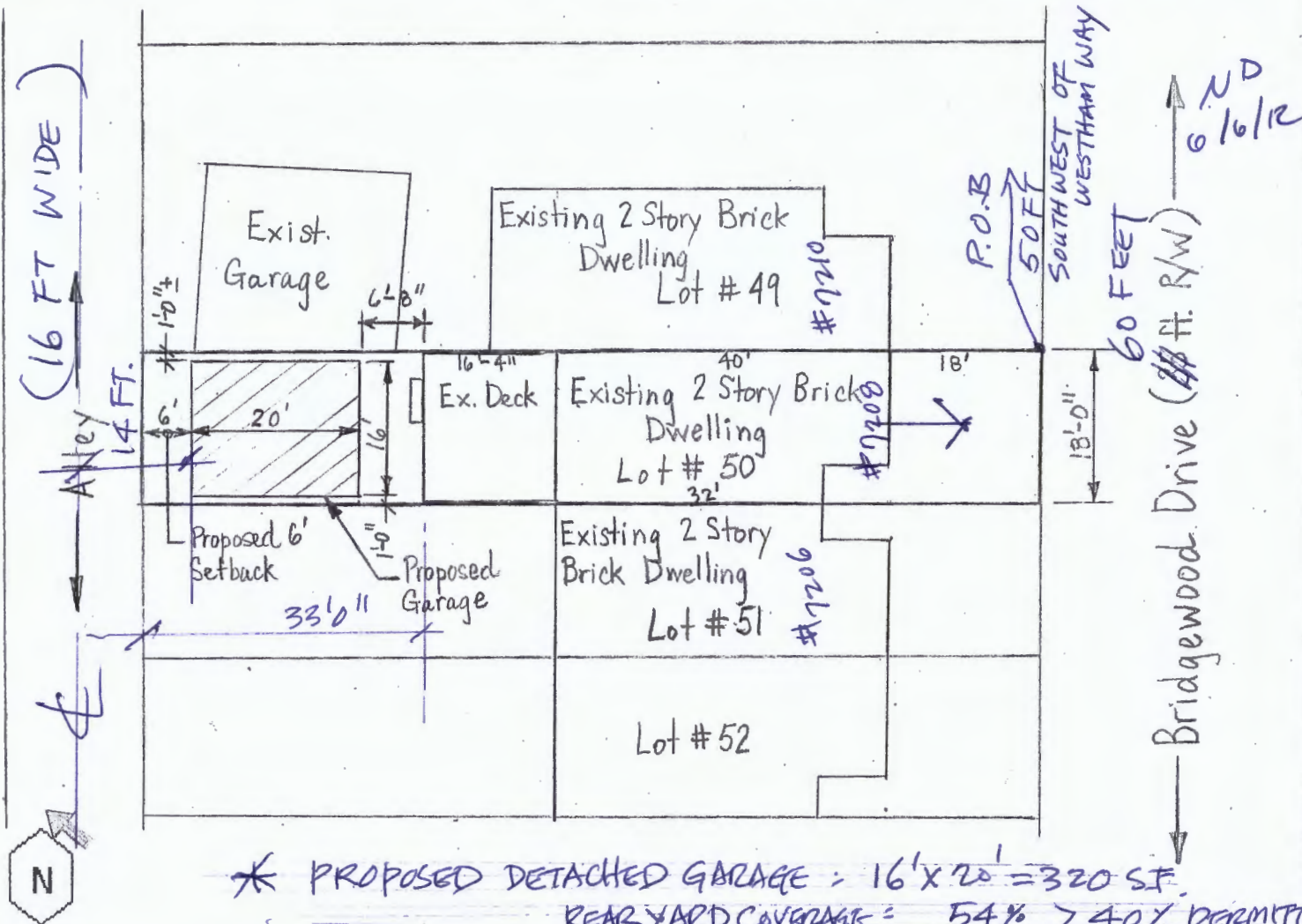
Publication Date: May 18, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

2012-0309-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7208 Bridgewood Dr. OWNER(S) NAME(S) Kalliopi & Nicholas Diakantonis
 SUBDIVISION NAME EASTWOOD LOT# 50 BLOCK# A SECTION# 4
 PLAT BOOK# 21 FOLIO# 36 10 DIGIT TAX# 1205088750 DEED REF.# 23489100345



SITE VICINITY MAP
 Overview Map
 Conley St.
 Site
 Bridgewood Dr.
 Westham Way
 N
 MAP IS NOT TO SCALE
 ZONING MAP# 0096 B3
 SITE ZONED DR 10.5
 ELECTION DISTRICT 12th
 COUNCIL DISTRICT 7th
 LOT AREA ACREAGE 0.214
 OR SQUARE FEET 1926
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

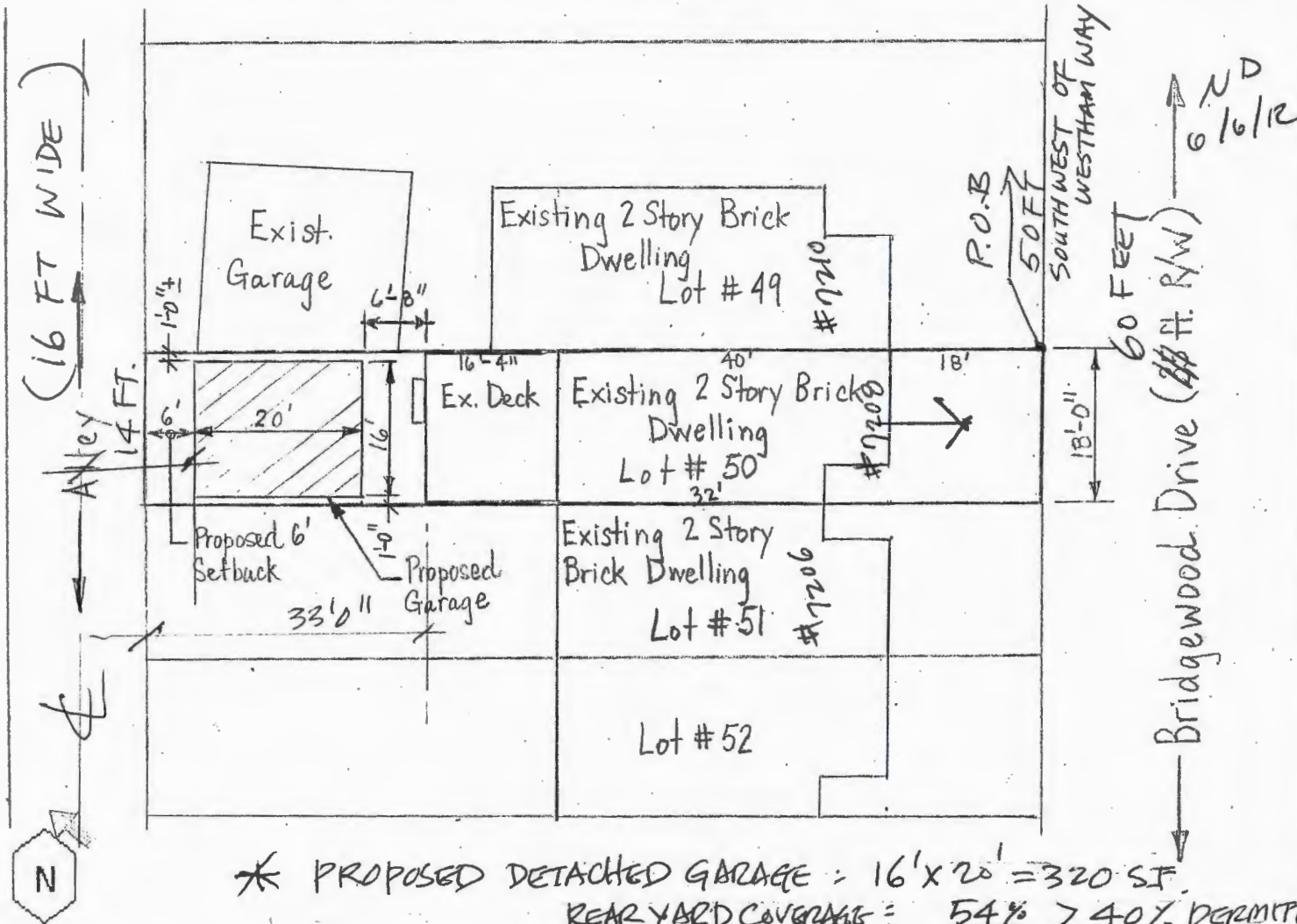
PLAN DRAWN BY Nicholas Diakantonis DATE 5/29/12 SCALE: 1 INCH = 20 FEET

ND
 6/6/12

VIOLATION CASE INFO:
NO

2012-0309-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 7208 Bridgewood Dr. OWNER(S) NAME(S) Kalliopi & Nicholas Diakantonis
 SUBDIVISION NAME EASTWOOD LOT# 50 BLOCK# A SECTION# 4
 PLAT BOOK # 21 FOLIO # 36 10 DIGIT TAX # 1205088750 DEED REF. # 23489100345



* PROPOSED DETACHED GARAGE - 16' x 20' = 320 SF.
 REAR YARD COVERAGE = 54% > 40% PERMITTED

PLAN DRAWN BY Nickolas Diakantonis DATE 5/29/12 SCALE: 1 INCH = 20 FEET



ZONING MAP# 0096 B3
 SITE ZONED DR 10.5
 ELECTION DISTRICT 12th
 COUNCIL DISTRICT 7th
 LOT AREA ACREAGE 0.214
 OR SQUARE FEET 1926
 HISTORIC? No
 IN CBCA? No
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 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

ND
 6/6/12

VIOLATION CASE INFO:
NO

2012-0309-A