

IN RE: PETITION FOR ADMIN. VARIANCE *

(10208 Greenside Drive)

8th Election District

3rd Councilmanic District

G & Z Land Corporation, Inc

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0118-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, G & Z Land Corporation, Inc. The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition to have a side yard setback of 6 ft. (combination of side yard setbacks of 21 ft.) in lieu of the minimum required 8 ft. (combination of setbacks of 20 ft.). The subject property and requested relief is more fully depicted on the site plan that was filed with the Petition.

This matter was originally filed as an Administrative Variance, with a closing date of December 10, 2012. On December 17, 2012, the Office of Administrative Hearings requested a formal hearing on this matter. The hearing was set for February 12, 2013 at 2:30 in the Office of Administrative Hearings, and notice to that effect was mailed to Petitioner.

The Petitioner failed to appear at the scheduled hearing, and the Petition will therefore be dismissed.

ORDER RECEIVED FOR FILING

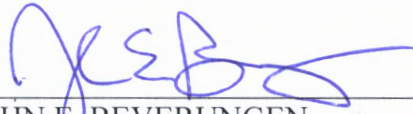
Date 2/13/13

By den

IT IS ORDERED, this 13th day of February, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition to have a side yard setback of 6 ft. (combination of side yard setbacks of 21 ft.) in lieu of the minimum required 8 ft. (combination of setbacks of 20 ft.). be and is hereby DISMISSED without prejudice.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2/13/13
By slh



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 13, 2013

George and Zoe Perdikakis
1124 Hunk Creek LN.
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 2013-0118-A
Property: **10208 Greenside Drive**

Dear Mr. and Mrs. Perdikakis:

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 of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 1920B Greenside Drive

which is presently zoned DR 5.5

Deed Reference 31518/404

10 Digit Tax Account # 0807062260

Property Owner(s) Printed Name(s) G & Z Land Corporation, Inc.

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** **ADMINISTRATIVE VARIANCE** from section(s)

Section 1B02.3.B (1955 regs. – Section 211.3) – to permit a proposed addition to have a side yard setback of 6 feet (combination of side yard setbacks of 21 feet) in lieu of the minimum required 8 feet (combination of setbacks of 20 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).

G & Z LAND CORPORATION INC.

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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 _____ 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0118-A

Filing Date 11/16/12

Estimated Posting Date 11/25/12

Reviewer RJD

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL 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: 10208 Greenside Drive Cockeysville MD 21030
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 current driveway and curb cut are located on the north side of the lot. We wish to construct a single car attached garage and use the existing driveway as access. The current zoning regulations call for a ten (10) foot sideyard setback. In building the garage the setback will be reduced to six feet. The adjoining property does not face Greenside Drive so there is no building to building setback issues created by constructing the garage. The lot is irregular shaped and does not allow for construction in another location. Building additions have been allowed on numerous other homes in the subdivision in violation of the side yard setback. There is existing access from the home to the proposed garage so this is the most likely spot for the garage addition.

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

George Perdikakis
Signature of Affiant

George Perdikakis
Name- Print or Type

Zoe Perdikakis
Signature of Affiant

Zoe Perdikakis
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 24th day of September 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

George Perdikakis and Zoe Perdikakis
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



[Signature]
Notary Public

5/16/14
My Commission Expires

Item # 0118



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

**ZONING PROPERTY DESCRIPTION FOR
10208 GREENSIDE DRIVE
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD**

Beginning at a point on the west side of Greenside Drive, seventy (70) feet wide at a point distant 110 feet north from the intersection of the west side of Greenside Drive with the centerline of Wickersham Way which is fifty (50) feet wide. Thence with Greenside Drive the two following courses and distances, 1) by a curve to the right having a radius of 1225.00 feet for an arc length of 38.64 feet, 2) North 5 degrees 9 minutes 40 seconds East, a distance of 33.22 feet, thence leaving Greenside Drive and running 3) South 84 degrees 50 minutes 20 seconds East a distance of 79.26 feet, thence 4) South 5 degrees 56 minutes 26 seconds West, a distance of 17.95 feet, thence 5) South 84 degrees 3 minutes 34 seconds East a distance of 23.00 feet, thence 6) South 5 degrees 56 minutes 26 seconds West a distance of 45.00 feet, thence 7) South 38 degrees 59 minutes 55 seconds East a distance of 16.91 feet, thence 8) North 86 degrees 38 minutes 45 seconds West a distance of 92.00 feet to the point of beginning.

Containing 6,487 square feet or 0.15 acres of land, located in the 8th Election District and the 3rd Council District.

Being known and designated as Lot number 9, Block C, as shown on a plat of subdivision entitled "RAMSGATE, A Section Of Montrose", as recorded among the land records of Baltimore County, MD in Plat Book O.T.G. 31 at folio 33.



Item #0118

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

No. **88921**

Date: **11/16/12**

PAID RECEIPT

TIME 5
 11/16/2012 11/16/2012 11:40:26

REG NO: WALTON RDOS LRB
 RECEIPT # 625869 11/16/2012 OFLN

528 ZONING VERIFICATION

Receipt Tot \$75.00
 \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1875.00

Total: **1875.00**

Rec From: _____
 For: **zoning hearing case # 2013-0118-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2013-0118-A

10208 Greenside Drive
W/s Greenside Drive, 110 ft. N/of centerline
of Wickersham Way
8th Election District - 3rd Councilmanic District
Legal Owner(s): G & Z Land Corporation, Inc.,
George & Zoe Perdikakis

Variance: to permit a proposed addition to have a side yard setback of 6 ft. (combination of side yard setbacks of 21 ft.) in lieu of the minimum required 8 ft. (combination of setbacks of 20 ft.)

Hearing: Tuesday, February 12, 2013, at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 1/6/92 Jan. 22 899849



501 N. Calvert Street, Baltimore, MD 21278

January 24, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on January 22, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

Date: 11-25-12

RE: Case Number: 2013-0118-A

Petitioner/Developer: G + Z Land Corporation, Inc

Date of Hearing/Closing: 12-10-12

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10208 Greenside Dr

The signs(s) were posted on

11/25/12

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0118-A

TO PERMIT A PROPOSED DETENTION
TO HAVE A SIDEYARD SETBACK OF 6 FEET
(COMBINATION OF SETBACKS 21 FEET) IN L.V. OF
THE MINIMUM REQUIRED 6 FEET (COMBINATION IN L.V.)

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/11/13

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
100 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
SEE SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
UNLAWFULLY REMOVED OR DAMAGED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 22, 2013 Issue - Jeffersonian

Please forward billing to:
George Perdikakis
1124 Hunt Creek Lane
Sparks, MD 21152

410-472-3523

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0118-A

10208 Greenside Drive

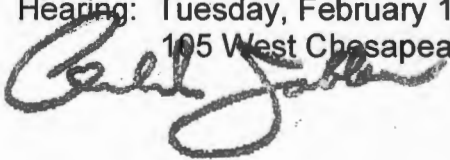
W/s Greenside Drive, 110 ft. N/of centerline of Wickersham Way

8th Election District – 3rd Councilmanic District

Legal Owners: G & Z Land Corporation, Inc., George & Zoe Perdikakis

Variance to permit a proposed addition to have a side yard setback of 6 ft. (combination of side yard setbacks of 21 ft.) in lieu of the minimum required 8 ft. (combination of setbacks of 20 ft.).

Hearing: Tuesday, February 12, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

January 7, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0118-A

10208 Greenside Drive

W/s Greenside Drive, 110 ft. N/of centerline of Wickersham Way

8th Election District – 3rd Councilmanic District

Legal Owners: G & Z Land Corporation, Inc., George & Zoe Perdikakis

Variance to permit a proposed addition to have a side yard setback of 6 ft. (combination of side yard setbacks of 21 ft.) in lieu of the minimum required 8 ft. (combination of setbacks of 20 ft.).

Hearing: Tuesday, February 12, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp. The stamp contains the text "Arnold Jablon" and "Director" below it.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Perdikakis, 1124 Hunt Creek Lane, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 23, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0118 -A Address 10208 Greenside DrContact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/16/12 Posting Date: 11/25/12 Closing Date: 12/10/12

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

- 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.
- 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.
- 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.
- 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 2013- 0118 -A Address 10208 Greenside DrPetitioner's Name G + Z Land Corp Telephone 410 472 3523Posting Date: 11/25/12 Closing Date: 12/10/12Wording for Sign: To Permit a proposed addition to have a side yard setback of 6 feet (combination of setbacks: 21 feet) in lieu of the minimum required 8 feet (combination: 20 feet)

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0118-A
Petitioner: G+Z LAND CORPORATION INC
Address or Location: 10208 GREENSIDE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: G+Z LAND CORPORATION INC.
Address: 1124 HUNT CREEK LANE
SPARKS MD
21152
Telephone Number: 410-472-3523



KEVIN KAMENETZ
County Executive

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

December 12, 2012

George & Zoe Perdikakis
1124 Hunt Creek Lane
Sparks, MD 21152

RE: Case Number: 2013-0118 A, Address: 10208 Greenside Drive

Dear Mr. & Ms. Perikakis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 16, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-26-12

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

RE: Baltimore County
Item No 2013-0118-A.
Administrative Variance
George & Zoe Perdikakis
10208 Greenside 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. 2013-0118-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 dark ink, appearing to read "Richard Zeller", is written over the typed name "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 26, 2012
Item Nos. 2013-0113,0114,0115,0117 and 0118,

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

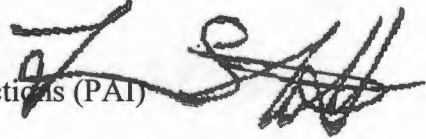
DAK:CEN
cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 17, 2012

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)



FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/10/12 Closing Date
Case No. 2013-0118-A – 10208 Greenside Drive (Formal Demand)

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

LMS:dlw

c: Office of People's Counsel

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

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

Account Identifier: District - 08 Account Number - 0807062260

Owner Information	
Owner Name:	G & Z LAND CORPORATION INC
Use:	RESIDENTIAL
Principal Residence:	NO
Mailing Address:	1124 HUNT CREEK LN SPARKS MD 21152-
Deed Reference:	1) /31518/ 00404 2)

Location & Structure Information	
Premises Address	Legal Description
10208 GREENSIDE DR COCKEYSVILLE 21030-	10208 GREENSIDE DR WS RAMSGATE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0011	0447		0000		C	9	2	Plat Ref: 0031/ 0033

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,304 SF	6,487 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER ASBESTOS SHINGLE	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	126,480	116,400		
Improvements:	185,350	194,700		
Total:	311,830	311,100	311,100	311,100
Preferential Land:	0			0

Transfer Information				
Seller:	CAMERA MIREYA E	Date:	12/20/2011	Price: \$267,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/31518/ 00404	Deed2:
Seller:	BUSCH MIREYA E	Date:	09/04/2003	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/18717/ 00306	Deed2:
Seller:	BUSCH BRIAN J	Date:	12/29/1993	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10245/ 00525	Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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:	No Application

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE
10208 Greenside Drive; W/S Greenside Drive,* OF ADMINSTRATIVE
110' N c/line of Wickersham Way
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): George & Zoe Perdikakis * BALTIMORE COUNTY
Petitioner(s) *
* 2013-118-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

JAN 02 2013

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 2nd day of January, 2013, a copy of the foregoing Entry of Appearance was mailed to George & Zoe Perdikakis, 1124 Hunt Creek Lane, Sparks, MD 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: March 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0118-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 15, 2013. 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

Debra Wiley - Re: Zoning Case # 2013-0118-A

From: John Beverungen
To: Davidflowersret@aol.com
Date: 2/25/2013 11:19 AM
Subject: Re: Zoning Case # 2013-0118-A
CC: Debra Wiley

Mr. Flowers,

Under rules of administrative procedure, I am not permitted to meet with litigants to discuss matters prior to the public hearing. I am copying Ms. Wiley (our office manager) on this email, and would suggest that you contact her to see if she can answer any questions you might have. If your questions are of a technical nature, she may refer you to a member of the County's zoning review office.

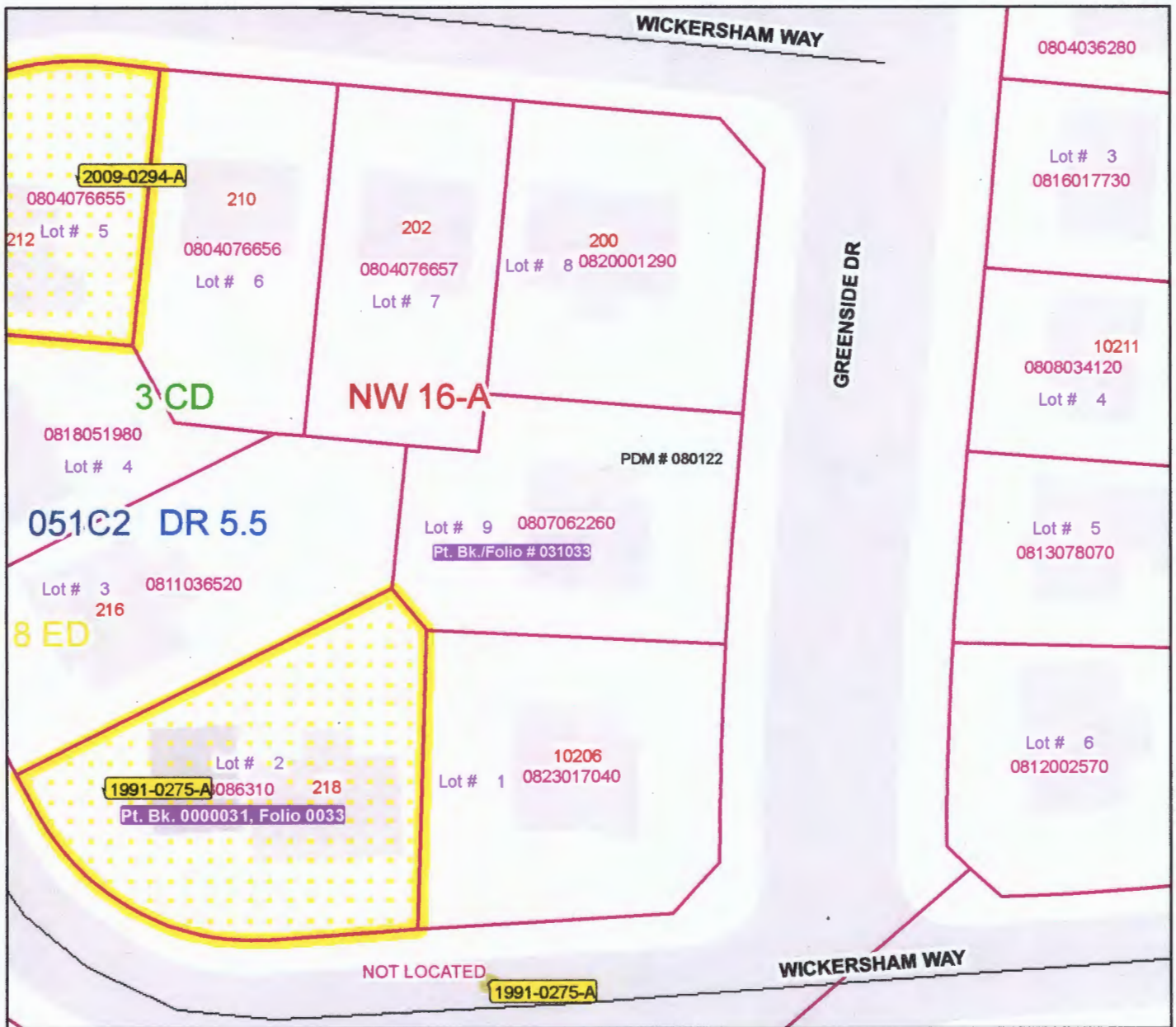
John Beverungen

>>> <Davidflowersret@aol.com> 02/25/13 10:54 AM >>>
Dear Mr. Beverungen, Administrative Law Judge

I would like to meet with you and or your staff members to discuss the subject property. I am interested in the process and procedures that need to be followed for this "Petition for Variance" to be heard by your office. Please respond for a meeting at your convenience. My cell phone number is 443-677-1184.

Thank You, David Flowers

10208 Greenside Drive



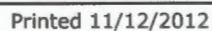
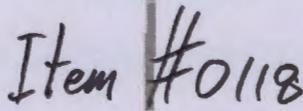
Publication Date: November 14, 2012
 Publication Agency: Permits, Approvals and Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
 Feet

1 inch = 50 feet

Item #0118



Item #0118





Item #10110

Item #0118



Item #0118



Item #0118





Item #0118

Item #0118

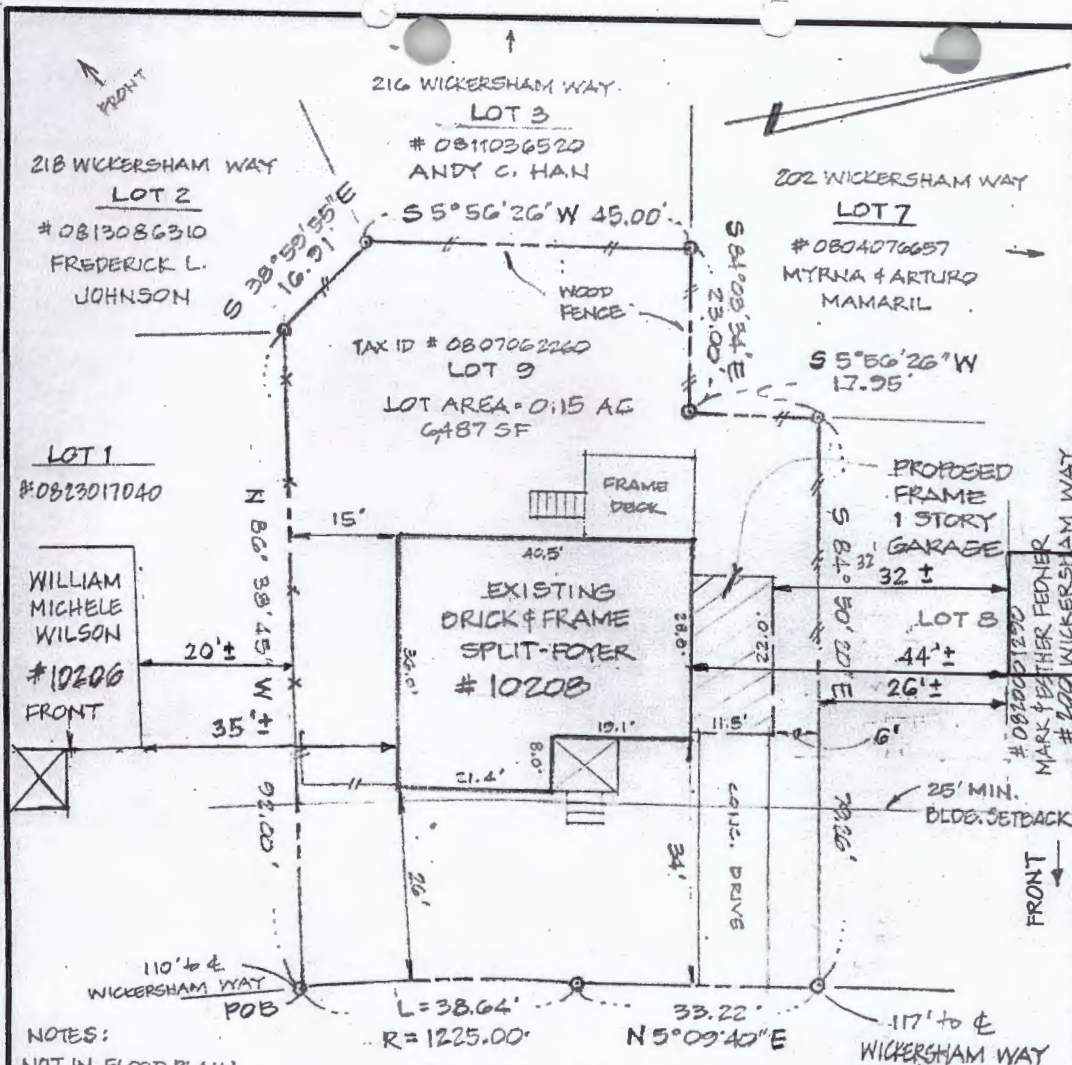


Item #0118



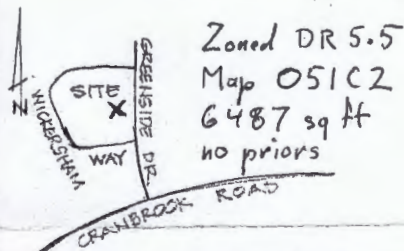


Item 40118



NOTES:
NOT IN FLOOD PLAIN,
CEQA OR HISTORIC AREA
SERVED BY PUBLIC
WATER & SEWER
NO PRIOR
HEARINGS

GREENSIDE DRIVE (70' R/W)



Zoned DR 5.5
Map 051C2
6487 sq ft
no priors

VARIANCE PLAN

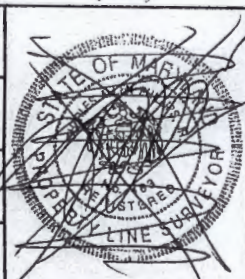
LOT 9, BLOCK C
RAMSGATE
Platbook 31, Folio 33
8th ELEC. DIST., COUNCIL DIST. 3
GIS TILE NO. 051C2 ZONED DR 5.5
DEED REF. 31518/404

DRAWN BY
ROSCOC

CHECKED BY
C.A.P.

SCALE
1" = 20'

DATE
12.7.11



ADDRESS
10208 GREENSIDE DR.
COCKEYSVILLE, MD
OWNER: G & Z LAND CORP. INC.
936 Ridgebrook Road • Sparks, MD 21152

#2013-0118-A

R/D