

MEMORANDUM

DATE: October 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0052-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 17, 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 ADMIN. VARIANCE	*	BEFORE THE
(5 Farwell Ct.)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Nikolaos A. & Maria M. Kastellorizios	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0052-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Nikolaos A. & Maria M. Kastellorizios. The Petitioners are requesting Variance relief from §§ 1B02.3C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) with a side yard setback as close as 0 ft. in lieu of the minimum required 7.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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. However, it is to be noted that letters of support were received from adjacent neighbors residing at 3 Farwell Ct. (Harant) and 4 Farwell Ct. (Kudrick), indicating they have no objections to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 28, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-16-16

By BW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 16th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) with a side yard setback as close as 0 ft. in lieu of the minimum required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 9-16-16

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 9-16-16

By EW



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 5 Farwell Court 21236 Currently zoned DR 5.5
 Deed Reference 09285 / 00183 10 Digit Tax Account # 1111078820
 Owner(s) Printed Name(s) Nicolas & Maria Kastelloridis

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 1B02.3.C.1 and 301.1.A – to permit a proposed open projection (carport) with a side yard setback as close as 0 feet in lieu of the minimum required 7½ 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):

Maria Kastelloridis
 Name #1 – Type or Print Name #2 – Type or Print
Maria Kastelloridis
 Signature #1 Signature #2
5 Farwell Ct Balto MD
 Mailing Address City State
21236
410 256 8328
 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

Representative to be contacted:

L. J. Link Jr.
 Name – Type or Print
6/20/16
 Signature
6x727 Brooklandville
 Mailing Address City State
21022 410.337.9528
 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 11 day of August, 2016, 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 2017-0052-A Filing Date 8/18/16 Estimated Posting Date 8/28/16 Reviewer RTJ

Affidavit in Support 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: 5 Farwell Court. 21236.
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)

the proposed carport on the existing home on the
side yard presents a difficulty & hardship:
1) no other place on lot to place it
2) minor space required for need of owners me.
3) needed to use covered area for protection from snow & ice
in winter.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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1) no other place on lot to place it
2) minor space required for need of owners we.
3) needed to use covered area for protection from snow & ice
in winter.

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

Signature of Owner (Affiant)

M Kastelloridis
Signature of Owner (Affiant)
Maria Kastelloridis
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

5/20/17



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 5 Farwell Court 21236 Currently zoned DR5.5
 Deed Reference 09285100183 10 Digit Tax Account # 1111078820
 Owner(s) Printed Name(s) Nicolas & Maria Kastelloridis

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 1B02.3.C.1 and 301.1.A – to permit a proposed open projection (carport) with a side yard setback as close as 0 feet in lieu of the minimum required 7½ 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):

N. Kastelloridis
 Name #1 – Type or Print Name #2 – Type or Print
Maria Kastelloridis
 Signature #1 Signature #2
Same
 Mailing Address City State
 Zip Code Telephone # Email Address
410 256 8328

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

L. J. Link Jr.
 Name – Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address
21022 410.337.9528

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 8 day of August, 2016, 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 2017-0052-A Filing Date 8/18/16 Estimated Posting Date 8/28/16 Reviewer RJD

ZONING PROPERTY DESCRIPTION FOR 5 FARWELL COURT

Beginning at a point on the southeast side of Farwell Court, which has a 50-foot right of way, at the distance of (+/-) 150 feet east and north of the centerline of the nearest improved intersecting street Dearborn Drive, which has a 50-foot right of way. Being Lot #21, Block #A, in the subdivision of Silver Gate as recorded in Baltimore County Plat Book #31, Folio #139, containing 6887 square feet. Located in the 11th Election District and the 5th Councilmanic District.

Item #0052

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0052-A

PETITIONER/DEVELOPER

L. J. LINK JR.

DATE OF HEARING/CLOSING:

9/12/16

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 _____

5 FARWELL CT.

THIS SIGN(S) WERE POSTED ON August 28, 2016
(MONTH, DAY, YEAR)

SINCERELY,

 8/28/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0052-A
TO PERMIT A PROPOSED OPEN PROJECTION (CARPORT) WITH
A SIDE YARD SETBACK AS CLOSE AS 0 FEET IN LIEU OF
THE MINIMUM REQUIRED 7 1/2 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, SEPTEMBER 12, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

mgabmgl 8/28/14

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0052 -A Address 5 Farwell Ct
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/18/16 Posting Date: 8/28/16 Closing Date: 9/12/16

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 2017- 0052 -A Address 5 Farwell Ct
Petitioner's Name N Kastellorizios Telephone 443-564-8797
Posting Date: 8/28/16 Closing Date: 9/12/16
Wording for Sign: To Permit a proposed open projection (carport) with
a side yard setback as close as 0 feet in lieu of the
minimum required 7 1/2 feet

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0052-A
Property Address: 5 Farwell Court - 21236.
Property Description: southeast side of Farwell Ct, +/- 150'
east of Dearborn Dr.
Legal Owners (Petitioners): Nikolas & Maria Kastellorizos.
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: L. J. Link Jr.
Company/Firm (if applicable): L. J. Link Jr Inc.
Address: bx 727
brooklandville Md. 21022
Telephone Number: 410.337.9520

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

No. **142826**

Date: **8/18/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 8/18/2016 8/18/2016 10:31:54 2

REC: W302 WALKIN JEE
 >> RECEIPT # 979422 8/18/2016 QFLN

Dept: 5 528 ZONING VERIFICATION
 CR NO. 142826

Recpt Tot \$75.00
 \$75.00 CN \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		16156						575

Total: **575**

Rec From: _____
 For: **ZONING Hearing - Case # 2017-0052-A**

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*

September 13, 2016

Maria Kastellorius
5 Farwell Court
Baltimore MD 21236

RE: Case Number: 2017-0052 A, Address: 5 Farwell Court

Dear Ms. Kastellorius:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 18, 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
L. J. Link, Jr., P O Box 727, Brooklandville MD 21022

9-12
Closing

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 25 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: August 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0052-A
Address 5 Farwell Court
(Kastellorizios Property)

Zoning Advisory Committee Meeting of **AUGUST 29, 2016**

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

Reviewer: Steve Ford

Date: 08-25-2016

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



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

Date: 8/22/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0052-A

Administrative Variance
N & M. Kastellor 12105
5 Forwell Court.

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, appearing to read 'Richard Zeller', is written over the word 'Sincerely,'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2016
Item No. 2017-0043, 0044, 0046, 0049, 0052, 0053 and 0054

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\ZAC201708292016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 25, 2016

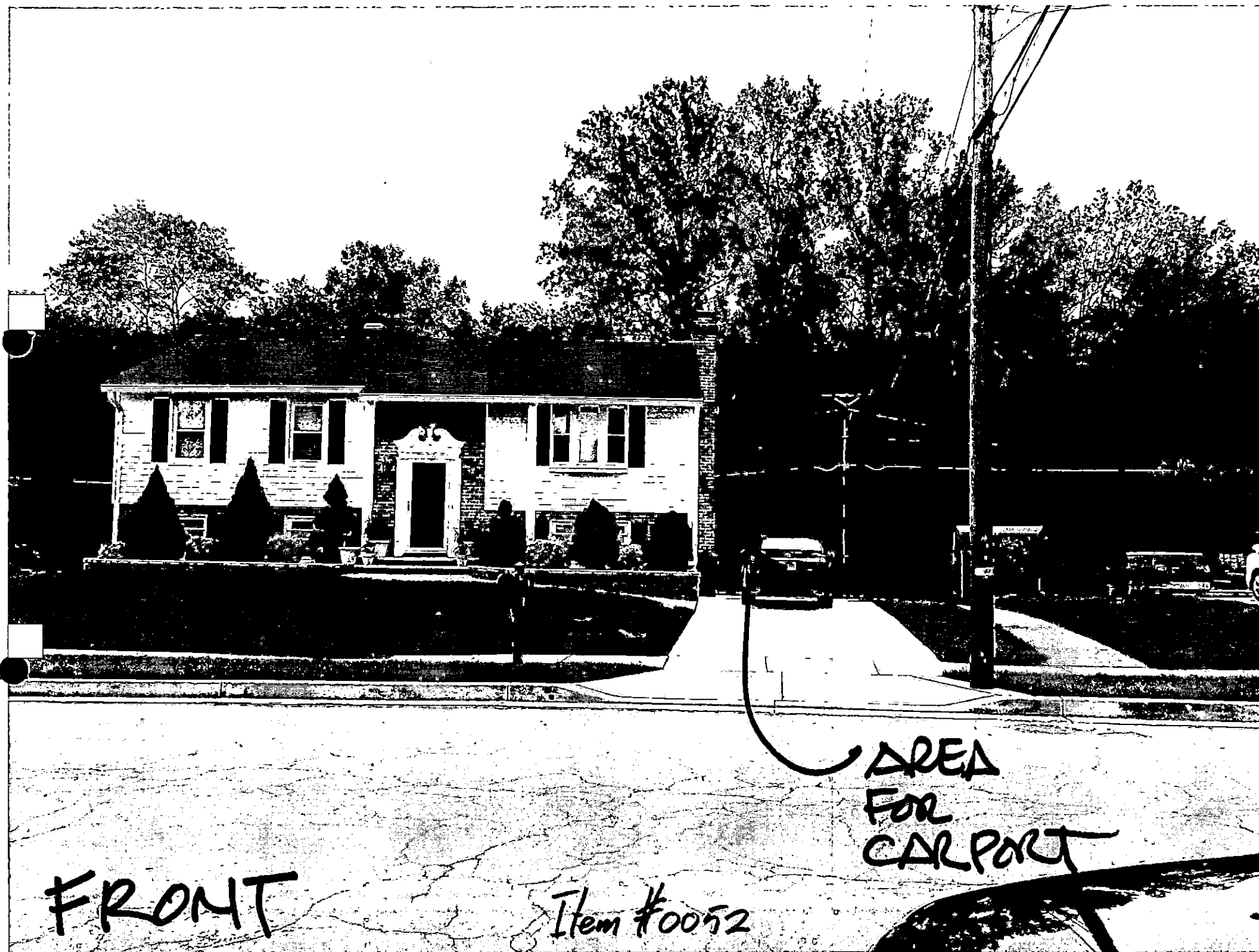
SUBJECT: DEPS Comment for Zoning Item # 2017-0052-A
Address 5 Farwell Court
(Kastellorizios Property)

Zoning Advisory Committee Meeting of **AUGUST 29, 2016**

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

Reviewer: Steve Ford

Date: 08-25-2016



FRONT

Item #0052

AREA
FOR
CARPORT

1501

1501
1501
1501

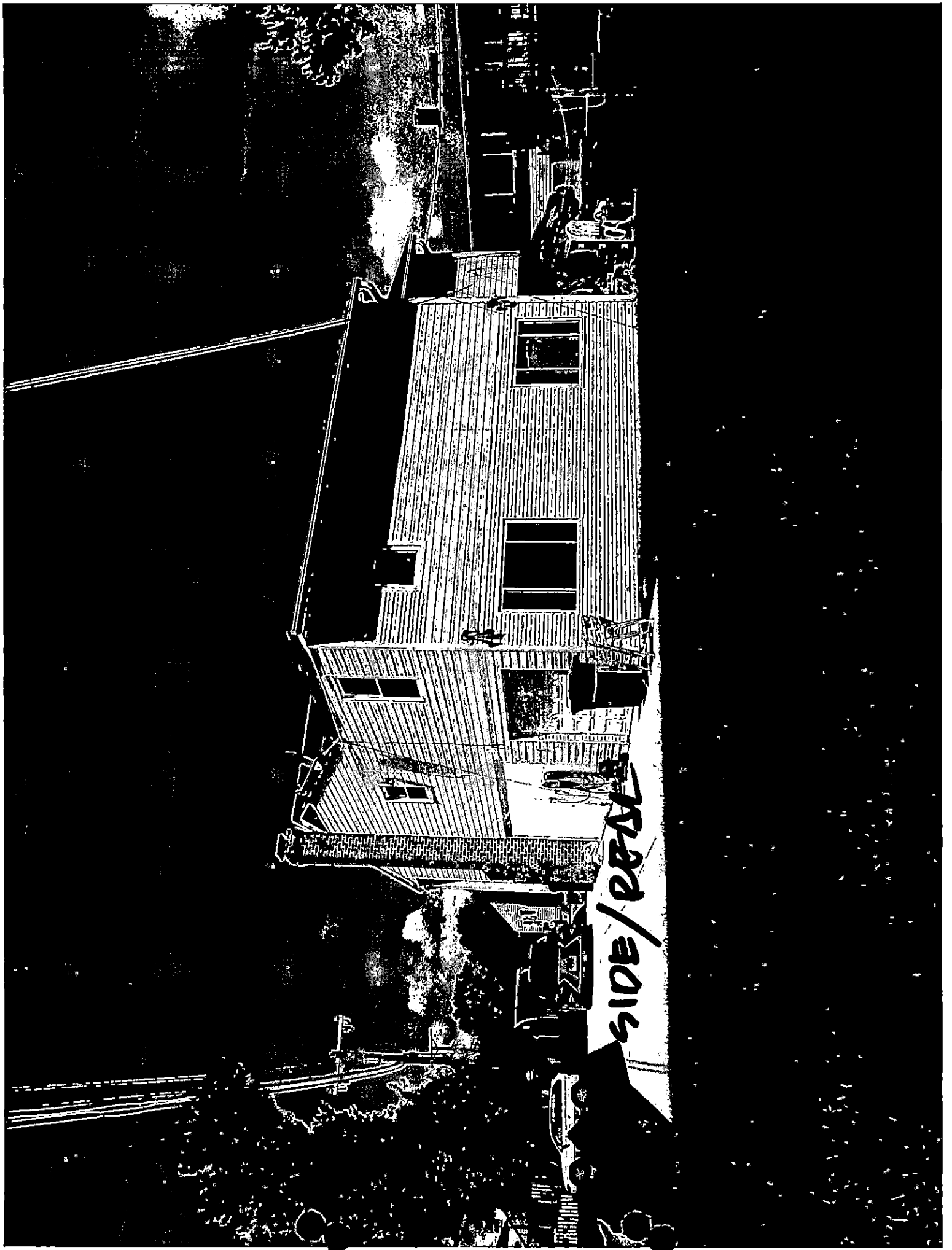
1501



SIDE/REAR
Item #0052

4
11
11
11

11
11
11
11



side/rear

2104/6354

SIDE

Item #0052





12

This letter is in support of the proposed carport addition to
5 farwell court, Nottingham, Maryland 21236.

I understand that the addition will :

1. consist an overhead roof assembly
2. space for the parking of 2 cars under cover
3. will be in keeping with the existing style of the house & neighborhood

I further understand that all work shall be executed according to code and
shall be premitted under rules & regulations of Baltimore County.

Mary Kudrick
4 Farwell Ct
Balto MD
21236

Item #0052

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1111089740			
Owner Information					
Owner Name:		KUDRICK WILLIAM E KUDRICK MARY K		Use:	RESIDENTIAL
Mailing Address:		4 FARWELL CT BALTIMORE MD 21236-2119		Principal Residence:	YES
				Deed Reference:	/04863/ 00378
Location & Structure Information					
Premises Address:		4 FARWELL CT 0-0000		Legal Description:	
				SILVER GATE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0014	0343		0000	
					Block:
					A
					Lot:
					8
					Assessment Year:
					2015
					Plat No:
					Plat Ref: 0031/0139
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1967	1,048 SF				6,889 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	
				As of 07/01/2017	
Land:		80,400	80,400		
Improvements		72,200	85,700		
Total:		152,600	166,100	161,600	166,100
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016		07/01/2017
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: Approved 06/28/2012					

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5 farwell court, Nottingham, Maryland 21236.

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1. consist an overhead roof assembly
2. space for the parking of 2 cars under cover
3. will be in keeping with the existing style of the house & neighborhood

I further understand that all work shall be executed according to code and
shall be premitted under rules & regulations of Baltimore County.

Kenneth Harris
3 Farwell Ct
Balto MD 21236

Item #0052

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1108005550			
Owner Information					
Owner Name:		HARANT KENNETH J HARANT RACHEL E		Use:	RESIDENTIAL
Mailing Address:		3 FARWELL CT BALTIMORE MD 21236-2119		Principal Residence:	YES
				Deed Reference:	/16241/ 00001
Location & Structure Information					
Premises Address:		3 FARWELL CT 0-0000		Legal Description:	3 FARWELL CT SILVER GATE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0014	0343		0000	
					Block:
					A
					Lot:
					22
					Assessment Year:
					2015
					Plat No:
					Plat Ref:
					0031/0139
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1967	1,800 SF	400 SF	7,500 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	Last Major Renovation
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	89,600	89,600			
Improvements	142,700	174,700			
Total:	232,300	264,300	253,633	264,300	
Preferential Land:	0			0	
Transfer Information					
Seller: WALTER KEVIN E		Date: 03/23/2002		Price: \$172,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16241/ 00001		Deed2:	
Seller: WALTER PATRICIA E		Date: 05/28/1996		Price: \$143,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11606/ 00439		Deed2:	
Seller: WALTER J KIRK		Date: 12/01/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07342/ 00449		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: Approved 05/09/2012					

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9-6DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC8-25DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)8-22

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

(2)

ADJACENT PROPERTY OWNERS

4 & 3 Farwell Ct. (Supports)

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-28-16 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

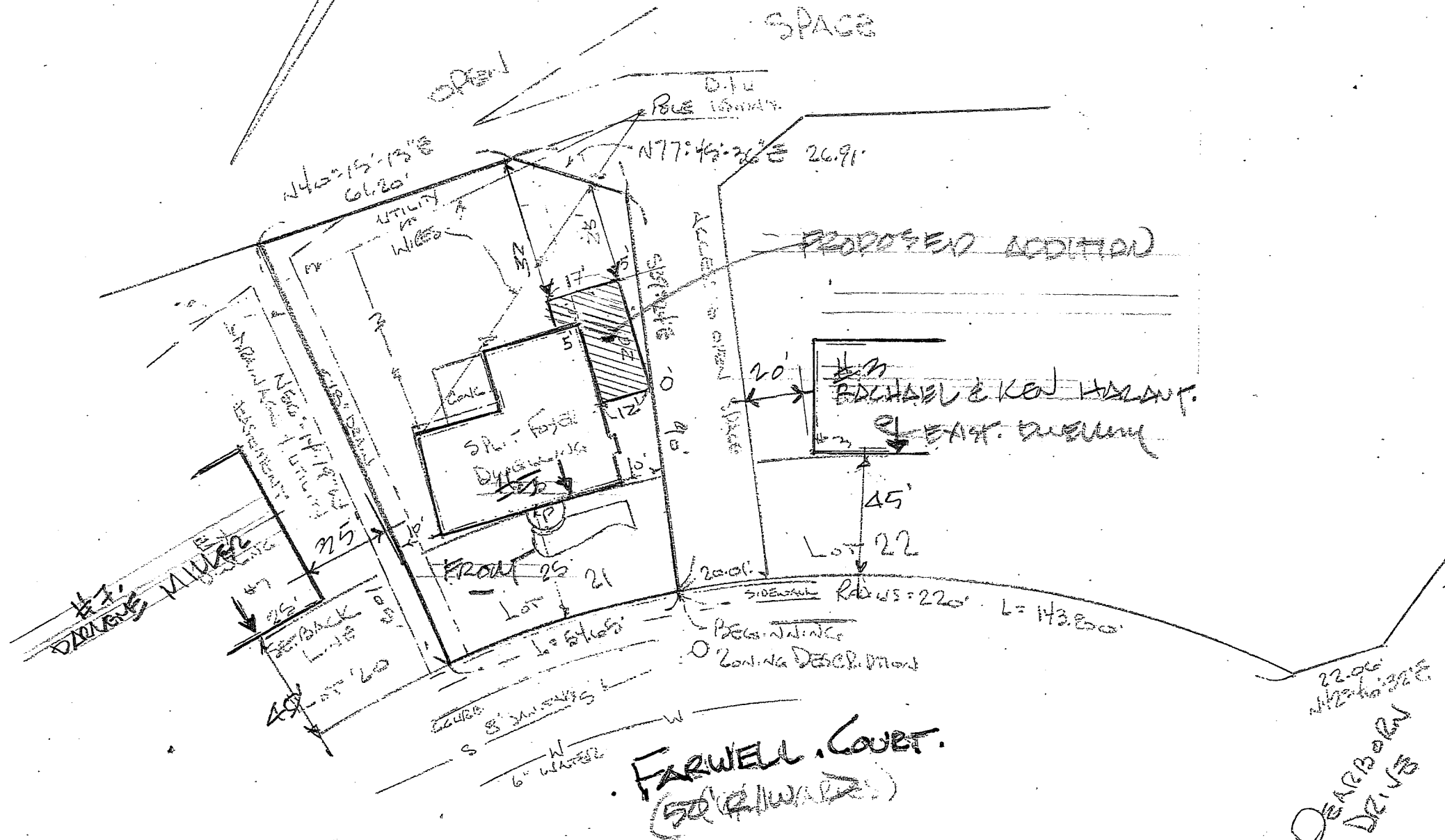
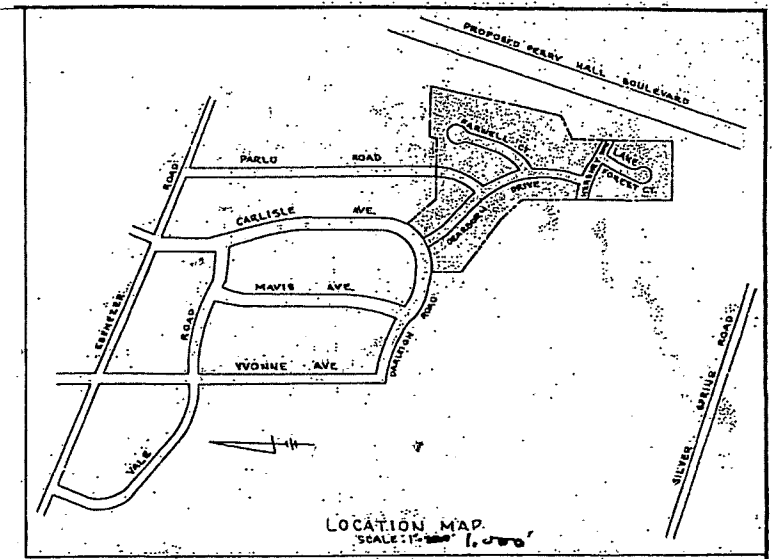
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1111078820			
Owner Information					
Owner Name:		KASTELLORIZIOS NIKOLAOS A KASTELLORIZIOS MARIA M		Use:	RESIDENTIAL YES
Mailing Address:		5 FARWELL CT BALTIMORE MD 21236-2119		Principal Residence:	
				Deed Reference:	/09285/ 00183
Location & Structure Information					
Premises Address:		5 FARWELL CT 0-0000		Legal Description:	
				SILVER GATE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0014	0343		0000	
					Block:
					A
					Lot:
					21
					Assessment Year:
					2015
					Plat No:
					Plat Ref:
					0031/ 0139
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1967	1,092 SF	504 SF	6,887 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	FRAME	2 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments	
				As of 07/01/2016	As of 07/01/2017
Land:		89,300	89,300		
Improvements		122,900	158,200		
Total:		212,200	247,500	235,733	247,500
Preferential Land:		0			0
Transfer Information					
Seller: KREBS ALBERT A		Date: 07/21/1992		Price: \$122,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09285/ 00183		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: Approved 05/13/2013					

ZONING HEARING PLAN FOR SPECIAL HEARING VARIANCE

ADDRESS: 5 FARWELL COURT, FARMERS, MD. 21226 OWNER: NIKOLAOS & MARIA KASTELLORIOS
 SUBDIVISION: BLOCK A, SILVER GATE, FIRST BOOK O.T.C. J-31-139, LOT #21
 TAX # 111078820 DEED REF: 2M, H-9235/139.



Zoning map no. 072A3 / 072B3

Site zoned DR 5.5

Election district 11

Council district 5

Lot area acreage 6887 sq.ft./ 0.15 ac

Historic No

In CBCA..... No

In flood plain.... No

Watershed..... Bird river

Utilities

Water. Yes/ public

Sewer. Yes/ public

Prior hearing.... No

Owner:

Nikolaos & Maria Kastelloraios

Tax a/c 111078820

Tax map/ parcel 0072-343

Survey information taken from survey prepared by

David ransone, md# 10928

204 ridge avenue

towson, Maryland 21286

410 207 8358

plat prepared by

l.j.link jr., inc.

ncarb

box 727 brooklandville, md. 21022

410 337 9528

Per. Ex. 1

SITE PLAN

1-90'-0"

#2017-0052-A

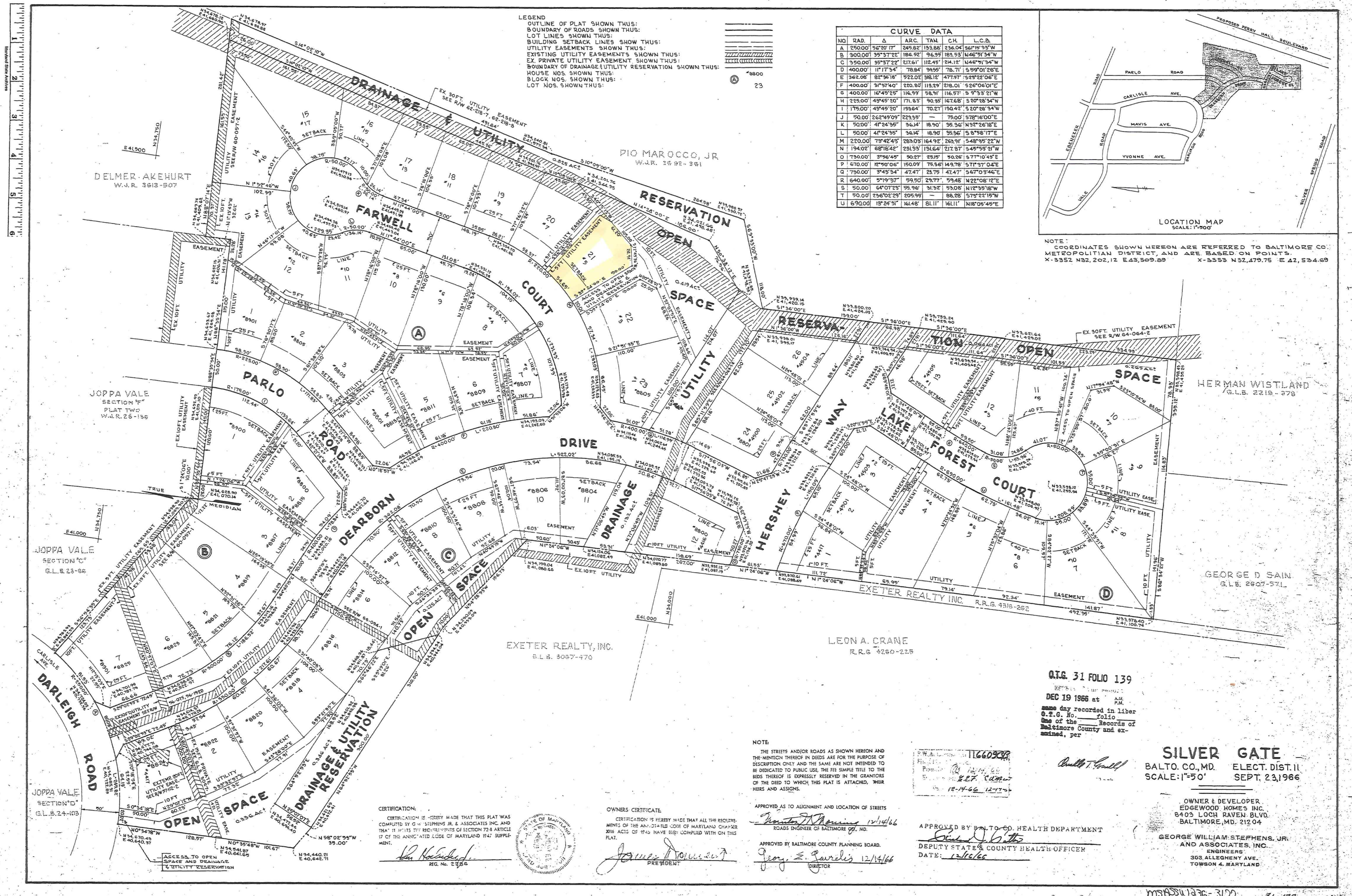
R.J.

Lot 21 Block A Silver Gate

Rate Book O.T.C. J-31-139

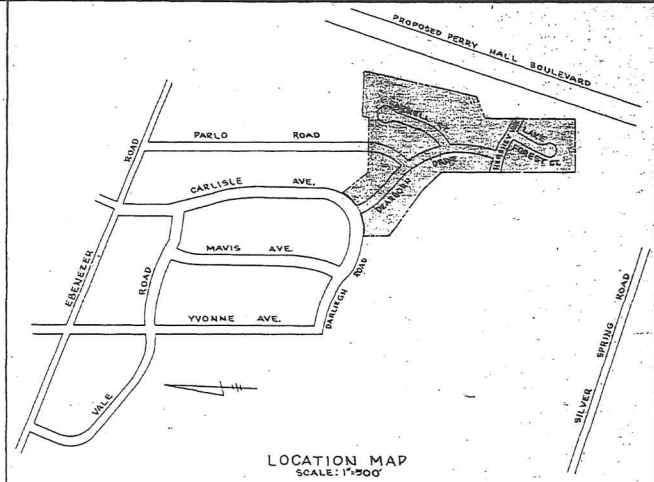
FARWELL COURT.
(50' R/W)

22.00' R/W
DEARBORN DRIVE



LEGEND
OUTLINE OF PLAT SHOWN THUS:
BOUNDARY OF ROADS SHOWN THUS:
LOT LINES SHOWN THUS:
BUILDING SETBACK LINES SHOWN THUS:
UTILITY EASEMENTS SHOWN THUS:
EXISTING UTILITY EASEMENTS SHOWN THUS:
EX. PRIVATE UTILITY EASEMENT SHOWN THUS:
BOUNDARY OF DRAINAGE UTILITY RESERVATION SHOWN THUS:
HOUSE NOS. SHOWN THUS:
BLOCK NOS. SHOWN THUS:
LOT NOS. SHOWN THUS:

CURVE DATA					
NO.	RAD.	Δ	ARC.	TAN.	C.H.
A	250.00'	56°20'17"	249.82'	155.88'	256.04'
B	300.00'	37°57'22"	186.92'	96.99'	183.93'
C	350.00'	35°37'22"	217.61'	112.45'	214.12'
D	400.00'	11°17'34"	78.84'	39.55'	78.71'
E	362.00'	82°34'16"	522.02'	381.12'	477.97'
F	400.00'	31°37'40"	230.80'	115.29'	218.01'
G	400.00'	16°49'25"	116.99'	58.71'	116.57'
H	225.00'	49°45'20"	171.83'	90.35'	167.68'
I	175.00'	49°45'20"	133.64'	70.27'	130.42'
J	50.00'	262°49'09"	223.33'	75.00'	578.16'00"E
K	50.00'	41°24'35"	34.14'	18.90'	35.35'
L	50.00'	41°24'35"	34.14'	18.90'	35.35'
M	220.00'	73°42'43"	283.03'	164.92'	263.91'
N	194.02'	68°16'42"	231.33'	131.64'	217.87'
O	150.00'	37°56'45"	90.07'	45.95'	90.25'
P	670.00'	17°50'06"	150.09'	75.56'	149.78'
Q	750.00'	37°53'34"	47.47'	23.75'	47.47'
R	640.00'	37°19'37"	59.50'	29.77'	59.48'
S	50.00'	64°07'23"	35.96'	31.35'	33.05'
T	50.00'	25°02'23"	205.99'	88.28'	573.22'15"W
U	690.00'	18°24'31"	161.48'	81.11'	161.11'



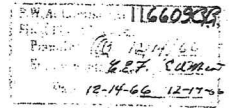
NOTE: COORDINATES SHOWN HEREON ARE REFERRED TO BALTIMORE CO. METROPOLITAN DISTRICT, AND ARE BASED ON POINTS. X-3352 N32, 202.12 E43, 509.69 X-3353 N32, 479.75 E42, 534.69

CERTIFICATION:
I, *James D. [Signature]*,
REG. NO. 2256

OWNERS CERTIFICATE:
I, *James D. [Signature]*,
PRESIDENT

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
Monter [Signature] 12/14/66
ROADS ENGINEER OF BALTIMORE CO., MD.
APPROVED BY BALTIMORE COUNTY PLANNING BOARD
George E. [Signature] 12/14/66
DIRECTOR



APPROVED BY BALTO. CO. HEALTH DEPARTMENT
George D. [Signature]
DEPUTY STATE & COUNTY HEALTH OFFICER
DATE: 12/16/66

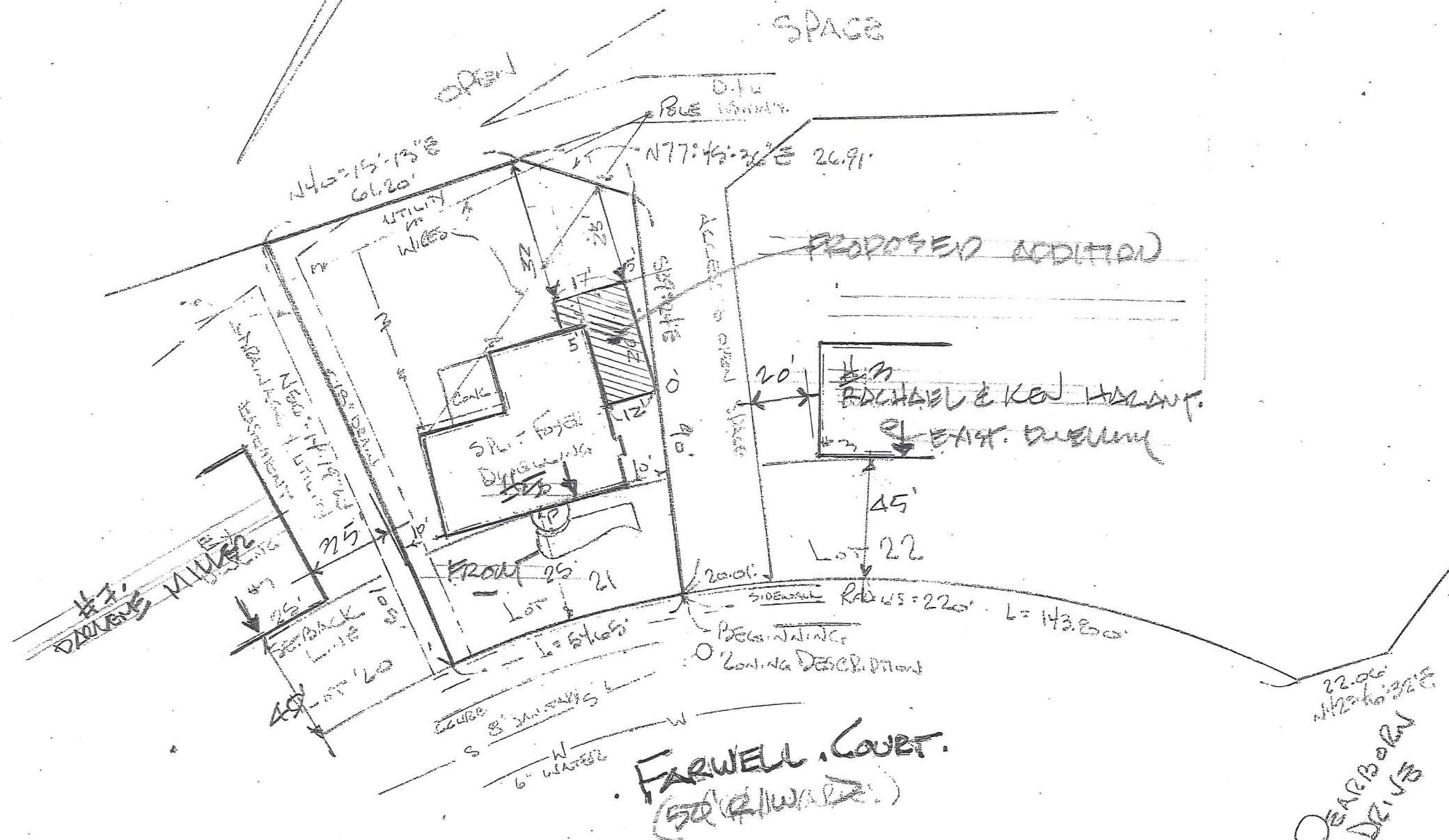
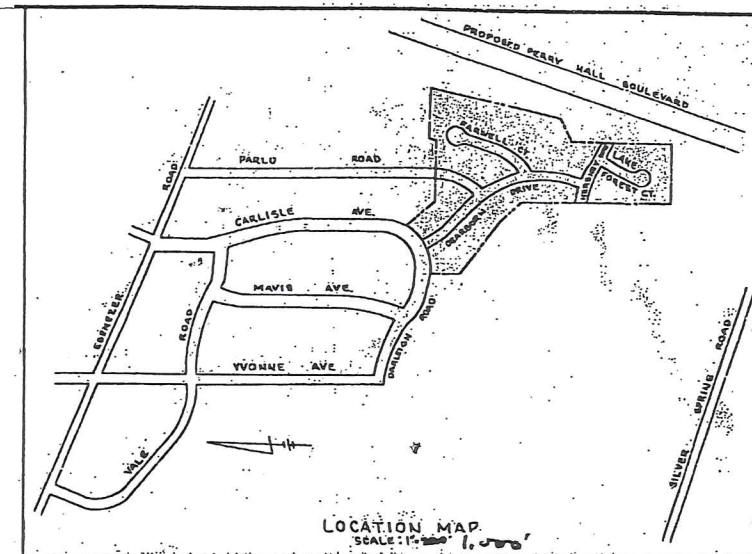
Q.T.G. 31 FOLIO 139
DEC 19 1966 at A.M.
same day recorded in Liber
Q.T.G. No. folio
one of the Records of
Baltimore County and ex-
amined, per

SILVER GATE
BALTO. CO., MD. ELECT. DIST. II
SCALE: 1"=50' SEPT. 23, 1966

OWNER & DEVELOPER:
EDGEWOOD HOMES INC.
8403 LOCH RAVEN BLVD.
BALTIMORE, MD. 21204
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

ZONING HEARING PLAN FOR — SPECIAL HEARING — VARIANCE

ADDRESS: 5 FARWELL COURT, PATTIMORE, MD. 21296 OWNER: NIKOLAOS & MARIA KASTELLORIIOS
 SUBDIVISION: BLOCK A, SILVER GATE, PLOT BOOK AT. J-31-139, LOT #21
 TAX ID: 111078820 DEED REF: 2.M. H-9285/189.



Lot 21 Block A Silver Gate
 Plat Book O.T.C. J-31-139

#2017-0052-A

DEARBORN
 DR-153

SITE PLAN

7-90'-0"

Zoning map no. 072A3/072B3

Site zoned DR 5.5

Election district 11

Council district 5

Lot area acreage 6887 sq.ft./ 0.15 ac

Historic No

In CBCA..... No

In flood plain.... No

Watershed..... Bird river

Utilities

Water. Yes/ public

Sewer. Yes/ public

Prior hearing.... No

Owner:

Nikolaos & Maria Kastellorriios

Tax a/c 1111078820

Tax map/ parcel 0072-343

Survey information taken from survey prepared by

David ransone, md# 10928

204 ridge avenue

towson, Maryland 21286

410 207 8358

plat prepared by

l.j.link jr., inc.

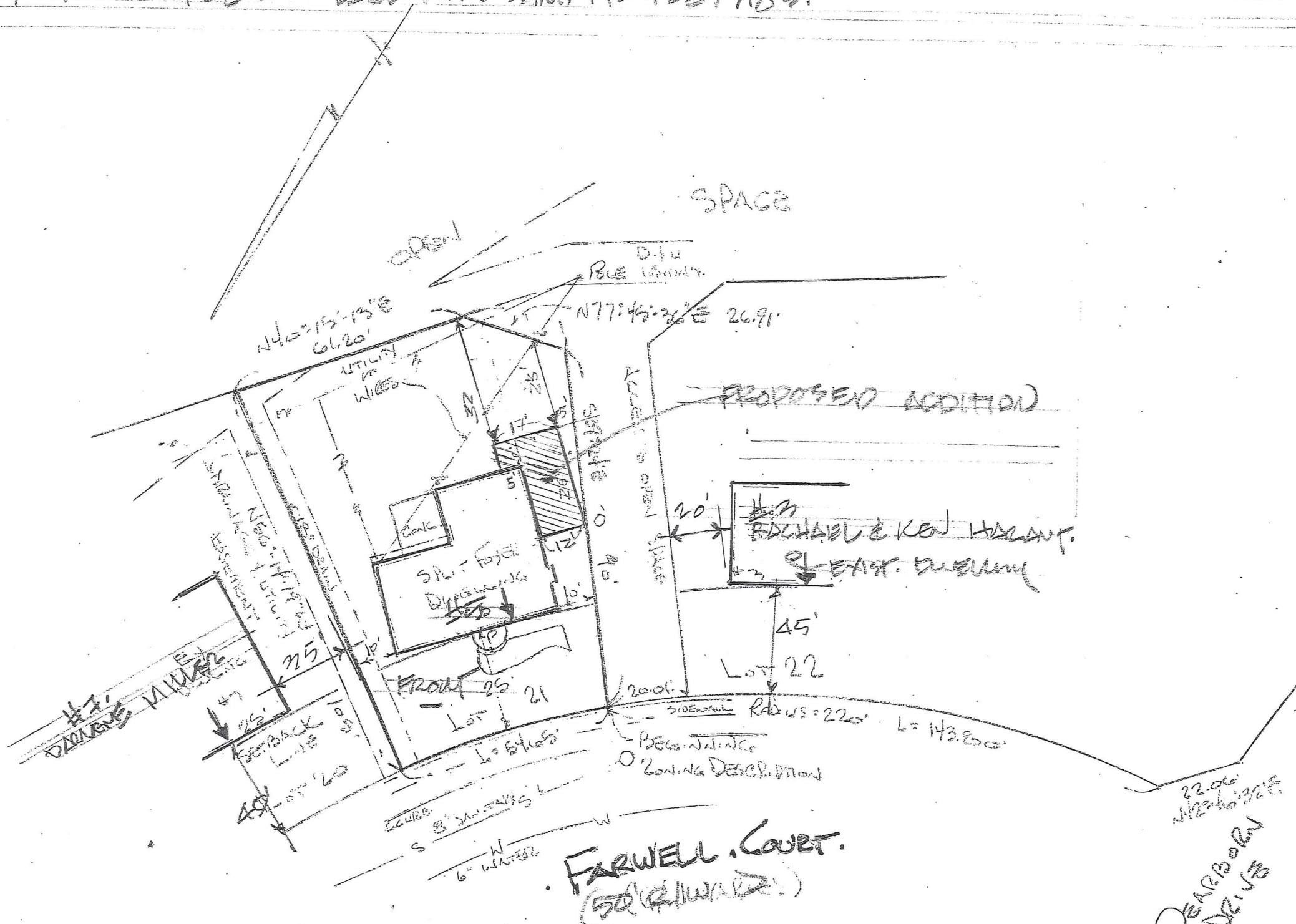
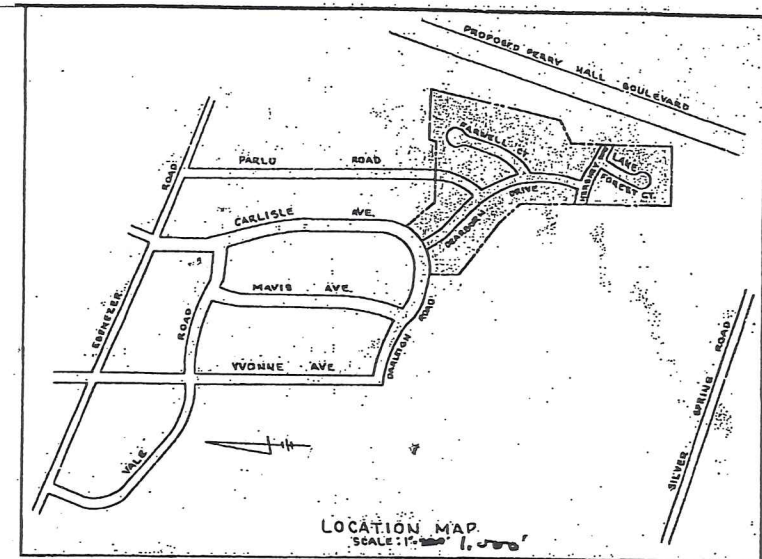
ncarb

box 727 brooklandville, md. 21022

410 337 9528

ZONING HEARING PLAN FOR SPECIAL HEARING ✓ VARIANCE

ADDRESS: 5 FARWELL COURT, PUMORE, MD. 21296 OWNER: NIKOLAOS & MARIA KASTELLORIOS
 SUBDIVISION: BLOCK A, SILVER GATE, PLOT BOOK 876, J-31-139, LOT #21
 TAX ID: 111078820 DEED REF: 2.M. H2 9285/183.



Zoning map no. **072A3/072B3**

Site zoned DR 5.5

Election district 11

Council district 5

Lot area acreage 6887 sq.ft./ 0.15 ac

Historic No

In CBCA..... No

In flood plain.... No

Watershed..... Bird river

Utilities

Water. Yes/ public

Sewer. Yes/ public

Prior hearing.... No

Owner:

Nikolaos & Maria Kastellorios

Tax a/c 1111078820

Tax map/ parcel 0072-343

Survey information taken from survey prepared by

David ransone, md# 10928

204 ridge avenue

towson, Maryland 21286

410 207 8358

plat prepared by

l.j.link jr., inc.

ncarb

box 727 brooklandville, md. 21022

410 337 9528

SITE PLAN

7'-50'-0"

Lot 21 Block A SILVER GATE

Plot Book O.T.C. J-31-139

#2017-0052-A

Handwritten signature/initials