



KEVIN KAMENETZ
County Executive

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

January 26, 2015

Harry G. Pappas, Jr.
12500 Jarrettsville Pike
Phoenix, Maryland 21131

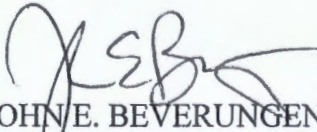
RE: Petition for Administrative Variance
Case No. 2015-0139-A
Property: 12500 Jarrettsville Pike

Dear Mr. Pappas:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE

(12500 Jarrettsville Pike)

10th Election District

3rd Council District

Harry G. Pappas, Jr.

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0139-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Harry G. Pappas, Jr. ("Petitioner"). The variance request is from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (pool house) height of 18.5 ft. in lieu of the maximum permissible height of 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 4, 2015, 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 § 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

ORDER RECEIVED FOR FILING

Date 1-26-15

By [Signature]

requirements of § 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 26th day of January, 2015, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (pool house) height of 18.5 ft. in lieu of the maximum permissible height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

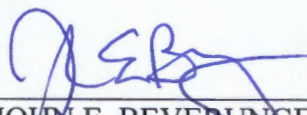
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory building (pool house) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory building (pool house) shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 1-26-15

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 1-26-15

By DLW



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 Hearings for Baltimore County for the property located at:

Address 12500 JARRETTSVILLE PIKE Currently zoned RC-6
Deed Reference 27201/038 10 Digit Tax Account # 1 0 1 2 0 2 0 5 1 3
Owner(s) Printed Name(s) HARRY G. PAPPAS, JR.

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

**BCZR§ 400.3 TO PERMIT AN ACCESSORY BUILDING HEIGHT OF 18.5'
IN LIEU OF THE MAXIMUM PERMISSIBLE HEIGHT OF 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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

HARRY G. PAPPAS, JR./

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12500 JARRETTSVILLE PIKE, PHOENIX, MD

Mailing Address

City

State

21131

410-303-0213

Zip Code

Telephone #

Email Address

Representative to be contacted:

HARRY G. PAPPAS, JR.

Name - Type or Print

Signature

12500 JARRETTSVILLE PIKE, PHOENIX, MD

Mailing Address

City

State

21131

410-303-0213

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 12/23/14 day of December, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0139-A

Filing Date 12/23/14

Estimated Posting Date 1/4/15

Reviewer Sh

Rev 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 12500 JARRETTSVILLE PIKE PHOENIX, MD, 21131
Print or Type Address of property City State Zip Code

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

SEE ATTACHMENT #1

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

Signature of Owner (Affiant)

HARRY G. PAPPAS, JR.

Name- Print or Type

Signature of Owner (Affiant)

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:

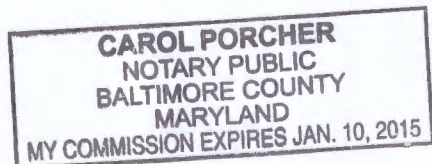
I HEREBY CERTIFY, this 15 day of Dec, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

HARRY G. PAPPAS, JR

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

01/10/15

REV. 5/8/2014

#0139

ATTACHMENT #1

The hardship that the request for an administrative variance is based on is the fact that the building is already constructed. On February 13, 2009 two building permits were issued, one (#B712007) was issued to raze the existing pool house, while the other (#B712008) was issued to construct a new detached pool house in the previously razed location. The architectural information provided with the permit application clearly indicated a height exceeding 18 feet. The previously mentioned permit (#B712008) expired and was replaced by permit (#B798896) issued on September 27, 2012, and was then extended until September 27, 2014 when it expired. At this point in time an inspector informed the homeowner that the height of the pool house was greater than 15 feet and therefore needed a variance. A new building permit (#B865370) was issued as an alteration to complete what was constructed under permit (#B798896).

Strict compliance with the regulation would require modification to the existing structure , for which permits were issued, at a significant exspense.

#0139

December 18, 2014

ZONING DESCRIPTION FOR #12500 JARRETTSVILLE PIKE

Beginning at a point on the west side of Jarrettsville Pike which has a varying right of way width, at the distance of 2400 feet from the centerline of Dulaney Valley Road, which has a varying right of way width. Being Lot #5 in the subdivision of Bryn Awel as recorded in Baltimore County Plat Book Liber R.R.G. 30, Folio 101, containing 0.943 acres, plus or minus. Located in the Tenth Election District and Third Council District.



James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

#2015-0139-A



KEVIN KAMENETZ
County Executive

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

January 21, 2014

Harry G Pappas Jr
12500 Jarrettsville Pike
Phoenix MD 21131

RE: Case Number: 2015-0139 A, Address: 12500 Jarrettsville Pike

Dear Mr. Pappas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 23, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0139 -A Address 12500 Jarrettsville Pike
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/23/14 Posting Date: 1/4/15 Closing Date: 1/19/15

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 2015- 0139 -A Address 12500 Jarrettsville Pike
Petitioner's Name Harry Pappas, Jr. Telephone 410-303-0213
Posting Date: 1/4/15 Closing Date: 1/19/15
Wording for Sign: To permit an accessory structure (garage)
with a height of 18.5 ft. in lieu of the required 15 ft.
located in the rear yard.

Revised 7/18/14

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: 2015-0139-A

Petitioner: HARRY G. PAPPAS, JR.

Address or Location: 12500 JARRETTSVILLE PIKE, PHOENIX MD, 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: HARRY G. PAPPAS, JR.

Address: 12500 JARRETTSVILLE PIKE
PHOENIX, MD, 21131

Telephone Number: (410) 303-0213

CERTIFICATE OF POSTING

Date: 1-4-15

RE: Case Number: 2015-0139-A

Petitioner/Developer: Harry Pappas, Jr

Date of Hearing/Closing: 1-19-15

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 12500 Jarroldville Pike

The signs(s) were posted on 1-4-15
(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 # 2015-0139-A

TO PERMIT AN ACCESSORY STRUCTURE

(GARAGE) WITH A HEIGHT OF 18.5 FT. IN LIEU
OF THE REQUIRED 15 FT. LOCATED IN THE
REAR YARD

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 4/8/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

331 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

HANDICAPPED ACCESSIBLE

M E M O R A N D U M

DATE: February 26, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0139-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 25, 2015. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-4-15</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

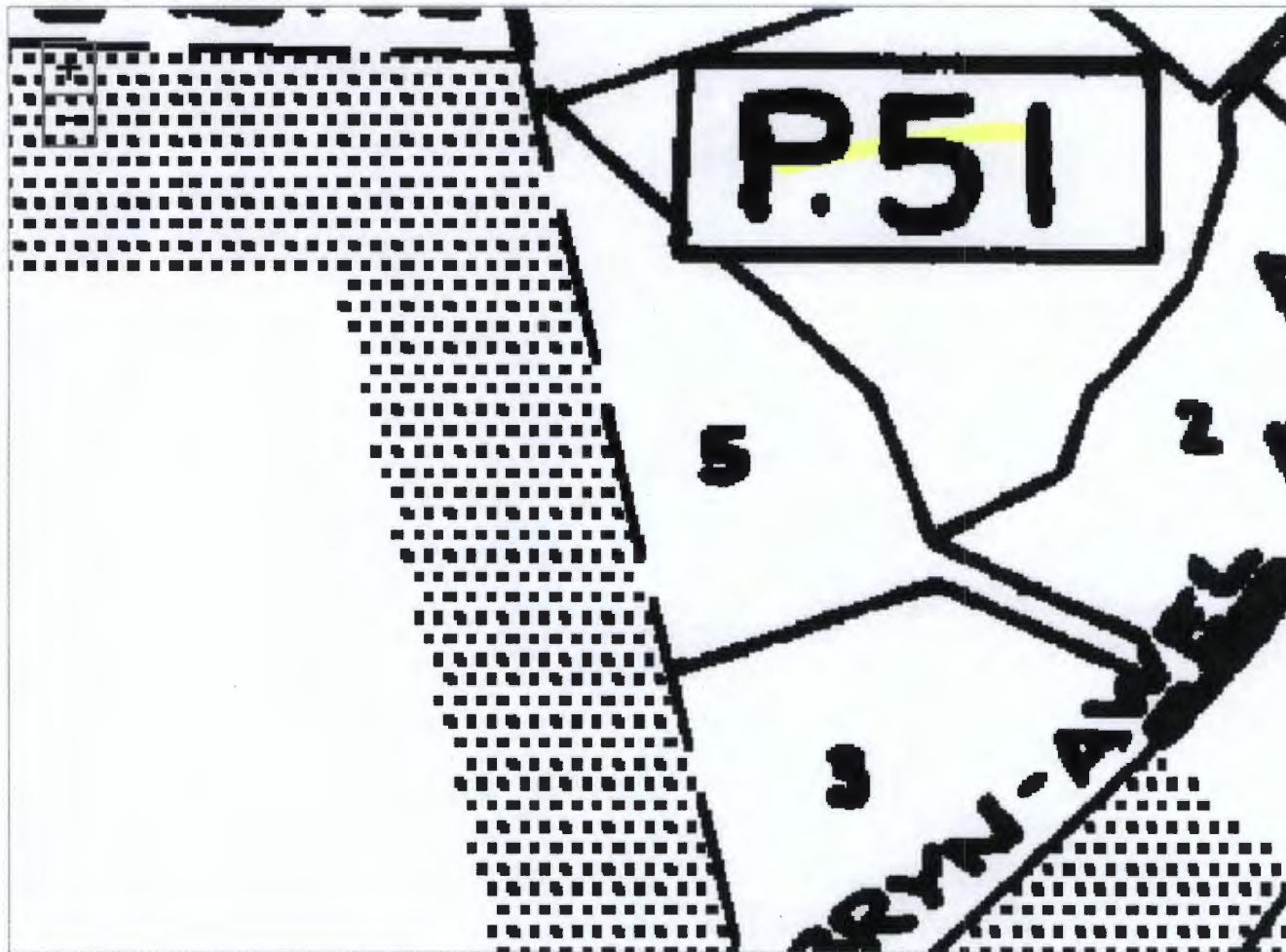
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 10 Account Number - 1012020513	
Owner Information		
Owner Name:	PAPPAS HARRY G JR	Use: RESIDENTIAL
Mailing Address:	12500 JARRETTSVILLE PIKE PHOENIX MD 21131-2301	Principal Residence: NO Deed Reference: /27201/ 00038
Location & Structure Information		
Premises Address:	12500 JARRETTSVILLE PIKE 0-0000	Legal Description: .950 AC 339 NE DULANEY VALLEY RD BRYN AWEL
Map:	Grid:	Parcel:
0052	0010	0051
Sub District:	Subdivision:	Section:
0000	0000	
Block:	Lot:	Assessment Year:
	5	2014
Plat No:	Plat Ref:	
0030/ 0101		
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 0.9500 AC
		County Use 04
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value As of 01/01/2014
Land:	37,000	33,300
Improvements	42,300	31,100
Total:	79,300	64,400
Preferential Land:	0	64,400
		0
Transfer Information		
Seller: BRYN AWEL LLC	Date: 07/24/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27201/ 00038	Deed2:
Seller: MELLON BANK NA	Date: 12/21/2005	Price: \$1,250,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23107/ 00244	Deed2:
Seller: RATRIE HARRY	Date: 07/24/1998	Price: \$1,400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13029/ 00693	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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: Denied		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **10** Account Number: **1012020513**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

☒ Loading... Please Loading... Please Wait.
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Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 10 Account Number - 1012020512		
Owner Information		
Owner Name:	PAPPAS HARRY G JR	Use: RESIDENTIAL
Mailing Address:	12500 JARRETTSVILLE PIKE PHOENIX MD 21131-2301	Principal Residence: YES
		Deed Reference: /27201/ 00038
Location & Structure Information		
Premises Address:	12500 JARRETTSVILLE PIKE 0-0000	Legal Description: 1.825 AC RER 349 FT 12500 JARRETTSVILLE PIKE BRYN AWEL
Map:	Grid:	Parcel:
0052	0010	0051
Sub District:	Subdivision:	Section:
0000	0000	
Block:	Lot:	Assessment Year:
	4	2014
Special Tax Areas:	Town:	Ad Valorem:
		NONE
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1928	7,615 SF	
Property Land Area	County Use	
1.8200 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
STONE	4 full/ 1 half	1Att/1Det
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	421,900	379,700
Improvements	811,700	863,000
Total:	1,233,600	1,242,700
Preferential Land:	0	
		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
		1,236,633 1,239,667
		0
Transfer Information		
Seller: BRYN AWEL LLC	Date: 07/24/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27201/ 00038	Deed2:
Seller: MELLON BANK NA	Date: 12/21/2005	Price: \$1,250,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23107/ 00244	Deed2:
Seller: RATRIE HARRY	Date: 07/24/1998	Price: \$1,400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13029/ 00693	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014 07/01/2015
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 09/05/2008		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **10** Account Number: **1012020512**

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Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

[\(http://fmsweb05.mdp.state.md.us/website/mosp/\)](http://fmsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait.
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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 12, 2015
Item No. 2015-0136, 0138 and 0139

DATE: January 9, 2015

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\ZAC01122015 -.doc

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 1/5/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0139-A
Administrative Variance
Harry G. Pappas, Jr.
12500 Tanettesville Pike
MD146

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 1/5/15. A field inspection and internal review reveals that an entrance onto MD146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0139-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/
Development Manager
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

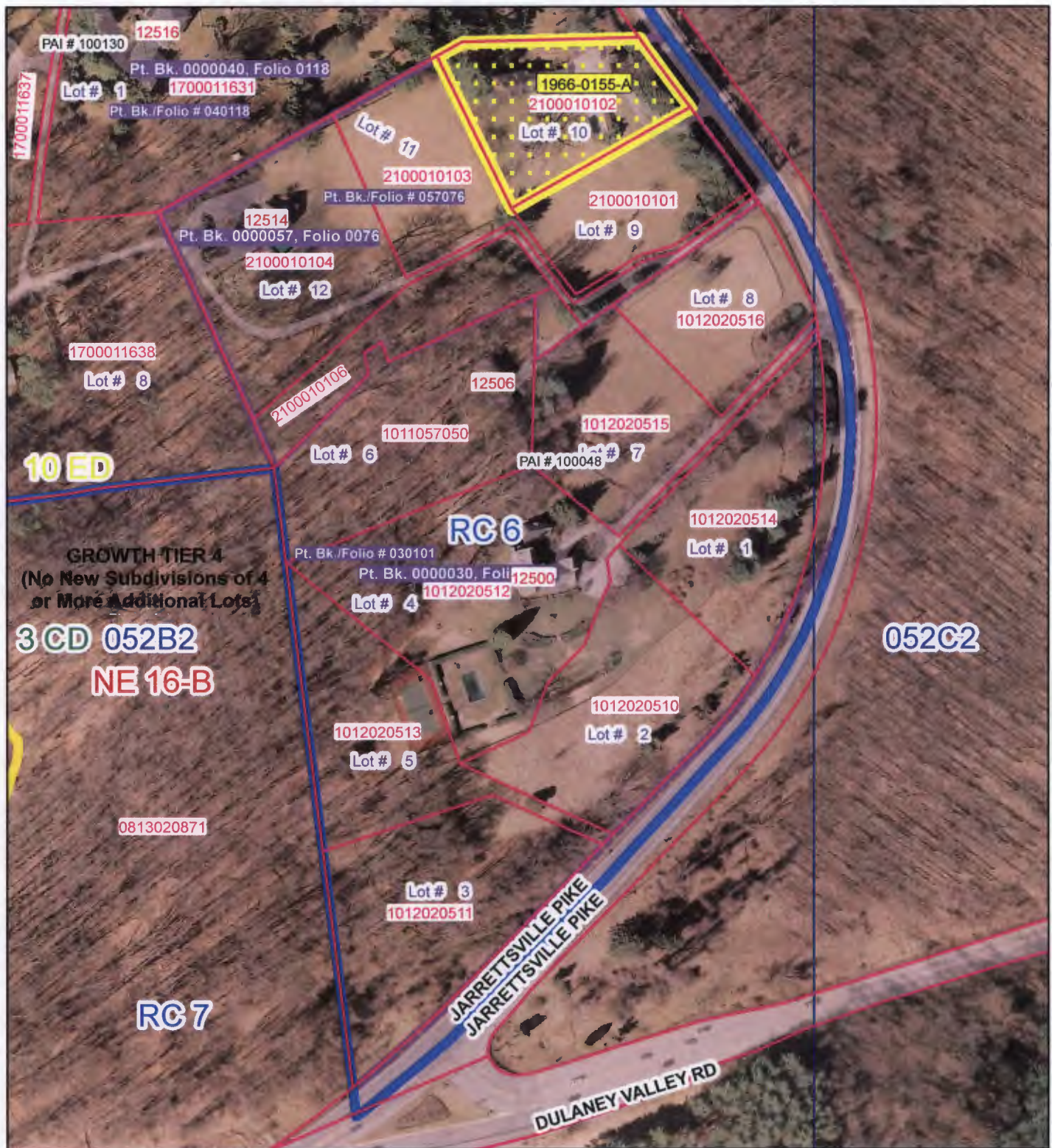


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12500 Jarrettsville Pike



Publication Date: 12/16/2014



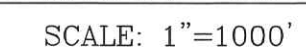
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

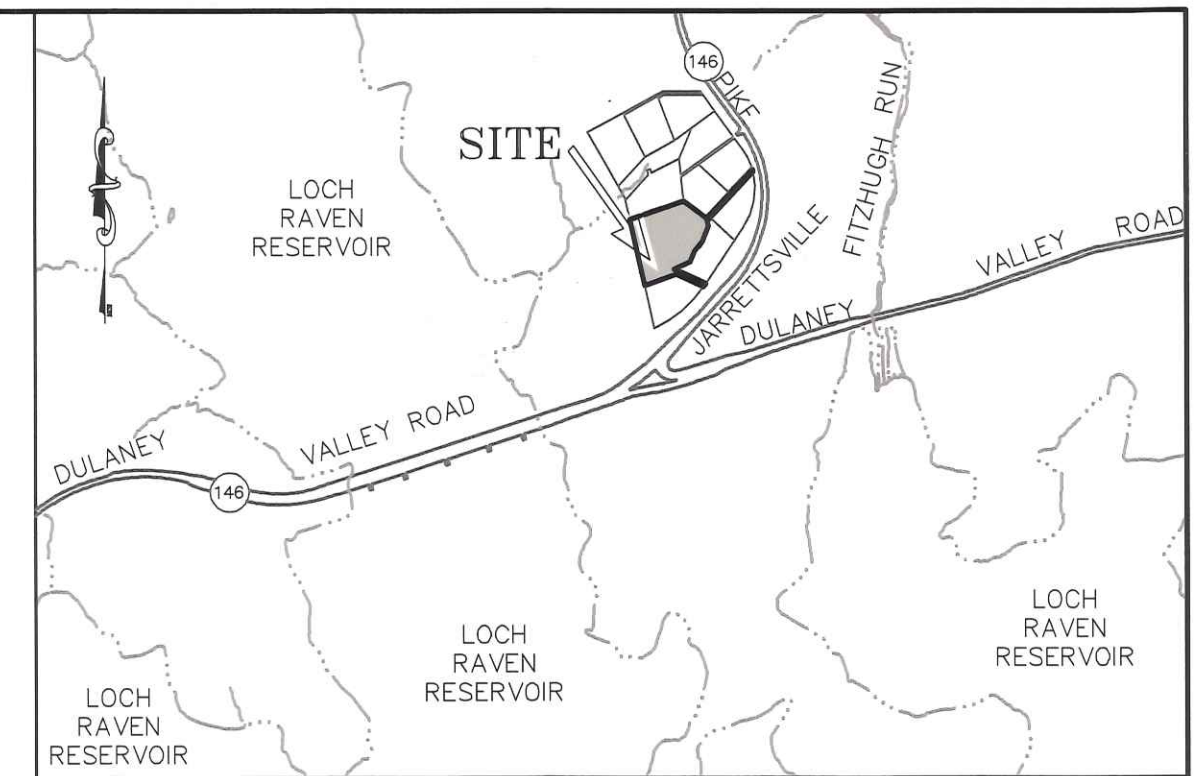


0 50 100 200 300 400 Feet

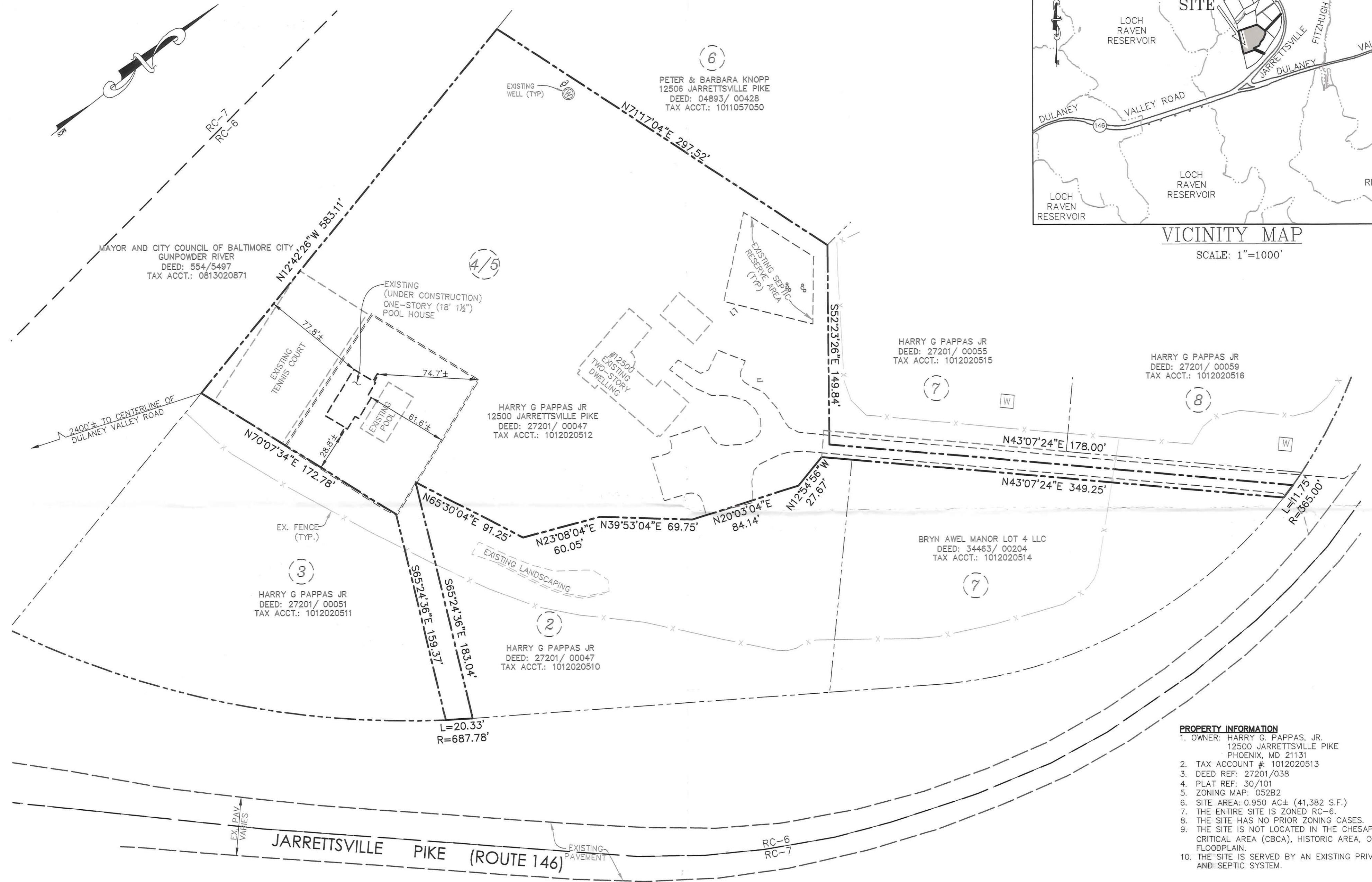
1 inch = 200 feet

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VICINITY MAP
SCALE: 1"=1000'

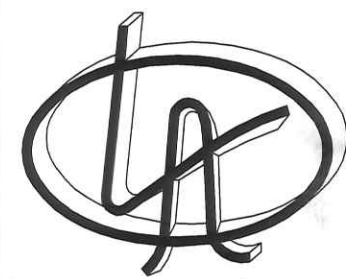


- PROPERTY INFORMATION**
1. OWNER: HARRY G. PAPPAS, JR.
12500 JARRETTSVILLE PIKE
PHOENIX, MD 21131
 2. TAX ACCOUNT #: 1012020513
 3. DEED REF: 27201/038
 4. PLAT REF: 30/101
 5. ZONING MAP: 052B2
 6. SITE AREA: 0.950 AC± (41,382 S.F.)
 7. THE ENTIRE SITE IS ZONED RC-6.
 8. THE SITE HAS NO PRIOR ZONING CASES.
 9. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (CBCA), HISTORIC AREA, OR FEMA FLOODPLAIN.
 10. THE SITE IS SERVED BY AN EXISTING PRIVATE WELL AND SEPTIC SYSTEM.

PLAN TO ACCOMPANY PETITION
ADMINISTRATIVE ZONING VARIANCE
#12500 JARRETTSVILLE PIKE

DISTRICT 10c3
SCALE: 1"=50'

BALTIMORE COUNTY, MD
DECEMBER 22, 2014



LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639