

## MEMORANDUM

DATE: September 6, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0001-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on September 5, 2017. 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

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(7515 Days Woods Court)</b>             |   |                             |
| 11 <sup>th</sup> Election District         | * | OFFICE OF ADMINISTRATIVE    |
| 5 <sup>th</sup> Council District           |   |                             |
| Nicholaos G. & Victoria A. Diacoloukas     | * | HEARINGS FOR                |
| Petitioners                                |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            |   |                             |
|                                            | * | <b>CASE NO. 2018-0001-A</b> |

\* \* \* \* \*

**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, Nicholaos G. and Victoria A. Diacoloukas ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit two (2) existing and one (1) proposed detached accessory structures (garages and patio/sports court) to be located in the front yard and partially in the side yard, with the proposed garage having a height of 20 ft. in lieu of the required rear yard and maximum allowed height of 15 ft. and to amend the Final Development Plan (FDP) of Days Woods Manor, Plat No. 2, Lot No. 11 only. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated August 1, 2017, indicating the following:

"Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code)."

**ORDER RECEIVED FOR FILING**

Date 8-4-17

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

Although the Department of Planning did not make any recommendations related to the height and usage for either the proposed or existing garage, I will impose conditions that neither garage shall not be converted into dwelling units or apartments, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 4<sup>th</sup> day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit two (2) existing and one (1) proposed detached accessory structures (garages and patio/sports court) to be located in the front yard and partially in the side yard, with the proposed garage having a height of 20 ft. in lieu of the required rear yard and maximum allowed height of 15 ft. and to amend the Final Development

ORDER RECEIVED FOR FILING

Date 8-4-17

By law

Plan (FDP) of Days Woods Manor, Plat No. 2, Lot No. 11 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the proposed or existing garage into a dwelling unit or apartment. The proposed or existing garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed or existing garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment submitted by DEPS dated August 1, 2017; a copy of which is attached and made a part hereof.

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 8-4-17

By dlw

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 1, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0001-A  
Address 7515 Days Woods Court  
(Diacoloukas Property)

Zoning Advisory Committee Meeting of **July 24, 2017.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

There is a Forest Buffer Easement on the property. As shown on the plan, the proposed garage does not encroach within the Forest Buffer Easement.

Reviewer: Regina Esslinger

Date: 7/31/2017

ORDER RECEIVED FOR FILING

Date 8-4-17

By low



# 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 7515 DAYS WOODS COURT Currently zoned RC5  
 Deed Reference 35462 1 333 10 Digit Tax Account # 2209028732  
 Owner(s) Printed Name(s) NICHOLAOS & VICTORIA DIACOLOUKAS

(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) . . . 400.1 and 400.3 – to permit two (2) existing and one (1) proposed detached accessory structures (garages and patio/sports court) to be located in the front yard and partially in the side yard, with the proposed garage having a height of 20 feet, in lieu of the required rear yard and maximum allowed height of 15 feet; and to amend the Final Development Plan of DAY'S WOODS MANOR, Plat #2, Lot #11 only. 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):

NICHOLAOS DIACOLOUKAS VICTORIA DIACOLOUKAS

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]  
Signature #1

[Signature]  
Signature #2

7515 DAYS WOODS CT. KINGSVILLE MD.

Mailing Address

City

State

21087

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:

DAVID BILLINGSLEY

Name- Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address

City

State

21040  
Zip Code

(410)679-8719  
Telephone #

dwb0209@yahoo.com  
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 7 day of July, 2017 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 2018-0001-A Filing Date 7,3,17 Estimated Posting Date 7,16,17 Reviewer [Signature]

# 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: 7515 DAYS COVE COURT KINGSVILLE MD. 21087  
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 ATTACHED

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

[Signature]  
Signature of Owner (Affiant)  
NICHOLAOS DIACOLOUKAS  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
VICTORIA DIACOLOUKAS  
Name- Print or Type

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

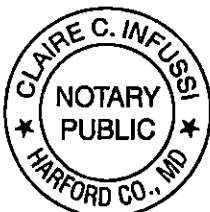
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27<sup>th</sup> day of February, 2017, 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



CLAIRE C. INFUSI  
Notary Public, State of Maryland  
County of Harford  
My Commission Expires October 19, 2019

[Signature]  
Notary Public  
10/19/19  
My Commission Expires

REV. 5/5/2016

Item #0001

**AFFADAVIT TO SUPPORT VARIANCE REQUEST  
7515 DAYS WOODS COURT**

My wife and I purchased this property in October, 2014. I am interested in constructing a one story garage for the storage of cars. I would also like to work on the cars inside the garage and request the additional height for a portable lift to be installed. The garage will be used for my personal use and will not provide any additional living quarters. I would like the garage to be located in what is considered to be the front yard of my property. The topography of the yard area behind my dwelling is steep and will make access to the garage difficult as well as requiring a substantial amount of woods to be cleared.

When I visited the Zoning Review office to determine what would be needed to construct the garage, I was told that it appeared the existing garage as well as the existing sports court and patio were also located in the front yard. These structures were constructed prior to my purchase of the property, and likely sometime around 2011. Therefore, the Zoning Review office suggested that I request the variance for those structures also to bring the entire property into conformity.

No previous violations or complaints were made as far as the previously constructed structures and I don't believe there will be any neighborhood problems with the proposed garage location or height. The proposed garage will be located in a wooded area and not clearly visible to the adjacent properties and will be constructed of materials and color compatible with the existing structures on my property.

Thanks you for your consideration in this matter.

*Item #0001*

# CERTIFICATE OF POSTING

Date: JULY 15, 2017

RE: Project Name: 7515 DAY WOODS COURT  
Case Number /PAI Number: 2018-0001-A  
Petitioner/Developer: DIACOLOUKAS  
Date of Hearing/Closing: JULY 31, 2107

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 INTERSECTION OF DAYS WOODS COURT AND DRIVEWAY TO # 7515 DAYS WOODS CT

The sign(s) were posted on JULY 15, 2017  
(Month, Day, Year)

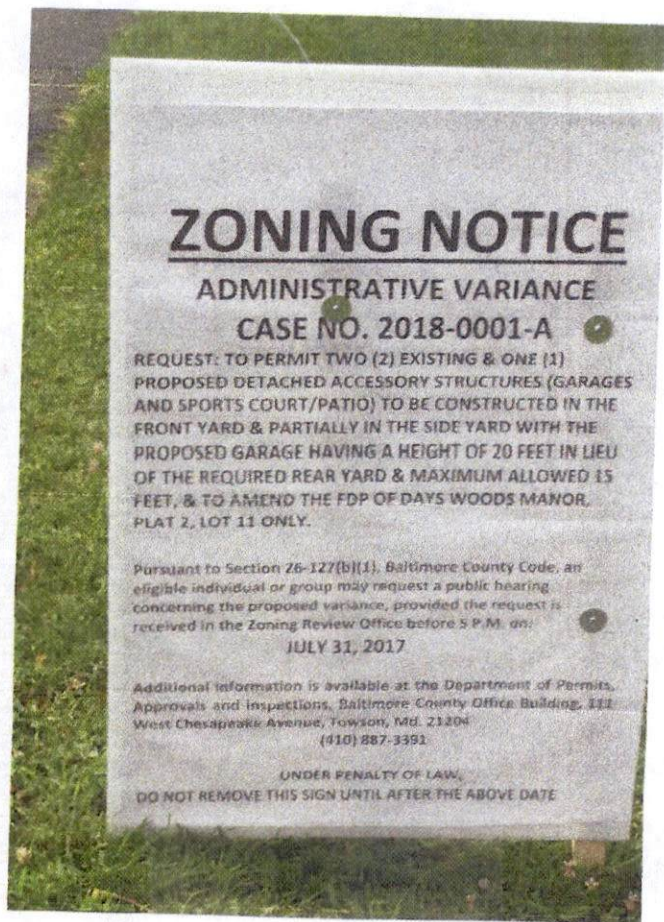
David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number <sup>2018</sup> ~~2016~~ 0001 -A Address 7515 Days Woods Ct  
Contact Person: David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 7/3/17 Posting Date: 7/16/17 Closing Date: 7/31/17

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**

<sup>2018</sup>  
Case Number ~~2016~~ 0001 -A Address 7515 Days Woods Ct  
Petitioner's Name N + V Diacoloukas Telephone 410 274 1479  
Posting Date: 7/16/17 Closing Date: 7/31/17  
Wording for Sign: To Permit two (2) existing and one (1) proposed detached accessory structures (garages and patio/sports court) to be located in the front yard and partially in the side yard with the proposed garage having a height of 20 feet in lieu of the required rear yard and maximum allowed 15 feet; and to amend the FDP of Day's Woods Manor, Plat #2, Lot #11 only

Revised 7/9/15

**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/neighbor 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.**

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**For Newspaper Advertising:**

Case Number: 2018-0001-A

Property Address: 7515 DAYS WOOD COURT

Property Description: south side of Days Woods Ct, 2100' east  
and south of Cedar Ln

Legal Owners (Petitioners): NICHOLAS & VICTORIA DIACOLOUKAS

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: NICHOLAS DIACOLOUKAS

Company/Firm (if applicable): \_\_\_\_\_

Address: 7515 DAYS WOODS CT  
KINGSVILLE, MO 21087

Telephone Number: (410) 274-1479

Revised 7/9/2015

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

No 154793

Date: 6/29/17

Rev Sub  
Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|------|---------|----------|---------|----------|
| 001  | 806  | 0000 |          | 6150 |         |          |         | \$150.00 |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |

Total: \$150.00

Rec From: N - V Diacaloucas

For: Zoning hearing - case # 2018-0001-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW  
6/30/2017 6/29/2017 11:09:44 1  
REQ NO. 001 WORKIN LIR  
RECEIPT # 728039 6/29/2017 OFLR  
Dept S S28 ZONING VERIFICATION  
CR NO. 154793

Receipt Tot \$150.00  
\$150.00 CR \$1.00 CR  
Baltimore County, Maryland

CASHIER'S  
VALIDATION



KEVIN KAMENETZ  
*County Executive*

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

August 1, 2017

Nicholaos & Victoria Diacoloukas  
7515 Days Woods Court  
Kingsville MD 21087

RE: Case Number: 2018-0001A, Address: 7515 Days Woods Court.

Dear Mr. & Ms. Diacoloukas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 3, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
David Billingsley, 601 Charwood Court, Edgewood MD 21040

Date: 7/17/17

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

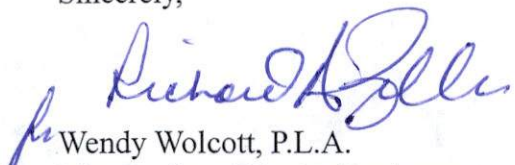
Dear Ms. Lewis:

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. 2018-0001-A

Nicholaos & Victoria Diacoulakas  
7515 Days Wood 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,

  
Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

**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 1, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0001-A  
Address 7515 Days Woods Court  
(Diacoloukas Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

There is a Forest Buffer Easement on the property. As shown on the plan, the proposed garage does not encroach within the Forest Buffer Easement.

Reviewer: Regina Esslinger

Date: 7/31/2017

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** August 10, 2018

**FROM:**   
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 23, 2018  
Item No. 2018-0345-SPHA, 2019-0001-A, 0002-SPHA, 0003-A, 0004-A,  
0005-SPHA, 0008-A, 0009-A and 0010-A

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file

# ZONING PROPERTY DESCRIPTION FOR 7515 DAYS WOODS COURT

Beginning at a point on the south side of Days Wood Court, which has a 40-foot right of way, at a distance of +/- 2100 feet east and south of the centerline of the nearest improved intersecting street Cedar Lane, which is 20 feet wide. Being Lot #11 in the subdivision of DAY'S WOODS MANOR, Plat #2, as recorded in Baltimore County Plat Book #69, Folio #33, containing 4.31 acres. Located in the 11<sup>th</sup> Election District and 5<sup>th</sup> Councilmanic District.

Item #0001

C H E C K L I S T

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| 8-1                             | DEPS<br>(if not received, date e-mail sent _____)                     | C                                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| 7-17                            | STATE HIGHWAY ADMINISTRATION                                          | No objection                                                        |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING                    | Date: 7-15-17 by Billingsley                                          |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_



A



B

Item #0001



C



D

Lew Hoo



E



F

Item #0001

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                             | View GroundRent Redemption                                  | View GroundRent Registration                                                        |
|----------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Account Identifier:</b> District - 11 Account Number - 2200028732 |                                                             |                                                                                     |
| Owner Information                                                    |                                                             |                                                                                     |
| <b>Owner Name:</b>                                                   | DIACOLOUKAS NICHOLAOS<br>GUS<br>DIACOLOUKAS VICTORIA<br>ANN | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                          |
| <b>Mailing Address:</b>                                              | 7515 DAYS WOODS CT<br>KINGSVILLE MD 21087-1751              | <b>Deed Reference:</b> /35462/ 00333                                                |
| Location & Structure Information                                     |                                                             |                                                                                     |
| <b>Premises Address:</b>                                             | 7515 DAYS WOODS CT<br>KINGSVILLE 21087-1751                 | <b>Legal Description:</b> 4.305 AC<br>7515 DAYS WOODS CT<br>SWR<br>DAYS WOODS MANOR |
| <b>Map:</b>                                                          | <b>Grid:</b>                                                | <b>Parcel:</b>                                                                      |
| 0064                                                                 | 0008                                                        | 0365                                                                                |
| <b>Sub District:</b>                                                 | <b>Subdivision:</b>                                         | <b>Section:</b>                                                                     |
|                                                                      | 0000                                                        |                                                                                     |
| <b>Block:</b>                                                        | <b>Lot:</b>                                                 | <b>Assessment Year:</b>                                                             |
|                                                                      | 11                                                          | 2015                                                                                |
| <b>Plat No:</b>                                                      | <b>Plat Ref:</b>                                            | <b>2</b>                                                                            |
|                                                                      | 0069/0033                                                   |                                                                                     |
| <b>Special Tax Areas:</b>                                            |                                                             |                                                                                     |
| <b>Town:</b> NONE                                                    |                                                             |                                                                                     |
| <b>Ad Valorem:</b>                                                   |                                                             |                                                                                     |
| <b>Tax Class:</b>                                                    |                                                             |                                                                                     |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Living Area</b>                              | <b>Finished Basement Area</b>                                                       |
| 1998                                                                 | 4,027 SF                                                    |                                                                                     |
| <b>Property Land Area</b>                                            | <b>County Use</b>                                           |                                                                                     |
| 4.3100 AC                                                            | 04                                                          |                                                                                     |
| <b>Stories</b>                                                       | <b>Basement</b>                                             | <b>Type</b>                                                                         |
| 2                                                                    | YES                                                         | STANDARD UNIT                                                                       |
| <b>Exterior</b>                                                      | <b>Full/Half Bath</b>                                       | <b>Garage</b>                                                                       |
| SIDING                                                               | 2 full/ 1 half                                              | 1Att/1Det                                                                           |
| <b>Last Major Renovation</b>                                         |                                                             |                                                                                     |
|                                                                      |                                                             |                                                                                     |
| Value Information                                                    |                                                             |                                                                                     |
| <b>Base Value</b>                                                    | <b>Value</b>                                                | <b>Phase-in Assessments</b>                                                         |
|                                                                      | As of 01/01/2015                                            | As of 07/01/2016                                                                    |
|                                                                      |                                                             | As of 07/01/2017                                                                    |
| <b>Land:</b>                                                         | 399,300                                                     | 399,300                                                                             |
| <b>Improvements</b>                                                  | 323,000                                                     | 446,200                                                                             |
| <b>Total:</b>                                                        | 722,300                                                     | 845,500                                                                             |
| <b>Preferential Land:</b>                                            | 0                                                           | 804,433                                                                             |
|                                                                      |                                                             | 845,500                                                                             |
|                                                                      |                                                             | 0                                                                                   |
| Transfer Information                                                 |                                                             |                                                                                     |
| <b>Seller:</b> BAGAN BRADLEY T                                       | <b>Date:</b> 10/14/2014                                     | <b>Price:</b> \$840,000                                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /35462/ 00333                                 | <b>Deed2:</b>                                                                       |
| <b>Seller:</b> HUFFMAN RICHARD O 3RD                                 | <b>Date:</b> 02/11/2011                                     | <b>Price:</b> \$825,000                                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /30499/ 00123                                 | <b>Deed2:</b>                                                                       |
| <b>Seller:</b> JWR MT VISTA LIMITED PARTNERSHIP                      | <b>Date:</b> 12/04/1997                                     | <b>Price:</b> \$145,000                                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /12530/ 00510                                 | <b>Deed2:</b>                                                                       |
| Exemption Information                                                |                                                             |                                                                                     |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                                                | <b>07/01/2016</b>                                                                   |
| <b>County:</b>                                                       | 000                                                         | 0.00                                                                                |
| <b>State:</b>                                                        | 000                                                         | 0.00                                                                                |
| <b>Municipal:</b>                                                    | 000                                                         | 0.00 0.00                                                                           |
| <b>Tax Exempt:</b>                                                   | <b>Special Tax Recapture:</b>                               | <b>0.00 0.00</b>                                                                    |
| <b>Exempt Class:</b>                                                 | NONE                                                        |                                                                                     |
| Homestead Application Information                                    |                                                             |                                                                                     |

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**Homestead Application Status:** No Application

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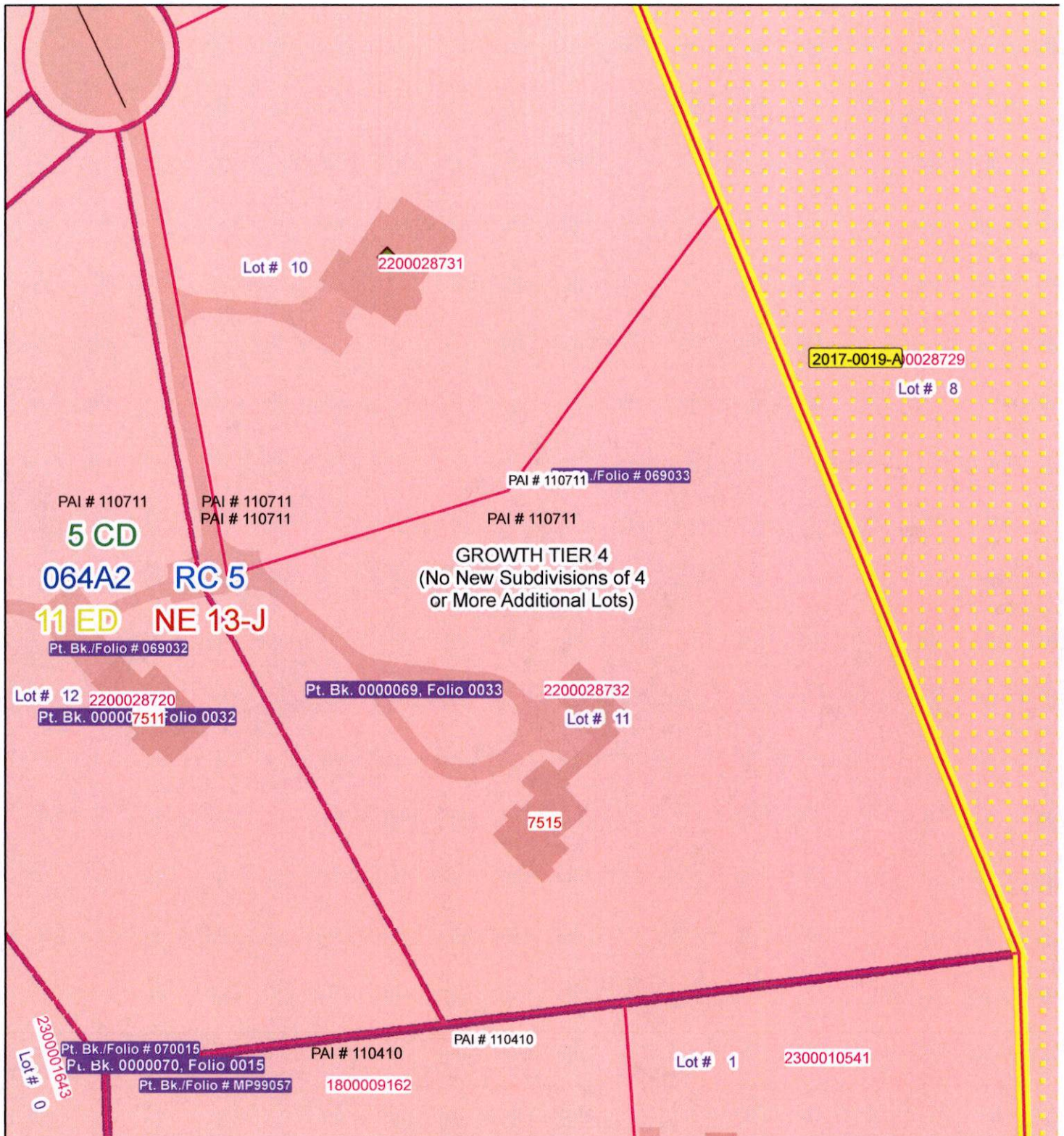
**Homeowners' Tax Credit Application Information**

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**Homeowners' Tax Credit Application Status:** No Application**Date:**

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## 7-15 Days Woods Court



Publication Date: 6/29/2017



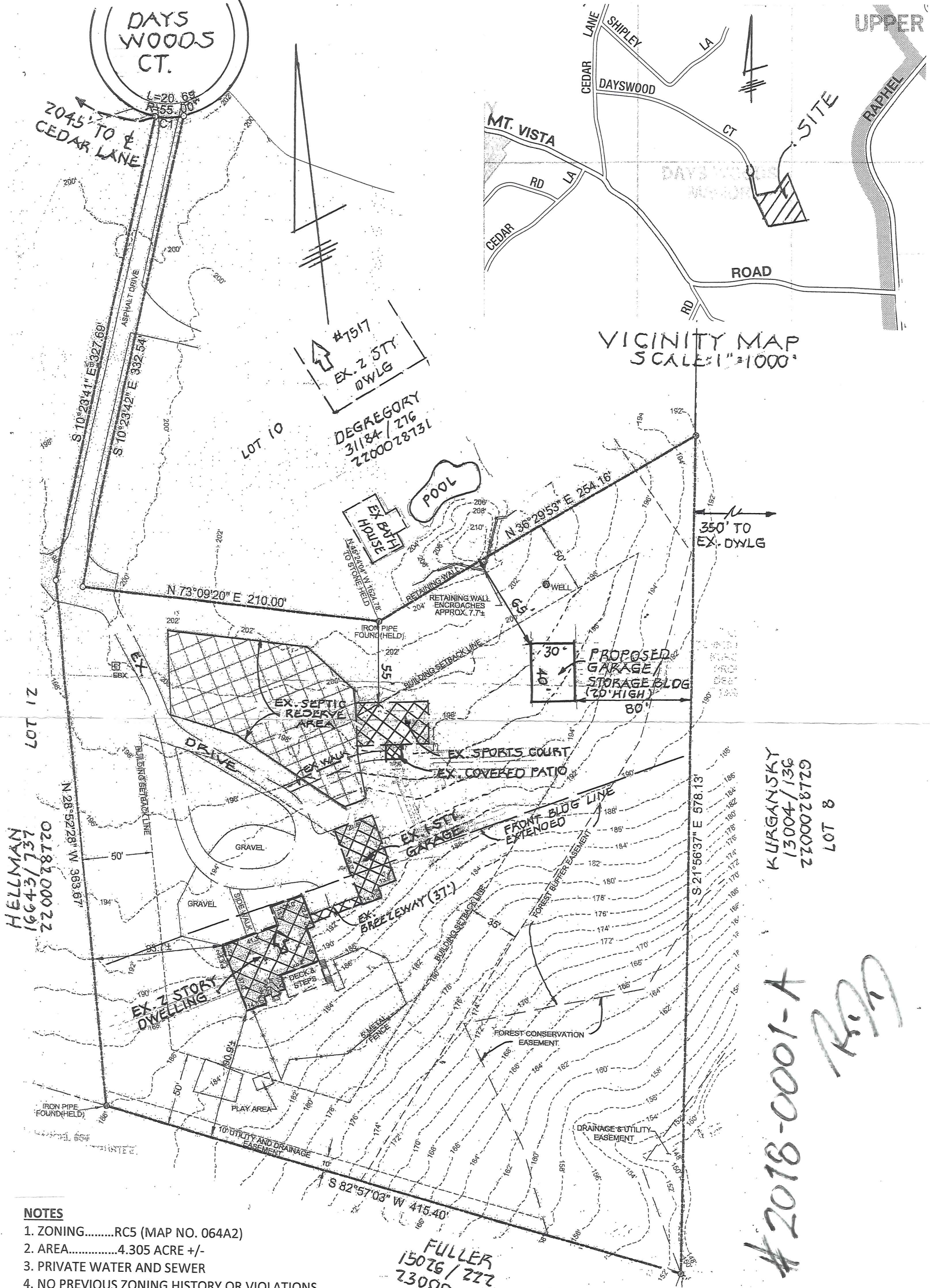
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0001



- NOTES**
1. ZONING.....RC5 (MAP NO. 064A2)
  2. AREA.....4.305 ACRE +/-
  3. PRIVATE WATER AND SEWER
  4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
  5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE
  6. NO HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

**OWNER**  
NICHOLAOS AND VICTORIA DIACOLOUKAS  
7515 DAYS WOODS COURT  
KINGSVILLE, MD. 21087  
DEED REF: L.35462 F.333  
ACCT NO. 2200028732

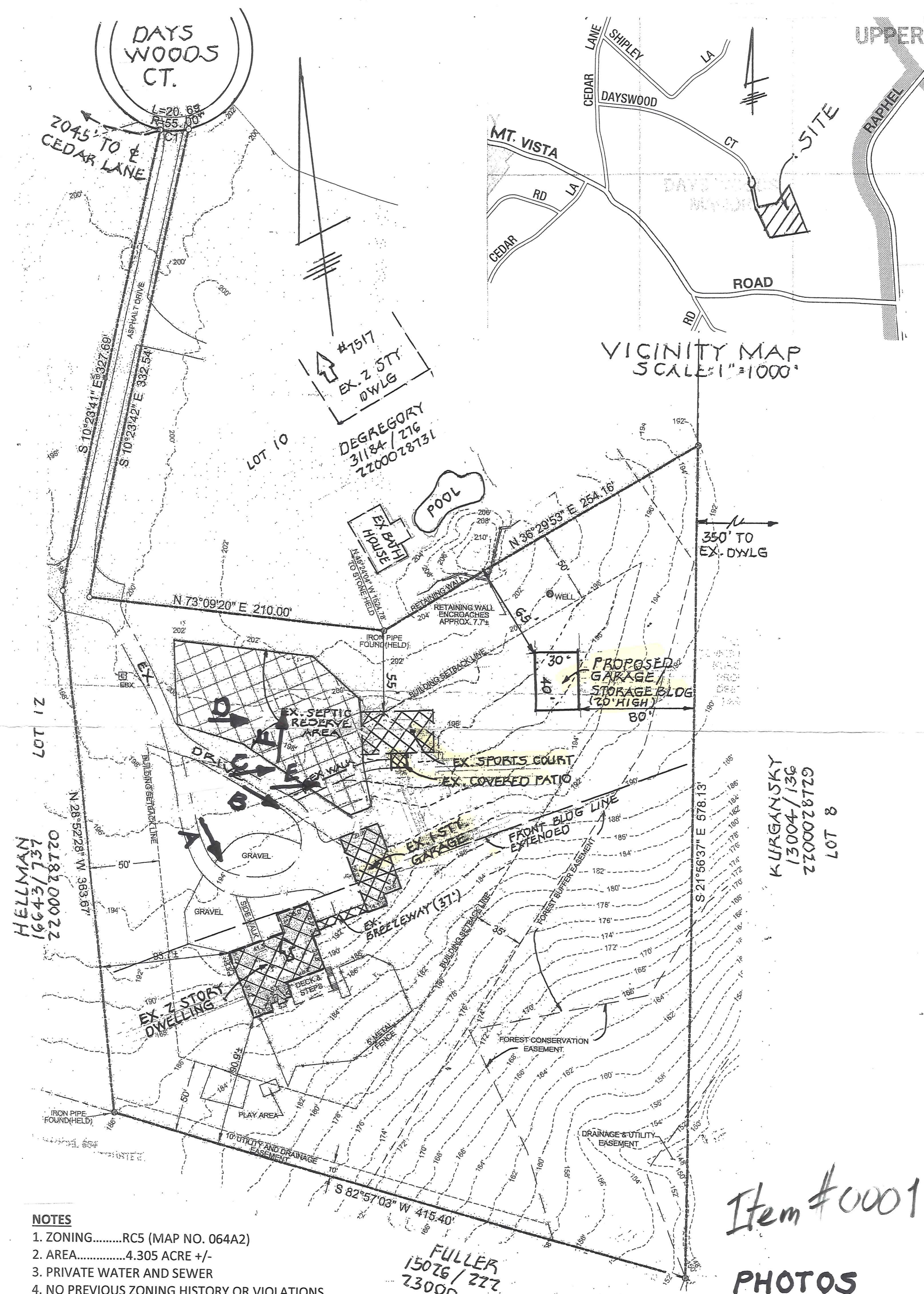
**PLAT TO ACCOMPANY PETITION  
FOR ADMINISTRATIVE VARIANCE**  
**7515 DAYS WOODS COURT**  
**LOT 11, PLAT 2, DAYS WOODS MANOR 69/33**  
**ELECTION DISTRICT 11C5**  
**SCALE: 1 INCH = 60 FEET JUNE 9, 2017**

CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

HELLMAN  
16643/737  
2200028732

KURGANSKY  
13004/136  
2200028729  
LOT 8

#2018-0001-A  
R.D.



**NOTES**

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**PLAT TO ACCOMPANY PETITION  
FOR ADMINISTRATIVE VARIANCE**

**7515 DAYS WOODS COURT**  
**LOT 11, PLAT 2, DAYS WOODS MANOR 69/33**  
**ELECTION DISTRICT 11C5**  
**SCALE: 1 INCH = 60 FEET JUNE 9, 2017**

Item #0001

**PHOTOS**

Pet. Exh. 1