

MEMORANDUM

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0191-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 2016. 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

IN RE: PETITION FOR SPECIAL HEARING *

(4606 E. Joppa Road)

11th Election District *

5th Council District *

David Zichos

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0191-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of David Zichos, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a proposed single-family dwelling lot which does not abut a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot).

Owner David Zichos appeared in support of the petition. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), concerning certain landscaping to be provided at the site.

The subject property is 6,000 square feet and zoned DR 5.5. Petitioner purchased the lot last year, and plans to construct a single-family dwelling (SFD) on the site. The site plan (prepared by Brian Dietz, a surveyor) reveals that the subject lot will be accessed off of E. Joppa Road via a "15' ingress egress easement." The zoning regulations require a driveway width of 30 feet for panhandle lots, and the zoning petition was filed to approve the existing access drive. The

ORDER RECEIVED FOR FILING

Date 4-15-16

By Sen

driveway will serve only one new SFD, and the existing width should be more than sufficient to accommodate that use.

THEREFORE, IT IS ORDERED this 15th day of April, **2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve a proposed single-family dwelling lot which does not abut a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot), 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. Petitioner must provide sufficient landscaping to screen the subject premises from the rear of the dwelling located at 4604 E. Joppa Road.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 4-15-16

By slh



PETITION FOR ZONING HEARING(S)

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 4606 E. Joppa Road which is presently zoned DR-5.5
 Deed References: 36237/281 10 Digit Tax Account # 1119058051
 Property Owner(s) Printed Name(s) DAVID ZICHOS

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a proposed single family dwelling lot not abutting a 30 feet wide public right-of-way (for a less than 26,000 square feet lot), pursuant to Section 182.4, BCZR.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

DAVID ZICHOS

Name #1 - Type or Print

Name #2 - Type or Print

David Zichos

Signature #1

Signature #2

9131 AVONDALE Rd BALTO. MD

Mailing Address City State

21234 443-463-5215 DAVIDZICHOS@YAHOO.C

Zip Code Telephone # Email Address

Representative to be contacted:

BRIAN DIETZ

Name - Type or Print

Brian Dietz

Signature

8119 OAKLEIGH Rd BALTO. MD

Mailing Address City State

21234 410-661-3160 BDIETZ8@COMCAST.NE

Zip Code Telephone # Email Address

CASE NUMBER 2016-0191-SPH Filing Date 2/24/2016 Do Not Schedule Dates: Reviewer JNP

February 22, 2016

Zoning Description

4606 E. Joppa Road

All that piece or parcel of land situate, lying and being in the 11th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant North 18 degrees 35 minutes East 150 feet from the center of Joppa Road (60' R/W) and Southerly 349' +/- from the center of Kilbride Ct. (60' R/W) and running thence,

1. North 71 degrees 25 minutes West 75 feet,
2. North 18 degrees 35 minutes East 80 feet,
3. South 71 degrees 25 minutes East 75 feet,
4. South 18 degrees 35 minutes West 80 feet, to the place of beginning.

Containing 0.138 of an Acre or 6,000 sq. ft. of land more or less.

Being the land of the petitioner herein as shown on a plat filed in the office of the Zoning Commissioners, known as 4606 E. Joppa Road, 11th Election District, 5th Councilmanic District.

2016-0191-SPH

The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11032601

Case #:

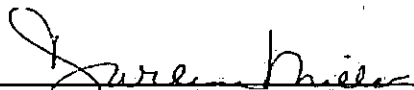
Description:

Case Number: 2016-0191-SPH - Notice of Zoning Hearing

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/25/2016



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

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: 2016-0191-SPH

4606 E. Joppa Road

150 ft. to the rear of the N/s of Joppa Road, 349 ft. W/of Kiltride Court

11th Election District- 6th Councilmanic District

Legal Owners: David Zichos

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed single family dwelling lot (not) abutting a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot).

Hearing: Thursday, April 14, 2016 at 1:30 p.m. in Room 206, 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 410-887-3368.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

mh25

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 20K-0191-SPH

PETITIONER/DEVELOPER

DAVID ZICHOS

DATE OF HEARING/CLOSING:

APRIL 14, 2016

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT

4606 E. JOPPA ROAD

THIS SIGN(S) WERE POSTED ON
(MONTH, DAY, YEAR)

March 24, 2016

SINCERELY,


SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2016-0191-SPH

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

PLACE: ROOM 205 JEFFERSON BUILDING 105

WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, APRIL 14, 2016 AT 1:30 P.M.

REQUEST:

SPECIAL HEARING TO DETERMINE WHETHER OR NOT
THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE A
PROPOSED SINGLE FAMILY DWELLING LOT (NOT) ADJUTTING
A 30 FT. WIDE PUBLIC RIGHT-OF-WAY (FOR A LESS THAN
20,000 SQ. FT. LOT).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 857-3391

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

HANDICAPPED ACCESSIBLE

myadmg 3/24/16



KEVIN KAMENETZ
County Executive

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

March 2, 2016

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:

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4606 E. Joppa Road

150 ft. to the rear of the N/s of Joppa Road, 349 ft. W/of Kilbride Court

11th Election District – 5th Councilmanic District

Legal Owners: David Zichos

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed single family dwelling lot (not) abutting a 30 ft. wide public right-of-way (for a less than 20,000 sq. ft. lot).

Hearing: Thursday, April 14, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Zichos, 9131 Avondale Road, Baltimore 21234
Brian Dietz, 8119 Oakleigh Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 25, 2016**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 24, 2016 Issue - Jeffersonian

Please forward billing to:
David Zichos
9131 Avondale Road
Baltimore, MD 21234

443-463-5215

NOTICE OF ZONING HEARING

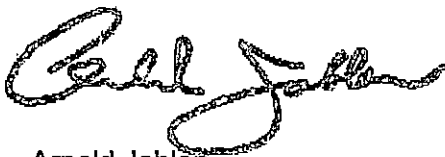
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4606 E. Joppa Road
150 ft. to the rear of the N/s of Joppa Road, 349 ft. W/of Kilbride Court
11th Election District – 5th Councilmanic District
Legal Owners: David Zichos

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
4606 E. Joppa Road; 150' to the rear
of N/S Joppa Road, 349' W Kilbride Court
11th Election & 5th Councilmanic Districts
Legal Owner(s): David Zichos
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-191-SPH

* * * * *

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

MAR 02 2016

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 March, 2016, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, 8119 Oakleigh Road, Baltimore, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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/neighborhood 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: 2016-0191-SPH

Petitioner: David Zichos

Address or Location: 4606 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID ZICHOS

Address: 9131 AVONDALE Rd
BALTIMORE MD 21234

Telephone Number: 443-463-5215

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

No. **135710**
 Date: **2/24/2016**

PAID RECEIPT

REQUEST ACTUAL TIME ROW
 2/25/2016 2/24/2016 09:42:16 2

RE: 0202 WALKIN JEVA JEE
 RECEIPT # 950142 2/24/2016 YFLH

Dept 5 520 ZIMING VERIFICATION
 NO. 135710

Recpt Tot - \$75.00
 \$75.00 LK \$1.00 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				75.00

Total: **75.00**

Rec From: **David Zichos**
 For: **4606 E. Joppa Road (206-0191-SPH)**
Special Hocking (Zichos)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 6, 2016

David Zichos
9131 Avondale Road
Baltimore MD 21234

RE: Case Number: 2016-0191 SPH, Address: 4606 E Joppa Road

Dear Mr. Zichos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 24, 2016. 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
Brian Dietz, 8119 Oakleigh Road, Baltimore MD 21234

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/29/16

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

RE: Baltimore County
Item No. 2016-0191-SPH
Special Hearing
David Zichos
4606 E. Joppa Road.

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. 2016-0191-SPH

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, which appears to read 'Richard A. Zeller', is written over the typed name 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

4-14

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-191 (revised)

RECEIVED

MAR 25 2016

INFORMATION:

Property Address: 4606 E Joppa Road
Petitioner: David Zichos
Zoning: DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

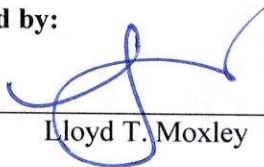
The Department of Planning submitted Zoning Advisory Comments (ZAC) on the above referenced zoning case on March 9, 2016. Subsequent to those comments the Petitioner has provided a site plan indicating how a dwelling may occupy the undersized lot. The Department now revises its ZAC and has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide sufficient landscaping along the N.80 Deg. 18' 17" W. 75.00' to mitigate the front to rear façade exposure with #4604.

Please be advised that, if granted, any residential use of the property will be subject to the requirements of BCC § 32-4-409 which may be waived if conditions allow.

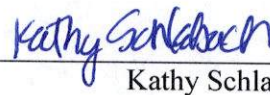
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Brian Dietz, Dietz Surveying Company
Ngoné Seye Diop
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 9, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-191

RECEIVED

MAR 14 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 4606 E Joppa Road
Petitioner: David Zichos
Zoning: DR. 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a proposed single family dwelling lot of less than 20,000 square feet which does not abut a 30-foot wide public right-of-way.

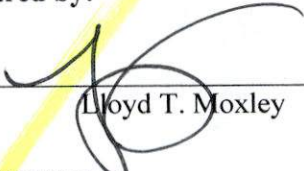
A site visit was conducted on March 2, 2016. Lots set back from the street and behind other dwellings are not uncommon in the neighborhood.

The Department of Planning has reservations to granting the petitioned zoning relief and will require further information in order to make a recommendation. The applicant should provide to this Department a plan indicating how a dwelling may occupy the undersized lot. Said plan will show a front orientation for any proposed dwelling, driveway location, indication of dwelling height, setbacks, areas suitable to install landscape screening and an area at the street for mail and trash pick-up.

Please be advised that, if granted, any residential use of the property will be subject to the requirements of BCC § 32-4-409 which may be waived if conditions allow.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Brian Dietz

Ngone Seye Diop

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 07 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 7, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0191-SPH
Address 4606 East Joppa Road
(Zichos Property)

Zoning Advisory Committee Meeting of March 7, 2016.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2016
Item No. 2016-0180, 0186, 0187, 0188, 0189 and 0191

DATE: March 1, 2016

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\ZAC0307016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

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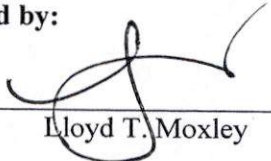
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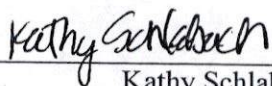
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Brian Dietz, Dietz Surveying Company
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Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
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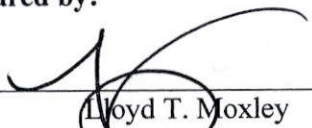
A site visit was conducted on March 2, 2016. Lots set back from the street and behind other dwellings are not uncommon in the neighborhood.

The Department of Planning has reservations to granting the petitioned zoning relief and will require further information in order to make a recommendation. The applicant should provide to this Department a plan indicating how a dwelling may occupy the undersized lot. Said plan will show a front orientation for any proposed dwelling, driveway location, indication of dwelling height, setbacks, areas suitable to install landscape screening and an area at the street for mail and trash pick-up.

Please be advised that, if granted, any residential use of the property will be subject to the requirements of BCC § 32-4-409 which may be waived if conditions allow.

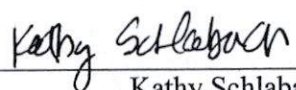
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Brian Dietz

Ngone Seye Diop

Office of the Administrative Hearings

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2016-191

DATE 4-14-2016

PETITIONER'S SIGN-IN SHEET

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>3/7</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
<u>3/24</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>2/29</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>No Obj</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3/25/16</u>	
SIGN POSTING	Date: <u>3/24/16</u> by <u>Qgle</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

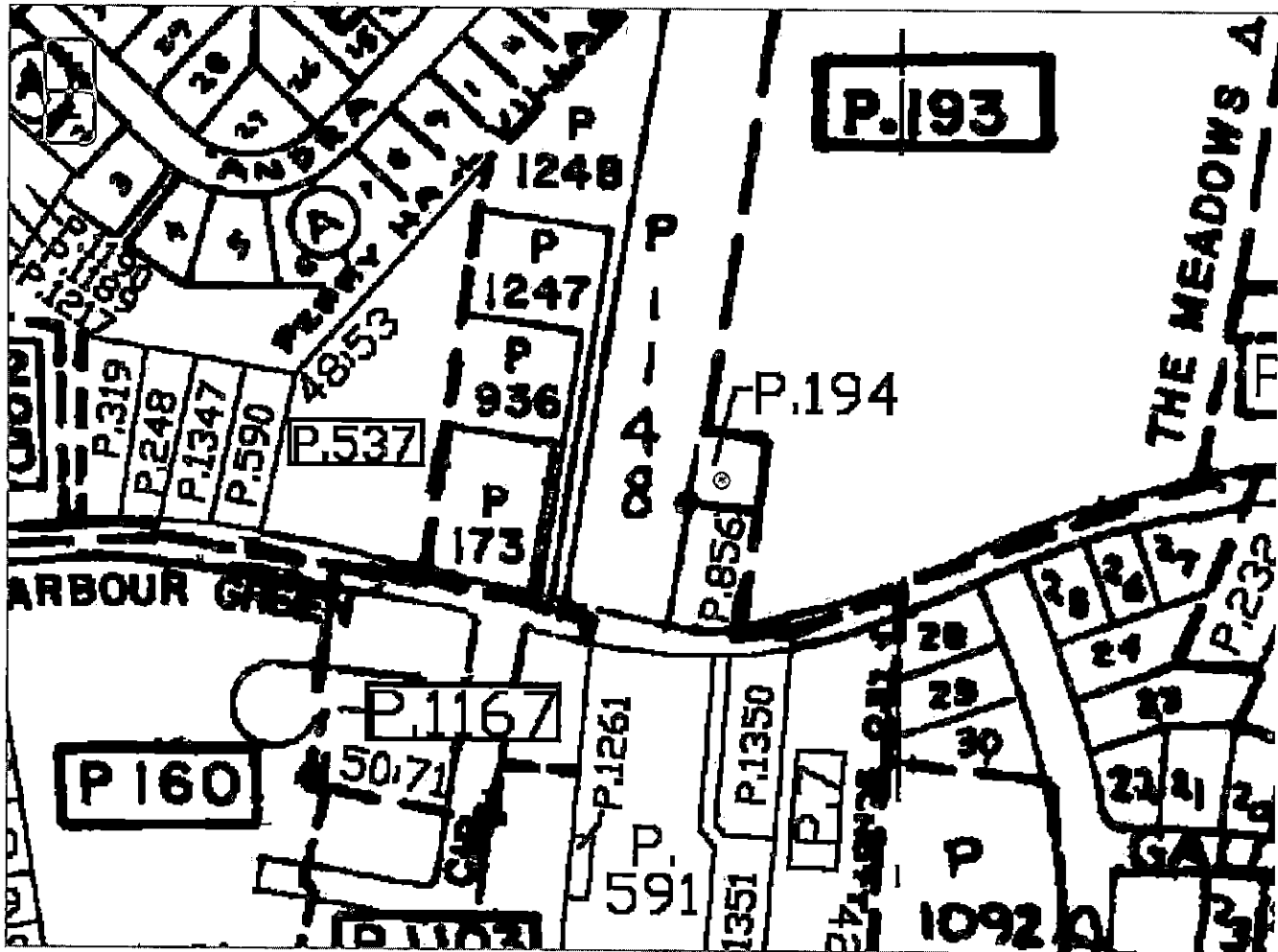
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1119058051			
Owner Information					
Owner Name:		ZICHOS DAVID R		Use:	RESIDENTIAL
Mailing Address:		4604 E JOPPA RD PERRY HALL MD 21128-		Principal Residence:	NO
				Deed Reference:	/36237/ 00281
Location & Structure Information					
Premises Address:		JOPPA RD 0-0000		Legal Description: NS JOPPA RD 5280FT E OF BELAIR RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0009	0194		0000	2015 04
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area 6,000 SF
					County Use 04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016
Land:		1,500	1,500		
Improvements		0	0		
Total:		1,500	1,500		1,500
Preferential Land:		0			1,500 0
Transfer Information					
Seller: SNYDER CYRIL E		Date: 05/29/2015		Price: \$3,000	
Type: ARMS LENGTH VACANT		Deed1: /36237/ 00281		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03043/ 00253		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 11 Account Number: 1119058051



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.

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>).

Case No.: 2016-191-SPH

Exhibit Sheet

Petitioner/Developer

193
5-18-16

Protestant

Sen
4-15-16

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

Pet. #2





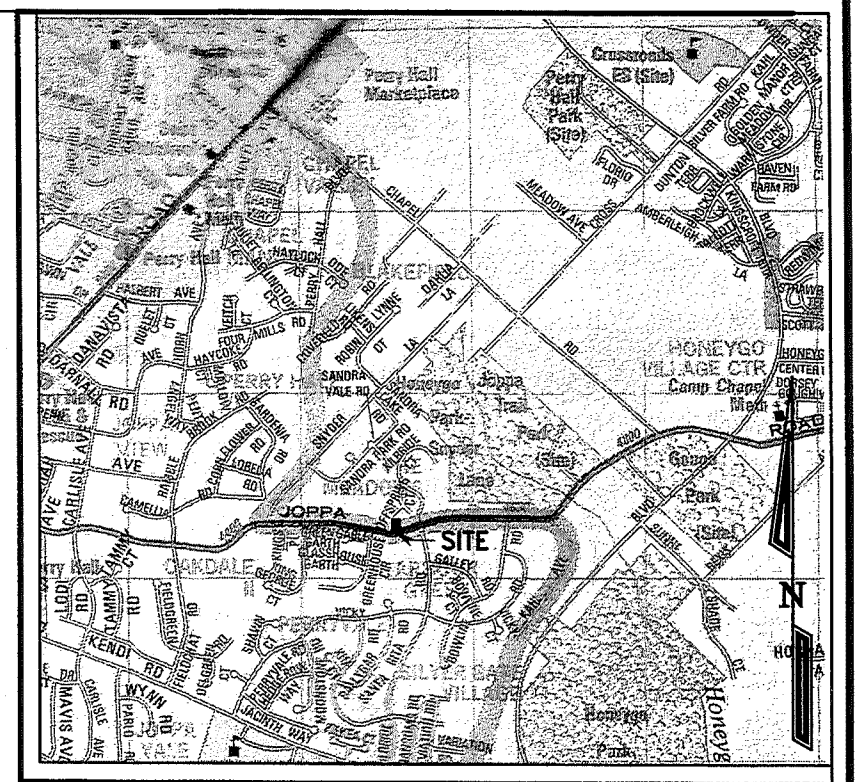






2016-0191-SPH

D. R. 5.5



Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: DAVID ZICHOS
9131 AVONDALE RD
BALTIMORE MD 21234
2. Tax # 1119058051
3. Zoned: DR-5.5
MAP 72-B-2
4. Area = 6,000 sq.ft or 0.138 Ac±
5. This is not a historic property/building.
6. This site is serviced by public water and sewer.
7. No Prior Zoning Cases.

Plat to Accompany
a
Zoning Special Hearing
of the

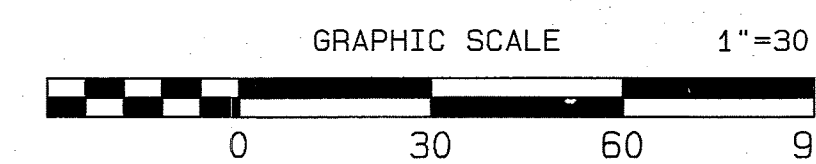
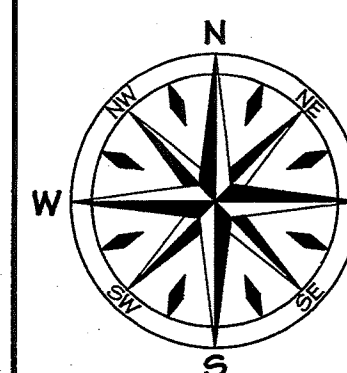
**DAVID ZICHOS
PROPERTY**

4606 Joppa Road
Baltimore County, Maryland
11th Election District, 5th Councilmanic District
Scale: 1"=30' Date: Feb. 9, 2016

Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Plot Date: 2/23/2016

Job No. 15042
Party Chief:



2016-0191-SPH
Petitioner's No. 1